



Redland
CITY COUNCIL

REPORT

COORDINATION COMMITTEE MEETING

Wednesday, 4 December 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 11.23am.

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

Nil

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 CHRISTMAS DELEGATIONS 2013****Datworks Filename: GOV Council Meeting Dates and Information****Responsible/Authorising Officer:****Nick Clarke**
General Manager Organisational Services**Author:****Trevor Green**
**Principal Advisor Corporate and Democratic
Governance****PURPOSE**

The purpose of this report is to recommend that Council conditionally delegates its powers under the Sustainable Planning Act 2009 from 19 December 2013 to 28 January 2014 (inclusive), to comply with the Integrated Development Assessment System (IDAS) timeframes and ensure continuity within this decision-making process.

BACKGROUND

Under the *Sustainable Planning Act 2009* (the Act) Council has the power to:

- 1 Decide development applications under the Act; and

Provide instructions to legal counsel for appeal matters actioned under Chapter 6 of the Act 2009

With the last meetings of Council for 2013 to be held on 18 December 2013 and the first meeting of 2014 to be held on 29 January 2014, there is a gap of 6 weeks for any potential development application decisions under the Act, which may need to be made to meet Integrated Development Assessment System (IDAS) timeframes.

ISSUES

To comply with the Integrated Development Assessment System timeframes and ensure continuity within this decision-making process, it is proposed that Council delegates, under section 257 of the *Local Government Act 2009*, its powers Under the *Sustainable Planning Act 2009*:

- 1 To the Mayor, for the period 19 December 2013 to 28 January 2014 (inclusive);
- 2 Subject to the condition that this delegation can only be exercised where the Planning and Development Portfolio Spokesperson, the relevant Divisional Councillor and the Chief Executive Officer have been:
 - a) Personally provided with a copy of each development report that would normally be determined by Council; and

- b) Granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.

A report will be presented to Council in February 2014, detailing all matters determined under delegated authority during the subject period.

In accordance with section 165 *Local Government Act 2009*, during any absence (leave or otherwise) of the Mayor, the Deputy Mayor acts for the Mayor. As such, should the Mayor take leave during this period, the delegation is automatically transferred to the Acting Mayor (i.e. Deputy Mayor).

STRATEGIC IMPLICATIONS

Legislative Requirements

This report provides for any potential development application decisions under the *Sustainable Planning Act 2009*, which may need to be made to meet Integrated Development Assessment System (IDAS) timeframes.

Risk Management

This report reduces possible risks associated with any potential development application decisions under the *Sustainable Planning Act 2009*, which may need to be made to meet Integrated Development Assessment System (IDAS) timeframes.

Financial

There are no financial implications associated with this report.

People

This report provides a system to support officers involved in development applications.

Environmental

There are no environmental implications associated with this report.

Social

This report provides a process to ensure development application decisions are made within specified timeframes to support good decision making practices for both applicants and the Redland's community.

Alignment with Council's Policy and Plans

This report aligns with Council's policies and plans and support good decision making processes.

CONSULTATION

The City Planning and Assessment Group was consulted in the preparation of this report.

OPTIONS

1. That Council resolve to delegate, under section 257 of the *Local Government Act 2009*, its powers Under the *Sustainable Planning Act 2009*:

- a. To the Mayor, for the period 19 December 2013 to 28 January 2014 (inclusive),
 - b. Subject to the condition that this delegation can only be exercised where the Planning and Development Portfolio Spokesperson, the relevant Divisional Councillor and the Chief Executive Officer have been:
 - i. Personally provided with a copy of each development report that would normally be determined by Council; and
 - ii. Granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.
2. That Council resolve to amend, or not adopt the Officer's Recommendation and provide an alternative resolution in this matter.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr A Beard
Seconded by: Cr J Talty

That Council resolve to delegate, under section 257 of the *Local Government Act 2009*, its powers under the *Sustainable Planning Act 2009*:

- 1 To the Mayor, for the period 19 December 2013 to 28 January 2014 (inclusive),
- 2 Subject to the condition that this delegation can only be exercised where the Planning and Development Portfolio Spokesperson, the relevant Divisional Councillor and the Chief Executive Officer have been:
 - a) Personally provided with a copy of each development report that would normally be determined by Council; and
 - b) Granted a period of three (3) business days from the receipt of the report in which to comment, prior to that application being determined.

CARRIED 11/0

6 PORTFOLIO 7 (CR JULIE TALTY)
PLANNING & DEVELOPMENT**6.1 COMMUNITY & CUSTOMER SERVICES****6.1.1 RURAL FUTURES STRATEGY REPORT****Datworks Filename:** LUP Redlands Planning Scheme 2015**Attachments:** [Redlands Rural Futures Strategy](#)
[Rural Futures Stakeholder Paper](#)**Authorising Officer:****Louise Rusan**
General Manager Community & Customer Services**Responsible Officer:****Kim Kerwin**
Project Manager (Planning Scheme Review)**Author:****Sven Ljungberg**
Principal Advisor Strategic Plan Coordination

PURPOSE

The purpose of this report is to update Council on the progress of the Rural Futures Strategy following the requested Stakeholder Roundtable and informal comments received from the State Government.

BACKGROUND

In January 2011, Council engaged consultants to prepare a Rural Futures Strategy for the rural areas of the city and Regional Landscape and Rural Protection Areas identified by the SEQ Regional Plan 2009-2031. To see the effective delivery of this key document in shaping Redlands future, the project was undertaken in three stages as follows:

1. Rural Futures Scoping Study
2. Rural Futures Background Study
3. Rural Futures Strategy

The following sections provide a brief background into the works carried out as part of the project and key milestones reached.

Rural Futures Scoping Study

The Scoping Study determined the parameters of the project including identifying and confirming the key issues and interests to be considered throughout future stages of the project; developing a consultation and engagement strategy to be carried out throughout the project; and undertaking an initial audit and review of available information and data that would inform the preparation of the Redlands Rural Futures Strategy.

Rural Futures Background Study

Stage two of the project provided further research to ultimately inform the Rural Futures Strategy including defining the primary issues, constraints and opportunities facing the rural areas of Redlands as well as identifying rural and environmental values and analysing emerging trends and future drivers for the area. Identification of the preferred land use pattern for the rural areas provided a critical element of the background study.

Rural Futures Strategy

The Rural Futures Strategy addresses issues identified in the Rural Futures Background Study. The strategy incorporates a Rural Futures Action Plan with statutory and non-statutory components to achieve the desired outcomes. The strategy also provides recommendations for incorporation into the new planning scheme development process.

AECOM were awarded the contract to finalise the previous Scoping Study and Background Study prepared by HRP. Central to their engagement was the inclusion of notable innovations such as drawing in the expertise of Think Food and Energetic Communities to assist with introducing best practice, contemporary thinking and working examples into the action plan and implementation strategies. The innovative approach incorporated workable solutions that have proven their effectiveness elsewhere.

The Draft Strategy was presented in a workshop to Council in December 2012. AECOM presented the strategy with 'Think Food' a firm with expertise in connecting farmers more directly to their market through "Food Hubs", and wealth of experience in helping communities with working examples of reinvigorating their rural enterprises.

Council requested two actions as a result of that workshop;

1. A market test of the Rural Futures Strategy be conducted with stakeholders to confirm the alignment of the actions and implementation with stakeholder expectations.- The Rural Futures Stakeholder Roundtable; and
2. State Government comment is sought on the Rural Futures Strategy.

ISSUES

The purpose of this report is to inform the Council as to the progress of the Rural Futures Strategy.

1. Content and key considerations arising from the final Rural Futures Strategy prepared by AECOM.
2. Update on Rural Futures Stakeholder Roundtable.
3. Update on the informal review of the Rural Futures Strategy by the State Government.

1. Content and key considerations arising from the final Rural Futures Strategy prepared by AECOM.

The Rural Futures Strategy is identified as a critical component of the city's planning mechanisms that will ultimately inform the development of the new planning scheme. It is also highlighted that implementation will also be achieved through other

management actions, events, development of a Redlands specific brand and day to day business in areas such as Tourism and Economic Development.

Further, the strategy is recognised in the South-East Queensland Regional Plan (SEQRP) as the key instrument in creating sustainable rural communities.

A copy of the final Redlands Rural Futures Strategy is included as Attachment A to this report.

The purpose of this Rural Futures Strategy is to establish a reinvigorated strategic direction for the area identified outside the urban footprint in the SEQRP that provides a shared vision for rural champions, government, local businesses and community groups to collaboratively work towards. It is intended to provide a new and exciting vision for the rural non urban area that actively promotes a collection of mutually compatible and sustainable land uses.

Rather than facilitating a local planning or prescriptive land use instrument for the rural areas of Redlands, the strategy will instead be utilised as a higher level guiding document for the purpose of establishing the strategic framework for future planning and the development of policies. Specifically, the Rural Futures Strategy encompasses the following elements:

- **Vision** – provides a strategic vision for the future development of rural lands within the Redlands, underpinned by the five guiding principles;
 - Building on Solid Foundations
 - Framework for Certainty
 - Pathway for positive change
 - Ecological Intensity
 - Robust and Resilient
- **Strategic Actions** – A series of strategic actions have been identified to achieve the desired vision for the rural areas. These strategic actions include a variety of developments, projects and initiatives to be undertaken into the future from various key stakeholders. However, whilst these actions have been identified as championing actions to facilitate the desired vision of the rural area, further investigations, development, support and investment from the key stakeholders will be required.
- **Planning Scheme Integration** – The recommendations and actions identified throughout the strategy will inform the development of the new planning scheme. Importantly, this will include recommendations on the potential strategic actions and land use outcomes from the strategy that can be reflected in the new planning scheme including appropriate changes to zones in accordance with the Queensland Planning Provisions compliant zones; identification and treatment of codes and overlays applicable to the rural areas.
- **Rural Precincts** – A key component of the Rural Futures Strategy has been the identification of six of rural precincts and locations for priority planning initiatives. These discrete precincts identified within the strategy will cater for distinctive characteristics and values, building upon existing physical foundations of the rural economy and providing opportunity for innovation and investment, promoting the consolidation of clusters of rural productive activities, tourism, living and

conservation uses. These precincts however do not provide for specific planning and development regulations or Council policies on preferred development for the area at this point in time. Rather, these precincts are indicative only and will need to be the subject of further local area planning investigations and review.

- The **Woodlands Drive precinct** is identified as a potential key innovation precinct servicing the needs of the surrounding rural precincts and serving the city at large. Urbis consulting identified the Woodlands drive precinct in the Redlands City Centres and Employment Strategy Review (April 2013), as a potential employment hub ideally positioned to locally service the Redlands City, given its central location and proximity to Boundary road. This area was originally identified in the draft SEQRP as an investigation area within the urban footprint for industry and employment purposes. Council undertook a Local Growth Management Study (June 2008) looking at the investigation area for integrated employment. However under the final SEQRP in 2009 it was removed from the Urban Footprint. The Rural Futures strategy reflects this earlier history but emphasises the need for further local area planning to occur.
 - **The Sheldon- West Mount Cotton and Carbrook precincts** have been identified as containing both rural living and high conservation values reflected in the designation as a Conservation and Recreation precinct.
 - **The Mt Cotton Tourism, Production and Recreation precinct** reflects the mixed use and potential to utilise the scenic amenity values to foster tourism and recreation markets in a rural production setting.
 - **Double Jump Road Rural activities priority precinct** emphasises the opportunities for a number of initiatives for rural production, community access and interpretive trails, reinforcing the existing industry and creating opportunities to diversify.
 - **Redland Bay Food Precinct** is seen as a way to connect food appreciation and production in a highly amenable bay side setting. It allows a bush to bay experience for the tourist and resident alike. It holds the last remaining red soil land in Redland available for farming, and is identified as Strategic Cropping Land (SCL) and Good Quality Agricultural Land (GQAL) by the State Government in the State Planning Policy (SPP)
- Further, priority planning areas have been identified to indicate specific places that will require additional planning provisions to be incorporated through the new planning scheme review process. It is highlighted that these precincts also include the Southern Redland Bay Investigation Area and the previously identified Thornlands Integrated Employment Area.
 - **Action and Implementation Strategy** – The Rural Futures Strategy is supported by an Action and Implementation Plan that consolidates strategic aims, outcomes and actions to support the delivery and achievement of the Rural Futures vision. It also identifies individual project initiatives, key stakeholders and partnerships, timeframe and potential resourcing implications. The realisation of these actions will promote the city as a leader in this rural setting by balancing competing environmental, social and economic pressures.

2. Update on Rural Futures Stakeholder Roundtable

The Rural Futures Roundtable was held on the 22 April 2013 at Pine Lodge Equestrian Park. In attendance were 44 stakeholders, including three Councillors, six officers and three consultants. Stakeholders were sourced from a wide range of rural industries, employment, training, community groups, retailers, growers and producers.

Attendees were given advance copies of the Roundtable Briefing Paper, and an extract of the Rural Futures Strategy prior to the event, to come prepared with an understanding of the Strategy intent.

The Roundtable consisted of 2 presentation blocks each followed by an interactive group table session considering key questions. Feedback was recorded by Council officers at each table and retained for feedback and reporting.

Discussion 1 focused on current barriers and problems and feedback was received in the following subject areas;

- Agriculture and Scale
- Workforce and Employment, Education and Training
- Land Owners, Rural Lands and Opportunity
- Planning
- Red Tape, Bureaucracy and Transparency

Discussion 2 focused on "What are your visions for the future of the Rural Redlands?"

The discussion was summarised into the following categories:

Work and Learn Rural Future Visions

- Food and New Technology
- Education and Training
- Rural Innovation Precinct

Play & Stay Rural Future Visions

- Target Markets
- Tourist Centres
- Events and Accommodation
- Recreation and Trails

Live and Sustain Rural Future Visions

- Branding
- Economic Development
- Waste Recycling

Following the event, attendees were emailed the briefing paper with unformatted comments captured on the day, grouped to each question that was considered. This was considered appropriate to ensure stakeholders had confidence in the recording process and could see their comments accurately captured. (Section 8 Roundtable Briefing Paper Attachment B)

Following AECOM's review of the Roundtable feedback a Final Report was prepared summarizing and formatting the feedback. (Section 6 Roundtable Briefing Paper Attachment B)

The feedback from the day highlighted the willingness of Stakeholders to form an informal network to build momentum and connections. General consensus was reached that stakeholders would be asked for consent to be on a register of attendees for use by the group for future networking and relationship building.

In summary, the day captured a wide range of opinions from a diverse group of stakeholders. Support was strong for action and further implementation both from planning scheme and economic development initiatives, and capacity and network building, demonstrating the value of informal and formal consultation for input into the Economic Development Strategy and Planning Scheme Review.

3. Update on the informal review of the Rural Futures Strategy by the State Government.

Informal comments were provided from the Regional Planning in DSDIP and the Department of Tourism, Major Events, Small Business and the Commonwealth Games (DTESB) as a consolidated response.

The Regional Planning unit considered the Rural Futures Strategy to be consistent with the intent of the SEQRP with regard to limiting land fragmentation, operation and viability of rural industries.

The Regional Planning unit highlighted economic development will likely be a key focus of the new regional plan and encouraged Council to continue liaising on this front.

DTESB was pleased to see the strong focus on tourism in the Rural Futures Strategy, and encouraged an "improved risk tolerance" in so far as ensuring outcomes outlined as "possible" be more clearly expressed as "desirable", and as a consequence lower the level of assessment for these new and innovative uses under the planning scheme.

Further, DTESB highlighted the draft guideline for tourism planning may "*help further contextualize Councils direction in the Rural Futures Strategy.*"

DSDIP considered that section 6.0 Planning Scheme Integration of the document "*provides appropriate recommendations to transition the draft strategy into the proposed new planning scheme.*"

STRATEGIC IMPLICATIONS

Legislative Requirements

Noting of the Rural Futures Strategy supports inputs into the SEQ Regional Plan review by defining a clear strategy for the rural part of the City of Redland.

Risk Management

Elements of risk associated with each proposed action will be analysed and appropriate mitigation measures developed as part of considering feedback on the

Strategy and in developing the associated Implementation Plan. No risks are identified as a result of Council receiving this report.

Financial

The cost implications of such a wide reaching strategy are difficult to estimate. The Rural Futures Strategy relies heavily on public/ private partnerships to succeed, and therefore can leverage off these informal low cost networks to move forward in the interim. Investment by Council to manage, promote and support where viable the strategic actions can occur at minimal cost through day to day business and more significant cost through targeted specific programs in agriculture, communications, tourism and business.

As such, specific programs that flow out of the strategy will require a supporting business case and budgetary consideration by Council prior to proceeding. This may be further considered in the preparation of Council's Economic Development Strategy.

People

For noting of this report the impact on staff is negligible.

Environmental

The Rural Futures Strategy will support and enhance existing conservation and environmental outcomes giving greater certainty to the businesses which utilise the high visual amenity, significant environmental and unique lifestyle opportunities afforded by a rural setting.

Agriculture and rural production will be supported with a focus on sustainable practice and leading edge land management, complimenting the environmental credentials of the rural precincts. Future precinct planning will inform a finer grained approach to land use tailored to integrate industries, businesses and conservation values.

Social

The social benefit associated with the potential implementation of the Strategy is twofold, both through increased employment and prosperity, and increased awareness of the city and its unique qualities.

Alignment with Council's Policy and Plans

The draft Strategy is consistent with Councils' key economic policy priorities to broaden the region's economic base, provide support to local business, and create an environment that supports high value employment and career opportunities.

It is consistent with the commitments made in Council's Redlands 2030 Community Plan, Corporate Plan 2010-2015, Corporate Procurement Policy POL-3043 specifically 'a "local preference" policy in accordance with the "Sound Contracting Principles detailed under s106 (3) (c) of the Local Government Act 2009, expressly "the development of competitive local business and industry".'

CONSULTATION

The Rural Futures Strategy has undergone a significant and lengthy consultation process outlined as follows;

1. Councillor workshop in December 2012.
2. **Rural Futures Roundtable**; The Rural Futures Roundtable was held on the 22 April 2013 at Pine Lodge Equestrian Park.
3. **Internal consultation** on this report has been held with the following Portfolio 7 Planning and Development Chair, Group Manager City Planning & Assessment, Service Manager Strategic Planning, Legal Counsel, Senior Adviser Strategic Communications, Principal Advisor Economic Development.
4. **Specific consultation** with Principal Advisor Economic Development highlighted the synergies of the Rural Futures Strategy (RFS) and Economic Development Strategy (EDS) work currently being undertaken city wide. It is considered appropriate that the RFS be used in broader stakeholder engagement proposed as a part of the EDS. The outcome sought will place greater financial certainty around the actions and implementation of the RFS, and consider the EDS in a more holistic and comprehensive city wide framework. It is proposed that the RFS be put to Council for endorsement in alignment with the delivery of the EDS.

OPTIONS

That Council resolve to:

1. Receive the Redlands Rural Futures Strategy;
2. Give further consideration to the Redlands Rural Futures Strategy in the preparation of the Redlands Economic Development Strategy;
3. Note the Redlands Rural Futures Strategy as a background report to the Redland Planning Scheme review; and
4. Undertake further community engagement on the Redlands Rural Futures Strategy including providing access to the Strategy on Council's website.

Alternative Option

That Council receive and note the report titled "Rural Futures Strategy Update".

OFFICER'S RECOMMENDATION

That Council resolve to:

1. Receive the Redlands Rural Futures Strategy;
2. Give further consideration to the Redlands Rural Futures Strategy in the preparation of the Redlands Economic Development Strategy;
3. Note the Redlands Rural Futures Strategy as a background report to the Redland Planning Scheme review; and
4. Undertake further community engagement on the Redlands Rural Futures Strategy including providing access to the Strategy on Council's website.

COMMITTEE RECOMMENDATION

Moved by: Cr J Talty
Seconded by: Cr P Bishop

That Council resolve to receive and note the Redlands Rural Futures Strategy.

CARRIED 11/0

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

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

Attachment: [Decisions made under Delegated Authority](#)

Responsible/Authorising Officer:



Louise Rusan
General Manager Community & Customer
Services

Author:

Louise Milligan
Group Support Officer

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.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr J Talty

Seconded by: Cr P Bishop

That Council resolve to note this report.

CARRIED 11/0

6.1.3 APPEALS LIST - CURRENT AS AT 13 NOVEMBER 2013

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

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

Author: **Chris Vize**
Service Manager Planning Assessment

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.
Current Status:		Directions Order 6 November 2013 sets out dates for experts review, mediation and disclosure of documents.
Hearing Date:		Parties to attend without prejudice meeting by 21 March 2014.

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 6 November 2013 sets out dates for experts review, mediation and disclosure of documents.
Hearing Date:		Parties to attend without prejudice meeting by 21 March 2014.

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 29 November 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:		Development application called-in by the Minister.

5.	File Number:	Appeal 3442 of 2013 (S/3953/1)
Applicant:		D Petersen
Application Details:		Originating application P&E Appeal 1756 of 1998 and 1757 of 1998 – 12 Wisteria Street, Ormiston
Appeal Details:		To remove condition 33 of P&E Appeal 1756/98 and 1757/98 to allow removal of vegetation.
Current Status:		Matter given to Alternative Dispute Resolution Registrar to hear and decide.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr J Talty
Seconded by: Cr A Beard

That Council resolve to note this report.

CARRIED 11/0

7 PORTFOLIO 10 (CR PAUL BISHOP)
ARTS, CULTURE AND INNOVATION**7.1 INFRASTRUCTURE & OPERATIONS****7.1.1 HALLS REVIEW**

Datworks Filename: CS – Planning – Community Halls Futures Project

Responsible/Authorising Officer: 

Gary Soutar
General Manager Infrastructure & Operations

Author: **Kristina Dickman**
Service Manager Sport & Facilities

PURPOSE

The purpose of this report is inform Council of the status of the Community Halls Transition Project and to gain direction on the options presented for 3 halls that were investigated as part of the project.

BACKGROUND

The strategic plan (referred to as the halls review) and halls policy were adopted in 2011.

In 2013, the Community Halls Transition Project reviewed and revised the status of the halls portfolio and investigated 3 specific halls – Birkdale, Cleveland Assembly and Alexandra Hills. Community Futures conducted research and ran engagement processes with current and potential hall users, external stakeholders, e.g. Cleveland District State High School (CDSHS), Education Queensland (EQ) and internal stakeholders, e.g. met with all Councillors, Council officers.

A workshop was held with Councillors in August which was an opportunity to provide an update of the halls portfolio including 9 mainland and 7 island halls and to seek direction on the 3 halls.

ISSUES

Council's provision of its portfolio of community halls is a core business activity that supports broad community benefits. The halls are used by both regular and casual users for a wide range of sport, recreation, social, cultural, civic and spiritual activities.

Update on the halls operations

- Since the halls review, total use of mainland community halls has increased from 34% to 37%.
- Use of island halls has decreased slightly from 14% to 13%, noting that the Point Lookout Community Hall was closed for 14 months during its refurbishment.

- The highest performing mainland halls are Redlands Memorial Hall and Wellington Point Community Hall. The lowest performing mainland hall is Thorneside Community Hall. Use of some halls, such as the Redland Bay Community Hall, Victoria Point Community Hall and Thorneside Community Hall, was interrupted in 2011/12 due to hall refurbishments.
- The most used island hall is the Russell Island Recreation Hall despite a slight decrease in use.
- After the Point Lookout Hall refurbishment was completed in February 2012, the 12/13 bookings are already showing significantly increased utilisation for both community and commercial use.
- There was an internal audit review in 2012 and the actions from this required a centralised in-house booking system and that cash handling processes be transparent and accountable. Written procedures have been developed for all aspects of the halls operations. An up-to-date key register is in place. All audit recommendations have now been met.

We are aiming for continuous improvement for greater customer service and viability of the whole portfolio through working with wedding and event convenors, proactive promotion of the venues, and working on better processes for eftpos, bpay, holding credit cards for bonds, review hall fees and charges, and development of an online booking system. In addition to this, the development of the asset and service management plans (ASMPs) will aid in improved asset management.

Birkdale School of Arts

This hall has strong community ownership and encourages a sense of place and history in the Birkdale area. It provides a small, specialist boutique style hall use which is not available in any other hall in Council's portfolio nor in the surrounding Building Education Revolution (BER) halls. Given the projected growth in Birkdale with the increase in medium density residential accommodation, its use by the community is likely to increase and it will continue to fulfil an important social and educational function in the local area.

It is suggested that it be retained as is and promoted as a boutique hall.

Cleveland Assembly Hall

A joint funding agreement was implemented between the State Government and Council in 1979 with Council as trustee with EQ having a 75-year lease on the hall.

- Covenants for maintenance, operations and a tripartite agreement between EQ (represented by CDSHS), Council and the CDSHS Parents & Citizens' Association to manage the hall.
- 2002 saw Council withdraw from the 1979 agreement and management responsibilities were handed over to CDSHS. Council agreed to provide CDSHS with an annual grant for hall management on the condition that the community have continued access. A memorandum of understanding (drafted by Council) was never signed by CDSHS.

Status 2013

- Exclusive CDSHS use during school hours (only indoor large facility and is used by the school for indoor sports, staging, exams, NAPLAN testing and school assembly). Community use after hours is managed by the school. Revenue from community use is approximately \$12,000/yr.
- Use decreased from 31 hrs/wk (05/06) to 22 hrs/week (11/12) which is well below Council's mainland halls average.
- Currently, Council contributes \$26,500 in annual recurring costs for the hall - rates, water and wastewater, electricity and an annual grant paid to CDSHS of \$12,500.
- CDSHS, with the assistance of \$100,000 from EQ, has funded \$174,000 in maintenance works which were completed between January and June 2012. These works included a new timber floor, internal wall sheeting and painting.
- CDSHS requests further support from Council for hall maintenance with matched funding in future years.
- The school wants to construct a new indoor multi-purpose complex to accommodate its growth and contemporary needs. This will require significant funding. EQ is responsible for the asset, provides maintenance funding and is aware of the school's needs for a new complex but advises that no budget has been allocated at this stage.

It is suggested that Council will need to continue its current commitments and work with the school to ensure there is:

- clear communication of roles and responsibilities;
- an agreed maintenance schedule and action plan priorities; and
- an appropriate and accountable acquittal process for funding.

Alexandra Hills Community Hall

In April 2013, an engagement process was undertaken by Community Futures with current and potential users invited to comment on "whether the hall is being utilised in the best way to meet current and future community needs."

- Did not canvas applications to lease however we received 2 submissions from Alexandra Hills AFL and Redlands Budokan Association.
- Consideration was given to lease to community organisations that would require a formal transparent process required for "application to lease". The lease would need to include regular and cyclical maintenance, otherwise no real reduction in costs for Council. Other considerations were to ensure the continued public use of the hall or to accommodate the existing users at other halls.
- The community has a strong association with this hall and is ideally situated for recreation and social gatherings.

It is suggested that it be retained as is, as there were no significant financial or community benefits to leasing or disposing of the hall.

STRATEGIC IMPLICATIONS

Legislative Requirements

Workplace Health & Safety Act & Disability Services Act 2006 & related regulations.

Backlog of maintenance works have been completed in the past few years to bring community halls up to minimum standards.

Risk Management

Long-term asset management – Council's ASMP sets standards for the physical condition of halls and contains plans and budgets for renewal and capital works.

Any asbestos has been dealt with and each hall is compliant with asbestos regulations.

Financial

- Total expenses (not including Capalaba Place) increased from \$463,000 in 08/09 to \$782,968 in 12/13. This was due to an increase in maintenance which has led to an increase in usage. The latest trend is that revenue is increasing and maintenance costs are decreasing.
- Revenue increased by nearly \$60,000 to a total of \$278,270 in 12/13. This is likely to increase with simple but effective promotions and better cash handling and booking management.
- Total cash cost (revenue less expenses) increased to \$504,698 in 2012/13 or \$33,647 per hall.
- In 2012/13 the cost of Council's community halls portfolio was \$3.51/resident.

Social

Provision of Council halls ensures that communities have continued access to indoor facilities that support sport, recreation, social, cultural, civic and spiritual activities.

Alignment with Council's Policy and Plans

This aligns with the vision for Strong and Connected Communities and Council's Corporate Plan Strategy to provide access to quality services and facilities.

CONSULTATION

Significant external consultation with the hall users and the wider community was undertaken throughout the process. All Councillors were briefed on the halls project and had input to the information on the individual halls in their Divisions prior to the workshop.

OPTIONS

Option 1

- 1 Birkdale School of Arts: Recommendation is to retain it as is and promote it as a boutique hall.
- 2 Cleveland Assembly Hall: Recommendation is to continue the current commitments and work with the school to ensure there is:
 - a. clear communication of roles and responsibilities

- b. an agreed maintenance schedule and action plan priorities
 - c. an appropriate and accountable acquittal process for funding
- 3 Alexandra Hills Hall - Recommendation is to retain as is.

Option 2

Consider individual halls for review in the future if circumstances change.

Option 3

Dispose of the above assets.

OFFICER'S/COMMITTEE RECOMMENDATION

Moved by: Cr P Bishop

Seconded by: Cr L Hewlett

That Council resolve to:

1. Retain the Birkdale School of Arts hall as is and promote it as a boutique hall;
2. Continue the current commitments with Cleveland District State High School for the Cleveland Assembly Hall and work to ensure there is:
 - a. clear communication of roles and responsibilities;
 - b. an agreed maintenance schedule and action plan priorities; and
 - c. an appropriate and accountable acquittal process for funding; and
3. Retain the Alexandra Hills Hall as is.

CARRIED 11/0

8 MEETING CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.39am.

Signature of Chairperson: _____

Confirmation date: _____