



Redland
CITY COUNCIL

REPORT

COORDINATION COMMITTEE MEETING

Wednesday, 24 July 2013

**The Council Chambers
35 Bloomfield Street
CLEVELAND QLD**

Table of Contents

Item	Subject	Page No
1	DECLARATION OF OPENING	1
2	RECORD OF ATTENDANCE AND LEAVE OF ABSENCE.....	1
3	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS	2
4	MOTION TO ALTER THE ORDER OF BUSINESS	2
5	PORTFOLIO 2 (MAYOR KAREN WILLIAMS) (SUPPORTED BY DEPUTY MAYOR CR BEARD) ECONOMIC DEVELOPMENT, GOVERNANCE, SERVICE DELIVERY, REGULATIONS AND EMERGENCY MANAGEMENT.....	3
5.1	ORGANISATIONAL SERVICES.....	3
5.1.1	2013-2014 REDLAND CITY DISASTER MANAGEMENT PLAN	3
6	PORTFOLIO 4 (CR KIM-MAREE HARDMAN) COMMERCIAL ENTERPRISES (WATER, WASTE, RPAC ETC).....	7
6.1	INFRASTRUCTURE & OPERATIONS	7
6.1.1	REDWASTE ANNUAL PERFORMANCE PLAN 2013-2014.....	7
6.1.2	REDLAND WATER ANNUAL PERFORMANCE PLAN 2013- 2014.....	10
6.1.3	WATER AND SEWERAGE CONSTRUCTION PANEL	13
7	PORTFOLIO 6 (CR MARK EDWARDS) CORPORATE SERVICES	17
7.1	OFFICE OF CEO.....	17
7.1.1	INTERIM JUNE 2013 MONTHLY FINANCIAL REPORTS	17
7.2	ORGANISATIONAL SERVICES.....	21
7.2.1	REPORT OF THE AUDIT COMMITTEE MEETING	21
7.2.2	RIGHT TO INFORMATION FEES AND CHARGES.....	23
7.3	COMMUNITY & CUSTOMER SERVICES	25
7.3.1	AQUACULTURE LEASE TOONDAH HARBOUR	25

8	PORTFOLIO 7 (CR JULIE TALTY) PLANNING & DEVELOPMENT	29
8.1	COMMUNITY & CUSTOMER SERVICES	29
8.1.1	DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS.....	29
8.1.2	APPEALS LIST - CURRENT AS AT 8 JULY 2013	33
9	CLOSED SESSION	36
9.1	OFFICE OF CEO	36
9.1.1	AFFORDABLE HOUSING – REDLAND HOUSING CORPORATION	36
10	MEETING CLOSURE	39

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 10.35am.

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 Bishop	Councillor Division 10

EXECUTIVE LEADERSHIP GROUP:

Mr B Lyon	Chief Executive Officer
Mr N Clarke	General Manager Organisational Services
Mrs L Rusan	General Manager Community & Customer Services
Mr G Soutar	General Manager Infrastructure & Operations
Mr G Holdway	Chief Financial Officer

MINUTES:

Mrs J Parfitt	Team Leader Corporate Meetings & Registers
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3 DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS

Nil

4 MOTION TO ALTER THE ORDER OF BUSINESS

COMMITTEE RECOMMENDATION

Moved by: Cr A Beard

Seconded by: Cr W Boglary

That Item 8.1.1 (as listed on the agenda) – *Priority Development Areas* – be withdrawn to allow further discussion.

CARRIED 11/0

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

5.1 ORGANISATIONAL SERVICES**5.1.1 2013-2014 REDLAND CITY DISASTER MANAGEMENT PLAN****Dataworks Filename:** CS Local Disaster Management Plan**Attachment:** [Disaster Management Plan](#)**Responsible/Authorising Officer:****Nick Clarke**
General Manager Organisational Services**Author:****Mike Lollback**
Principal Advisor Emergency Management

PURPOSE

Section 57(1) of the *Disaster Management Act 2003* requires council to prepare a Disaster Management Plan for the local government area. Council is required to review the plan "at least once a year."

The plan is submitted for council endorsement.

BACKGROUND

The current Redland City Disaster Management Plan (2011) was released in December 2011.

The current plan was reviewed by Redland Council, Emergency Management Queensland and The District Disaster Coordinator (Police Service) between March and May 2013.

The revised plan includes all recommendations of the review committee and was submitted to the Redland City Local Disaster Management Group on the 12 June, 2013 for consideration. All comments and inclusions of the Disaster Review Committee and the Local Disaster Management Group have been included and endorsed for Council consideration.

ISSUES

A contemporary approach to the form and design of the Redland City Disaster Management Plan has been undertaken.

Part 1 of the Plan is designed to capture all areas of governance, administration and role description of the Redland City Local Disaster Management Group.

The plan is endorsed and prefaced by the Mayor of Redland Council and the Brisbane District Disaster Coordinator (Queensland Police Service).

It is the first part of a three part document as follows:

PART 1 - Administration and Governance

PART 2 - The Islands of Moreton Bay (Due on the 31 October, 2013)

- a. The Southern Moreton Bay Islands
- b. North Stradbroke Island
- c. Coochiemudlo Island.

PART 3 - The Redland City Mainland (Due 31 March 2014)

- a. Coastal Areas (Divisions 1, 2, 3, 4, 5 and 10)
- b. Hinterland Areas (Divisions 6, 7, 8 and 9)

Part 1 of the Plan is designed to include all issues of governance, administration and risk ratings across the Redland City as required under the Queensland Local Disaster Management Guidelines (September 2012).

Part 1 addresses all aspects required in the Queensland Local Disaster Management Guidelines and maintains our statutory obligations as a council to ensure delivery of the plan.

Parts 2 and 3 will be operationally and community focused. Part 2 will focus on the island communities and its content will be derived from a range of sources including the recent resilience planning and engagement that has occurred. Part 3 will deliver similar outcomes for the mainland communities.

In accordance with the *Disaster Management Act 2003* this plan is submitted for council resolution and will require review and update at least once every 12 months.

In addition, the plan contains a number of inclusions that are compliant with the final recommendations of the Queensland Flood Commission of Inquiry (March 2012). A full report on Council's progress of the implementation of relevant recommendations will be delivered to Council at or prior to the final general meeting of 2013.

STRATEGIC IMPLICATION

Legislative Requirements

Section 57(1) of the *Disaster Management Act 2003* requires Council to prepare a disaster management plan for the local government area.

Section 59(2) of the *Disaster Management Act 2003* requires a review of any such plans "at least once a year".

Council remains compliant with all its requirements under the *Disaster Management Act 2003*.

Risk Management

The plan fulfils Council's legislated obligations and provides a workable safety document to all members of the Redland City.

Financial

Section 60 of the *Disaster Management Act 2003* requires Council to ensure copies of the plan are available:

- a. At Council's head office
-

- b. On Council's website: and
- c. at other places the chief executive officer of the local government considers appropriate.
 - i. \$7,000 has been allocated to the graphic design and printing of Part 1 of the plan. The preferred choice of distribution and future access is by electronic means.

People

The plan will provide a sound platform for organisational preparation, preparedness, response and recovery during a disaster situation. It will further provide the local community with a valuable source of information on role of local government and partner organisations during all phases of a disaster event.

Environmental

The plan provides a risk hazard matrix across the Redland City area to assist in planning and preparedness for environmental incidents.

Social

The plan will ensure a sound outline of the role of Council and its partners in a disaster event.

Alignment with Council's Policy and Plans

This plan is consistent with principal 7.3 of Council's Operational Plan (2012) to "increase community safety, health and wellbeing by planning and delivering programs, services and partnerships..."

CONSULTATION

- The plan was provided to all members of the Local Disaster Management Group (external to Council) members including:
 - Queensland Police Service
 - Emergency Management Queensland
 - Queensland Fire and Rescue Service
 - Department of Transport and Main Roads
 - Queensland Ambulance Service
 - Department of Communities, Child Safety and Disability Services
 - Red Cross Australia
 - SES, Redlands
 - St John Ambulance
 - Surf Life Saving Australia
 - SEQ Water
 - Energex
 - Telstra

Internally, consultation took place with:

- Mayor, Redland City
- Deputy Mayor, Redland City

- Local Disaster Coordinator/General Manager, Organisational Services
- General Manager, Infrastructure and Operations
- Group Manager, Community and Cultural Services
- Group Manager, City Spaces
- Group Manager, Communications
- Group Manager, Distribution and Treatment
- Service Manager, Strengthening Communities
- Service Manager, WHS and Wellbeing.

OPTIONS

Option 1

1. That Council approves Part 1 of the Redland City Disaster Management Plan 2013-14;
2. That Council notes that Parts 2 and 3 of the Redland City Disaster Management Plan 2013-14 will be delivered on or before the 31 October, 2013 and the 31 March, 2014 respectively; and
3. That Council notes that a report on its compliance with The Queensland Flood Commission of Enquiry Final Report (March 2012) will be delivered at or before the final meeting of Council in 2013.

Option 2

That Council resolve not to accept the Officer's Recommendation.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr A Beard
Seconded by: Cr P Bishop

That Council resolve as follows:


1. That Council approves Part 1 of the Redland City Disaster Management Plan 2013-14;
2. That Council notes that Parts 2 and 3 of the Redland City Disaster Management Plan 2013-14 will be delivered on or before the 31 October, 2013 and the 31 March, 2014 respectively; and
3. That Council notes that a report on its compliance with The Queensland Flood Commission of Enquiry Final Report (March 2012) will be delivered at or before the final meeting of Council in 2013.

CARRIED 11/0

6 PORTFOLIO 4 (CR KIM-MAREE HARDMAN)
COMMERCIAL ENTERPRISES (WATER, WASTE, RPAC ETC)**6.1 INFRASTRUCTURE & OPERATIONS****6.1.1 REDWASTE ANNUAL PERFORMANCE PLAN 2013-2014**

Datworks Filename: WM Reporting – Annual Performance Plans

Attachment: [RedWaste Annual Performance Plan 2013-2014](#)

Responsible/Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Author: **Robert Walford**
Service Manager - Waste Operations

PURPOSE

The RedWaste business unit is a commercial business unit (CBU) of Redland City Council (RCC). Section 175(1) of the *Local Government Regulation 2012* (the *Regulation*) states:

“A local government’s operations plan for a local government must include an annual performance plan for each commercial business unit of the local government”.

RedWaste presents its 2013-2014 Annual Performance Plan (APP) for adoption.

BACKGROUND

Section 175(2) of the *Regulation* states that an APP of a CBU is a document stating the following for the financial year:

- the unit’s objectives;
 - the nature and extent of the significant business activity the unit is to conduct;
 - the unit’s financial and non-financial performance targets;
 - the nature and extent of the community service obligations (CSOs) the unit must perform;
 - the cost of, and funding for, the CSOs;
 - the unit’s notional capital structure, and treatment of surpluses;
 - the unit’s proposed major investments;
 - the unit’s outstanding, and proposed, borrowings;
 - the unit’s policy on the level and quality of service consumers can expect;
 - the delegations necessary to allow the unit to exercise autonomy in its commercial activities;
-

- the type of information that the unit's reports to the local government must contain.

Following council's adoption of RedWaste's 2013-2014 fees and charges, RedWaste now presents its 2013-2014 annual performance plan for adoption.

ISSUES

The APP must be included in council's operational plan to meet the legislative requirements of the *Local Government Act and Regulations*.

STRATEGIC IMPLICATIONS

The 2013-2014 RedWaste APP sets out the strategic context which governs the performance and operations of the RedWaste CBU including operational and financial key performance indicators.

Legislative Requirements

The 2013-2014 RedWaste APP has been developed to satisfy legislative requirements of a CBU, specifically section 175(1) of the *Regulation*.

Risk Management

There are no risk management implications for council as a result of this report.

Financial

There are no financial implications for council as a result of this report. All business activities are included in the 2013-2014 RedWaste annual budget, and are included in the operating statement.

People

Nil impact expected as the purpose of this report is to propose the RedWaste APP for the 2013-2014 financial year in accordance with the legislative requirements.

Environmental

Nil impact expected as the purpose of this report is to propose the RedWaste APP for the 2013-2014 financial year in accordance with the legislative requirements.

Social

Nil impact expected as the purpose of this report is to propose the RedWaste APP for the 2013-2014 financial year in accordance with the legislative requirements.

Alignment with Council's Policy and Plans

The 2013-2014 RedWaste APP aligns to council's 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.

2.1 Achieve sustainability through strong leadership and innovation, and by effective planning and managing our service, assets and resources

2.2 implement council's waste management strategy by applying best practice principles in pricing, public awareness, resource management, recycling and recovery.

CONSULTATION

Consultation has occurred with:

- General Manager Infrastructure & Operations;
- Group Manager Water & Waste Operations;
- Service Manager RedWaste;
- Principal Waste Planner, Water & Waste Infrastructure;
- Senior Accountant Commercial Businesses.

OPTIONS

To accept RedWaste's 2013-2014 Annual Performance Plan as presented in the attachment.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr K Hardman
Seconded by: Cr J Talty


That Council resolve to approve RedWaste's 2013-2014 Annual Performance Plan as presented in the attachment.

CARRIED 11/0

6.1.2 REDLAND WATER ANNUAL PERFORMANCE PLAN 2013-2014

Datworks Filename: WS Reporting – WS Annual Performance Plans
WW Reporting – WW Annual Performance Plans

Attachment: [Redland Water Annual Performance Plan 2013 2014](#)

Responsible/Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Author: Shelley Thompson
PA to General Manager Infrastructure & Operations

PURPOSE

The purpose of this report is for council to adopt Redland Water's annual performance plan (APP) for 2013-2014 to meet the requirement of the *Local Government Regulation 2012*.

BACKGROUND

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

Section 175 of the *Local Government Regulation 2012* states:

- a local government's operational plan for the financial year must include an annual performance plan for each commercial business unit.

It also states that an APP for a CBU is a document containing the following for the financial year:

- a) the unit's objectives;
 - b) the nature and extent of the significant business the commercial business unit is to conduct;
 - c) the unit's financial and non-financial performance targets;
 - d) the nature and extent of the community service obligations (CSOs) the unit must perform;
 - e) the cost of, and funding for, the CSOs;
 - f) the unit's notional capital structure, and treatment of surpluses;
 - g) the unit's proposed major investments;
 - h) the unit's outstanding and proposed borrowings;
 - i) the unit's policy on the level and quality of services consumers can expect;
-

- j) the delegations necessary to allow the unit to exercise autonomy in its commercial activities;
- k) the type of information that the unit's reports to the local government must contain.

ISSUES

RW has conducted a review of its annual performance plan for the 2013-2014 financial year and this is now presented for adoption.

It is recommended that the annual performance plan be adopted.

STRATEGIC IMPLICATIONS

Legislative Requirements

Section 175 of the *Local Government Regulation 2012* states:

- a local government's operational plan for the financial year must include an annual performance plan for each commercial business unit.

Risk Management

Not applicable.

Financial

Not applicable.

People

Not applicable.

Environmental

Not applicable.

Social

Not applicable.

Alignment with Council's Policy and Plans

This report aligns with council's corporate plan ensuring council's existing infrastructure assets are managed to ensure current service standards are maintained or improved.

CONSULTATION

Consultation has occurred between the General Manager Infrastructure & Operations, the Group Manager Water & Waste Operations and the Group Manager Water & Waste Infrastructure.

OPTIONS

1. To adopt the Redland Water Annual Performance Plan for Water & Wastewater Services for 2013-2014 as attached.
2. To adopt the Redland Water Annual Performance Plan for Water & Wastewater services for 2013-2014 with amendments.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr K Hardman


Seconded by: Cr L Hewlett

That Council resolve to adopt the Redland Water Annual Performance Plan for Water & Wastewater Services for 2013-2014 as attached.

CARRIED 11/0

6.1.3 WATER AND SEWERAGE CONSTRUCTION PANEL

Datworks Filename: WW Planning - Reticulation - Rising Mains

Responsible/Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Author: **Bradley Taylor**
Group Manager Water & Waste Infrastructure

PURPOSE

The purpose of this report is to seek Council's approval to adopt a tender consideration plan in accordance with the *section 228 of the Local Government Regulation 2012* for the formation of a construction panel for procurement of the water and sewerage projects that have been provided with budget in the current 13/14 financial year as well as 14/15 financial year. The projects within the 13/14 financial year are:

- backlog fire flow augmentation - capital cost \$810,355;
- Kinross Rd MPA network upgrade - capital cost \$471,011;
- Dunwich gravity sewers - capital cost \$1,130,000;
- pump station 6 upgrade - capital cost \$3,930,560.

BACKGROUND

Redland Water (RW) has a number of water and sewerage pipeline and civil works projects that need to be completed within the financial year. In order to ensure that none of the projects is delayed due to protracted procurement advertising and assessment timeframes, it is considered prudent that a more efficient and effective project delivery mechanism is utilised.

It is considered that the most appropriate project delivery mechanism is to develop a prequalified panel of contractors which will be able to provide tendered lump sums for each scope of works they are offered to prepare a price on. RW will then be able to make an assessment against each tendered amount and then provide a recommendation to the Chief Executive Officer (CEO) for acceptance. This delivery mechanism was used to great success on the recent south-east Thornlands sewer project and provided a project that was finished well ahead of third party consultant's expectations and significantly under their budget estimates.

The construction panel delivery mechanism also provides Council with additional surety that the contractors understand and develop familiarity with our safe work requirements and philosophies.

There are also opportunities to obtain direction on the designs prior to formal tendering (provided all of the construction panel are involved). This process is known in the industry as early contractor intervention (ECI). ECI enables any risks or

constraints to design outcomes to be improved before the job starts and in many cases avoids expensive variation claims.

It is envisaged that the tender consideration plan will save Council time and money as it will enable Council to carry out one detailed tender review in respect to obtaining a panel of contractors that are shown to be skilled and experienced and also comply with Redland City Council's (RCC's) stringent safety and quality requirements. It is envisaged that a minimum of 3 contractors will be nominated to form the construction panel.

ISSUES

A resolution is sought from Council in accordance with section 228 of the *Local Government Regulation 2012* to:

- adopt a tender consideration plan for construction of the water and sewerage projects that have been provided with budget in the current 13/14 financial year as well as 14/15 financial year. The nominated projects within the 13/14 financial year are:
 - backlog fire flow augmentation - capital cost \$810,355;
 - Kinross Road MPA network upgrade - capital cost \$471,011;
 - Dunwich gravity sewers - capital cost \$1,130,000;
 - pump station 6 upgrade - capital cost \$3,930,560.
- commence an EOI for the formation of a construction panel and eventual acceptance of tendered lump sum prices based on final detailed designs of the nominated capital works projects;
- provide the CEO or his nominated delegate with delegated authority to accept tendered prices on nominated projects;
- provide the CEO with delegated authority to add additional approved projects that they may arise throughout 13/14 and 14/15 financial years.

The objective of the tender consideration plan is to ensure that these projects are completed on time (prior to the end of the 2013/2014 financial year) and within budget. In addition, approved 14/15 financial year water and sewerage projects could also be carried out by this procurement mechanism.

The objectives of this plan will be achieved by:

- engaging consultants to complete the detailed designs and any necessary technical investigations of the projects under the Local Buy/RCC panel arrangements;
- commencing an expression of interest (EOI) in accordance with section 228 of the *Local Government Regulation 2012* for the construction components of the projects;
- providing designs for quotation to approved EOI panel contractors;
- CEO to award contracts to successful EOI panel contractors.

Undertaking full tender preparation, advertisement, assessment and award of individual projects will not permit all projects to be developed within the financial year

and will also require additional resources to manage the individual processes. A smarter and more efficient delivery mechanism is required.

STRATEGIC IMPLICATIONS

Legislative Requirements

Council is able to adopt a tender consideration plan in accordance with section 228 of the *Local Government Regulation 2012*.

Risk Management

There are no risk management implications.

Financial

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

People

There are no implications on staff if the recommendations of this report are adopted.

Environmental

There are no implications.

Social

There are no implications.

Alignment with Council's Policy and Plans

This report is in line with Council's Procurement Policy and legislative requirements.

CONSULTATION

Consultation in this process has included the following:

- General Manager Infrastructure & Operations;
- Service Manager Procurement Operations;
- Group Manager Water & Waste Infrastructure;
- Senior Procurement Officer.

OPTIONS

Option 1

1. Adopt a tender consideration plan in accordance with section 228 of the *Local Government Regulation 2012* for construction of water and sewerage projects that have been provided with budget in the current 13/14 financial year as well as 14/15 financial year. The nominated projects within the 13/14 financial year are:
 - backlog fire flow augmentation - capital cost \$810,355;
 - Kinross Road MPA network upgrade - capital cost \$471,011;
 - Dunwich gravity sewers - capital cost \$1,130,000;
 - pump station 6 upgrade - capital cost \$3,930,560;

2. Commence an EOI for the formation of a construction panel and eventual acceptance of tendered lump sum prices based on final detailed designs of the nominated capital works projects.
3. Provide the CEO or his nominated delegate with delegated authority to accept tendered prices on nominated projects. The use of delegated authority is justified for the purpose of meeting budget timeframes.
4. Provide the CEO with delegated authority to add additional approved projects to the construction panel as they may arise throughout 13/14 and 14/15 financial years.
5. To commence an expression of interest, in accordance with section 228 of the *Local Government Regulation 2012* for the formation of a construction panel to complete the nominated projects.

Option 2

Not adopt a tender consideration plan for the water and sewerage projects.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr K Hardman

Seconded by: Cr P Gleeson

That Council resolve to:

1. Adopt a tender consideration plan in accordance with section 228 of the *Local Government Regulation 2012* for construction of water and sewerage projects that have been provided with budget in the current 13/14 financial year as well as 14/15 financial year. The nominated projects within the 13/14 financial year are:
 - backlog fire flow augmentation - capital cost \$810,355;
 - Kinross Road MPA network upgrade - capital cost \$471,011;
 - Dunwich gravity sewers - capital cost \$1,130,000;
 - pump station 6 upgrade - capital cost \$3,930,560;
2. Commence an EOI for the formation of a construction panel and eventual acceptance of tendered lump sum prices based on final detailed designs of the nominated capital works projects;
3. Provide the Chief Executive Officer or his nominated delegate with delegated authority to accept tendered prices on nominated projects. The use of delegated authority is justified for the purpose of meeting budget timeframes;
4. Provide the Chief Executive Officer with delegated authority to add additional Council-resolved projects to the construction panel as they may arise throughout 13/14 and 14/15 financial years; and
5. To commence an expression of interest, in accordance with section 228 of the *Local Government Regulation 2012* for the formation of a construction panel to complete the nominated projects.

CARRIED 11/0

7 PORTFOLIO 6 (CR MARK EDWARDS)
CORPORATE SERVICES**7.1 OFFICE OF CEO****7.1.1 INTERIM JUNE 2013 MONTHLY FINANCIAL REPORTS****Dataworks File Name:** FM Monthly Reports to Committee**Attachment:** [Monthly Financial Report June 2013 \(Interim\)](#)**Authorising Officer:****Bill Lyon**
Chief Executive Officer**Responsible Officer:****Gavin Holdway**
Chief Financial Officer**Author:****Deborah Corbett-Hall**
Service Manager Business and Commercial
Finance

PURPOSE

The purpose is to present the Interim June 2013 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* 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. This is the last monthly report for the 2012/2013 financial year and does not include the final accruals and deferrals for the financial year. The end of year accounts finalisation is currently underway and as per previous years, some significant movement is expected in the expenditure as council colleagues finalise the invoices and other accruals for 2012/2013.

ISSUES***New Organisational Structure***

Please refer to the attached Monthly Financial Performance Report and associated commentary. Of particular note, a new organisational structure commenced on 8 April 2013 and was finalised effective 4 June 2013. Financial Services has worked closely with the organisation to update the structure in the financial management system for commencement of the reporting to the new structure formally as of 1 July 2013.

It has previously been agreed that the remaining monthly reports in the 2012/2013 financial year will continue to provide departmental breakdown information as per the

departmental structure prior to 8 April 2013. The new structure will be reflected in the financial reports commencing in the 2013/2014 financial year and these reports will also align to the statement of comprehensive income that was adopted as part of the 2013/2014 budget publication.

Interim External Audit

Financial Services prepared a set of interim/shell statements for the 2012/2013 financial year as at 31 March 2013. These were viewed by Council's external auditors as part of the interim visit which officially ended on 5 June 2013 with further work being conducted in the background. Council is awaiting formal feedback on its interim statements with respect to accounting treatments and methodologies and is working closely with the external auditors to ensure the end of year accounts finalisation is completed in the most efficient and effective manner.

STRATEGIC IMPLICATIONS

Council annually adopts key financial stability and sustainability ratios as part of its annual operation plan and budget.

The following adopted 2012/2013 Key Financial Stability and Sustainability Ratios were either achieved or favourably exceeded by Council as at the end of June 2013, noting the interim figures for June 2013 are prior to the end of year accounts finalisation:

- Level of dependence on general rate revenue;
- Ability to pay our bills – current ratio;
- Ability to repay our debt – debt servicing ratio;
- Cash balance;
- Cash balances – cash capacity in months;
- Longer term financial stability – debt to asset ratio;
- Net financial liabilities;
- Interest cover ratio; and
- Asset consumption ratio.

The following indicators were outside of Council's target range for June 2013:

- Operating performance; and
- Operating surplus ratio.

As advised in the adopted 2012/2013 Operational Plan and Budget, the operating performance and surplus ratios will generally be unfavourable until 2013/2014 when Council is forecast to achieve an operating surplus position. However, because the operating performance ratio calculation incorporates net cash flow and cash operating revenue, the target can at times be achieved in the month which the rates levy falls due; noting that this has not occurred for June 2013.

Legislative Requirements

Section 204(2) of the Local Government Regulation 2012 requires the Chief Executive Officer to present the financial report to a monthly meeting. The interim June 2013 financials are presented in accordance with the legislative requirement although movement is anticipated over the coming weeks as the organisation finalises the end of year performance and position in accordance with the Australian Accounting Standards.

Risk Management

Trends have been noted by the Executive Leadership Group and relevant officers who can provide further clarification and advise around actual to budget variances.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of June 2013. Of note, the attached report does not include the end of year accruals and deferrals and the June report should be taken as an interim position until the finalisation of the end of year accounts. As per previous years, significant movement is expected, particularly in expenditure due to the completion of accruals and deferrals post 30 June 2013.

People

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Environmental

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Social

Nil impact expected as the purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the 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

CONSULTATION

Consultation has taken place amongst Council departmental officers, Financial Services Group Officers and the Executive Leadership Group.

OPTIONS

1. That Council resolve to note the End of Month Financial Reports for Interim June 2013 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr M Edwards
Seconded by: Cr P Gleeson

Council resolve to note the End of Month Financial Reports for Interim June 2013 and explanations as presented in the attached Monthly Financial Performance Report.

CARRIED 11/0

7.2 ORGANISATIONAL SERVICES

7.2.1 REPORT OF THE AUDIT COMMITTEE MEETING

Dataworks Filename: GOV Audit Committee

Attachment: [Minutes Audit Committee 25 June 2013](#)

Responsible/Authorising Officer:



Nick Clarke
General Manager Organisational Services

Author:

Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 25 June 2013 to Council for adoption in accordance with Section 211 of the *Local Government Regulation 2012*.

BACKGROUND

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

To fulfil this objective and in order to enhance the ability of Councillors to discharge their legal responsibility, it is necessary that a written report is presented to Council as soon as practicable after a meeting of the Audit Committee about the matters reviewed at the meeting and the committee's recommendations about these matters.

ISSUES

Please refer to the attached Minutes of the Audit Committee meeting held on 25 June 2013.

STRATEGIC IMPLICATIONS

Legislative Requirements

Requirements from the *Local Government Act 2009*, the *Local Government Regulation 2012* and the *Financial Accountability Act 2009* have been taken into account during the preparation of this report.

Risk Management

There are no opportunities or risks for Council resulting from this report.

Financial

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

People

There are no implications on people as a result of this report.

Environmental

There are no environmental implications resulting from this report.

Social

There are no social implications as a result of this report.

ALIGNMENT WITH COUNCIL'S POLICY AND PLANS**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.

CONSULTATION

The Audit Committee minutes are presented for confirmation as a true and accurate record of proceedings at its next meeting.

OPTIONS

3. That Council accept this report, which summarises the issues discussed at the Audit Committee meeting of 25 June 2013.
4. That Council accept this report and requests additional information, or
5. That Council not accept this report and request an alternative method of reporting.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr M Edwards

Seconded by: Cr P Bishop

That Council resolve to accept this report, which summarises the issues discussed at the Audit Committee meeting of 25 June 2013.

CARRIED 11/0

7.2.2 RIGHT TO INFORMATION FEES AND CHARGES

Datworks Filename: FM Fees and Charges 2013/14

Responsible/Authorising Officer:



Nick Clarke
General Manager Organisational Services

Author:

Jo Jones
Services Manager Corporate Planning and Performance

PURPOSE

The purpose of this report is to note the new fees set by state government for applications under the *Right to Information Act 2009* (RTI Act) and to approve the necessary changes to Council's adopted schedule of fees and charges.

BACKGROUND

Under the RTI Act applicants must pay an application fee when they submit an application for access to documents.

For some applications, where processing the application takes over five hours, processing fees also apply.

These fees are set by state government.

ISSUES

Council's Schedule of Fees and Charges 2013/14 was adopted by Council on 27 June 2013. The fees under the RTI Act are set by state government.

Council received notification on 28 June 2013 from state government that new fees and charges would take effect on 1 July 2013.

As the fees changed after adoption of Council's Schedule of Fees and Charges, Council needs to formally adopt the changes.

STRATEGIC IMPLICATIONS

Legislative Requirements

The fees are set by the state government through the *Right to Information Regulation 2009*.

Risk Management

There are no risk management implications.

Financial

This recommendation requires a change to the adopted Schedule of Fees and Charges and will affect the income Council receives for processing access applications under the RTI Act.

It is worth noting that the application and processing fees do not cover Council's costs in processing applications under the RTI Act.

People

There are no implications for staff.

Environmental

There are no implications for the environment.

Social

There are no social implications.

Alignment with Council's Policy and Plans

Not applicable.

CONSULTATION

No consultation was undertaken as part of this report.

OPTIONS

There are no alternative options available as the fees are set by state government.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr M Edwards

Seconded by: Cr P Gleeson

That Council resolve to note the increase of the right to information application fee to \$41.90 and application processing fees to \$6.45 per 15 minutes and approve changes to the Schedule of Fees and Charges 2013/14.

CARRIED 11/0

7.3 COMMUNITY & CUSTOMER SERVICES

7.3.1 AQUACULTURE LEASE TOONDAH HARBOUR

Dataworks Filename: P.1625

Attachment: [Locality Plan](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

Gary Photinos
Group Manager Environment & Regulation

Author:

Merv Elliott
Property Services Manager

PURPOSE

The purpose of this report is to obtain Council endorsement for the lease of the Aquaculture Facility on Council property at Toondah Harbour.

BACKGROUND

Council purchased from CSIRO in 2012, property situated at 233 Middle Street Cleveland described as Lots 33-35 C618, Lot 4 SL12281, Lot 19 SP115544 and Lot 1 RP145396.

The Purchase had a 2 fold strategy:

Strategy one was to provide office space for Redland Water following the disbandment of Allconnex Water.

Strategy two was to provide Council a majority ownership in all land in the Toondah Harbour Precinct to facilitate orderly redevelopment of the area.

Redland Water has been relocated and part of the building has been leased to a commercial tenant. Also situated on the property is an extensive conglomerate of buildings previously used by CSIRO for aquaculture purposes.

ISSUES

Approx 12months ago Council advertised by tender the availability of these buildings for aquaculture purpose. No tenders were received. Council has recently received an application from a local commercial company trading as Pristine Oceans / Qld Shellfish for the lease of this facility for the setting up of an aquaculture venture.

The company concerned has had extensive experience in this type of activity and has operated successfully in similar ventures in North Queensland and overseas. Because of the recent decision of the Queensland Government to declare the Toondah Harbour Precinct a priority development area, the term of a potential lease has been minimized to a 3 year term which is acceptable to the applicants.

In March 2013, a further application to lease the site was submitted from QYAC. A meeting was held with QYAC representatives on site in April 2013. QYAC were to consider submitting a formal proposal following consideration by committee and relevant officers. Council's Senior Advisor Indigenous Partner has had discussions with QYAC and advised that QYAC has indicated they have withdrawn from pursuing further lease discussions.

The proposal submitted by the applicant, Prestine Oceans satisfies Council requirements as follows:

1. Term of lease 3 years from 01/07/2013;
2. Rent free to 31/12/2013 to allow for set up and approvals;
3. Rental \$72,000pa and 3% increase annually;
4. General rates, service charges and levies included in gross rental;
5. Area to be leased to be agreed between Council and the applicant;
6. Electricity charges and phone is responsibility of lessee including organising a separate electricity supply for the tenancy;
7. Public Liability \$20million responsibility of lessee;
8. All approvals including but not limited to Council, EPA, Marine Authority to be obtained by lessee prior to occupancy;
9. All WH & S requirements including fire and asbestos reports to be lessee responsibility; and
10. Any other condition or amendment of these conditions considered necessary by Council.

These terms will be included in any lease approved by Council. To delay further may make the proposed lease uninviting to the applicant who submitted their first Expression of Interest in March 2013.

STRATEGIC IMPLICATIONS

Because of the designation of the area as a PDA, any lease term longer than 3 years could hold up future development of the site. Any term shorter than 3 years will not attract a tenant because of the infrastructure requirements and approvals that will need to be obtained.

Legislative Requirements

In accordance with S.227(1) of the *Local Government Regulation 2012*, Council must invite written tenders before entering into a lease. Once that condition has been met, Council is entitled to enter into a contract with a third party. The tender campaign conducted in 2012 for the premises satisfies this requirement.

Risk Management

No Risk Management issues have been identified as the lessee is required to adhere to and implement all WHS measures necessary for their occupancy of the tenancy and have adequate public liability insurance.

Financial

Council will receive approx \$222,000 in rental over 3 year period.

People

Not applicable.

Environmental

All environmental requirements will be met by applicant

Social

Not applicable.

Alignment with Council's Policy and Plans

This recommendation supports Council policy to maximize returns from its assets whilst aligning with strategic planning for this precinct.

CONSULTATION

- Mayor;
- Local Councillor;
- Group Manager Environment and Regulation; and
- The General Manager Organisational Services has held discussions with officers from Economic Development Queensland who have indicated that they have no objection to the lease proposed in the report. Discussions were also held with consultants Jones Lang Lasalle who had no objection to the proposal and were of the opinion that the lease would not impinge on future planning and development of the site.

OPTIONS**Preferred**

That Council resolve to:

1. Lease to Pristine Oceans or nominee part of Council's Toondah Harbour site situated at 233 Middle Street on the following conditions:
 - a. Term of lease 3 years from 01/07/2013;
 - b. Rent free to 31/12/2013 to allow for set up and approvals;
 - c. Rental \$72,000pa and 3% increase annually;
 - d. General rates, service charges and levies included in gross rental;
 - e. Area to be leased to be agreed between Council and the applicant;
 - f. Electricity charges and phone is responsibility of lessee;
 - g. Public Liability \$20million responsibility of lessee;
 - h. All approvals including Council, EPA, Marine Authority to be obtained by lessee prior to occupancy;
 - i. Lessee to organize separate electricity supply to premises;
 - j. All WH&S requirements including fire and asbestos reports to be lessee's responsibility; and
 - k. Any other condition considered necessary by Council; and

2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary and discharge any contract related to the said lease.

Not Preferred

That Council not lease the site.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr M Edwards

Seconded by: Cr C Ogilvie

That Council resolve to:

1. Lease to Pristine Oceans or nominee part of Council's Toondah Harbour site situated at 233 Middle Street on the following conditions:
 - a. Term of lease 3 years from 01/07/2013;
 - b. Rent free to 31/12/2013 to allow for set up and approvals;
 - c. Rental \$72,000pa and 3% increase annually;
 - d. General rates, service charges and levies included in gross rental;
 - e. Area to be leased to be agreed between Council and the applicant;
 - f. Electricity charges and phone is responsibility of lessee;
 - g. Public Liability \$20million responsibility of lessee;
 - h. All approvals including Council, EPA, Marine Authority to be obtained by lessee prior to occupancy;
 - i. Lessee to organize separate electricity supply to premises;
 - j. All WH&S requirements including fire and asbestos reports to be lessee's responsibility; and
 - k. Any other condition considered necessary by Council; and
2. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to make, vary and discharge any contract related to the said lease.

CARRIED 10/1

Cr Gleeson voted against the Committee Recommendation.

8 PORTFOLIO 7 (CR JULIE TALTY)
PLANNING & DEVELOPMENT**8.1 COMMUNITY & CUSTOMER SERVICES****8.1.1 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:



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

1. Concurrence Agency Response issued on 4 July, 2013 for design and siting for a dwelling house at 28 Park Edge Place, Redland Bay. Hallmark Homes Pty Ltd. (BWP001800)
2. Concurrence Agency Response issued on 2 July, 2013 for design and siting for a dwelling house at 12 Hoskins Drive, Wellington Point. Approveit Building Certification Pty Ltd. (BWP001833)
3. Concurrence Agency Response issued on 2 July, 2013 for design and siting for a dwelling house at 4 Brig Street, Amity. Ms Sharon L. Wilson and Mr Trevor J. Wilson. (BWP001820)
4. Concurrence Agency Response issued on 25 June, 2013 for design and siting for a dwelling house at 24A Frank Street, Thorneside. GMA Certification Group Pty Ltd. (BWP001813)
5. Concurrence Agency Response issued on 24 June, 2013 for design and siting for a dwelling house at 1 Tascon Street, Ormiston. The Certifier Pty Ltd. (BWP001807)
6. Concurrence Agency Response issued on 26 June, 2013 for design and siting for a dwelling house at 21 Girraween Crescent, Capalaba. Michael Ross Certification Pty Ltd. (BWP001821)
7. Concurrence Agency Response issued on 27 June, 2013 for design and siting for a dwelling house at 20 Park Edge Place, Redland Bay. Approveit Building Certification Pty Ltd. (BWP001811)
8. Concurrence Agency Response issued on 28 June, 2013 for design and siting for a dwelling house at 55 Waterville Drive, Thornlands. Henley Properties Qld Pty Ltd. (BWP001819)
9. Concurrence Agency Response issued on 1 July, 2013 for design and siting for a dwelling house at 18 Timbin Road, Point Lookout. The Certifier Pty Ltd. (BWP001817)
10. Concurrence Agency Response issued on 3 July, 2013 for design and siting for a domestic outbuilding at 13 Sunray Place, Birkdale. Metropolitan Certification Services Pty Ltd. (BWP001818)
11. Concurrence Agency Response issued on 24 June, 2013 for design and siting for a domestic outbuilding at 31 Pinelands Circuit, Redland Bay. The Certifier Pty Ltd. (BWP001805)
12. Concurrence Agency Response issued on 27 June, 2013 for design and siting for a domestic outbuilding at 15 Horizon Place, Redland Bay. DBR Building Certification. (BWP001758)
13. Concurrence Agency Response issued on 2 July, 2013 for design and siting for a carport at 11 Moku Crescent, Birkdale. Mrs Zinaida Chinkar. (BWP001794)

14. Concurrence Agency Response issued on 3 July, 2013 for design and siting for a carport at 14 Wentworth Drive, Capalaba. Mrs Carole Y. Walton. (BWP001815)
15. Concurrence Agency Response issued on 3 July, 2013 for design and siting for a carport at 4 Flindersia Drive, Mount Cotton. The Certifier Pty Ltd. (BWP001766)
16. Concurrence Agency Response issued on 25 June, 2013 for design and siting for a carport at 2 Cavell Street, Birkdale. Mr Nairn M. Shea. (BWP001808)
17. Concurrence Agency Response issued on 8 July, 2013 for design and siting for a roofed patio at 7 Oak Leaf Street, Thornlands. Mrs Mandy L. Myler. (BWP001839)
18. Concurrence Agency Response issued on 27 June, 2013 for design and siting for a garage, gate house, patio and deck at 13 Piermont Place, Cleveland. Mr Rodney C. Cooke and Ms Anmarie L. Morris. (BWP001810)
19. Development Permit issued on 27 June, 2013 for building works approval assessed against the Redlands Planning Scheme for domestic additions at 30 Cayman Crescent, Ormiston. Shane Keefe. (BWP001399)
20. Development Permit issued on 3 July, 2013 for reconfiguration (realignment of boundaries) at 232 Shore Street North, Cleveland. Harridan Pty Ltd (Loganholme). (ROL005652)
21. Development Permit issued on 5 July, 2013 for reconfiguration of lots (one into two lots) at 51 Collingwood Road, Birkdale. AJS Surveys Pty Ltd. (ROL005666)
22. Development Permit issued on 28 June, 2013 for operational works for reconfiguring a lot (one into three lots) at 17 David Street, Thorneside. Civil and Property Development Consulting Pty Ltd. (OPW001469)
23. Development Permit issued on 2 July, 2013 for operational works for reconfiguring a lot (one into three lots) at 173 Mount Cotton Road, Capalaba. Structerre Consulting Engineers. (OPW001448)
24. Development Permit issued on 4 July, 2013 for a domestic driveway crossover at 8 Church Street, Victoria Point. Mrs Sonia Y. Mitchell. (OPW001492)
25. Development Permit issued on 27 June, 2013 for a domestic driveway crossover at 195-199 Delancey Street, Ormiston. Mr Nathan J. Parker. (OPW001494)
26. A Notice agreeing to change an existing development approval was issued on 28 June, 2013 for a multiple dwelling (x 11) at 122-124 Mount Cotton Road, Capalaba. Just Plan Design. (LW000565)

CATEGORY 2

1. Development Permit issued on 3 July, 2013 for a material change of use to construct a multiple dwelling (x 4) at 9 Homer Street, Cleveland. Bartley Burns Certifiers and Planners. (MCU013056)
2. Development Permit issued on 27 June, 2013 for reconfiguration of lots (one into two lots) at 270-272 Wellington Street, Ormiston. Mr D.E.H. Arnold. (ROL005665)

3. A Notice agreeing to a change of approval was issued on 4 July, 2013 for a commercial premises, refreshment establishment and accommodation hostel at 132 Dickson Way, Point Lookout. James Griffith. (C1942)
4. A Notice agreeing to a change of approval was issued on 2 July, 2013 for a reconfiguration of lots (337 lots in 11 stages) at 241 German Church Road, Mount Cotton. KFM Partnership. (SB004823.11)
5. A Notice agreeing to extend the relevant period of an existing development approval was issued on 28 June, 2013 for a material change of use for dwellings at Valley way and Heinemann Road, Mount Cotton. Bennett & Bennett Consulting Surveyors (Gold Coast Office). (C2829)

OFFICER'S/COMMITTEE RECOMMENDATION


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

That Council resolve to note this report.

CARRIED 11/0

8.1.2 APPEALS LIST - CURRENT AS AT 8 JULY 2013

Dataworks Filename: Reports to Coordination Committee -
Portfolio 7 Planning and Development

Responsible/Authorising Officer: 
Louise Rusan
General Manager Community & Customer
Services

Author: Daniel Zilli
Service 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: <http://www.courts.qld.gov.au/esearching/party.asp>
- 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: <http://www.sclqld.org.au/qjudgment/>

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 (<http://services.dip.qld.gov.au/appeals/>) 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 9 October 2013.

4.	File Number:	Appeal 2335 of 2013 (MCU012421)
Applicant:		Barro Group Pty Ltd
Application Details:		Material Change of Use for Extractive Industry and Environmentally Relevant Activities 8, 16 & 21 1513 & 1515-1521 Mount Cotton Road and 163-177 & 195 Gramzow Road, Mount Cotton
Appeal Details:		Applicant appeal against refusal.
Current Status:		No action to date.
Hearing Date:		Not yet listed.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr J Talty
Seconded by: Cr L Hewlett

That Council resolve to note this report.

CARRIED 11/0

9 CLOSED SESSION

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

9.1 OFFICE OF CEO

9.1.1 AFFORDABLE HOUSING – REDLAND HOUSING CORPORATION

Datworks Filename: CS Affordable Housing



Responsible/Authorising Officer:
Bill Lyon
Chief Executive Officer

Author:
Bill Lyon
Chief Executive Officer

PURPOSE

The purpose of this report is to seek approval for the CEO and Officers to explore opportunities for Redland City Council (RCC) to partnership with external organisations to provide Affordable Housing solutions in the Redland City area.

BACKGROUND

The National Rental Affordability Scheme (NRAS or the Scheme) is a long term commitment by the Australian Government in partnership with the States and Territories, to invest in affordable rental housing.

The Scheme, which commenced in 2008, seeks to address the shortage of affordable rental housing by offering financial incentives to persons or entities such as the business sector and community organisations to build and rent dwellings to low and moderate income households at a rate that is at least 20 per cent below the market value rent.

NRAS aims to:

- increase the supply of new affordable rental housing
- reduce rental costs for low and moderate income households
- encourage large-scale investment and innovative delivery of affordable housing.

The Australian Government is committed to stimulating the construction of 50,000 high quality homes and apartments, providing affordable private rental properties for Australians and their families.

The Minister for Housing and Homelessness, Mark Butler, announced the NRAS Round 5 call for applications. Round 5 opened on 7 May 2013, and closes on 6 August 2013. It seeks to allocate around 10,000 incentives for dwellings.

Initial discussions have been held after Mangrove Housing and Affordable Management Corporation (AMC) approached the Mayor and CEO to present the opportunity to partner with them and establish Redland Housing Corporation.

(source: Australian Government, Dept of Families, Housing, Community Services and Indigenous Affairs)

Initial legal advice has been obtained and confirms that Council can exercise its beneficial enterprise powers under the *Local Government Act 2009* to partnership with external organisations to provide Affordable Housing to benefit the community.

ISSUES

There is a complex interplay of State and Federal legislation affecting the delivery of affordable housing projects by this proposal and will require further work by planning, financial and legal officers.

Hence the desire to seek approval from the Council to proceed further in exploring opportunities for Affordable Housing, prior to council being fully informed to make some decisions.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are many aspect to consider in the LGA 2009, Corporations Act, 2001 and Tax act, Housing Act 2003 (QLD) and National Rental Affordability Scheme Act 2008 (Cth) but initial advice is these matters can be dealt with and minimise risks to RCC.

Risk Management

As this is just a research project the risk and cost to RCC is minimal.

Financial

The costs can be accommodated within existing budgets.

Social

NRAS aims to encourage medium to large-scale investment in affordable housing (usually 100 or more houses). This means it is not generally available to small-scale, private, individual investors in the rental property market.

However, such investors may become involved in NRAS by investing in or purchasing properties from approved participants or as part of a consortium arrangement.

Approved participants are usually property developers, not-for-profit organisations and community housing providers.

NRAS homes must be rented to eligible tenants at a rate that is at least 20 per cent below the market value rent and comply with all conditions of allocation in order to be eligible for the NRAS incentive annually.

The NRAS incentive is paid per dwelling, and is indexed each year in line with the Rents component of the Consumer Price Index. The Scheme offers annual incentives for ten years. The two key elements of the incentive are:

- an Australian Government incentive per dwelling per year as a tax offset or direct payment
- State or Territory governments may offer approved participants a contribution per dwelling per year in direct or in-kind financial support.

A condition that approved participants need to fulfil to be entitled to receive an incentive is that dwellings are rented to eligible tenants.

Eligible tenants are persons in low and moderate income households as tested against household income thresholds which differ depending on the household composition.

The Department requires all persons who are tenants of an approved rental dwelling to have their income included as a member of the one household, in accordance with the income limits.

New NRAS dwellings will continue to become available for rent up to 30 June 2016 and will continue to be rented under the scheme for up to 10 years.

As there is considerable demand for these dwellings there is no Australian Government guarantee that any tenant will be able to rent a dwelling developed under the Scheme.

Tenants are selected by the approved participant or their nominated tenancy managers. Queensland tenants must also register with the Queensland Government's One Social Housing Register.

Alignment with Council's Policy and Plans

This proposal would align with the Wise Planning and Design elements of Strategy. All work undertaken would be compliant with council policies and plans.

CONSULTATION

Limited consultation has occurred with Mangrove Housing Association, AMC, RCC Legal, CEO and Mayor.

OPTIONS

1. Councillors endorse and approve the Chief Executive Officer and Officers to explore the opportunities and prepare a detailed proposal to consider Affordable Housing solutions in the Redland City area.
2. Councillors reject this and not proceed with exploring this opportunity.
3. Councillors condition or refer this matter to a portfolio workshop to explore further before committing RCC further.

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Endorse and approve the Chief Executive Officer and Officers to explore the opportunities and prepare a detailed proposal to consider Affordable Housing solutions in the Redland City area; and
2. That this report remain confidential.

COMMITTEE RECOMMENDATION

Moved by: Cr M Elliott
Seconded by: Cr W Boglary

That Council resolve to:

1. Endorse and approve the Chief Executive Officer and Officers to explore the opportunities and prepare a detailed proposal to consider Affordable Housing solutions in the Redland City area; and
2. That this report remain confidential.

AMENDMENT MOTION

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

That point 2 of the Committee Recommendation be deleted.

CARRIED 11/0

The motion with the amendment became the motion and was put as follows:

That Council resolve to:

1. Endorse and approve the Chief Executive Officer and Officers to explore the opportunities and prepare a detailed proposal to consider Affordable Housing solutions in the Redland City area.

CARRIED 9/2

Crs Hewlett and Gleeson voted against the Committee Recommendation.

10 MEETING CLOSURE

There being no further business, the Chair declared the meeting closed at 11.13am.

Signature of Chairperson: _____

Confirmation date: _____