



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

Wednesday, 26 August 2015
commencing at 9.30am

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	DEVOTIONAL SEGMENT.....	1
4	RECOGNITION OF ACHIEVEMENT.....	1
5	RECEIPT AND CONFIRMATION OF MINUTES.....	1
5.1	GENERAL MEETING MINUTES 12 AUGUST 2015.....	1
6	MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES.....	1
6.1	MAKING OF LOCAL LAWS – KOALA AREA MAPPING	1
6.2	NOTICE OF MOTION (CR EDWARDS) – FOOTPATH NAMING	2
7	PUBLIC PARTICIPATION.....	2
8	PETITIONS AND PRESENTATIONS.....	2
9	MOTION TO ALTER THE ORDER OF BUSINESS	3
10	DECLARATION OF MATERIAL PERSONAL INTEREST OR CONFLICT OF INTEREST ON ANY ITEMS OF BUSINESS	3
11	REPORTS TO COUNCIL	5
11.1	PORTFOLIO 1 (CR MARK EDWARDS) OFFICE OF CEO (INCLUDING INTERNAL AUDIT)	5
11.1.1	JULY 2015 END OF MONTH REPORTS	5
11.1.2	REPORT OF THE AUDIT COMMITTEE MEETING	6
11.2	PORTFOLIO 2 (MAYOR KAREN WILLIAMS) ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT).....	8
11.2.1	2015 LGAQ ANNUAL CONFERENCE AND REDLAND CITY COUNCIL MOTIONS.....	8
11.3	PORTFOLIO 3 (CR JULIE TALTY) CITY PLANNING AND ASSESSMENT	11
11.3.1	DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS.....	11

11.3.2	APPEALS LIST CURRENT AS AT 12 AUGUST 2015	13
11.4	PORTFOLIO 5 (CR PAUL GLEESON) INFRASTRUCTURE & OPERATIONS	16
11.4.1	NEW LEASE - BAY ISLANDS GOLF CLUB INC	16
11.4.2	NEW POLICY POL-3004 NAMING OF INFRASTRUCTURE ASSETS	19
11.4.3	REQUEST FOR CONTRACT TO BE AWARDED UNDER DELEGATED AUTHORITY BY CEO - SUPPLY OF ELECTRICITY TO LARGE SITES	23
12	MAYORAL MINUTE	26
13	NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS	26
14	NOTICES OF MOTION.....	26
14.1	NOTICES OF MOTION – CR EDWARDS.....	26
14.1.1	CONTINUITY OF FORESHORE PARK.....	26
14.1.2	TEMPORARY PARKING – MEISSNER STREET, REDLAND BAY	26
14.2	NOTICES OF MOTION – CR BOGLARY	26
14.2.1	FEES & CHARGES FOR LOCAL EVENT ORGANISERS.....	26
14.2.2	COMMUNITY REFERENCE GROUP.....	27
14.3	NOTICE OF MOTION – CR BISHOP	27
14.3.1	THIRD PARTY HERITAGE ASSESSMENT ON COMMONWEALTH LAND IN BIRKDALE.....	27
14.4	NOTICE OF MOTION – CR BEARD	27
14.4.1	BEST PRACTICE FOR COMMUNITY PANELS AS REFERENCE, ADVISORY AND/OR REVIEW GROUPS	27
15	URGENT BUSINESS WITHOUT NOTICE	28
16	MEETING CLOSURE	28

The Mayor is the Chair of the General Meeting. The following Portfolios are included in the General Meeting and Council's nominated spokesperson for that portfolio as follows:

PORTFOLIO	SPOKESPERSON
1. Office of the CEO (including Internal Audit)	Cr Mark Edwards
2. Organisational Services (excluding Internal Audit and Emergency Management)	Mayor Karen Williams
3. City Planning and Assessment	Cr Julie Talty
4. Community & Cultural Services, Environment & Regulation	Cr Lance Hewlett
5. Infrastructure & Operations	Cr Paul Gleeson
6. Emergency Management	Cr Alan Beard

1 DECLARATION OF OPENING

On establishing there is a quorum, the Mayor will declare the meeting open.

Recognition of the Traditional Owners

Council acknowledges the Quandamooka people who are the traditional custodians of the land on which we meet. Council also pays respect to their elders, past and present, and extend that respect to other indigenous Australians who are present.

2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE

Motion is required to approve leave of absence for any Councillor absent from today's meeting.

3 DEVOTIONAL SEGMENT

Member of the Ministers' Fellowship will lead Council in a brief devotional segment.

4 RECOGNITION OF ACHIEVEMENT

Mayor to present any recognition of achievement items.

5 RECEIPT AND CONFIRMATION OF MINUTES

5.1 GENERAL MEETING MINUTES 12 AUGUST 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 12 August 2015.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 MAKING OF LOCAL LAWS – KOALA AREA MAPPING

At the General Meeting of 22 April 2015 Council resolved as follows (as part of Item 11.2.2 'Making Local Laws' resolution):

- To commit to an immediate review of koala area mapping and the requirements for dog owners in koala areas in response to community consultation during the local law making process.

An update on this Item will provided by the Chief Executive Officer at General Meeting.

6.2 NOTICE OF MOTION (CR EDWARDS) – FOOTPATH NAMING

At the General Meeting of 22 April 2015 Council resolved that this item 'lie on the table'.

This item will be presented to a future General Meeting for consideration.

7 PUBLIC PARTICIPATION

In accordance with s.31 of POL-3127 Council Meeting Standing Orders:

1. In each meeting (other than special meetings), a period of 15 minutes may be made available by resolution to permit members of the public to address the local government on matters of public interest relating to the local government. This period may be extended by resolution.
2. Priority will be given to members of the public who make written application to the CEO no later than 4.30pm two days before the meeting. A request may also be made to the chairperson, when invited to do so, at the commencement of the public participation period of the meeting.
3. The time allocated to each speaker shall be a maximum of five minutes. The chairperson, at his/her discretion, has authority to withdraw the approval to address Council before the time period has elapsed.
4. The chairperson will consider each application on its merits and may consider any relevant matter in his/her decision to allow or disallow a person to address the local government, e.g.
 - a) Whether the matter is of public interest;
 - b) The number of people who wish to address the meeting about the same subject
 - c) The number of times that a person, or anyone else, has addressed the local government previously about the matter;
 - d) The person's behaviour at that or a previous meeting' and
 - e) If the person has made a written application to address the meeting.
5. Any person invited to address the meeting must:
 - a) State their name and suburb, or organisation they represent and the subject they wish to speak about;
 - b) Stand (unless unable to do so);
 - c) Act and speak with decorum;
 - d) Be respectful and courteous; and
 - e) Make no comments directed at any individual Council employee, Councillor or member of the public, ensuring that all comments relate to Council as a whole.

8 PETITIONS AND PRESENTATIONS

Councillors may present petitions or make presentations under this section.

9 MOTION TO ALTER THE ORDER OF BUSINESS

The order of business may be altered for a particular meeting where the Councillors at that meeting pass a motion to that effect. Any motion to alter the order of business may be moved without notice.

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

Councillors are reminded of their responsibilities in relation to a Councillor's material personal interest and conflict of interest at a meeting (for full details see sections 172 and 173 of the *Local Government Act 2009*). In summary:

If a Councillor has a material personal interest in a matter before the meeting:

The Councillor must—

- *inform the meeting of the Councillor's material personal interest in the matter; and*
- *leave the meeting room (including any area set aside for the public), and stay out of the meeting room while the matter is being discussed and voted on.*

The following information must be recorded in the minutes of the meeting, and on the local government's website—

- *the name of the Councillor who has the material personal interest, or possible material personal interest, in a matter;*
- *the nature of the material personal interest, or possible material personal interest, as described by the Councillor.*

A Councillor has a **material personal interest** in the matter if any of the following persons stands to gain a benefit, or suffer a loss, (either directly or indirectly) depending on the outcome of the consideration of the matter at the meeting—

- (a) the Councillor;
- (b) a spouse of the Councillor;
- (c) a parent, child or sibling of the Councillor;
- (d) a partner of the Councillor;
- (e) an employer (other than a government entity) of the Councillor;
- (f) an entity (other than a government entity) of which the Councillor is a member;
- (g) another person prescribed under a regulation.

If a Councillor has a conflict of interest (a real conflict of interest), or could reasonably be taken to have a conflict of interest (a perceived conflict of interest) in a matter before the meeting:

The Councillor must—

- *deal with the real conflict of interest or perceived conflict of interest in a transparent and accountable way.*
- *Inform the meeting of—*
 - (a) *the Councillor's personal interests in the matter; and*
 - (b) *if the Councillor participates in the meeting in relation to the matter, how the Councillor intends to deal with the real or perceived conflict of interest.*

The following must be recorded in the minutes of the meeting, and on the local government's website—

- (a) *the name of the Councillor who has the real or perceived conflict of interest;*
 - (b) *the nature of the personal interest, as described by the Councillor;*
-

- (c) *how the Councillor dealt with the real or perceived conflict of interest;*
- (d) *if the Councillor voted on the matter—how the Councillor voted on the matter;*
- (e) *how the majority of persons who were entitled to vote at the meeting voted on the matter.*

*A **conflict of interest** is a conflict between—*

- (a) *a Councillor's personal interests (including personal interests arising from the Councillor's relationships, for example); and*
- (b) *the public interest;*

that might lead to a decision that is contrary to the public interest.

11 REPORTS TO COUNCIL

11.1 PORTFOLIO 1 (CR MARK EDWARDS)

OFFICE OF CEO (INCLUDING INTERNAL AUDIT)

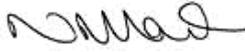
11.1.1 JULY 2015 END OF MONTH REPORTS

This report will be distributed when finalised.

11.1.2 REPORT OF THE AUDIT COMMITTEE MEETING

Objective Reference: A241313
Reports and Attachments (Archives)

Attachment: [Audit Committee Minutes – 16 July 2015](#)

Authorising Officer: 
Nick Clarke
General Manager Organisational Services

Responsible Officer: Siggy Covill
Group Manager Internal Audit

Report Author: Siggy Covill
Group Manager Internal Audit

PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 16 July 2015 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 16 July 2015.

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.

8.4 A continuous improvement focus underpins the organisation, creating a supportive environment for ideas and positive, well-managed change that enhances internal and external outcomes.

CONSULTATION

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

OPTIONS

1. That Council accepts this report, which summarises the issues discussed at the Audit Committee meeting of 16 July 2015;
2. That Council accepts this report and requests additional information; or
3. That Council not accepts this report and requests an alternative method of reporting.

OFFICER'S RECOMMENDATION

That Council resolves to accept this report, which summarises the issues discussed at the Audit Committee Meeting of 16 July 2015.



Redland
CITY COUNCIL

MINUTES

AUDIT COMMITTEE MEETING

Thursday, 16 July 2015

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

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
1	DECLARATION OF OPENING	4
2	RECORD OF ATTENDANCE AND APOLOGIES.....	4
3	RECEIPT AND CONFIRMATION OF MINUTES.....	4
	3.1 BUSINESS ARISING FROM PREVIOUS MINUTES	4
4	UPDATE FROM THE CHIEF EXECUTIVE OFFICER.....	6
	4.1 GENERAL COUNCIL MATTERS	6
	4.2 CAPITAL AND OPERATIONAL ADVISORY PANEL	7
	4.3 REDLAND INVESTMENT CORPORATION.....	7
5	COUNCIL FINANCIAL REPORTS	7
	5.1 END OF MONTH FINANCIAL REPORTS	7
	5.2 BUDGET 2015-2016.....	7
	5.3 ASSET VALUATIONS	8
6	QUARTERLY COMPLIANCE SURVEYS	8
7	INTERNAL AUDIT PLAN	8
	7.1 AUDIT PLAN STATUS	8
	7.2 ANNUAL AUDIT PLAN 2015/2016	8
8	INTERNAL AUDIT REPORTS	8
	8.1 OFFICE OF THE CEO	8
	8.2 COMMUNITY AND CUSTOMER SERVICES.....	8
	8.3 INFRASTRUCTURE AND OPERATIONS.....	9
	8.4 ORGANISATIONAL SERVICES	9
9	AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION	9
	9.1 INTERNAL AUDIT RECOMMENDATIONS.....	9
10	UPDATE FROM EXTERNAL AUDITORS.....	9
11	OTHER BUSINESS.....	9
	11.1 FRAUD AND CORRUPTION PREVENTION.....	9

11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS.....9

11.3 COMPLAINTS MANAGEMENT10

11.4 PROCUREMENT UPDATE10

11.5 WORKPLACE HEALTH AND SAFETY10

11.6 EXTERNAL QUALITY ASSESSMENT10

1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 10.02 am.

2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

Cr Mark Edwards	Chairperson
Cr Karen Williams	Mayor
Mr Virendra Dua	External Member
Mr Peter Dowling	External Member

Secretary:

Ms Siggy Covill	Group Manager Internal Audit
-----------------	------------------------------

Invitees:

Ms Louise Rusan	Acting Chief Executive Officer and General Manager Community and Customer Services
Mr Gary Soutar	General Manager Infrastructure and Operations
Mr Nick Clarke	General Manager Organisational Services
Ms Linnet Batz	Chief Financial Officer
Mr Andrew Ross	General Counsel
Mr Luke Wallace	Group Manager Corporate Governance
Ms Deborah Corbett-Hall	Service Manager Corporate Finance
Ms Carolyn Jackson	Capital & Asset Accounting Manager
Mr Peter Gould	Service Manager Workplace Health, Safety & Wellbeing
Mr Denis Byram	Queensland Audit Office
Ms Ashley Carle	Bentleys - QAO Audit Representative
Mr Sean Rooney	PwC
Ms Anita Kubler	PwC

Minutes:

Ms Charmaine Shakespeare	PA to General Manager Organisational Services
--------------------------	---

Apologies:

Mr Bill Lyon	Chief Executive Officer
Mr Martin Power	Bentleys – QAO Audit Representative

3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 12 March 2015 were confirmed as correct.

3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

Business arising from the minutes of 12 March 2015 meeting of this committee was presented.

3.1.1 As per Item 3.1.1 (3.1 Business Arising from Previous Minutes) the Committee requested that the General Counsel provide an update to the October Audit Committee on the number of contracts in the contracts register after the Quarter 1 review.

- *Refer Item 11.4 for information.*

- 3.1.2 As per Item 3.1.3 (3.1 Business Arising from Previous Minutes), the Committee noted that Information Management reviews be increased to two reviews next year instead of one.
- *Included in the Audit Plan 2015/2016 under item 7.2.*
- 3.1.3 As per Item 3.1.8 (3.1 Business Arising from Previous Minutes), the Committee recommended that data mining be considered for procurement operations.
- *Update provided in Item 11.4.*
- 3.1.4 As per Item 4 (Update from the Chief Executive Officer) the Committee requested that future Audit Committee Agendas include a standing item on the progress of the Capital and Operational Advisory Panel and the Redland Investment Corporation.
- *Refer Item 4.2 and Item 4.3.*
- 3.1.5 As per Item 5.1 (End of Month Financial Reports) the Committee requested that (1) a report be brought back to next Committee meeting on how Council's financial position is tracking; (2) project reporting be added to the monthly financial reporting pack; and (3) updates be provided to Committee members on the progress of the Portfolio Management Office Project.
- *(1) Refer Item 5.1.*
 - *(2) General Manager Infrastructure and Operations provided summary report to Committee.*
 - *(3) Briefing note prepared and circulated by Group Manager Corporate Governance.*
- 3.1.6 As per Item 5.3 (Asset Valuations) the Committee requested that (1) the scoping document provided for asset valuations be distributed to Committee members prior to engagement of valuers; and (2) a summary of all asset classes and potential valuation effect on RCC be provided to Committee members at next meeting.
- *(1) Refer to Item 5.3 - Template provided in the draft Guideline Revaluation of Non-Current Assets (GL-3052-001).*
 - *(2) Refer to Item 5.3.*
- 3.1.7 As per Item 8 (Internal Audit Reports) the Committee requested that (1) any key findings from a specific audit should be circulated to other areas of council who perform a similar function; (2) the General Manager Organisational Services will liaise with the Mayor's Office in relation to adding a statement from Councillors supporting a Councillor's Small Grant application regarding 'Conflict of Interest' and 'voting in the community interest'; (3) cash handling controls should be the same across Council; and (4) further data be provided to Committee members at the next Audit Committee in relation to how public liability insurance is monitored and enforced.
- *(1) Internal Audit to ensure that key findings are circulated as appropriate.*
 - *(2) Actioned via email on 13 March 2015.*
 - *(3) Actioned via the Internal Audit Plan of revenue audits.*
 - *(4) Briefing note included.*
- 3.1.8 As per Item 11.6 (Audit Committee Self-Assessment) the Committee recommended that (1) Council considers scheduling an extra Audit Committee meeting or change the scheduled October Committee meeting to meet before the Financial Statements are signed off; (2) Council considers allowing Committee
-

members to meet privately and/or separately with the external auditors after a Committee meeting to discuss any issues; and (3) Council will be invited to re-appoint two councillor members to replace the expired Councillor membership of this committee.

- (1) *October meeting rescheduled to 15 October 2015.*
- (2) *Additional private meeting scheduled with the external auditors after October Committee meeting.*
- (3) *Council re-appointed on 25 March 2015 (i) Mayor Karen Williams and Councillor Mark Edwards to the Committee and (ii) Councillor Edwards as Chair of the Committee.*

COMMITTEE DECISION

- 1. That the Audit Committee notes the receipt and confirmation of the prior minutes and updates as presented;**
- 2. That the Project Management Framework: (i) trial incorporates end customer impact analysis with robust end-to-end testing, and (ii) wording be updated to include process to submit request for additional funds at the time an overspend is first identified; and**
- 3. That Corporate Governance investigates options and costs to council relating to public liability insurance requirements for third party leasing arrangements.**

4 UPDATE FROM THE CHIEF EXECUTIVE OFFICER

4.1 GENERAL COUNCIL MATTERS

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

- Disaster Planning and Operations - The annual major disaster management exercise was held on 27 June 2015 at the QCESA facility, Whyte Island. Congratulations to all involved in this very successful multi-agency exercise.
- Disaster Planning and Operations - A report on the Callide Creek Flood Review has been presented to Council. Learnings from this review are now being applied to a number of emergency response activities, including flood warnings and business continuity planning.
- Budget - Preliminary financial year end figures are still indicating a surplus. Further detail to be given in the Financial Update.
- Certified Agreements – no further updates on Industrial Relations matters at this time.
- Policy Development and Review – The policy reviews continue with a number now being finalised.
- Corporate Plan – The Corporate Plan 2015-2020 has been adopted. Compliments to the team for their excellent work in the preparation of the plan and for the extensive engagement throughout the organisation. The Plan has been communicated to the organisation via a series of roadshow sessions and has been well received.

- Major projects – the City Plan Review is awaiting Ministerial approval from State Government.
- Legislative and legal matters – update as provided to the Committee.

4.2 CAPITAL AND OPERATIONAL ADVISORY PANEL

The Acting Chief Executive Officer updated the Audit Committee on progress of the Capital and Operational Advisory Panel (COAP).

- The COAP was approved by Council in December 2014 and has now met twice. The first meeting was for panel members to meet and question officers on processes and activities while the second meeting focused on the proficiency of business cases and processes. There has been encouraging outcomes from these meetings.

4.3 REDLAND INVESTMENT CORPORATION

The Acting Chief Executive Officer updated the Audit Committee on progress of the Redland Investment Corporation (RIC).

- The RIC was approved in November 2014 and is now established with corporate documentation being finalised. The first land sale transaction has also been completed. There has been a significant input from senior officers leading up to the formation of RIC. Now RIC is established, this involvement has reduced significantly. The Chief Executive Officer and Chief Financial Officer are on the RIC board. The draw on support services and other resources will be identified through the SLA's being developed.

COMMITTEE DECISION

That the Audit Committee notes the updates as presented.

5 COUNCIL FINANCIAL REPORTS

5.1 END OF MONTH FINANCIAL REPORTS

Council's end of month reports for February, March, April and May 2015 were presented to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the financial reports as presented; and**
- 2. That the Committee would find it useful to have comparative figures incorporated into the statement of cash flows.**

5.2 BUDGET 2015-2016

The Budget 2015-2016 was presented to the Audit Committee for information.

COMMITTEE DECISION

That the Audit Committee notes the budget as presented.

5.3 ASSET VALUATIONS

The Chief Financial Officer and Capital & Asset Accounting Manager presented an update on the asset valuations to the Audit Committee.

COMMITTEE DECISION

- 1. That the Audit Committee notes the update as presented; and**
- 2. That the Chief Financial Officer liaises with Bentleys and the QAO in a timely manner to agree the treatments being applied to certain assets.**

6 QUARTERLY COMPLIANCE SURVEYS

The quarterly compliance surveys for the March 2015 quarter were presented to the Audit Committee. The General Manager Organisational Services and Group Manager Corporate Governance updated the Committee on legislative and policy compliance.

COMMITTEE DECISION

- 1. That the Audit Committee notes the quarterly compliance survey and update as presented; and**
- 2. The Audit Committee requested that a framework be prepared to manage and monitor compliance and to show accountability and controls.**

7 INTERNAL AUDIT PLAN

7.1 AUDIT PLAN STATUS

The status of the Audit Plan 2014/2015 was presented to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the Status of the Audit Plan as presented.

7.2 ANNUAL AUDIT PLAN 2015/2016

The Group Manager Internal Audit presented the Annual Internal Audit Plan 2015/2016 to the Committee for endorsement.

COMMITTEE DECISION

That the Audit Committee endorses the Annual Internal Audit Plan as presented.

8 INTERNAL AUDIT REPORTS

The following reports were presented for Audit Committee consideration:

8.1 OFFICE OF THE CEO

- Payroll – Allowances

8.2 COMMUNITY AND CUSTOMER SERVICES

- Revenue Cycle and Cash Handling – RPAC
 - Customer Contact Centre
-

8.3 INFRASTRUCTURE AND OPERATIONS

- Maintenance of Parks and Conservation

8.4 ORGANISATIONAL SERVICES

- Risk Management Framework
- Fleet Management
- Application Management Lifecycle

COMMITTEE DECISION

That the Audit Committee notes the reports as presented.

9 AUDIT RECOMMENDATIONS DUE FOR IMPLEMENTATION**9.1 INTERNAL AUDIT RECOMMENDATIONS**

The Group Manager Internal Audit presented a progress report on audit recommendations due for implementation and overdue open recommendations to the Committee. The General Manager Organisational Services provided an update on the change of focus in scorecards to a zero target for overdue recommendations.

COMMITTEE DECISION

- 1. That the Audit Committee notes the reports and updates as presented; and**
- 2. That the Audit Committee notes the update to scorecard measures to improve management of recommendations.**

10 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented an update and their Interim Management Letter for the Year Ending 30 June 2015 to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update and document as presented.

11 OTHER BUSINESS**11.1 FRAUD AND CORRUPTION PREVENTION**

The Group Manager Internal Audit presented an update on the implementation of the Fraud and Corruption Prevention Framework to the Committee.

OFFICER'S RECOMMENDATION

That the Audit Committee notes the update as presented.

11.2 CHANGES TO STRATEGIC AND OPERATIONAL RISKS

The Group Manager Corporate Governance updated the Committee on the revised corporate risk management arrangements.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.3 COMPLAINTS MANAGEMENT

The General Counsel and General Manager Organisational Services provided updates on administrative action complaints and Councillor complaints for the quarter.

COMMITTEE DECISION

That the Audit Committee notes the updates as presented.

11.4 PROCUREMENT UPDATE

General Counsel provided an update on the status of the contracts and procurement review currently in progress.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.5 WORKPLACE HEALTH AND SAFETY

The Service Manager Workplace Health, Safety & Wellbeing presented an update to the Committee.

COMMITTEE DECISION

That the Audit Committee notes the update as presented.

11.6 EXTERNAL QUALITY ASSESSMENT

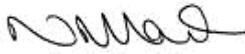
PwC presented the report on the outcome of the external quality assessment completed on the Internal Audit function.

COMMITTEE DECISION

That the Audit Committee notes the report as presented.

The meeting closed at 12.45 pm.

11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)**ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)****11.2.1 2015 LGAQ ANNUAL CONFERENCE AND REDLAND CITY COUNCIL MOTIONS**

Objective Reference:	A245275 Reports and Attachments (Archive)
Attachment:	<u>Attachment 1 – Motion Prescriptive vs Performance Based Planning</u> <u>Attachment 2 – Motion Community Residence Code</u>
Authorising Officer:	 Nick Clarke General Manager Organisational Services
Responsible Officer:	Luke Wallace Group Manager Corporate Governance
Report Author:	Tracey Cooke Corporate Governance and Policy Advisor (Acting)

PURPOSE

The purpose of this report is to;

1. Advise Council of the 2015 Local Government Association of Queensland (LGAQ) Annual Conference to be held in Toowoomba;
2. Recommend attendance by the Mayor and one other Councillor delegate;
3. Allocate Council's voting rights for the conference; and
4. Endorse the motions that Council intends to put at the 2015 LGAQ Annual Conference.

BACKGROUND

The LGAQ 119th Conference is to be held in Toowoomba from 19-21 October 2015. It is the principal conference in Queensland relating to local government. The conference brings together delegates from all tiers of government, external stakeholders and the media to consider the challenges facing local government and their communities.

The conference theme for this year is 'Taking Control of our Destiny'. A broad array of speakers will be presenting at the conference on a range of topics, including the rising cost of energy and the impacts of the 3D printing revolution.

The LGAQ Annual Conference is included in the Councillors' list of mandatory training for attendance by at least one Councillor (Expenses Reimbursement and Provision of Facilities for Councillors Guideline GL-3076-001).

ISSUES

As a full member of the LGAQ, Council can send two official delegates to the LGAQ Annual Conference as well as other attendees.

Council is entitled to vote on any motions put forward by members. Council has six votes at the LGAQ Annual Conference, which can be wholly exercised by one delegate or may be split in any proportion Council determines between two delegates.

Council may bring forward for discussion any subject pertaining to matters of common concern to members (local governments). Councillors have put forward two motions as follows:

1. Prescriptive versus performance based planning; and
2. Queensland Planning Provisions 'Community residence code'.

For details relating to the proposed motions, please refer to *Attachment 1* and *Attachment 2* respectively.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no legislative requirements associated with this report.

Risk Management

Non-attendance by Council at the conference results in a lost opportunity for Redland City Council to voice its views in matters being considered (voted on) at the conference.

Financial

This recommendation does not require any change to the current year's budget as funds have already been allocated. There are no conference fees for Council's official delegates, as the cost of attendance for two representatives is included in Council's annual membership to the LGAQ.

People

Council's representation at the LGAQ Annual Conference provides the opportunity for Councillors to keep abreast of contemporary and emerging issues in local government and associate with leaders in this field and other elected representatives from across Queensland.

Environmental

There are no environmental issues associated with this report.

Social

Attendance at the LGAQ Annual Conference supports Councillors to provide the highest level of leadership to the organisation and the Redland's community.

Alignment with Council's Policy and Plans

The recommendation primarily supports Council's Corporate Plan 2015-2020 Outcome 8 Inclusive and ethical governance.

CONSULTATION

Consultation has been undertaken with all Councillors, the Executive Leadership Team and senior officers in Council's City Planning and Assessment Group.

OPTIONS

1. That Council resolves that:
 - a. Council be represented by the Mayor and one other Councillor delegate at the 2015 LGAQ Annual Conference; and
 - b. Council's voting rights at the conference are split equally between the two official delegates.

OR

2. Council be represented by the Mayor as official delegate to the 2015 LGAQ Annual Conference with full voting rights.

OR

3. Council is not represented at the 2015 LGAQ Annual Conference.

AND

4. The attached motions be endorsed for submission to the 2015 LGAQ Annual Conference.

OFFICER'S RECOMMENDATION

Council resolves that:

- 1. Council be represented by the Mayor and one other Councillor delegate at the 2015 LGAQ Annual Conference;**
- 2. Council's voting rights at the conference are split equally between the two official delegates; and**
- 3. The attached motions be endorsed for submission to the 2015 LGAQ Annual Conference.**

Submitting Council/ Organisation	Redland City Council
Number and Title of Motion	# -
Motion	<p>That the Local Government Association of Queensland makes representations to the State Government advocating for a return to a planning framework that:</p> <ul style="list-style-type: none">• Provides certainty of outcomes;• The community understands; and• Allows for the use of prescriptive standards and assessment benchmarks in local government planning schemes where appropriate. <p>AND</p> <p>That the Local Government Association of Queensland makes representations to the State Government to initiate a broad education campaign explaining how a performance based planning system operates.</p> <hr/> <hr/> <p>MOVER: SECONDER:</p>

Purpose

The purpose of this report is to seek Council's approval to table a motion at the next LGAQ annual conference on 19 October 2015. The motion will propose for LGAQ to make representations to the State Government in order to:

1. advocate for a return to a planning framework that:
 - a. provides certainty of outcomes;
 - b. the community understands; and
 - c. allows for the use of prescriptive standards and assessment benchmarks in local government planning schemes where appropriate.
2. initiate a broad education campaign explaining how a performance based planning system operates.

Background

Previous LGAQ Motions

In preparing this motion, Redland City Council has reviewed previous motions on the same topic that have been presented at LGAQ annual conferences between 2009 – 2014. It is noted that the following motions are of relevance;

Motion number 22, put forward by Brisbane City Council at the LGAQ conference in 2011:

NO. 22

BRISBANE CITY COUNCIL

PLANNING – PARTNERSHIP APPROACH BETWEEN STATE AND LOCAL GOVERNMENT

- "That the Local Government Association of Queensland make representations to the State Government to:
- Seek a commitment to a renewed full partnership approach to planning with local government including priority given to regulatory and process reform.
 - Encourage the State Government to work closely with local governments to ensure:
 - The next generation of planning schemes deliver more certainty for local communities and future development;
 - Planning scheme drafting and amendment process and implementation, and structure planning process under the Sustainable Planning Act 2009 must be simplified, particularly with respect to the role of State agencies and the number of State interest checks required;
 - The provision of timely State agency responses and a clear articulation of State interests overseen by each State agency;
 - The increased use of code-based and compliance-based assessments;
 - A focus on carefully maintaining the balance of future urban growth (infill versus greenfield) to confirm the most appropriate approach to long-term sustainable growth of each region, including the consideration of the implications of housing affordability.
 - Ensure commitment for collaborative and continuous improvement to development assessment performance by the State Government, local government and the development industry, including commitment to completing an administrative and policy review and rationalisation of referral agency triggers."

Motion number 21, put forward by Isaac Regional Council at the LGAQ conference in 2013:

NO. 21**ISAAC REGIONAL COUNCIL / CQLGA****PLANNING POWERS – EMPOWERING LOCAL GOVERNMENTS WITH PLANNING CONTROL**

MOVER: Cr A. Baker (Isaac)

SECONDER: Cr D. Appleton (Isaac)

"That the Local Government Association of Queensland calls on the State Government to return planning powers to local governments that indicate the desire to do so, as opposed to the current dictatorial relationship that has compromised the integrity of residential neighbourhoods, and that the Newman Government honour its commitment:

"To empower Queensland communities with the responsibility for planning and development at the local level, through decision making by local governments that are transparent and ultimately accountable to local people."

CARRIED

Mayor's Letter to the Minister of DILGP

- On 26 May 2015, the Mayor of Redland City Council wrote to the Minister of DILGP, the honorable Jackie Trad MP expressing concerns that the current performance based planning scheme was undermining community confidence in the planning system. In the letter, the Mayor expressed her view that the current performance-based planning scheme 'does not give certainty to anyone', 'is perceived as subjective' and that subsequently, 'Councils end up being criticised by the public...[as] there are simply no justifiable grounds for refusal under the current system'.
- A specific piece of case law is referenced in the Mayor's letter, relating to Brisbane City Council's approval of a large residential tower in Kangaroo Point despite the development exceeding the height and plot ratio provided for in the acceptable solutions of the Brisbane City Plan 2000. In *RESIDENTS ASSOCIATION INC & OTHERS V BRISBANE CITY COUNCIL*, the judge upheld the decision and reconfirmed that while acceptable solutions indicate a 'desirable' way to 'ensure' compliance, they are not the only solutions. In addition, the judge made it clear that the alternative solution need not be similar to the acceptable solution.
- The Mayor subsequently requested that:
 - local governments be given greater control over the planning schemes they operate in order to align them more closely with community expectations; and
 - the Queensland Government undertake a broad education campaign to improve the community's understanding and expectations with regard to performance based planning schemes.

Brief History of Performance Based Planning in Queensland

- The *Integrated Planning Act 1997* (IPA) initiated a shift away from the 'prescriptive' zone based planning instruments towards more flexible, performance based instruments.
- The rationale behind the transition was that the existing planning system was too restrictive. Prescriptive controls such as minimum lot sizes, car parks etc. were seen to produce bland and homogenous development that did not necessarily respond positively to site characteristics¹

¹ Schomburg 2015, 'In Search of the Lost Plot, Qld Environmental Law Conference'.

- IPA was generally viewed as 'performance based' due to its redirected focus on development outcomes, managing the effects of development and prohibiting prohibitions²
- The IPA was superseded by the *Sustainable Planning Act 2009* (SPA), which remains in effect.
- The *Sustainable Planning Act 2009* went back somewhat on the IPA reforms and allows for certain prohibitions on development where it is detrimental to the strategic objectives or the impacts cannot be mitigated (e.g. Schedule 1 of SPA). However, the philosophy of performance based planning is imbedded within SPA and the Queensland Planning Provisions (QPP). For example, Planning Scheme Drafting Principle 3 in the QPP states that emphasis should be placed on 'development outcomes sought to be achieved both generally and specifically in the local government area'.
- The Queensland State Government has made a commitment to pursue ongoing planning reform in its Better Planning for Queensland Directions paper. This provides an opportunity for Council to influence the future planning and development framework by advocating for policy reform and an increased emphasis on community education through the LGAQ.

Issues

- Despite being celebrated as a planning system that provides greater flexibility, encourages innovative developments and 'make[s] performance outcomes the chief criteria for decision-making'³, performance based planning has not been immune from criticism by planning practitioners and the general community.
- The majority of criticism directed at performance based planning schemes is due to their:
 - **Size:** As planning schemes drafters have attempted to respond to all possible issues, post IPA planning schemes have become more voluminous;
 - **Complexity:** As decision making has become more reliant on the interpretation of words, planning schemes have become increasingly difficult to understand. The complexity of modern planning schemes is compounded in some instances by poorly drafted performance based codes that are ambiguous and use excessive planning jargon; and
 - **(Lack of) Decision Making Certainty:** Decision making certainty is often reduced when performance standards are subjective or non-quantifiable. The end result is a public loss of faith in a system which the lay-person cannot understand⁴.
- Stakeholders and practitioners have also argued that the post IPA period has been characterized by a transfer of planning power away from Council's to the State Government⁵. The diminishing control of local governments is seen by some to contribute to poor planning outcomes on the ground and is demonstrated by limitations on the form and contents of planning schemes through the QPP, as well as the types of development local governments can prohibit.

² Travis Frew 2011, 'The implementation of performance based planning in Queensland under the *Integrated Planning Act 1997: an evaluation of perceptions and planning schemes*'

³

http://www98.griffith.edu.au/dspace/bitstream/handle/10072/33273/63566_1.pdf;jsessionid=AE D5D64722FCBB27F73220BDC014A914?sequence=1

⁴ Schomburg 2015, 'In Search of the Lost Plot', Qld Environmental Law Conference'

⁵ Beard 2015, 'Application of Planning Laws in Queensland 1970 – 2015'

Relevant Case Law

- In *ALDI Stores (A Limited Partnership) v Redland City Council & Ors [2009] QPEC 27* Council's refusal of an application for an ALDI supermarket at Alexandra Hills on the basis that 'the development and its potential impacts were inconsistent with planning intentions for the site, and the surrounding area' was successfully appealed in the Planning and Environment Court.
- The applicant successfully contended that the Alexandra Hills District Centre is not confined in area to the District Alexandra Hills Zone shown in the scheme map and that subsequently, construction of an ALDI supermarket on the site would not compromise the achievement of the relevant Desired Environmental Outcomes.
- This ruling, which was subsequently appealed by Council and upheld in the Court of Appeal, highlights from a Council perspective the difficulty in establishing planning scheme provisions that:
 - are performance based;
 - clearly articulate outcomes;
 - deliver on community expectations; and
 - are able to be rigorously defended in court.

Analysis

- Since the introduction of the *Integrated Planning Act 1997*, the State Government has facilitated a paradigm shift from prescriptive to performance based planning schemes. This has resulted in a move away from strict regulation based on 'uses' to a planning system where the impacts of development are assessed on their merit and against the strategic objectives identified in local government planning schemes.
- A distinct advantage of performance based planning provisions is that they can provide flexibility to developer's by allowing for multiple or innovative solutions. Conversely, performance standards may provide less certainty where the required standard is not quantifiable and there are numerous ways to achieve the outcome⁶.
- As a general observation, it appears that many members of the general public lack an understanding of the planning process and legislative requirements. A case in point is the decision making rules for development assessment outlined in the QPP. As demonstrated in *RESIDENTS ASSOCIATION INC & OTHERS V BRISBANE CITY COUNCIL*, there is a misconception that probable solutions (e.g. building height) are capable of prohibiting development outright. To clarify, probable solutions demonstrate to developers how the purpose of the code can be achieved but do not prevent them from devising alternative methods to achieve the purpose of the code⁷. This misunderstanding may contribute towards community angst when a development that fails to meet community expectations is approved despite apparent 'conflict' with the Planning Scheme.
- While approval of a development application in these circumstances is often viewed as a failure of local government by the community, Council is unable to deny development approval for an application that is consistent with the planning scheme. Furthermore, SPA provides that an assessment manager may decide a development application in a

⁶ Travis Frew 2011, 'The implementation of performance based planning in Queensland under the *Integrated Planning Act 1997: an evaluation of perceptions and planning schemes*'

⁷ Phillipa England 2011, 'Sustainable Planning in Queensland'

way that conflicts with a relevant instrument (e.g. a Planning Scheme) if there are sufficient grounds for approving the development despite the conflict.

- In summary, the LGAQ forum provides an opportunity for Council to influence the direction of future State Government planning policy and any proposed new planning legislation. On this basis, Council intends to advocate for improved transparency and clarity through:
 - **Clear Performance Standards:** establishing assessment benchmarks that specify the minimum performance standards for compliance.
 - **Scheme Drafting Improvements:** providing increased guidance and training to ensure that planning scheme provisions clearly articulate the outcomes being sought;
 - **Community Education:** It is imperative that community education forms a centerpiece of the planning reform agenda. Community Education is fundamental to improving the general public's understanding of how a performance based planning system operates.

Recommendations

That council endorse the attached motion(s) for submission to the LGAQ conference

Submitting Council/ Organisation	Redland City Council
Number and Title of Motion	# -
Motion	<p>That the Local Government Association of Queensland makes representations to the State Government to review the current provisions for "Community residence" in the Queensland Planning Provisions v.3.1 and include additional requirements to ensure Community residences:</p> <ul style="list-style-type: none">• are located in close proximity to public transport, services and possible employment areas; and• address impacts on existing residential amenity. <hr/> <hr/> <p>MOVER: SECONDER:</p>

Purpose

The purpose of this report is to seek Council's approval to table a motion at the next LGAQ annual conference on 19 October 2015. The motion will propose for LGAQ to make representations to the State Government in order to review the current provisions for "Community residence" included in the Queensland Planning Provisions v.3.1 to include additional locational requirements.

Background

Previous LGAQ Motions

In preparing this motion, Redland City Council has reviewed previous motions on the same topic that have been presented at LGAQ annual conferences between 2009 – 2014. There are no previous motions relating to this motion.

Mayor's Letter to the Minister of SDIP

- On 12 September 2013, the Mayor of Redland City Council wrote to the Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP requesting further consideration of the Community Resident Code 9.2.1 in the Queensland Planning Provisions draft v.3.0 as part of the State planning review. The prescribed level of assessment for a "Community residence" use is currently mandated in the QPP v3.1 as self-assessable in all residential and rural residential zones. In the letter, the Mayor expressed her concerns that the Community resident code is insufficient to adequately accommodate this activity within all residential and rural residential areas.
- An example of use of the Community residence code is referenced in the Mayor's letter, relating to Redland City Council's implementation of the code on a trial basis leading up to the preparation of its new planning scheme. The trial allowed a Community residence to establish as a self-assessable use in the city. Unfortunately the facility, which houses past offenders reintegrating into the community, led to considerable community anxiety and concerns from the police. As well as issues with the behaviour of the facility's residents, the location of the facility within an established residential area has also raised a number of concerns both from the community and elected representatives.
- The Mayor subsequently requested:
 - additional locational requirements within the mandated code for Community residences to ensure the types of uses are located within close proximity to public transport, services and possible employment areas; and
 - additional criteria to address impacts on existing residential amenity.
- The Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP wrote to Mayor Karen Williams on 25 October 2013 indicating that a review of the statewide code may be included as part of the next version, version 4 of the Queensland Planning Provisions.

Issues

- Concern has been expressed by the public and Redland City Council that the mandatory Community residence provisions need further review and improvement.
- Because of the nature of the use and its social aspects, the introduction of Community residences into established residential areas requires more planning consideration than simple limitations on resident numbers, car-parking and support worker requirements. It is Council's suggestion that the Community residence code be reviewed to address matters such as the social and service needs of the residents, proximity to public transport and employment opportunities and likely impacts on amenity.

Analysis

- Whilst Council remains supportive of the program of reintegrating people back into the community, its experience with the facility indicates that the current provisions, which mandate the level of assessment, and simply rely on managing impacts primarily through controlling resident numbers, are insufficient.
- Council previously wrote to the Minister for State Development, Infrastructure and Planning, the honorable Jeff Seeney MP (12 September 2013) outlining its concerns. Council then received a response letter on 25 October 2013 indicating that the Community residence code 'matter' had been forwarded to the former Department of State Development, Infrastructure and Planning (now the Department of Infrastructure, Local Government and Planning) for consideration as part of draft QPP Version 4.0.
- The draft QPP Version 4.0 document was released for public comment from 8 December 2014 – 16 January 2015. The Department of Infrastructure, Local Government and Planning (DILGP) is now in the process of considering all properly made submissions and will release a submission review report with the approved version of QPP Version 4.0. It is noted that the DILGP has not indicated when this is likely to occur.
- The DILGP has released a full version of the draft QPP version 4.0 document with tracked changes for public view on its website. Unfortunately, Council's suggestions have not resulted in an amendment to the State Community residence code.
- As stated above, the QPP is currently under review. However, the State has not made changes to the code and as such, Council intends to use the LGAQ to continue in its advocacy for reform.

Recommendations

That council endorse the attached motion(s) for submission to the LGAQ conference

11.3 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 AND 3 DEVELOPMENT APPLICATIONS**

Objective Reference:	A248203 Reports and Attachments (Archives)
Attachment:	<u>Decisions Made Under Delegated Authority 26.07.2015 to 08.08.2015</u>
Authorising Officer:	 Louise Rusan General Manager Community and Customer Services
Responsible Officer:	David Jeanes Group Manager City Planning and Assessment
Report Author:	Debra Weeks Senior Business 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 and Compliance Assessments and associated administrative matters, including correspondence associated with the routine management of all development applications;

Category 2 – Complying Code Assessments and Compliance Assessments and 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 and compliance assessable applications, including building works assessable against the planning scheme, and other applications of a minor nature, including all accelerated applications.
- 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 General Meeting for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

Applications	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
MCU013529	Dwelling House	Category1	DTS Group Pty Ltd	77 Main Road, Wellington Point QLD 4160	Code Assessment	30/07/2015	Development Permit	1
MCU012453	Dual Occupancy	Category1	Development Solutions Qld Philip Impey Architect	10 Caravel Court, Cleveland QLD 4163	Extension to Relevant Period	28/07/2015	Approved	2
BWP003060	Design & Siting - Setbacks	Category1	Reliable Certification Services	13 Cassandra Street, Cleveland QLD 4163	Concurrence Agency Response	28/07/2015	Approved	2
BWP003009	Shed	Category1	Janette Therese Elliott	13 Tahoe Court, Thornlands QLD 4164	Code Assessment	27/07/2015	Development Permit	3
BWP003071	Design & Siting - Dwelling House	Category1	The Certifier Pty Ltd	53 Benfer Road, Victoria Point QLD 4165	Concurrence Agency Response	31/07/2015	Approved	4
BWP003055	DESGIN & SITING - DWELLING HOUSE	Category1	Bartley Burns Certifiers & Planners	1 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	28/07/2015	Approved	5
BWP003057	Design & Siting - Garage	Category1	Building Code Approval Group Pty Ltd	93 Wahine Drive, Russell Island QLD 4184	Concurrence Agency Response	27/07/2015	Approved	5

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

BWP003066	Design and Siting - Dwelling House	Category1	Platinum Building Approvals	13 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	30/07/2015	Approved	5
BWP003059	Design & Siting - Dwelling House & Setbacks	Category1	Platinum Building Approvals	255 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	29/07/2015	Approved	6
BWP003061	Design & Siting - Dwelling House	Category1	Professional Certification Group	9 Lacebark Close, Mount Cotton QLD 4165	Concurrence Agency Response	29/07/2015	Approved	6
ROL005946	Standard Format 1 into 4 Lots	Category1	G W Clegg & Company	73-75 Willard Road, Capalaba QLD 4157	Code Assessment	27/07/2015	Development Permit	8
BWP003065	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	54 Spurs Drive, Wellington Point QLD 4160	Concurrence Agency Response	29/07/2015	Approved	8
Category 2								
OPW001836.1	Aged Person & Special Needs Facility	Category2	Bplanned Pty Ltd	174-180 Wellington Street, Ormiston QLD 4160	Compliance Assessment	27/07/2015	Compliance Certificate	1
OPW001777	Apartment Building x 65	Category2	Javica Investments Pty Ltd	209 Shore Street West, Cleveland QLD 4163	Compliance Assessment	27/07/2015	Compliance Certificate	2
MC009164	Combined MCU Reconfiguration - 4 lots into 135 lots	Category2	G W Clegg & Company	1-27 Unwin Road, Redland Bay QLD 4165	Permissible Change	30/07/2015	Development Permit	6

Decisions Made Under Delegated Authority 26.07.2015 to 01.08.2015

MCU013421	Hotel and Tourist Accommodation	Category2	Hill-Mac Pty Ltd	Alexandra Hills Hotel/Motel, 332 Finucane Road, Alexandra Hills QLD 4161	Impact Assessment	30/07/2015	Development Permit	7
OPW001886	Multiple Dwellings x 4	Category2	Antech Constructions Pty Ltd	8 Oaklands Street, Alexandra Hills QLD 4161	Compliance Assessment	30/07/2015	Compliance Certificate	7
MCU013451	Shop -Alterations and additions	Category2	Aldi Stores	35-37 Mount Cotton Road, Capalaba QLD 4157	Code Assessment	30/07/2015	Development Permit	9
MCU013469	Indoor Recreation Facility	Category2	Brizdalise Pty Ltd Trading As Training For Warriors Brisbane Bayside	71 Redland Bay Road, Capalaba QLD 4157	Code Assessment	29/07/2015	Development Permit	9
OPW001883	Multiple Dwelling x 8	Category2	Arcadian Developments Pty Ltd	67 Keith Street, Capalaba QLD 4157	Compliance Assessment	28/07/2015	Compliance Certificate	9
Category 4								
MCU013378	Service station	Category2	Urban Potentials Pty Ltd	4-6 Government Road, Redland Bay QLD 4165	Impact Assessment	31/07/2015	Refused	5

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002722	Design & Siting - Shed	Category1	Tanya Michelle Cain Hayden John Featherstonhaugh	31 Kelso Street, Wellington Point QLD 4160	Concurrence Agency Response	4/08/2015	Approved	1
MCU013532	DWELLING	Category1	Building Code Approval Group Pty Ltd	50 Frederick Street, Wellington Point QLD 4160	Code Assessment	6/08/2015	Development Permit	1
BWP003079	Design and Siting - Carport	Category1	The Certifier Pty Ltd	1 Fernbourne Road, Wellington Point QLD 4160	Concurrence Agency Response	6/08/2015	Approved	1
OPW001888	Operational Works - Domestic Driveway Crossover	Category1	Jamis Zaia Shamoon	264 Wellington Street, Ormiston QLD 4160	Code Assessment	5/08/2015	Development Permit	1
MCU013492	Dwelling House	Category1	The Certifier Pty Ltd	27 Piermont Place, Cleveland QLD 4163	Code Assessment	3/08/2015	Development Permit	2
MCU013507	Dwelling House	Category1	Black Watch	9 Princess Street, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
MCU013521	Dwelling House	Category1	Black Watch	48 Sentinel Court, Cleveland QLD 4163	Code Assessment	3/08/2015	Development Permit	2
BWP003074	Design & Siting - Domestic Outbuilding	Category1	Colin Jeffrey Tucker	115 Island Street, Cleveland QLD 4163	Concurrence Agency Response	4/08/2015	Approved	2
ROL005941	Standard Format: 1 into 2 Lots	Category1	Castle Glenn Homes Pty Ltd As Trustee	192 Fitzroy Street, Cleveland QLD 4163	Code Assessment	6/08/2015	Development Permit	3

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015

BWP003076	Design and Siting - Additions, Bedroom and Carport	Category1	Building Code Approval Group Pty Ltd	36-38 Beach Street, Cleveland QLD 4163	Concurrence Agency Response	4/08/2015	Approved	3
ROL005938	Standard Format -1 into3 Lots	Category1	East Coast Surveys Pty Ltd	186 Main Street, Redland Bay QLD 4165	Code Assessment	7/08/2015	Development Permit	5
MCU013512	Dwelling House	Category1	Bay Island Designs	20 Zephyr Street, Russell Island QLD 4184	Code Assessment	7/08/2015	Development Permit	5
MCU013534	Dwelling and Proposed Garage ADA	Category1	Curlew Homes Pty Ltd	21 Scenic Drive, Russell Island QLD 4184	Code Assessment	5/08/2015	Development Permit	5
BWP003067	Design & Siting - Dwelling House	Category1	Platinum Building Approvals	13 Junee Street, Redland Bay QLD 4165	Concurrence Agency Response	7/08/2015	Approved	5
BWP003075	Design & Siting - Setbacks	Category1	Reliable Certification Services	37 Hamilton Street, Redland Bay QLD 4165	Concurrence Agency Response	5/08/2015	Approved	5
BWP003068	Design & Siting - Dwelling House	Category1	All Star Energy	16 Capella Drive, Redland Bay QLD 4165	Concurrence Agency Response	5/08/2015	Approved	6
BWP003078	Design & Siting - Dwelling	Category1	Platinum Building Approvals	245 German Church Road, Mount Cotton QLD 4165	Concurrence Agency Response	6/08/2015	Approved	6
BWP003077	Design & Siting - Pool	Category1	Professional Certification Group	33 Ferndown Street, Alexandra Hills QLD 4161	Concurrence Agency Response	6/08/2015	Approved	7
MCU013548	Home Business - ADA	Category1	Philip Noel Jones Jodie Louise Pay	19 Burwood Road, Alexandra Hills QLD	Code Assessment	5/08/2015	Development Permit	7

Decisions Made Under Delegate Authority 02.08.2015 to 08.08.2015

ROL005940	Standard Format 1 into 2	Category1	Castle Glenn Homes Pty Ltd As Trustee	16 Nottinghill Street, Birkdale QLD 4159	Code Assessment	6/08/2015	Development Permit	8
Category 2								
MCU013470	Mixed Use - Apartment Building and Commercial Office	Category2	Australia Wistar Pty Ltd	12-14 Wharf Street, Cleveland QLD 4163	Code Assessment	6/08/2015	Development Permit	2
OPW001862	Pontoon	Category2	Aqua Pontoons Pty Ltd	18 Raby Bay Boulevard, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
OPW001863	Pontoon Lot 1	Category2	Aqua Pontoons Pty Ltd	18 Raby Bay Boulevard, Cleveland QLD 4163	Code Assessment	5/08/2015	Development Permit	2
ROL005889	Standard Format : 3 lots (originally lodged as 10 lots)	Category2	G W Clegg & Company	212 Colburn Avenue, Victoria Point QLD 4165	Code Assessment	5/08/2015	Negotiated Decision	4
ROL005934	Standard Format: 2 into 5 Lots	Category2	G W Clegg & Company	5-7 Lawn Terrace, Capalaba QLD 4157	Code Assessment	6/08/2015	Development Permit	8

11.3.2 APPEALS LIST CURRENT AS AT 12 AUGUST 2015

Objective Reference: A248520
Reports and Attachments (Archives)

Authorising Officer: 
Louise Rusan
General Manager Community and Customer Services

Responsible Officer: David Jeanes
Group Manager City Planning and Assessment

Report Author: Adam Webb
Service Manager Planning and 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/gjudgment/>

2. Department of Infrastructure, Local Government and Planning (DILGP)

The DILGP provides a Database of Appeals (<http://www.dlg.qld.gov.au/resources/tools/planning-and-environment-court-appeals-database.html>) 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:		The appellant has submitted further amended plans for consideration. The matter has been adjourned to 26 August 2015.

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:		The appellant has submitted further amended plans for the consideration of the parties. The matter has been adjourned to 26 August 2015.

3.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Amended Originating Application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		Judicial Review of Council's decision is down for mention 17 August 2015.

4.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiated Infrastructure Charges Notices.
Current Status:		Parties attended a without prejudice mediation in April 2015 to discuss the matter.

5.	File Number:	Appeal 795 of 2015 (MCU013316)
Applicant:		James Tovey Wilson
Application Details:		Material Change of Use for Mixed Use – Tourist Accommodation (71 units), Apartment Building (28 units), Refreshment Establishment and Shop 18-20 Waterloo Street Cleveland
Appeal Details:		Submitter appeal against development approval.
Current Status:		Listed for hearing on a preliminary legal point on 18 August 2015.

6.	File Number:	Appeals 1610 of 2015 (MCU011532)
Applicant:		Skyhope Developments
Application Details:		Material Change of Use for Apartment Building (271 Units) 54-58 Mount Cotton Road, Capalaba
Appeal Details:		Applicant appeal against Infrastructure Charges Notice.
Current Status:		Parties attended a without prejudice mediation in May 2015 to discuss the matter.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 NEW LEASE - BAY ISLANDS GOLF CLUB INC**

Objective Reference: A241305
Reports and Attachments (Archives)

Attachment: [Attachment 1 New Lease - Bay Islands Golf Club Inc.](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure & Operations

Responsible Officer: Lex Smith
Group Manager City Spaces

Report Author: Jillian Jones
Facilities Services Manager

PURPOSE

The Bay Islands Golf Club Inc holds a lease over an area of land at Gordon Road, Macleay Island that includes the Clubhouse. An application has been received from the club for the early surrender of their existing lease and approval for a new 10-year lease as they are now ready to commence a clubhouse extension as previously approved under resolution in June 2010.

BACKGROUND

Council resolved on 30 June 2010:

1. To agree to the extension of the lease boundaries of the Bay Island Golf Club Inc in accordance with Plan A attached; and
2. That the Chief Executive Officer be delegated authority to make, vary and discharge all documents relating to this matter.

Although there is a minor amendment to the lease boundary in the new plan, it is considered to be in line with the original resolution and is able to be dealt with under CEO delegation.

This resolution relates to an increase in tenure term to allow the club greater than the 3 years on the existing lease now it is in a financially viable position to complete the extension.

ISSUES

The club has one item outstanding following their building condition and compliance inspection, and a new lease will not be entered into prior to its completion.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* s.236(1)(b)(ii) requires that Council agree by resolution that it is appropriate to dispose of an interest in land to a community organisation, other than by tender or auction. As Bay Islands Golf Club Inc meets the definition of a community organisation, s.236(1)(b)(ii) applies and allows this lease of Council land.

Risk Management

Bay Islands Golf Club Inc's current and proposed new leases require building and public liability insurance to be maintained by the Club.

Facilities Services will conduct inspections to ensure compliance with occupant safety and building condition, and there are clauses under the lease to address any non-compliance to these.

Financial

Council will not incur any expenses with this lease as lease preparation costs and registration in the Titles Office etc are to be paid by the lessee.

People

This recommendation does not have Council staff implications.

Environmental

No environmental issues have been identified.

Social

Granting a new lease to Bay Islands Golf Club Inc will provide continued support to this very active and community focussed group within the Redland area.

Alignment with Council's Policy and Plans

Council policy POL-3071 Leasing of Council Land & Facilities supports leases to not-for-profit community organisations.

The Redland City Council Corporate Plan 2010-2015 is supported by this proposal, particularly:

7. Strong and connected communities

- 7.5 - Increase the physical activity participation of residents and deliver programs and incentives that strengthen opportunities for sport and recreation.

CONSULTATION

The Facilities Services Manager has consulted with:

- Portfolio 5 Chair;
- Divisional Councillor;
- Business & Infrastructure Finance team; and
- Acting Service Manager Sport & Facilities

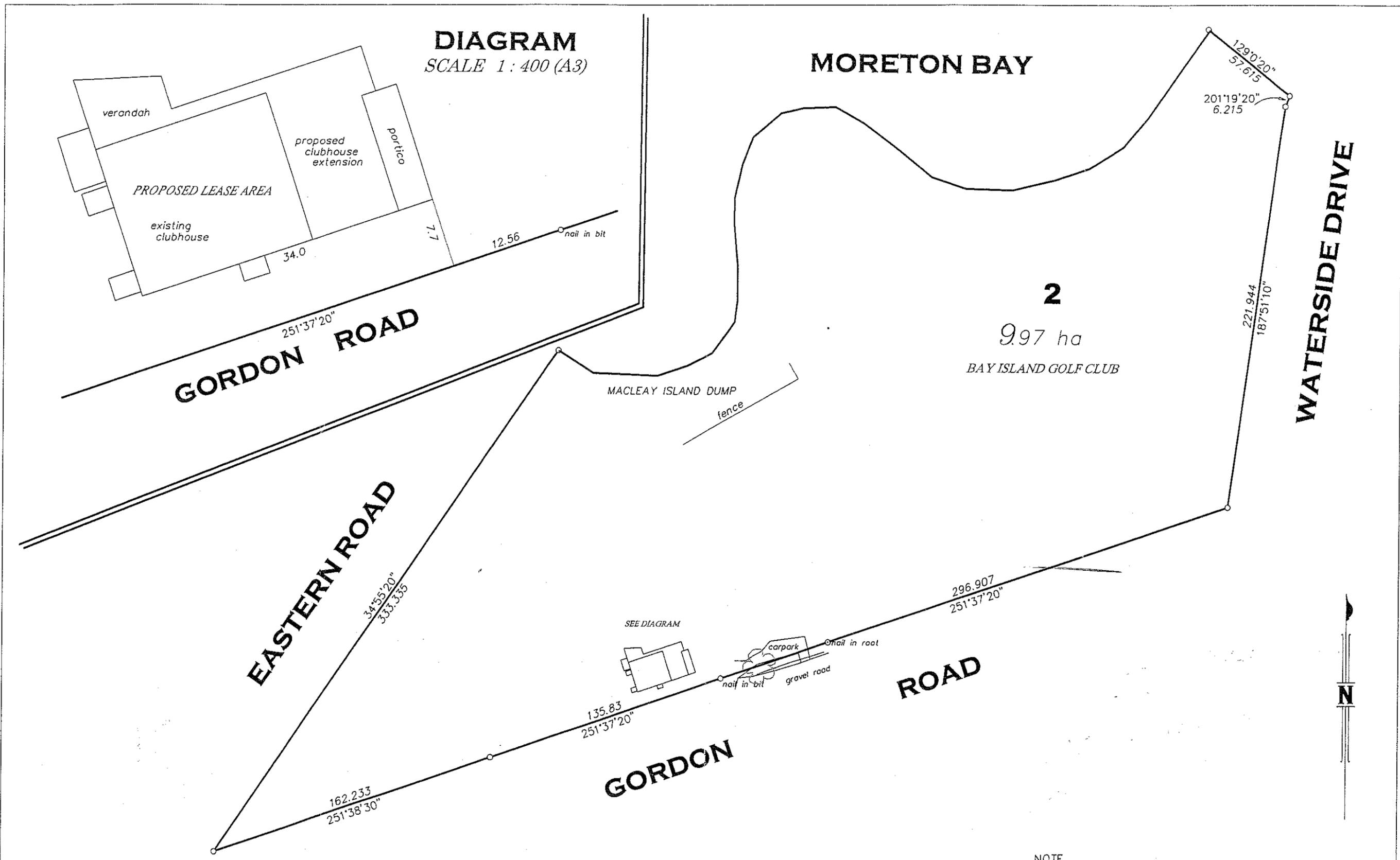
OPTIONS

1. That Council resolves to:
 - a) Allow the Bay Islands Golf Club Inc to surrender the balance of their current lease and for Council to make, vary or discharge a new 10-year lease over Lease A SP106632 on Lot 2 RP815721 situated at 14A Gordon Road, Macleay Island as shown on the attached site plan on terms and conditions considered satisfactory to the Chief Executive Officer, and subject to the final outstanding building inspection compliance matter being completed;
 - b) Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and
 - c) Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.
2. That Council refuse a new lease to Bay Islands Golf Club Inc.

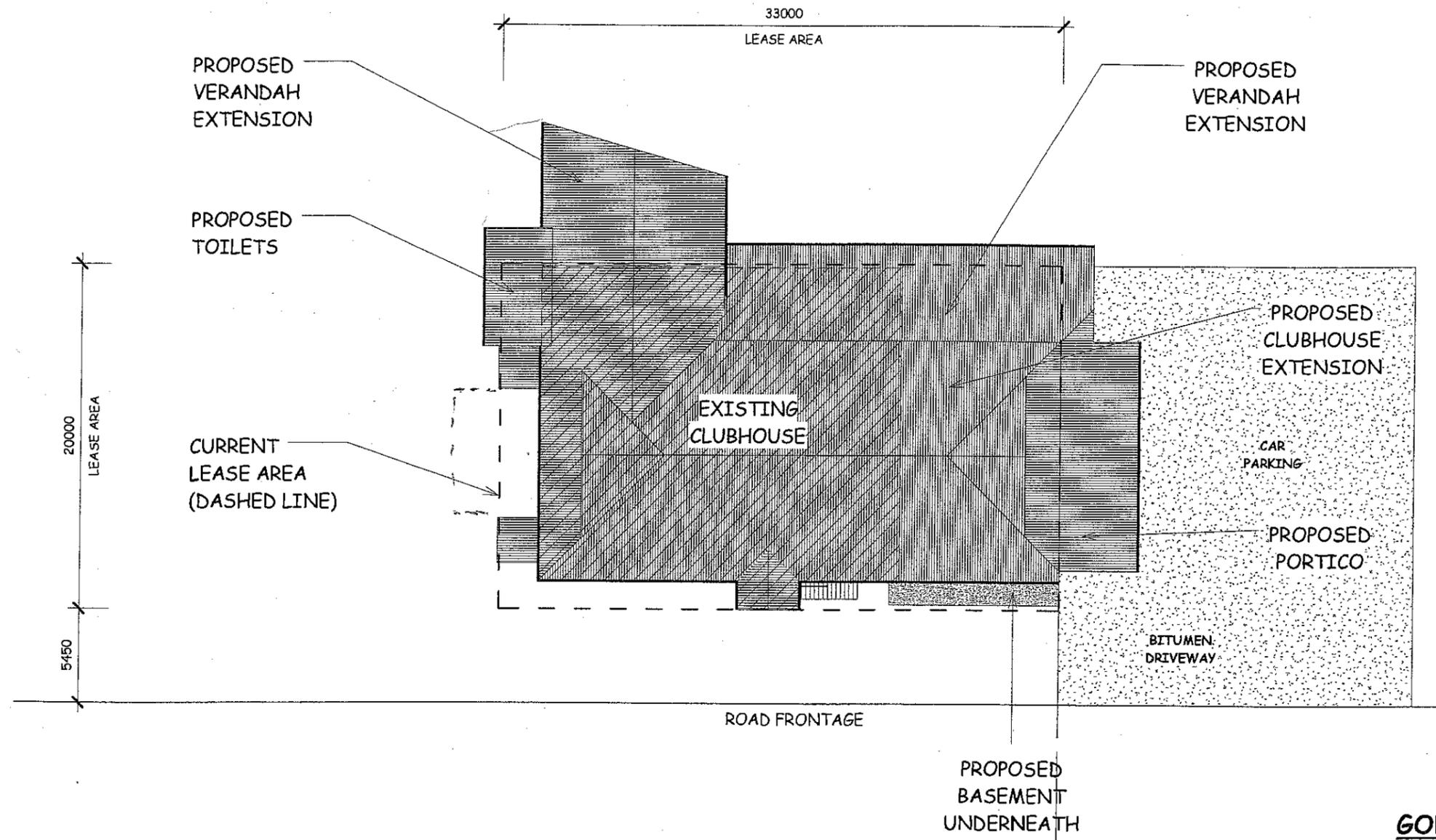
OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Allow the Bay Islands Golf Club Inc to surrender the balance of their current lease and for Council to make, vary or discharge a new 10-year lease over Lease A SP106632 on Lot 2 RP815721 situated at 14A Gordon Road, Macleay Island as shown on the attached site plan on terms and conditions considered satisfactory to the Chief Executive Officer, and subject to the final outstanding building inspection compliance matter being completed;**
- 2. Agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction; and**
- 3. Delegate authority to the Chief Executive Officer under s.257(1)(b) of the *Local Government Act 2009* to sign all documents in regard to this matter.**



PROJECT <i>PROPOSED LEASE AREA</i> <i>Part of Lot 2 on RP 815721.</i> <i>Gordon Road, Macleay Island.</i>	IAN DAVIS SURVEYS PTY LTD <small>ABN 61 073 623 364</small> Licensed & Engineering Surveyors P O BOX 7280 REDLAND BAY Q 4165 Mob: 0419 675 901 PH (07) 3829 1811 FAX (07) 3829 1822 E: idsurvey@yahoo.com.au	CLIENT <i>BAY ISLANDS GOLF CLUB INC</i>	NOTE i) This plan was prepared for the exclusive use of the client and for the purpose shown hereon and is not to be used for any other purpose or by any other person or corporation. Ian Davis Surveys Pty Ltd accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof. ii) Prior to any excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed locations of all services. Dial Before You Dig Phone : 1100 iii) The title boundaries as shown hereon were not marked at the time of survey and have been determined by plan dimension only. iv) This plan may only be copied in its entirety.	LOCAL AUTHORITY <i>Redland City Council</i>
		CONTOUR INFORMATION ORIGIN - Survey INTERVAL - DATUM -		PARISH <i>RUSSELL</i>
SCALE 1 : 2000 (A3)		DRAWN <i>Ian Davis</i>	DRAWING <i>1816 - Lease A</i>	
		DATE <i>2nd October 2009</i>	REF No. <i>1816</i>	



FLOOR AREAS	m ²
EXISTING CLUBHOUSE:	344.0
NEW INTERNAL:	133.0
NEW TOILETS:	20.46
NEW VERANDAH'S:	105.06
PORTICO:	53.2
NEW BASEMENT:	133.0
TOTAL:	788.72

PLAN OF CURRENT LEASE AREA

1 : 300

PROPERTY DESCRIPTION
 LOT 2
 RP 815721
 COUNTY OF STANLEY
 PARISH OF RUSSELL

SITE AREA: 10923 m²

BAY ISLAND DESIGNS

10 COWES ST MACLEAY ISLAND Q 4184
 PH 07 - 3409 5358 FAX 07 - 3409 4058
 EMAIL bayislanddesigns@bigpond.com



QBSA 81007

PROPOSED EXTENSIONS

at
 Gordon St, MACLEAY ISLAND QLD
 for
 Bay Islands Golf Club

DATE	AMENDMENT

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BAY ISLAND DESIGNS. COPYRIGHT IS RESERVED IN PART OR WHOLE. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED SIZES. CONTRACTOR TO VERIFY DIMENSIONS. NOTIFY DESIGNER OF ANY DISCREPANCIES.

DATE	3.8.09
DESIGN	M.OSBORN
DRAWN	MWO
SHEET	4 of 12
DWG No.	2009.26

C:\Documents and Settings\Martyn\My Documents\Bay Island Designs\Jobs\Bay Islands Golf Club 2009.26\Macleay Island Golf Club Option 2.rvt

11.4.2 NEW POLICY POL-3004 NAMING OF INFRASTRUCTURE ASSETS

Objective Reference: A244197
Reports and Attachments (Archives)

Attachment: [POL-3004 Naming of Infrastructure Assets](#)

Authorising Officer: 
Gary Soutar
General Manager Infrastructure and Operations

Responsible Officer: Murray Erbs
Group Manager City Infrastructure

Report Author: Wal Lloyd
Adviser Traffic Investigations

PURPOSE

The purpose of this report is for Council to adopt a new policy POL-3004 Naming of Infrastructure Assets, and to repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.

BACKGROUND

The Minutes from the Council General Meeting of 20 May 2015 show that “the Acting Chief Executive Officer advised that a policy on the naming of infrastructure is being prepared for presentation to a future meeting of Council”. This was in relation to an item from the meeting of 22 April 2015, being “Notice of Motion (Cr Edwards) – Footpath Naming”.

For infrastructure assets which are the responsibility of the Infrastructure & Operations department, there is currently a policy covering the naming and renaming of streets and a separate policy for naming of parks and memorials.

Not all infrastructure assets are explicitly mentioned in the existing policies or in the related guidelines and procedures, thereby creating some confusion about whether certain types of assets are covered or not.

The intent of a new policy titled “Naming of Infrastructure Assets” is to have a single policy explicitly covering the naming and renaming of all infrastructure assets which are the responsibility of the Infrastructure & Operations department. The policy would reference existing separate guidelines and procedures or modified versions of those where necessary, to cover the detailed information for the naming and renaming of the different classes of assets.

Alternatively, completely new guidelines and procedures may need to be developed where no such related documents currently exist.

ISSUES

Authority to name Council infrastructure assets

The *Local Government Act 2009* states that “a local government has control of all roads in its local government area” including being able to name and number roads other than state-controlled roads or private roads, and to approve the naming and numbering of private roads [Part 3, s60]. Definitions for the term “road” are provided in the section below titled “Issues with existing policies, guidelines and procedures”.

The *Place Names Act 1994* supporting guide titled “How places are named” as published by the Department of Natural Resources & Mines (DNRM) explicitly states that the following assets (or “places”) are named by local government: roads, bridges, culverts, carparks, tunnels and other structures that are part of a road, and municipal parks and reserves, sportsfields/grounds, courts, racing tracks, raceways and similar. Other assets could also be named, or approved for naming, by local government dependent upon the use or ownership of the assets, for instance for buildings and similar structures.

Existing Council policies for naming infrastructure assets

Existing Council policies related to naming of infrastructure assets are POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.

Issues with existing policies, guidelines and procedures

As previously stated, not all infrastructure assets are explicitly mentioned in the existing policies or in their related guidelines and procedures, thereby creating some confusion about whether certain assets are covered by the provisions in these documents.

For example, in Policy POL-3012 and its related guidelines and procedures the only assets specifically mentioned are streets whereas many other asset types such as bridges and footpaths are not explicitly mentioned at all. The *Local Government Act 2009* defines a “road”, not a street, and within the definition of a “road”, it includes a bridge, footpath, bicycle path, culvert, ferry, ford, punt, tunnel or viaduct [Part 3, s59]. The *Land Act 1994* states that the term “road” includes “street”, as well as “esplanade, highway, pathway, bridge, causeway, culvert or other works in, on, over or under a road”. Therefore existing council policies, guidelines and procedures need to be amended, or new ones produced, to clearly and correctly define naming and renaming for all the specific classes of infrastructure assets under Redland City Council control.

If the proposed new policy POL-3004 Naming of Infrastructure Assets is adopted, most of the content of the existing Policy POL-3012 that needs to be retained could be incorporated into the related guideline GL-3012-001 Assessment for Street Naming and Renaming which would be renumbered as GL-3004-001 and which needs to be modified anyway to explicitly include for clarity all infrastructure assets not currently mentioned, as discussed above.

The guideline and procedures should also have their titles and content altered to use the word “road” rather than “street” where required to better reflect definitions under the Act.

The existing Policy POL-3068 is a standalone document with no related guideline or procedure. As the content of this policy currently reflects more a guideline document than a policy, all relevant information could be readily incorporated into a guideline and probably also a procedure as well. If the new policy POL-3004 Naming of Infrastructure Assets is adopted, and POL-3068 repealed, then in the interim the POL-3068 document could be rebadged as a guideline referenced from the new policy, until such time as all relevant guidelines and procedures are reviewed or new ones created where determined.

Other existing policies and guidelines which may be related to POL-3012 or POL-3068, or which reference either of these policies, would be reviewed and updated if required.

Default guideline under proposed new policy

It should be noted that the proposed new policy nominates a default guideline for the naming and renaming of any council infrastructure asset that is not explicitly covered in an approved Council guideline or procedure. The default guideline will be the provisions stated in the “naming principles” section of the *Place Names Act 1994* guide titled “How Places are named” as published by DNRM.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Act 2009* defines the local government principles that underpin the Act, including:

- transparent and effective processes, and decision-making in the public interest; and
- sustainable development and management of assets and infrastructure, and delivery of effective services.

The intent of this report is to adhere to the above principles by adopting the proposed new policy POL-3004 to improve the transparency and effectiveness of Council’s processes and criteria for naming and renaming Council infrastructure assets and thereby assist in the efficient and effective management of those assets and ensure service standards are maintained or improved.

Risk Management

The recommendations in this report are considered to be low risk.

Financial

There are no financial implications arising from this report.

People

The proposed new policy, and its related guidelines and procedures, will have an overall positive impact for people, whether Council staff or community members, wanting either general information or specific details about the naming and renaming of any type of Council infrastructure asset.

Environmental

Environmental impacts associated with this report are considered to be low risk.

Social

Social impacts associated with this report are considered to be low, and are positive in that the proposed policy simplifies the information search process and clarifies to the community the requirements and processes for the naming and renaming of the various classes of infrastructure assets.

Alignment with Council's Policy and Plans

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

The asset naming and renaming processes can support community well-being and assist in managing Council's infrastructure assets to ensure service standards are maintained or improved.

CONSULTATION

The draft policy was presented to the Asset Management Project Co-ordination group for review and comment at the 5 June and 3 July meetings, where it received in-principle support.

OPTIONS

1. That Council resolves to:
 - a) Adopt the draft policy POL-3004 Naming of Infrastructure Assets; and
 - b) Repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.
2. To retain the existing separate Policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials & Tributes.

OFFICER'S RECOMMENDATION

That Council resolves to:

- 1. Adopt the draft policy POL-3004 Naming of Infrastructure Assets; and**
- 2. Repeal existing policies POL-3012 Property Addressing through Street Naming, Renaming and Numbering and POL-3068 Park Naming, Memorials and Tributes.**

Naming of Infrastructure Assets

[Version Information](#)

Head of Power

The *Local Government Act 2009* and the *Place Names Act 1994* supporting guide “How Places are Named” published by the Queensland Department of Natural Resources & Mines (DNRM) allocate authority or responsibility to a local government for the naming of local government infrastructure assets within its jurisdiction, including roads, bridges, car parks, footpaths, municipal parks and reserves, and sports grounds, structures and facilities.

Policy Objective

The objective of this policy is to provide a framework for the efficient and effective management of Redland City Council’s asset naming processes for all infrastructure assets under Council control.

Policy Statement

Council is committed to:

1. ensuring through approved guidelines and procedures that proposed names for Council infrastructure assets are appropriate and relevant, and that proposals from the community are considered in the context of historical, geographical or cultural association and/or significance of a person’s or organisation’s past contribution to the community;
2. adopting as a default naming guide, that where an asset is not explicitly covered by an approved Council naming guideline, that its naming be in accordance with the provisions of the “Naming Principles” section of the *Place Names Act 1994* supporting guide “How Places are Named” published by DNRM;
3. ensuring that all Council infrastructure asset names are recorded in the corresponding asset registers and place name databases.

Version Information

Version number	Date	Key Changes
1	August 2015	New Policy

[Back to Top](#)

CMR Team use only

Department:
Group:
Approved by:
Date of Approval:

Effective date:
Version:
Review date:
Page: 1 of 1

11.4.3 REQUEST FOR CONTRACT TO BE AWARDED UNDER DELEGATED AUTHORITY BY CEO - SUPPLY OF ELECTRICITY TO LARGE SITES

Objective Reference: A243393
Reports and Attachments (Archives)

Authorising/Responsible Officer:



Gary Soutar
General Manager Infrastructure &
Operations

Report Author:

Shelley Thompson
PA to General Manager Infrastructure &
Operations

PURPOSE

Currently Council has 3 electricity supply arrangements in place for:

1. Streetlights
2. Small metered sites
3. Large metered sites

Local Buy Pty Ltd has established a register of prequalified suppliers that incorporates all of the above arrangements as a joint agreement with other Councils to maximise a more cost effective solution to energy expenditure and rebate opportunities.

The purpose of this report is to request the contract for large site electricity be awarded under the delegated authority of the CEO to the successful tenderer following a closed tender process under Local Buy contract number BUS-237-0313.

BACKGROUND

The current joint tender for retail electricity for large sites expires on 31 December 2015.

Local Buy Pty Ltd is undertaking a new closed tender process for large sites (consuming 100 megawatts or more per annum) to secure competitive rates in the current market.

ISSUES

The validity period and acceptance of electricity proposals is 5 days to secure the pricing offered at the close of tender due to the nature of the electricity market in Queensland.

STRATEGIC IMPLICATIONS**Legislative Requirements**

This procurement process is in line with Council's corporate procurement policy, which is governed by the *Local Government Regulations 2012*.

Risk Management

Local Buy Pty Ltd has undertaken the procurement process on behalf of Council. Local Buy Pty Ltd is a wholly owned entity of the Local Government Association of Queensland (LGAQ) which provides procurement services to local governments across Queensland in compliance with the *Local Government Act 2009*.

By Council using this arrangement, Council is mitigating any risk elements from the procurement process from an audit and probity prospective as Local Buy Pty Ltd must comply with the same rules and regulations as Council.

Financial

Based on Council's latest inventory and the network rates over the previous 12 months, it is anticipated the annual spend for large sites will be \$2.18 million, including GST. The consumption rate for the previous 12 months was 12.7 gigawatt hours.

The joint arrangement for large electricity gives Council a more cost-effective solution to its energy expenditure by increasing its potential rebate costs.

People

There is no impact.

Environmental

There is no impact.

Social

There is no impact.

Alignment with Council's Policy and Plans

This report is in line with Council's procurement policy by ensuring value for money and complies with the relevant procurement legislation under the *Local Government Regulations 2012*.

The recommendation primarily supports Council's strategic priority to provide essential services.

CONSULTATION

- Council's Senior Procurement Officer has consulted with the Category Manager – Energy, Local Buy Pty Ltd
- Business & Infrastructure Finance team

OPTIONS

1. To delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009* to:
 - a. accept a tender from and enter into a contract with the successful tenderer for the retail supply of electricity for large sites (BUS-237-0313) for the agreed term;
 - b. make, vary and discharge the contract; and
 - c. sign all relevant documentation.

2. That Council resolve not to delegate this authority to the Chief Executive Officer and undertake a separate procurement process which will not incorporate any of the potential rebates gained by entering into a joint arrangement.

OFFICER'S RECOMMENDATION

That Council resolves to delegate authority to the Chief Executive Officer, under s.257(1)(b) of the *Local Government Act 2009*, to:

1. **Accept a tender from and enter into a contract with the successful tenderer for the retail supply of electricity for large sites (BUS-237-0313) for the agreed term;**
2. **Make, vary and discharge the contract; and**
3. **Sign all relevant documentation.**

12 MAYORAL MINUTE

In accordance with s.22 of POL-3127 *Council Meeting Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

In accordance with s.262 *Local Government Regulation 2012*.

14 NOTICES OF MOTION

14.1 NOTICES OF MOTION – CR EDWARDS

14.1.1 CONTINUITY OF FORESHORE PARK

On 6 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Edwards gave notice that he intends to move as follows:

That Council resolves as follows:

- 1. To commence action to acquire the foreshore section of 228-236 School of Arts Road Redland Bay to enable continuity of the foreshore park; and**
- 2. That if acquisition cannot be achieved, that resumption action commence.**

14.1.2 TEMPORARY PARKING – MEISSNER STREET, REDLAND BAY

On 13 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Edwards gave notice that he intends to move as follows:

That Council resolves to:

- 1. Remove the temporary perimeter fence from 9A Meissner Street Redland Bay; and**
- 2. Permit temporary parking on that land with access via the adjoining car park.**

14.2 NOTICES OF MOTION – CR BOGLARY

14.2.1 FEES & CHARGES FOR LOCAL EVENT ORGANISERS

On 13 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves as follows:

- 1. To ask the Chief Executive Officer to investigate options to either reduce or eliminate fees and charges for local event organisers using Council's parks for events which benefit the greater local community both economically and socially;**
- 2. That a workshop be held with all councillors to discuss those options; and**
- 3. That a report be brought back to Council with recommendations for consideration.**

14.2.2 COMMUNITY REFERENCE GROUP

On 13 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves to instruct the Chief Executive Officer to form a Community Reference Group (under the Community Reference Groups Policy POL-3003) to provide community input into issues that impact the development, community and social planning matters for Redland City.

14.3 NOTICE OF MOTION – CR BISHOP**14.3.1 THIRD PARTY HERITAGE ASSESSMENT ON COMMONWEALTH LAND IN BIRKDALE**

On 13 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Bishop gave notice that he intends to move as follows:

That Council resolves to:

- 1. Commission a peer review of the recent Urbis heritage assessment on the Commonwealth Land located at 362-392 Old Cleveland Road, Birkdale, as part of the context analysis and technical studies that are currently being carried out for the purpose of identifying future land use opportunities and constraints over the site; and**
- 2. Ensure that due diligence relating to all relevant heritage matters are considered during this phase.**

14.4 NOTICE OF MOTION – CR BEARD**14.4.1 BEST PRACTICE FOR COMMUNITY PANELS AS REFERENCE, ADVISORY AND/OR REVIEW GROUPS**

On 13 August 2015, in accordance with s.3(4) of POL-3127, *Council Meetings Standing Orders*, Cr Beard gave notice that he intends to move as follows:

That Council resolves to:

- 1. Ask the CEO to have a report prepared on best practices in local government around the world on the use and application of community panels as reference, advisory and/or review groups;**
- 2. Request that the report provides information on outcomes as reported by local governments which have had experience in this area, including the financial implications;**
- 3. Request that the report also provides guidance to Councillors on any relevant legislative and legal implications of establishing such panels or groups;**
- 4. Request that the report is to be brought back to Council for a workshop in November 2015 for guidance and direction prior to final report being considered by Council; and**
- 5. Approve an estimated spend of \$10,000 to commission the report, noting that this will be included in the first budget review.**

15 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.26 of POL-3127 *Council Meeting Standing Orders*, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 MEETING CLOSURE