Redland
CITY COUNCIL

# AGENDA

## GENERAL MEETING

## Wednesday, 7 October 2015
## commencing at 9.30am

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

# Table of Contents

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 23 SEPTEMBER 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 23 September 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):

4. 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.

This matter is listed as Item 11.2.2 on today's agenda.

# 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 LONG TERM ASSET MANAGEMENT PLAN 2015

**Objective Reference:** **A287828**
**Reports and Attachments (Archives)**

**Attachment:** **Long Term Asset Management Plan 2015**

**Authorising/Responsible Officer:**
**Linnet Batz**
**Chief Financial Officer**

**Report Author:** **Carolyn Jackson**
**Capital and Asset Accounting Manager**

## PURPOSE

This purpose is for Council to adopt its Long Term Asset Management Plan 2015 (LTAMP), as is legislatively required.

## BACKGROUND

The Long Term Asset Management Plan 2015 has been developed to enable Council to achieve its vision of sustainable and active asset management for the delivery of effective services to the community. This is a legislative requirement that provides an overarching summary of the position, and provides a structure for improvement of Council's Asset Management practice over the short to medium term.

## ISSUES

The Long Term Asset Management Plan has been developed to incorporate all of Council's individual Asset and Service Management Plans (ASMPs). The Plan provides a snapshot of where Council is currently performing in terms of its Asset Management practices. It also provides a high level framework for the direction and improvement of the current Asset Management practice across Council, towards an advanced level of maturity and improved asset sustainability.

The Long Term Asset Management Plan 2015 was presented to Councillors and Executive Leadership Team in a workshop which was held on Tuesday 22nd September.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

The *Queensland Local Government Act 2009* (Section 104) requires Council to have a LTAMP that directly links to a long term financial forecast and with a minimum time frame of 10 years. The *Local Government Regulation 2012* (Section 168) requires that the LTAMP must:

a) Provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and infrastructure of the local government;
b) State the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and
c) Be integrated with the long-term financial forecast.

Council has adopted sustainability as the principle for the management of assets and infrastructure in its Corporate Policy 3118 - Enterprise Asset Management.

**Risk Management**

The Plan addresses the types and level of risks associated with the management of Council assets, both financially and operationally. Risk assessment provides a basis for corporate prioritisation of projects. Identification of critical assets and processes ensures focus remains where the need is greatest.

**Financial**

While there are no direct financial implications or costs associated with the adoption; the LTAMP delivers inputs into the development of capital expenditure programs. The Plan provides coverage for the legislative financial requirements to ensure good governance and practices for asset management.

**People**

There are no anticipated people implications.

**Environmental**

There are no anticipated environmental implications.

**Social**

There are no anticipated social implications.

**Alignment with Council's Policy and Plans**

This report has a relationship with the following items of the 2015-2020 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.

8.2 Council produces and delivers against sustainable financial forecasts as a result of best practice Capital and Asset Management Plans that guide project planning and service delivery across the city.

**CONSULTATION**

The following officers and groups have been consulted in the development of the Long Term Asset Management Plan 2015:

- All Asset Management Plan authors
- Group Manager City Infrastructure

- Chief Financial Officer
- General Manager Infrastructure and Operations
- Executive Leadership Team
- Enterprise Asset Management Steering Committee
- RCC Audit Committee
- Councillors

## OPTIONS

1. That Council resolves to adopt the attached Long Term Asset Management Plan 2015.
2. That Council requests additional information.

## OFFICER'S RECOMMENDATION

**That Council resolves to adopt the attached Long Term Asset Management Plan 2015.**

Getting back to basics




# Long Term Asset and Service Management Plan 2015

Redland CITY COUNCIL

| Document Control | |
|---|---|

| Rev No | Date | Revision Details | Author | Reviewer | Approver |
|---|---|---|---|---|---|
| 0.1 | 28/10/2013 | Initial Template | LP | ME | |
| 0.2 | 06/11/2013 | Initial Draft | CJ | GH | |
| 0.3 | 28/12/2013 | Revised Draft | CJ | Asset Steering Committee | |
| 1.0 | 07/02/2014 | Final –approved | CJ | | Asset Steering Committee |
| 1.1 | 23/06/2015 | Updated draft 2015/16 | CJ | | |
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TABLE OF CONTENTS

# 1 EXECUTIVE SUMMARY

The specific details of the requirements for each asset class are contained in the individual Asset and Service Management Plans (ASMP). This Long Term ASMP provides an overarching summary of the position of the Asset Management practice within Council at present and aims to provide a structure for improvement of that practice over the short to medium term. The actions identified in preparing the individual ASMP's are included in the final sections of this plan and summarise the findings presented through the discussion.

While there has been considerable improvement in Council's overall Asset Management practice especially in recent times, emphasis has historically been in raising awareness and ensuring legislative compliance. This foundation position has been reflected in the Core ASMP developed through Council. Improvements in efficiency, cost management and service delivery can be realised as we continue along the Asset Management maturity continuum and truly understand what we want to deliver, the best way to deliver it and the cost drivers we need to manage along the way.

Council will continue to be burdened with fiscal limitations in this current economic environment. To enable us to 'do more with less' supporting the back to basics strategy, it is clear that Council as an organisation must improve its asset management capability. The improvement effort should be focussed on the 5 key areas highlighted below, and once successful will provide Council the information to plan its capital budget and effectively and efficiently manage its significant public assets.

Although there are many specific actions these can be summarised into the follow key items:

| | |
|---|---|
| Embrace Asset Management Driving Investment | •Our increasing understanding of our assets and how they deliver our services must be the driver of capital investment |
| Capitalise on Effective Decision Making and Project Management Techniques | •Formal project management emphasising project justification through risk, benfits realisation and options analysis will ensure Council is '"Doing the Right Projects and Doing Projects Right" |
| Implement Condition Assessment Programs | •Thorough and ongoing condition assessment will enhance asset renewal and maintenace programming, and depreciation costing |
| Understand Maintenance Mangement Programs and Costing | •Enhanced visability of cost drivers will enable accurate lifecycle costing and improve decision making capacity |
| Progress Asset Register Data, Systems and Reporting | •Availability of accurate and useful data and efficent data systems will support efficient processes and enhance decision making capacity |

# 2 INTRODUCTION

## 2.1 BACKGROUND

The Long Term Asset Management Plan (LTAMP) provides the strategic framework for effective, consistent, appropriate and responsible asset management for Redland City Council. Sound asset management practices and requirements provide for the provision of agreed services and assets in a financially and operationally sustainable manner.

The Queensland Local Government Act 2009 (Section 104) requires Council to have a LTAMP that directly links to a long term financial forecast and with a minimum time frame of 10 years. The Local Government Regulation 2012 (Section 168) requires:

The LTAMP must:

a) Provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and infrastructure of the local government;
b) State the estimated Capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and
c) Be integrated with the long-term financial forecast.

Council has adopted sustainability as the principle for the management of assets and infrastructure in its Corporate Policy 3118 - Enterprise Asset Management. To achieve its vision and satisfy legislative requirements, active asset management for the delivery of effective services to the community is promoted.

## 2.2 SCOPE

In brief

Expansion and maintenance of the asset base must be done strategicially to maintain sustainability

The goal of Asset Management is to manage the assets of Redland City Council on behalf of the community to sustainably provide for present and future service needs. Effectively understanding and managing the existing asset base together with the future demands of growth is a continuous balancing act and one that must be completed in the current environment of financial constraint.

A series of ASMP's have been developed throughout Council to articulate the asset management practices and position of each major class of assets. Each asset classes were considered with regard to the following elements:

- Existing asset base – clearly defines the assets covered by the plan and their value and condition covered by the plan
- Levels of service – specifies the services and levels of service to be provided by Council.
- Future demand – how this will impact on future service delivery and how this is to be met.
- Life cycle management – how Council plans to manage its existing and future assets to provide the required services
- Asset risks – how Council manages the types and level of risks associated with assets.
- Financial summary – what funds are required to provide the required services.
- Monitoring and review– how the plan will be monitored to ensure it is meeting Council's objectives.
- Improvement action plan – the actions required to improve the management of the assets and allow progression of the plan from core to advanced

This LTAMP collates the findings and actions from the ASMP's to present a consistent and corporate picture of the asset base and its requirements. The LTAMP has a 10 year horizon and provides direct input to Council's CAPEX program. The expectations developed through the ASMP's and into the LTASMP will be prioritized from a corporate affordability and deliverability perspective to confirm the final CAPEX program.

The following plans have been developed and were revised to inform the 2015/16 CAPEX and OPEX programs.

TABLE 1. ASSET AND SERVICE PLANS

| Asset Category | Assets Included | Responsible Group |
|---|---|---|
| **Buildings** | • Corporate Buildings<br>  ○ Administration Buildings<br>  ○ Works Depots<br>  ○ Other Structures<br>• Community Buildings<br>  ○ Public Amenities,<br>  ○ Community Halls<br>  ○ Showground<br>  ○ RPAC | City Spaces |
| **Open Space** | • Destination, District and Local Parklands<br>• Sports fields<br>• Park infrastructure and furniture:<br>  ○ Lighting<br>  ○ Fencing<br>  ○ Seating<br>  ○ BBQ<br>  ○ Shelters<br>  ○ Play Equipment<br>• IndigiScape Centre<br>• Cleveland aquatic Centre<br>• Streetscapes | City Spaces |
| **Transport - Roads and Bridges** | • Roads Surface<br>• Road Base and Sub-base<br>• Kerb and Channel<br>• Vehicle Bridges | City Infrastructure |
| **Transport -Traffic control Devices and Lighting** | • Local Area Traffic Management devices<br>• Traffic Signals | City Infrastructure |
| **Transport - Bus Shelters** | • Bus shelters<br>• Ad space<br>• Bus seats<br>• Bus stop concrete pads<br>• Ferry, Barge and Bus Terminal Sheds | City Infrastructure |
| **Transport - Car Parks** | • Carpark Surface<br>• Carpark Base<br>• Carpark Lighting | City Infrastructure |
| **Transport - Paths and Cycleways** | • Footpaths<br>• Cycleways<br>• Boardwalks | City Infrastructure |

| Asset Category | Assets Included | Responsible Group |
|---|---|---|
| **Marine Infrastructure** | • Jetties<br>• Boat Ramps<br>• Piles<br>• Marinas<br>• Swimming Enclosures<br>• Shelters (at marine transport facilities)<br>• Lighting (at marine transport facilities and recreational boating facilities) | City Infrastructure |
| **Foreshore Infrastructure** | • Foreshore access stairs<br>• Seawalls<br>• Groynes | City Infrastructure |
| **Residential Canals and Lakes** | • Revetment Walls<br>• Navigational Beacons | City Infrastructure |
| **Stormwater** | • Pipes<br>• Manholes<br>• Culverts inlets<br>• Headwalls | City Infrastructure |
| **Stormwater Quality** | • Water quality treatment devices | City Infrastructure |
| **Water Supply and Wastewater** | • Pipelines<br>• Reservoirs<br>• Water Supply Pump Stations<br>• Pressure Control Valves<br>• Network Monitoring<br>• Pipelines gravity and pressure<br>• Manholes<br>• Pump stations<br>• Wastewater Treatment plants | Infrastructure and Planning |

The present asset base at 30/06/2014 had a written down value of $1,771,815,388 and continues to grow as the upgrade and expansion programs extended the current asset base. Asset management, particularly long term asset management, provides the goals and strategies that will be used to provide sustainable management of community assets. It is intended that the LTAMP is reviewed annually to assess strategic and operational risks to inform the decision making process and identify where attention or investment is required.

## 2.3 INDIVIDUAL ASSET AND SERVICE MANAGEMENT PLANS

An overview of the ASMP development process is included in Appendix 10.1. The asset management practice specific to each asset class has been reviewed in detail and reflected in the individual plan. The Executive Summary from each plan is included in the following appendices.

TABLE 2. LIST OF ASMP EXECUTIVE SUMMARY LINKS

| Appendix | Plan |
|---|---|
| Executive Summary – Buildings | Buildings |

| | |
|---|---|
| Executive Summary – Stormwater | Stormwater |
| Executive Summary – Transport – Roads and Bridges | Transport – Roads and Bridges |
| Executive Summary – Transport – carparks | Transport - Carparks |
| Executive Summary - Transport – Bus Shelters | Transport – Bus Shelters |
| Executive Summary- Transport –Traffic Control Devices | Transport –Traffic Control Devices |
| Executive Summary - Canal and Lake Estates | Canal and Lake Estates |
| Executive Summary - Foreshore Infrastructure | Foreshore Infrastructure |
| Executive Summary - Marine Infrastructure | Marine Infrastructure |
| Executive Summary - Water Supply and Wastewater | Water Supply<br>Wastewater collection and Treatment |
| Executive Summary - Open Space - | Open Space |
| Executive Summary – Transport Footpaths and Bikeways | Footpaths and Bikeways |
| Executive Summary – Stormwater Quality | Stormwater Quality Infrastructure Devices |

It should be noted that the Individual ASMP data may vary slightly from that presented in the financial section of this plan due to the timing of the completion of the plans and the finalisation of CAPEX.

## 2.4 ACHIEVEMENTS AND IMPACTS

The primary areas of focus over the last year have been on improvements to condition assessment planning, renewal programming and data cleansing activities. The key Asset Management achievements are summarised below.

| **Buildings** |
| --- |
| • The development and completion of an inspection program for Community and Recreational Buildings under lease/Permit To Occupy (PTO) arrangements.<br>• The development and introduction of a procurement plan for 2013/14 building maintenance works, that resulted in a number of like works being quoted and completed together to gain efficiency and savings. A follow on to this, was the re-prioritisation of a range of works across 2014/15 and 2015/16 to move like works together in financial years, to achieve similar efficiencies.<br>• Development of a KPI spreadsheet to track the action items against delivery so monitoring is achieved, and issues with delivery highlighted and addressed where required<br>• Redland Water and Waste buildings were visited to identify short to medium term maintenance issues, and the information fed back to the asset owners to advise what works should be carried out to reduce the likelihood of expensive repairs later due to maintenance deferral<br>• The transfer of Building from the Finance 1 to Maximo assets register to realise efficiencies regarding double handling and reporting. |
| **Car Parks** |
| • A visual condition assessment was carried out on the mainland carpark surfaces. Using this rating, a renewal program / resurfacing has been developed. Budget changes have occurred and funding has been allocated in 2014-15 for carpark resurfacing. This will be an ongoing program until the carpark surfaces have reached a satisfactory level of service.<br>• As part of the visual inspections, photographs of all carparks were taken and tagged with their suburbs and Assetno for easy reference.<br>• Procured and in the process of implementing REFLECT software as a key Maintenance Management System |
| **Footpaths and Cycleways** |
| • City-Wide path audit for defects leading to an improved understanding of asset condition and refinement of expansion and renewal program.<br>• Revaluation of the path network including updated remaining life projections<br>• Capture of more user data (Super Tuesday Cycle Count) and review of Trunk Cycling Network in conjunction with the DTMRs Principal Cycle Network Review |

| **Roads and Bridges** |
|---|
| • Additional funding was allocated for resurfacing program due to the large amount of backlog that was identified as part of the visual assessment of roads. The 3 year resurfacing program has been mapped on GIS.<br>• Reviewed the existing storm water culvert asset register to determine which assets should be considered and/or amended to be bridge structures in Maximo (based on Austroads Standards for bridge structure classification). These structures have been identified separately.<br>• Planned and undertook 'Level 2 - Bridge Condition Inspections' as per TMR guidelines. These inspections were used to assess and rate the condition of the current bridge structures. A renewal program has been developed based on this condition assessment. |
| **Stormwater Quality** |
| • Commenced the development of a Draft City Design Manual for Squids<br>• Development of maintenance schedules to be completed in 2014/15 and condition assessment schedules for future years |
| **Bus Stops** |
| • Completed stock take and high level condition assessments of all bus stops and landing points |
| **Water Supply and Wastewater** |
| • Ensure continued alignment of infrastructure demand model with the current population estimates prepared by the Redland City Council for RPS 2015<br>• Continue to improve the hydraulic models of Redland Water's networks<br>• Implement GIS Asset Condition dashboard mapping or a simple alarm system to highlight when an asset has had more than 2 failures<br>• Complete SEQ Design and Construction Code<br>• Review operating protocols with Seqwater<br>• Produce long term asset renewal plans for all asset classes, commencing with basic plans including recommendations from 2012 revaluation<br>• Develop and document policies, processes and procedures for the main asset management practices (e.g. risk assessment, asset data integrity checks and improvements).<br>• Maintain / gain understanding of the breakdown of the maintenance budget (i.e. Cyclic vs Planned vs Reactive) |
| **Stormwater Drainage** |
| • Development of a Draft Condition Assessment Plan. This plan is aimed at improving data integrity, asset performance, renewal forecasting and budget justification.<br>• Visual condition assessment was conducted as part of the development of the draft Condition Assessment Plan. This provided guidance on data collection improvements, inspection needs, |

| |
|---|
| future revaluation requirements and identified gaps in data.<br>• Procured and implemented Asset Edges, 'REFLECT' software as a key Maintenance Management System. This system will rectify issues identified, such as completing all the required maintenance documentation, budget tracking, auditing and scheduling of works.<br>• Development of a Draft Maintenance Plan for guidance and direction on budget requirements. The predominant purpose of this plan is to aid in forecasting maintenance planning and lifecycle costing for large asset bases. |
| **Marine Estates** |
| • Improvements in spatial representation of marine assets and their condition rating<br>• Improvements to asset condition assessments and maintenance planning for Raby Bay |
| **Marine Foreshore** |
| • Development of an erosion prone map - aids in renewal/expansion planning |
| **Marine Infrastructure** |
| • Desktop review of Marine Infrastructure throughout the Redlands to determine future demand locations and infrastructure requirements. Fed back into Capital programming<br>• Preliminary discussions to include future Marine Infrastructure locations in Planning documents both at Council and State Government levels<br>• Discussions started with State Government regarding future ownership of Marine Infrastructure through Memorandum of Understanding<br>• Liaison with State Government to develop standard condition audit manual that meets statutory requirements<br>• Development of asset criticality model<br>• Process revisions with MIP/RDM to enhance data capture, risk management and action plans<br>• MIP/RDM staff have undertaken training to use electronic MMS for infrastructure inspections and work orders<br>• Revised capital infrastructure program submitted with high level of planning and forward thinking |
| **Open Space** |
| • Rolling condition assessments of assets have been conducted. These findings have resulted in updated remaining life projections that aid in renewal and upgrade forecasting.<br>• Condition assessments have highlighted areas where there have been service and performance deficiencies to determine areas to focus funding.<br>• Processes have been amended so that proposed development plans coming into Council for assessment are now being considered against the Redland Open Space Strategy (OSS) 2026. This means that proposed open space areas and the level of park embellishment are becoming more in accordance with what has been adopted by Council |

## 2.5 GOVERNANCE

The Enterprise Asset Management Steering Committee has been established with the role of providing over-arching governance supporting sustainable asset lifecycle management. The Committee provides recommendations to Council and expertise on enterprise asset management by balancing the objectives and priorities of Council's Community and Corporate Planning within the financial framework provided by the Financial Strategy. The Committee also performs a Business Reference Group function for the Asset Management Advancement project by advising the project manager on asset management matters that require an organisational or multi asset class perspective that cannot be provided by the asset subject matter experts seconded to the project. The membership of the committee includes General Managers and Group Managers across all of the asset types.

This group is ultimately responsible for the development of the individual ASMP's and for overseeing the development of asset management practice within Council. The following issues remain on the short term horizon to improve the current Governance function:

- Adoption and ratification of this Long Term Asset Management Plan as a framework for continuous improvement
- Clarity with regard to responsibility for policy and template development for asset management within Council
- Development and refinement of processes to provide integration for the ASMP's and the PMO processes into the Long Term Financial Strategy and CAPEX programs

## 2.6 KEY STAKEHOLDERS

The key stakeholders are the key areas involved at the various phases of the asset life cycle including design, construction, operation, maintenance renewal and disposal. The Individual AMP's clarify the responsibilities for the different assets types at each of the various phases. These responsibilities have been documented in Council's Fixed Asset Assignment Register and can be accessed via the following link Asset Assignment Matrix 2.0.xlsx.

## 2.7 CORE AND ADVANCED ASSET MANAGEMENT

The International Infrastructure Management Manual outlines the components required for an asset management plan to be effective. The maturity of the plan can move form minimum, to core, intermediate and advanced. A core plan is prepared to meet minimum legislative and organizational requirements for sustainable service delivery and long term financial planning and reporting. Core asset management is a 'top down' approach where analysis is applied at the 'system' or 'network' level.

Future revisions of this asset management plan will move towards 'advanced' asset management using a 'bottom up' approach for gathering asset information for individual assets to support the optimization of activities and programs to meet agreed service levels. Some key elements that illustrate advanced asset management include:

- Predictive modelling
- Risk management
- Optimised decision making(method of prioritizing solutions)
- Life cycle costing and treatment options
- Long term financial forecasting
- Condition assessments
- Desired levels of service
- Strategic renewals planning

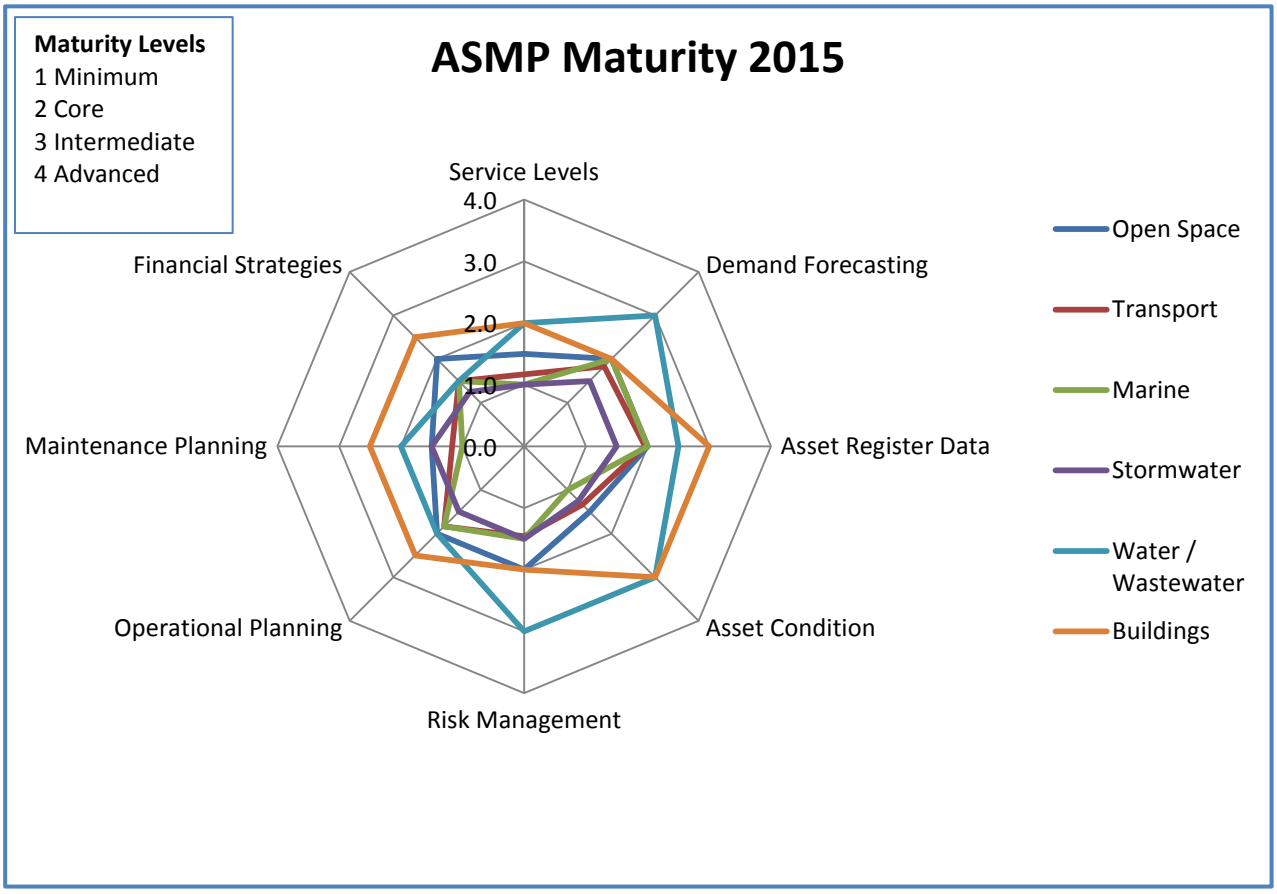
### 2.7.1 ASSET AND SERVICE MANAGEMENT PLAN MATURITY

In brief

Not all asset classes need to have advanced ASMP's - the level of maturity necessary is based on the risk of the assets

The level of maturity of both the organization and the individual plans play a role in assessing the level of maturity of the asset management practice within an organization. Maturity is assessed from minimum, to core, intermediate and advanced. The graph below summarizes the maturity of the asset management plans based on the core elements outlined described in Appendix 10.8

GRAPH 1. ASSET AND SERVICE MANAGEMENT PLAN MATURITY




The maturity of each plan varies slightly and from the graph it can be seen that those areas that are more stringently governed by legalisation (Water and Wastewater ), enjoy a higher level of maturity with regard to asset condition, risk and demand forecasting. The importance of understanding condition cannot be understated as the accuracy of other elements relies on understanding condition including depreciation, renewal planning and maintenance scheduling.

Asset register data for most asset classes continues to be of concern and this criterion encompasses elements including:

- Asset Register completeness - primarily asset attributes or specifications and maintenance history
- Asset Register reporting capability – data is not easily accessed for analysis and forecasting
- Confidence in remaining asset life - as derived from asset condition.

These core elements are essential in developing more mature asset management practice and are of priority to be addressed over the short term. This is a key component of the Asset Advancement Project.

All plans experience shortcomings in the following areas:

- Financial strategies – 10 year forecasts , while based on ASMP outputs, do not include reliable assessments of CAPEX whole of life costing
- Operational and maintenance planning – maintenance planning is reactive in nature and maintenance management software is underutilised
- Customer expectation of service levels and the cost associated with the delivery of services is not well understood.

A focus on understanding and planning for the lifecycle of the assets will help to improve this position. Where asset decisions are made with solid understanding of the whole of life implications for the asset base, advanced asset management will result.

Overall some key areas of emphasis in the short term include

- Asset condition
  - Development of Condition programs for major asset types
  - Condition data supports asset life assessments
- Asset Base knowledge
  - Raising confidence in asset register attribute data
  - Improved reporting capabilities
- Levels of Service
  - Understanding of service levels and community expectations
  - Development and reporting against performance targets
  - Improved understanding of costs of service

- To provide appropriate asset management within an organisation, it may not be necessary to have advanced asset management applied to all asset classes, but rather to those that present a high risk in case of failure. Developing a process to identify these asset classes and ensure their maturity level is appropriate should be considered an improvement priority.

## 2.8 ORGANISATION MATURITY

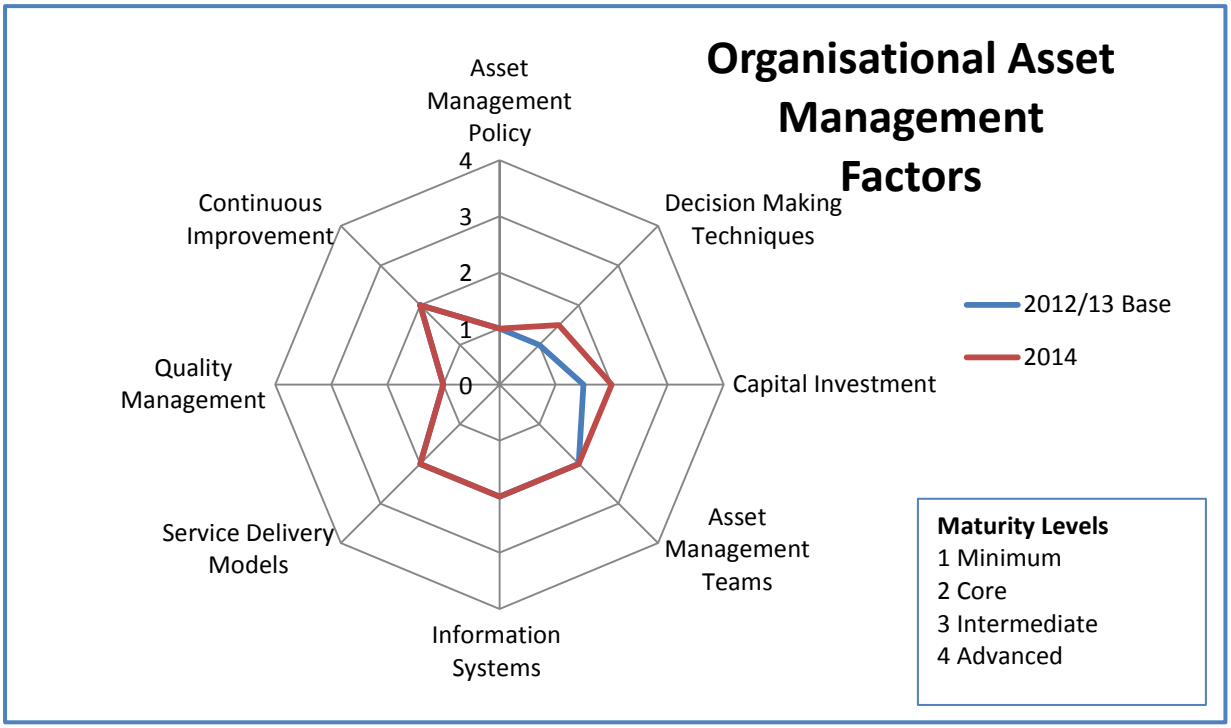
In brief

The maturity of the organisation directly impacts the asset managment practice. Committment to Asset Managment is a whole of organisation commitment.

Coupled with the maturity of the individual ASMP's is the environment in which they are developed or the organizational maturity for asset management. These factors provide support for asset management practice within the organisation and impact all asset management practice. Without these factors in place improvement to asset management practice is hindered.

The assessment below was taken as a baseline in 2012/13and assessed against the factors presented in Appendix 10.19

GRAPH 2. ORGANISATION ASSET MANAGEMENT MATURITY




Some small improvements have been realised since the benchmark was taken including:

- **Asset Management Policy**
  A revision and update of the Asset Management Policy for Council was coupled with the development of a Capital Works Prioritisation Policy. The Action plans for improvement were documented in the ASMP and collated into the previous LTASMP
- **Decision Making Techniques**
  A corporate Capital Work Prioritisation Model has been developed for application into the next round of CAPEX planning. In addition several asset classes developed models to prioritise the work within their own portfolio prior to inclusion in the corporate process
- **Capital Investment**
  The ASMP's defined a 10 year CAPEX, however together with the implementation of the revised PMO documentation realised a 3 year CAPEX program supported by Project Briefs and estimates.

Overall organisation maturity is at a minimum level indicating that an asset management philosophy has not been fully integrated into Council practices, principles and processes. The absence of a standard project management framework to assess and prioritise projects is reflected in this result impacting the areas of decision making, capital investment decisions and continuous improvement.

Areas of emphasis over the short term horizon include:

- Decision making techniques
    - The development of a standardised project management approach to improve decision making and project prioritisation capacity. This will be well supported with the implementation of the completed PMO processes.
- Capital Investment Strategies
    - Improved scoping and business case development will assist with the delivery of informed decision making capacity
- Information systems:
    - Improved asset data availability through the development of the Asset Datamart elements of BI and the implementation of the Asset Management Advancement Project.
- Continuous improvement
    - Assessment of current and future asset management improvement actions

# 3 EXISTING ASSET BASE

## 3.1 OVERVIEW

This Long Term Asset Management Plan covers all infrastructure assets owned and maintained by Council. The various classifications are outlined in Table 1 above. This plan does not cover the following asset classes:

- Land
- Information Management
- Plant and Equipment
- Waste and Waste Transfer Stations

## 3.2 FINANCIAL PERSPECTIVE

The details provided in the table below are based on the values in the asset register as at July 2014. They may vary slightly from those documented in the individual ASMP's due to timing.

TABLE 3. EXISTING ASSET DETAILS

| | | | | |
|---|---|---|---|---|
| Buildings | 109,507,821.14 | 49,455,659.59 | 60,052,161.55 | 2,951,340.61 |
| Marine Infrastructure | 23,397,254.78 | 7,575,609.20 | 15,821,645.58 | 772,124.38 |
| Marine Estates | 68,205,777.57 | 18,447,517.62 | 49,758,259.95 | 946,400.92 |
| Marine Foreshore | 15,500,460.20 | 5,689,823.21 | 9,810,636.99 | 217,452.11 |
| Bus Shelters | 6,471,538.86 | 1,670,179.58 | 4,801,359.28 | 238,846.83 |
| Open space | 72,099,731.99 | 31,694,824.76 | 40,404,907.23 | 3,466,313.15 |
| Roads / Bridges | 643,647,964.37 | 158,630,696.29 | 485,017,268.08 | 9,734,528.09 |
| Water | 418,807,612.30 | 173,943,320.54 | 244,864,291.76 | 6,086,123.77 |
| Sewer | 606,968,555.02 | 213,951,448.67 | 393,017,106.35 | 10,964,834.20 |
| Stormwater | 517,603,322.72 | 127,245,566.97 | 390,357,755.75 | 5,352,136.29 |
| Paths | 88,642,563.43 | 30,187,451.39 | 58,455,112.04 | 1,878,860.38 |
| Car Parks | 15,514,348.11 | 6,051,970.27 | 9,462,377.84 | 409,424.99 |
| Traffic Facilities | 44,530,466.14 | 16,330,883.07 | 28,199,583.07 | 1,030,910.50 |
| | 2,630,897,416.63 | 840,874,951.14 | 1,790,022,465.49 | 44,049,296.20 |

## 3.3 ASSET CONDITION

In brief

Established and ongoing condition monitoring and assessment is a key factor in effectively planning for renewal investment and maintenace programs

Understanding asset condition is a key element in a number of key activities:

- Levels of Service – asset condition will assist in determining if service levels and therefore intervention points have been achieved.
- Asset Maintenance – serving to provide an indicator as to the effectiveness of maintenance programs and determining points of intervention.
- Renewal Programming – condition assists to determine an operational remaining life. As condition declines beyond an efficient level of intervention, remaining life estimates can be considered in developing renewal programs.
- Financial depreciation – Depreciation is calculated on estimates of remaining life and as accuracy regarding the consumption of service potentials is increased, depreciation can be calculated to a higher level of accuracy.

Without this key information, assumptions regarding remaining life, intervention points and maintenance activities must be devised and provide less accurate measures. The assets within the City are generally relatively young in relation to their expected life profiles. However, for some assets renewal and maintenance has lagged and additional funding is required to achieve the expected life.

At present the asset management systems are insufficient to allow for a collated 'state of the assets' picture even where condition data does exist. There is little consistency with rating and the system does not allow for complex assessments to be stored and assessed. As condition is a key element for both maintenance and renewal programming, condition monitoring capability will feature highly on the user requirements in the Advanced Asset Management Project.

The executive summary for each plan provides a status of the condition understanding for each class of assets and from these it can be seen that the level of understanding about condition varies considerably between classes. Condition data of sufficient quality to understand maintenance and renewal is available for the following assets classes:

- Road Surface
- Water Supply
- Wastewater Collection
- Wastewater treatment
- Buildings
- Bus Shelters
- Open Space
- Canal and Lakes Infrastructure (Raby Bay only)

The following asset classes are yet to determine comprehensive condition assessment regimes:

- Marine Infrastructure
- Foreshore Infrastructure
- Canal and Lakes Infrastructure (except Raby Bay)
- Traffic control Devices
- Car Parks
- Stormwater

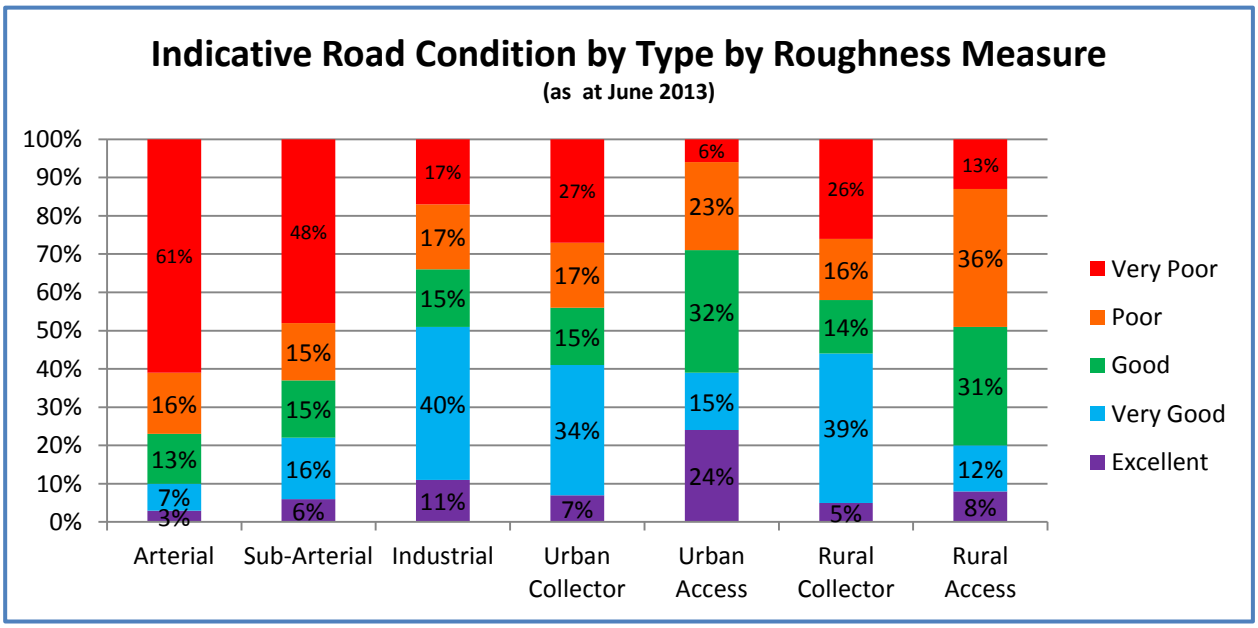
- Bridges

For full details of the assessed condition please refer to the relevant plan however a summary of the complete and available data is reflected below.

### 3.3.1 ROADS AND BRIDGES

Based on the roughness values for varying road types/volumes adapted from NAASRA, Council's current network is on average in 'Good' to 'Poor' condition based on ride quality, indicating that road surfaces and pavement condition are deteriorating to a stage that correlates with a lower comfort level for drivers, and thus achieving a lower level of service than what is currently desired.

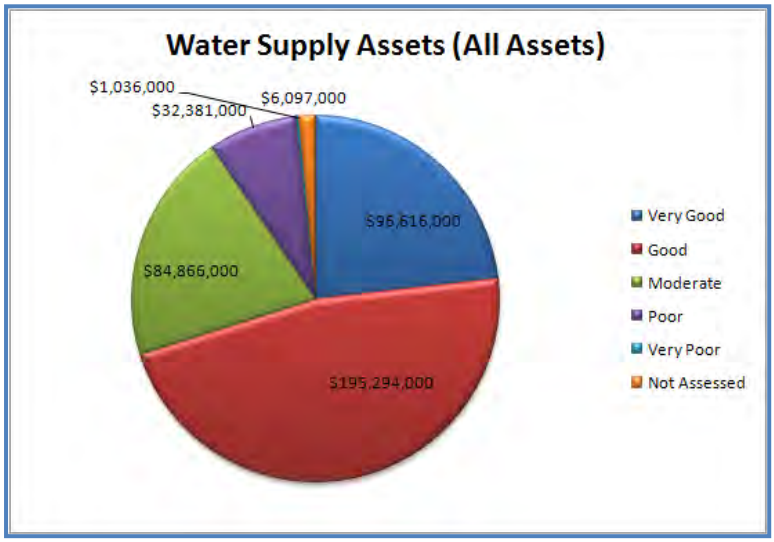
GRAPH 3. ROAD SURFACE CONDITION



### 3.3.2 WATER

Generally, the Redland City Council's water supply assets are considered to be in relatively good condition. Just short of three quarters (70% by replacement cost) of the water supply assets are in Very Good or Good Condition. A further 20% (by replacement cost) are in Moderate condition, while 8% are in Poor condition and less than 1% in Very Poor condition.

GRAPH 4. WATER SUPPLY CONDITION




### 3.3.3 WASTEWATER COLLECTION

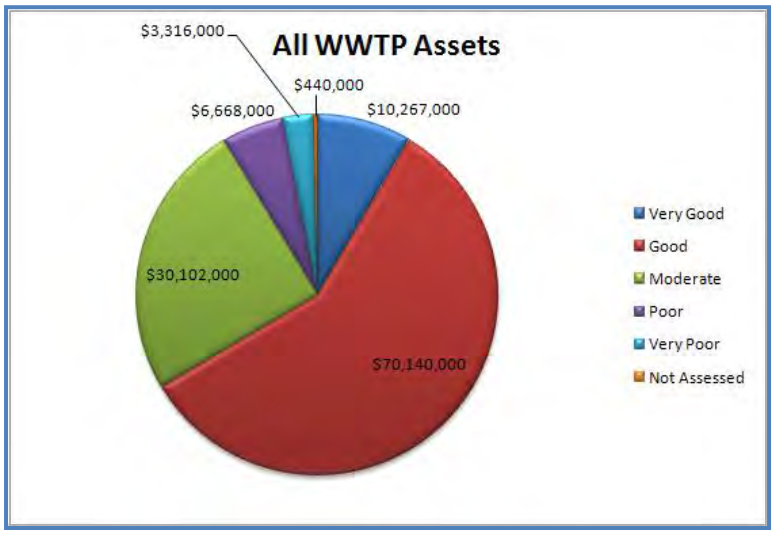
Generally, the Redland City Council's wastewater collection assets are considered to be in relatively good condition. Nearly 90% (by replacement cost) of those assets are in Very Good or Good Condition. A further 10% are in Moderate condition, while only 1% are in a Poor or Very Poor condition. **Error! Reference source not found.** shows this information by replacement cost.

GRAPH 5. WASTEWATER COLLECTION CONDITION

### 3.3.4 WASTEWATER TREATMENT

Generally, the Redland City Council's wastewater treatment assets are of a young age and in a good condition. Two thirds (by replacement cost) of the treatment plant assets are in Very Good or Good Condition. A further 25% are in Moderate condition, while 6% are in Poor condition and less than 3% in Very Poor condition. When considering the individual profiles for each treatment site, the overall profile is generally representative of each individual plant except for the Point Lookout WWTP. That treatment plant is budgeted to be replaced with a new plant in the 2014/15 and 2015/16 financial years.

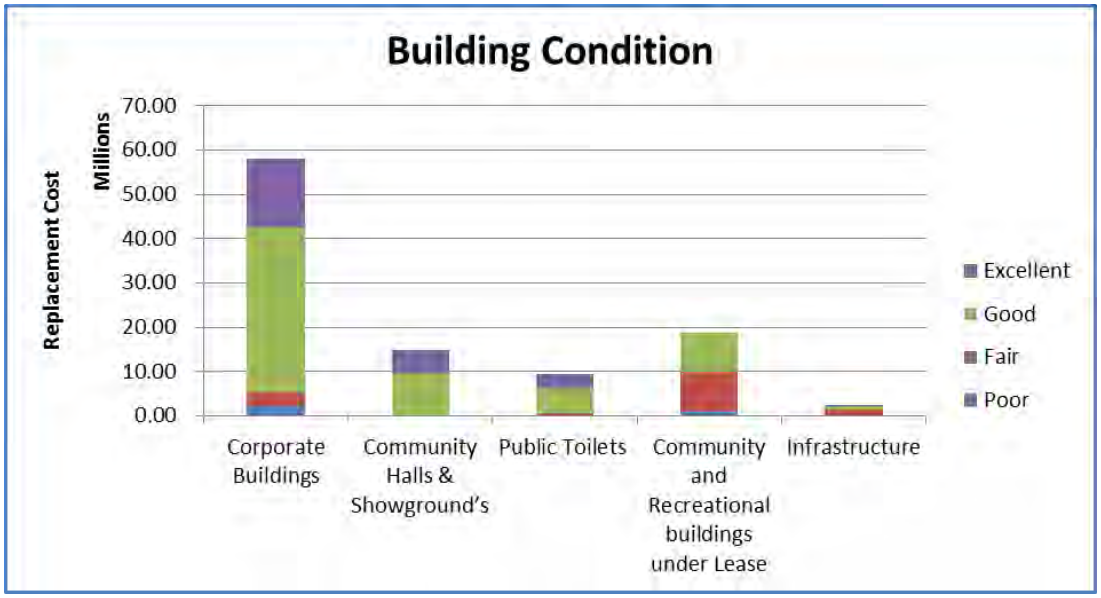
GRAPH 6. WASTEWATER TREATMENT




### 3.3.5 BUILDINGS

The graph below represents the assessed condition of Council's buildings. The overall condition of Councils primary buildings (Corporate, Amenities and Community Halls) is in good to excellent condition (89%). The assets in Fair condition relate primarily to the Infrastructure and Leased buildings which overall represent only a very small portion of the asset base. The data reflected for the Leased buildings was determined by visual inspection only as Council is not currently responsible for maintenance on these assets. Further detailed inspections are currently being completed for this asset category.

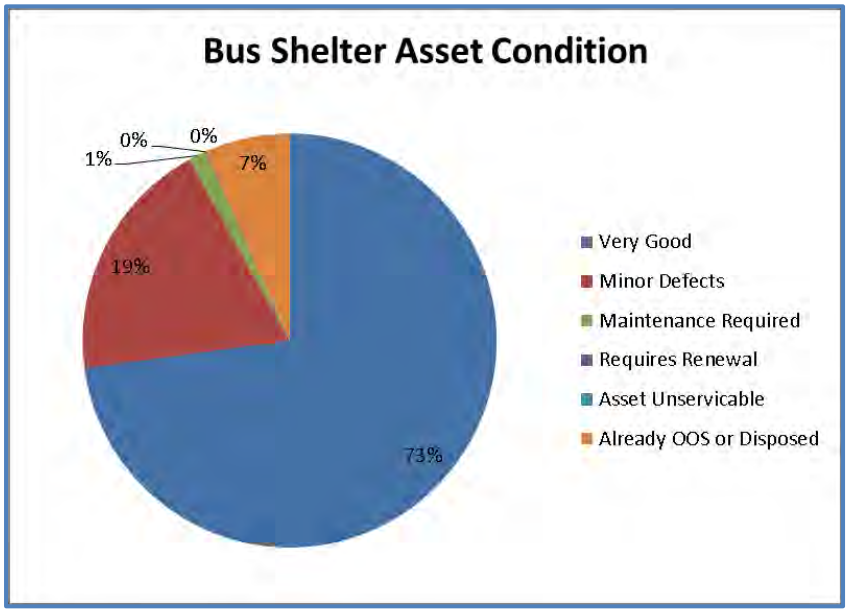
GRAPH 7. BUILDING ASSET CONDITION




### 3.3.6 BUS SHELTERS

A total of 73% - 'Very Good Condition' accounts for 184 Shelters, 66 of which are currently operated by Adshel. Many Council shelters received scores at the lower end of the scale for very good condition, meaning that 1 or more elements of these shelters are requiring maintenance or have defects and require attention.

GRAPH 8. BUS SHELTR CONDITION

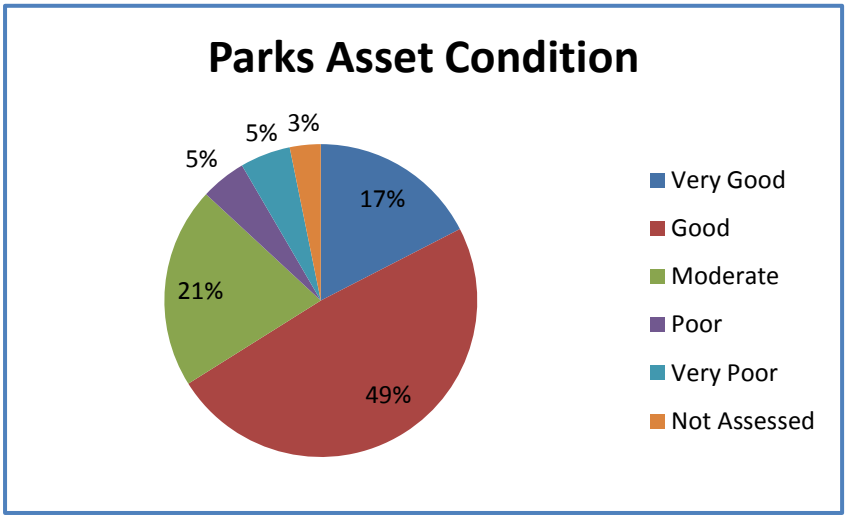


### 3.3.7 PARKS

In summary, 87% of Parks, Conservation Areas and Streetscapes assets are in 'Very Good' to 'Moderate' condition, giving a total written down value of approximately $27.5 million dollars. This has improved on last year's percentages, which stated that only 47% of assets were between Moderate to Very Good condition. Overall condition has improved is because the Asset Management Team have been undergoing a stocktake and condition audit and refining the assessed condition.

The remainder of the asset base, which is approximately 13% is in either 'Poor' or 'Very Poor' condition or otherwise has not yet been assessed, giving a total written down value of $4.1 million dollars. The condition audit has not yet been finalised mainly for conservation areas as they are large areas with assets spread between large distances.

GRAPH 9. PARKS ASSET CONDTION




- Condition assessment must be completed at regular intervals to inform renewal and maintenance functions. The frequency of condition assessments should be driven by the risk profile of the assets and the span of their total life. Actions regarding condition assessment are addressed in more detail in the action plan.
- At present the asset management system does not provide functionality to allow tracking of asset condition over time and therefore an understanding of the degradation expectation can not be determined through system interrogation. This element of asset management is to be included as part of the AMAP.

# 4 LEVELS OF SERVICE

## 4.1 OVERVIEW

Asset management has evolved over time, as have the various assets and the service level expected. Levels of service for each of the ASMP's are documented within the plans. The aim is to ensure that the levels of service are achieved or moving towards supplying this service. Having information, knowledge and understanding of assets will enable sustainable management of assets that are fit for purpose, and meeting community expectations while controlling exposure to risk.

## 4.2 CUSTOMER RESEARCH AND EXPECTATIONS

To manage and understand customer expectations, Council, through its Redlands 2030 Community Plan, Polices, satisfaction/ community surveys and other indicators monitors overall performance. These indicators are used to monitor customer satisfaction and the performance of the assets however not all assets classes are directly addressed as part of this process. The need for customer feedback on specific asset performance will be addressed in the individual ASMP and included in future customer surveys. Where a growing view for change to the levels of service is reflected by the community, this will be reflected in the ASMP's.

## 4.3 CURRENT AND DESIRED LEVELS OF SERVICE

Service levels can be defined from two perspectives: Community Levels of Service and Technical Levels of Service.

Community Levels of Service relate to how the community receives the service in terms of safety, quality, quantity, reliability, responsiveness, cost/efficiency and legislative compliance.

Supporting the community service levels are Operational or Technical measures of performance developed to ensure that the minimum community levels of service are met. These technical measures relate to service criteria such as:

| Service Criteria | Technical measures may relate to |
|---|---|
| Quality | Smoothness of roads |
| Quantity | Area of parks per resident |
| Availability | Distance from a dwelling to a sealed road |
| Safety | Number of injury accidents |

Each plan provides some guidance as to the understanding of the current levels of service and, where possible desired levels of service, provided by the existing assets.

Current levels of service in most plans are based on Technical Levels of Service that have been built to support legislative compliance and technical standards, rather than customer levels of service. The exemption to this is the Open Space ASMP where the Desired Levels of Service are based on extensive research, community engagement and understanding of future demand.

Work needs to progress into determining where community levels of service need to be adopted, and where technical levels of services, as define by regulatory expectations, are sufficient.

- Ongoing work is required to further develop understanding of existing levels of service and the cost to provide these services. Levels of service decisions must also be based on sound financial requirements. This will to allow more comprehensive discussion to progress regarding future expectations for service delivery.

## 4.4 SERVICE AND PERFORMANCE DEFICIENCIES

In brief

Understanding of levels of service and the cost of provision ensures resources are being committed in the right place, to the right level, for a planned outcome.

The Individual ASMPs have been developed to determine service levels and asset deficiencies. As assets are managed from a whole of life perspective, it is necessary to optimize life cycle costs. Deficiencies can occur from:

- Not achieving the desired level of service;
- Lack of sufficient planning, so the assets are not upgraded to meet expected demand;
- Operational activities whereby assets are not maintained in accordance with anticipated renewal schedules and useful life is not achieved;
- Assets not being renewed when their useful life is achieved;
- Changes to the levels of service.

A summary of the service deficiencies highlighted in the in the individual ASMP's is provided below.

GRAPH 10. SERVICE DEFICIENCIES

| Asset Class | Service or Performance Deficiency |
|---|---|
| Buildings | • Need for the refurbishment and expansion of existing corporate facilities, particularly to cater for meetings, quiet space, training, workshops and equipment (with the buildings having reached maximum occupancy levels – delivering additional workspace compromises functionality)<br>• Need for greater flexibility in community facilities i.e. hours of operation, wireless connections, space configuration and hiring fees, aged and disability, family children and youth services<br>• Availability of broadband and new digital services on the islands<br>• The need for services and facilities as the population grows in the southern area of the City<br>• Comparatively lower level of services on the island communities compared to the mainland, with limited capacity to respond to peaks in demand during the tourist season |
| Marine Infrastructure | • Disability Discrimination Act 1992 compliance<br>• Commercial facility renewals<br>• Increased Recreational Boat Ramp demand<br>• Renewal of ageing assets |
| Marine Estates | • Geotechnical slope failures at Raby Bay causing sudden failures not related to asset age |
| Marine Foreshore | • Deficiencies relate primarily to short term impact to the foreshore from storm events and erosion |
| Bus Shelters | • Non-compliance with DDA requirements at some sties |
| Open space | • Specific shortfalls are identified in the Open Space Strategy that relates to:<br>○ Shortfalls in the provision of open space for some regions<br>○ Shortfalls in the type or quality of embellishments provided at some sites |

| Asset Class | Service or Performance Deficiency |
|---|---|
| | |
| Roads / Bridges | • Ageing surface assets in poor condition due to backlog on reseal programme |
| Water Supply | Isolated instances noted showing:<br>• Deficiency in compliance with fire flow provisions<br>• Maintaining the minimum customer service standard of 22m at the customer meter |
| Wastewater Collection | • Isolated instances where upgrade requirements of wastewater gravity mains, rising mains and pumping stations were identified in planning studies and are captured in current CAPEX |
| Wastewater Treatment | • PT Lookout WWTP upgrade needed to meet EPA requirements<br>• Victoria Point WWTP – monitoring for impact of population growth<br>• Thorneside WWTP - monitoring for impact of population growth, inlet works required to improve efficiency |
| Stormwater | • Existing infrastructure is currently not upgraded to meet legislative standard<br>• Maintenance activities for clearing culverts, pipes crossings and open drains have not been completed |
| Footpaths and Cycleways | • Poor condition of paths approaching end of useful life and /or paths with a high number of defects.<br>• Missing Links and network continuity.<br>• Sub-standard or non-compliant infrastructure poor design elements, poor draining locations, drop-offs or landscaping that compromises path function |
| Car Parks | • Backlog in renewal cycles have not been managed resulting in some carpark surfaces exceeding their desired life of 20 years.<br>• Maintenance activities are infrequent due to the the number of surface defects and poor quality signs and line markings |
| Traffic Facilities | • Deficiency is difficult to determine however observations indicate cyclic renewal actions may not have been achieved and maintenance activities are reactive |

- In reviewing ASMPs, service delivery deficiencies will be assessed and strategies developed to meet the required level of service.

# 5 FUTURE DEMAND

## 5.1 INFLUENCES ON DEMAND

There are several influences affecting demand including population, demographics, climate and weather, economic considerations, environment awareness, etc. The Individual ASMP's are developed in consideration of factors that will influence demand and the ways that they should be managed for the specific asset class. Some key elements include:

### 5.1.1 POPULATION AND DEMOGRAPHICS

GRAPH 11. POPULATION INFLUENCES

| Demand Influence | Projected Position | Impact on Services |
|---|---|---|
| Population growth – city-wide | **Year 2021**<br>170,976 residents<br>(+29,120 residents from 2010)<br><br>**Year 2031**<br>188,878 residents<br>(+47,022 residents from 2010) | Increased demand for community facilities/services to support growth. Continued demand for services to meet needs of increased number of households. |
| Population growth – island communities | **Year 2031**<br>9713 residents on SMBI<br>1572 residents on Coochiemudlo<br>3533 residents on NSI | Increased demand for community facilities/services, with associated additional costs and challenges with servicing island communities |
| Population – Southern Redlands areas | **Year 2031**<br>63,419 residents in Southern Redlands<br>(Thornlands, Victoria Point and Redland Bay) | Increased demand for community facilities/services. Increased demand on existing assets until new assets created. |
| Population – rural areas | **Year 2031**<br>10,817 residents in Mt Cotton & Sheldon | Increased demand for community facilities/services, with associated costs and challenges with servicing rural communities |
| Ageing population profile | **Year 2026**<br>42,523 people 65+ years<br>(23.3% of population) | Shifts in demand for community facilities/services. Older people significant users of social and cultural infrastructure. May be increased demand for services for people with limited mobility. |

(Queensland Government and Redland City Council, 2009)

### 5.1.2 CLIMATE

Climate is the primary influence on water use on a day by day basis. Prolonged periods of drought will see an increase in water usage just as significant rainfall drives consumption down. Damage experienced from storm events, flooding, king tides etc have the opportunity to cause significant damage to foreshore, canal and lakes and marine infrastructure and have adhoc impact on service delivery as well as demand. The impact of sea level rise will degrade the level of service the existing foreshore and marine assets can offer and must be considered in planning for future use.

### 5.1.3 GROWTH

Residential growth and intensification have implications for all areas including coastal and island communities. The current Planning Scheme Review will influence the patterns of development experienced within the City and will drive expansion activities.

Significant developments like those currently underway in South East Thornlands and Kinross Road, influence demand for and timing of services. Greater certainty around the timing of developments will enhance the ability to predict and forecast asset balances and maintenance requirements

The future development of the State Government declared Priority Development Areas (PDA's) of Toondah Harbour and Weinam Creek present Council with significant opportunity to influence demand for commercial and residential services.

- It will be necessary to manage the influences on demand through a combination of strategies and actions that considers existing assets, upgrading assets and providing new assets. Consideration of non-asset solutions, risk considerations and deficiency management will need to be part of the overall planning.

## 5.2 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) AND DEVELOPER DONATED ASSETS

### 5.2.1 REGULATORY PLANNING SCHEME

Council through the Redland Planning Scheme details land development and expansion by new development and higher densities. The provision of services to future lots and new customers will require new infrastructure and expansion to existing infrastructure. These additional services bring with them both upfront capital investment and long term operational cost.

Demand projections to meet expected growth are built up from projections of population and employment growth contained within the Local Government Infrastructure Plan (LGIP)

To meet infrastructure demands, the LGIP identifies additional trunk infrastructure and improvements required to service projected future demand and achieve desired standards of service. The LGIP works are driven through development and priorities for asset delivery. Timelines can be delayed or brought forward depending on development requirements and financial considerations.

The revised LGIP is currently under development and once adopted it will require Council to ensure adequate provision within CAPEX has been made to provide for the required trunk infrastructure. The recently implemented Infrastructure Planning and Charges Unit will provide support to the governance of this requirement.

### 5.2.2 DEVELOPER CONTRUBITED ASSETS

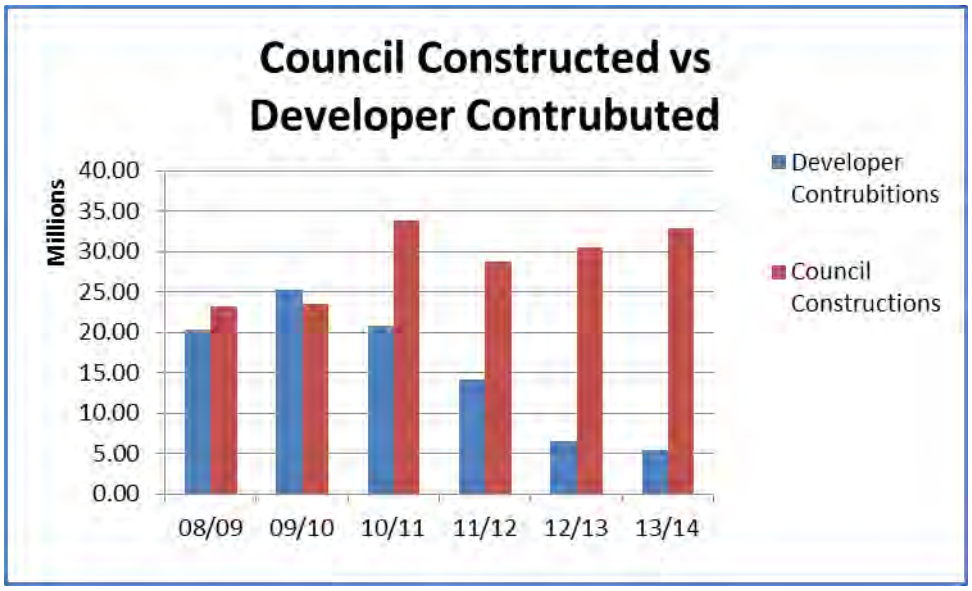
In brief

'Donated' assets come at a long term cost through depreciation and ongoing maintenance that must be provided for over the asset's life

Associated with new developments are assets donated to Council to meet land development requirements. Acquiring these new assets commits Council to funding ongoing operations and maintenance costs for the life of the assets. The future cost needs to be identified and considered in developing forecast of future operational and maintenance costs.

There appears to be little correlation between the acceptance of developer assets with internal constructions as shown in the graph below. A significant decline in developer contributions is evident, suggesting an overall decline in development within Redlands. Interestingly there has not been a mirrored decline in Council Constructed assets with internal funds remaining relatively consistent or increasing, over the 5 years shown. The limited developer activity is reflective of a time of limited growth.

GRAPH 12. COUNCIL CONSTRUCTION VS DEVELOPER CONTRIBUTIONS




ASMPs have been developed considering RPS infrastructure assets, requirements from donated assets and financial implications through asset management. Of concern is the acceptance of assets from developers at a service standard requiring high levels of maintenance and renewal funding.

- Further work is needed to fully understand assets that will be achieved through developments and associated operational costs. Greater understanding of level of service and the costs of service delivery will assist with planning for these ongoing commitments.

## 5.3 DEMAND MANAGEMENT

In brief

Demand managemnt practices provide alternative serivice delivery approaches that may prolong asset life and minimise lifecycle costs

Demand management refers to management options or solutions that may extend or maintain the current asset base. Initiatives that mange demand can occur at many levels that involve behavioural and technological approaches and techniques including:

- Economic: considering a user pays price structure that provides incentives to save consumption of an asset.
- Education: community, industry and school education programs raise awareness and participation in managing assets.
- Technological: using new technologies to improve asset performance to increase life, reduce maintenance, costs, impacts, etc.
- Planning: New ways of planning and management of assets so as to develop a strategic approach to asset management.
- Change: Understanding change in demand and incorporating it into asset management.

The current PMO review process has identified options analysis as part of the development of the Business Case. The options analysis will include wherever possible non-asset solutions being considered as viable alternatives to renewal and upgrading of assets.

- Demand management is considered in the individual ASMP's, however has not been fully explored as an asset management technique. Focus on this aspect of asset management practice will continue as future iterations of the ASMP's are developed.

# 6 RISK MANAGEMENT

In brief

Risk assessment provides a basis for corporate prioritisation of projects. Identification of critical assets and processes ensures focus remains where the need is greatest

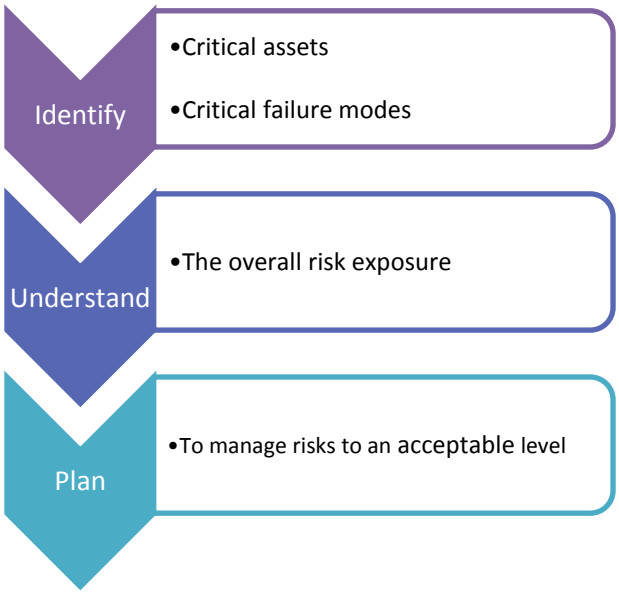
The corporate risk assessment process identifies the likelihood of a risk event occurring and the consequences if it does occur. A risk rating process evaluates the types of risks and a plan to manage non-acceptable risks. Risks that are considered extreme require immediate corrective action and high rated risks require prioritized corrective action. These risks are identified in the individual AMP's rated through Councils risk assessment process.

Risk management is a core component of asset management activities. Key risks managed through asset management are:

- Financial risks – addressed through the adoption and enforcement of asset preservation and preventative maintenance policies.
- Operational risks – by appropriate planning and operational responses in order to limit harm to individual members of the public or to their property.

In an Asset Management context risk assessment follows the following cycle:

DIAGRAM 1. RISK ASSESSMENT MODEL




(Institute of Public Works Engineers, 2011)

The initial focus will be to identify the critical assets (high consequence of failure) and the critical failure modes (high probability of failure). In the highly regulated Water and Wastewater environments this activity has been completed to a higher level of maturity than in the remaining assets classes.

Risk assessments are complete with regard to the Corporate Risk Standards outlined in the following resources:

- Appendix 10.2 Consequences Table
- Appendix 10.3 Risk Assessment Likelihood Table
- Appendix 10.4 Risk Analysis Matrix

- An improved understanding of risk will assist with the prioritisation of projects for renewal, upgrade and expansion and will assist with focussing resources to managing critical situations.

# 7 LIFECYCLE MANAGEMENT PLAN

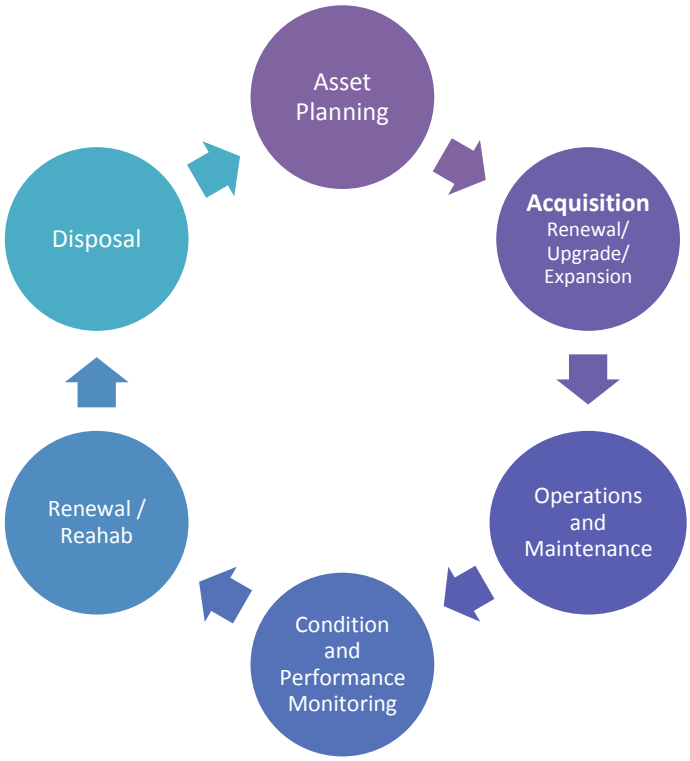
## 7.1 OVERVIEW

In brief

Cost cutting on acquisition does not necessarily result in a better 'whole of life' result. Effective options analysis through scope and design ensure informed and effective decision making over the asset life

Asset Management must be considered from a whole of life or lifecycle perspective so that the efficiency and effectiveness of decisions are considered not only for the upfront capital investment but over the life of the asset. The lifecycle of the asset is defined as "the time interval that commences with the identification of the need for an asset and terminated with the decommissioning of the asset or any liability thereafter" (Institute of Public Works Engineers, 2011). Therefore the overriding objective is to minimise the cost of the asset or service through all the phases of the asset life.

DIAGRAM 2. ASSET LIFECYCLE

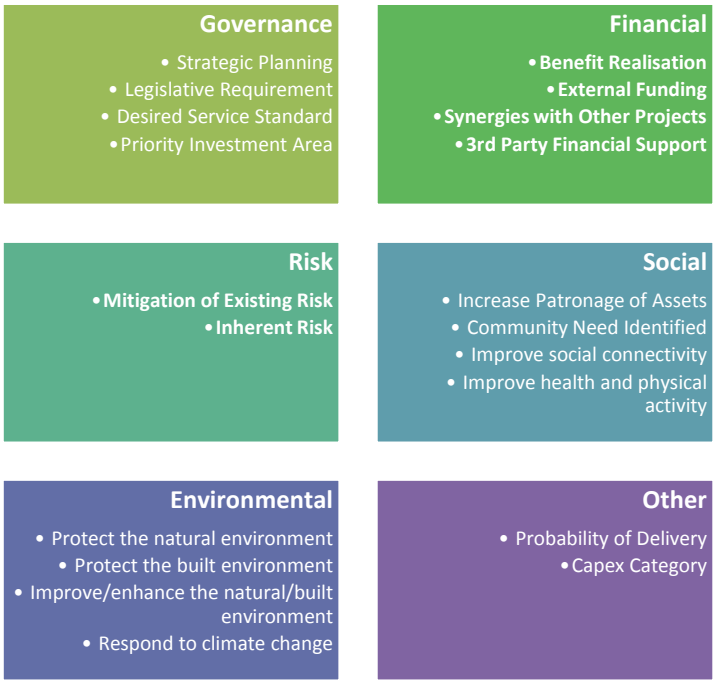



When considering investment in assets the following priorities have been defined and as to be applied in developing the ASMP programs:

1. **Statutory obligations** to meet safety or legislative standards
2. **Renewal** to replace end of life assets and maintain service levels
3. **Expansion and Upgrade** to meet service deficiency, risk and growth
4. Other projects and programs

A Corporate CAPEX Prioritisation Model has been developed to allow for the assessment of programs and projects at a corporate level. It aims to provide a standard score for each project to be ranked where necessary to ensure an appropriate investment envelope is being achieved. The model considers a range of strategic and operational elements.

DIAGRAM 3. CORPORATE PRIORITISATION MODEL




In some ASMP's an additional priority planning model has been adopted to rank like projects against each other to determine the renewal and upgrade programs. These methods are documented within the individual plans and have been used to derive the priorities for the individual asset classes.

## 7.2 RENEWAL / REPLACEMENT PLAN

### 7.2.1 RENEWAL APPROACH

The renewal and replacement planning for assets are detailed in the ASMP's. These strategies will vary with the asset types and their whole of life requirements.

Renewal works fall into the following categories:

- Rehabilitation/Renovation: Involves the repair of existing assets or asset components. Rehabilitation does not provide for a planned increase in the operating capacity or design loading. It is intended to enable the assets to continue to be operated so as to meet the current levels of service.
- Replacement/reconstruction: Involves the replacing existing assets or components with ones of equivalent size or capacity i.e. does not provide for a planned increase to the operating capacity or design loading. Some minor increase in capacity may result from the renewal process, but a substantial improvement is needed before asset development is considered to have occurred.

Required levels of expenditure on the cyclic asset renewal/ replacement program will vary from year to year, and will reflect:

- The age profile of assets
- The condition profile of assets
- The ongoing maintenance demand, and
- The differing economic lives of individual assets comprising an overall system of assets.

In general terms the renewal strategy is to rehabilitate or replace assets when justified by assessing:

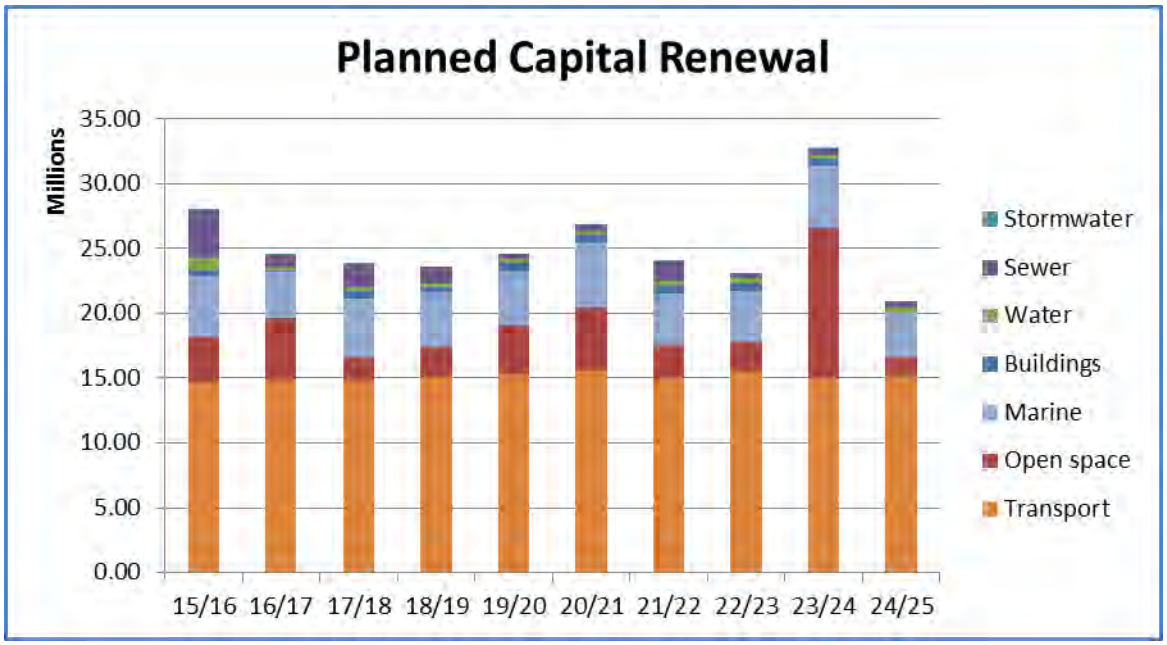
- Risk or criticality: where the consequences of failure and associated financial or social impact justifies priority action.
- Asset performance: renewal of an asset when it fails to meet the required level of service. Non-performing assets are identified by monitoring of asset reliability, capacity and efficiency.
- Economics: considers when it is no longer economic to continue repairing assets, e.g. when the annual cost of repairs exceeds the annualised cost of renewal. An economic consideration is the co-ordination of renewal works with other planned works.

In the current CAPEX process renewal has been prioritised above non- renewal and the value included in CAPEX for renewal projects is expected to be fully funded.

- Knowledge of the assets from a condition, remaining life and cost perspective is imperative to develop an efficient and accurate renewal program. Where under-funding of maintenance occurs for any length of time, it can result in more rapid deterioration of the assets, reducing its intended life-span and the earlier need to fund replacement. Generally the unit cost of replacement of an asset is considerably more expensive than the cost to maintain it.

### 7.2.2 SUMMARY OF RENEWAL EXPENDITURE

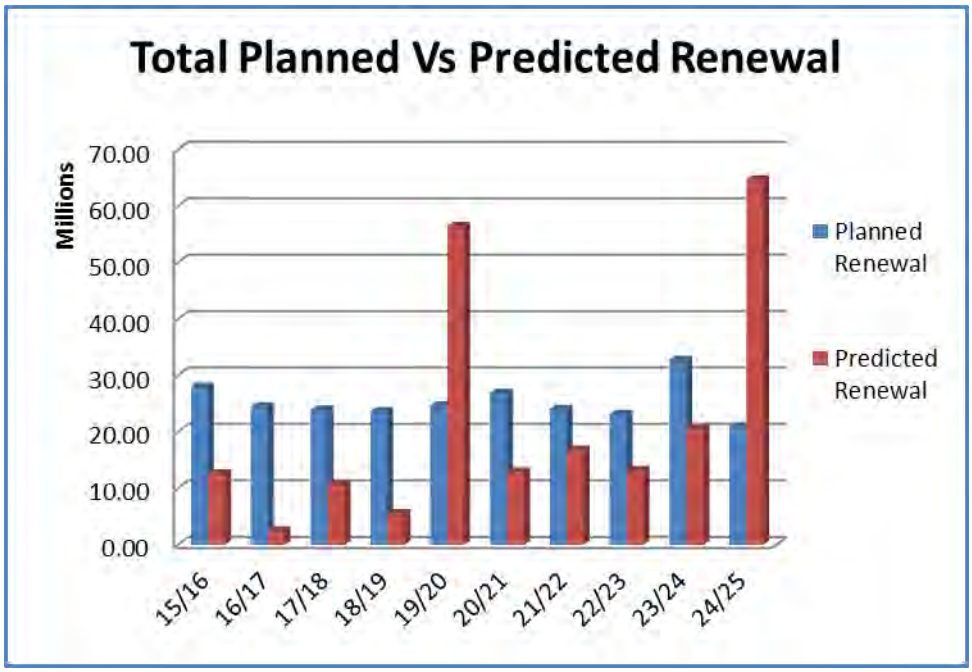
GRAPH 4 PLANNED CAPITAL RENEWAL




Clearly the primary focus over the 10 years has been placed on the renewal of Road surface and pavement assets. Road and Bridge assets comprise approximately 27% of the asset base (Written Down Value) and currently, together with the remaining transport class assets, consume approximately 53% of the renewal expenditure. While the backlog in renewal is being addressed this trend is expected to continue.

The slight increase in renewal expenditure for open space in 23/24 is the predicted replacement of a number of the skate parks that were installed around the same time and are therefore flagging for renewal in a similar timeframe. Further work on programming these works is expected.

GRAPH 5 PLANNED VS PREDICTED RENEWAL




The predicted renewal forecast is derived from the remaining life recorded in the asset register. This indicates the year the asset will need to be replaced based on the remaining life recorded in the asset register.

Planned renewal is the value of CAPEX presently being flagged as renewal in the capital program. This is derived from projects that have been approved as renewal projects. All projects have a renewal percentage recorded in Finance 1 against the project and this value is extrapolated against the expected expenditure to determine the value of renewal.

It is clear from the graph the two sources of information are not congruent resulting in a mis-timing between when the assets are deemed to need replacing and when they are planned for in the capital program. Condition assessments and revaluations, will assist with determining more accurate predictions of remaining life to ensure that asset register data is reflective of the true position of assets on the ground. While it may be necessary to renew assets before they reach the end of its life, it is imperative to ensure the asset register (and the resulting deprecation and renewal timing) is reflecting the physical asset.

The significant shortfall in 19/20 is attributable to the Road surface and pavement assets that have currently exceeded their life expectancy however are still operational. This backlog of renewal expenditure will be addressed as condition assessments are conducted and a firm understanding of the condition and therefore life expectancy of these assets is achieved.

The large predicted renewal in 2024/25 is a result of the first of the asset replacements due for the 100mm diameter AC Water Mains that formed the initial roll-out of reticulated water supply in Redlands. This renewal date has been determined using the theoretical expected life of these assets however further testing and condition assessments are necessary to determine the actual renewal pattern.

Again condition assessments will further inform decision making and allow for more stringent planning to be applied to ensure renewal works can be achieved as required. The criticality of these assets to service delivery must also be considered when planning for renewal.

## 7.3 UPGRADE / EXPANSION PLAN

### 7.3.1 UPGRADE / EXPANSION APPROACH

Upgrade and expansion projects should be considered where they contribute to Council Strategies and Policies and are aimed at addressing:

- Service Deficiencies
- Identified Risk
- To meet growth expectations.

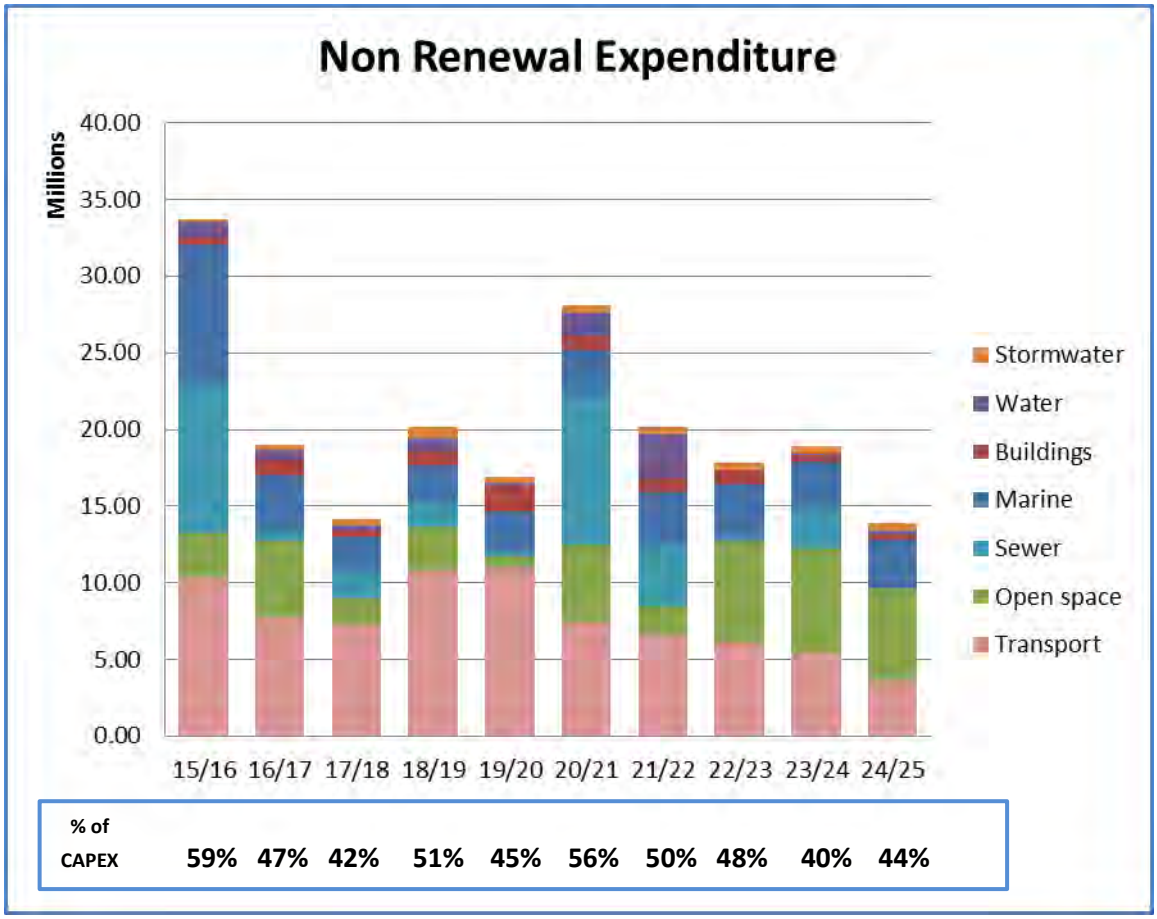
All non-renewal projects resulting from the individual ASMPs will be corporately considered and ranked for priority through the Asset Steering Committee.

Upgrade and expansion projects will also require PMO documentation suitable to the value and risk of the project. This documentation should consider the options analysis, lifecycle costs and ensure asset and non-asset solutions are considered before the inclusion of the project in the ASMP and therefore the CAPEX bids.

### 7.3.2 SUMMARY OF UPGRADE / EXPANSION PROJECTS

A detailed listing of the current CAPEX program used to derive these graphs is contained in each of the ASMP's. The timing of the writing of this report may result in these values being different to that presented the final approved CAPEX. The following graph depicts the combined non-renewal projects presented in the ASMP's. Overall non-renewal Capex represents a high proportion of total Capex and this percentage has been shown on the graph below.

GRAPH 6 NON-RENEWAL CAPITAL EXPENDITURE



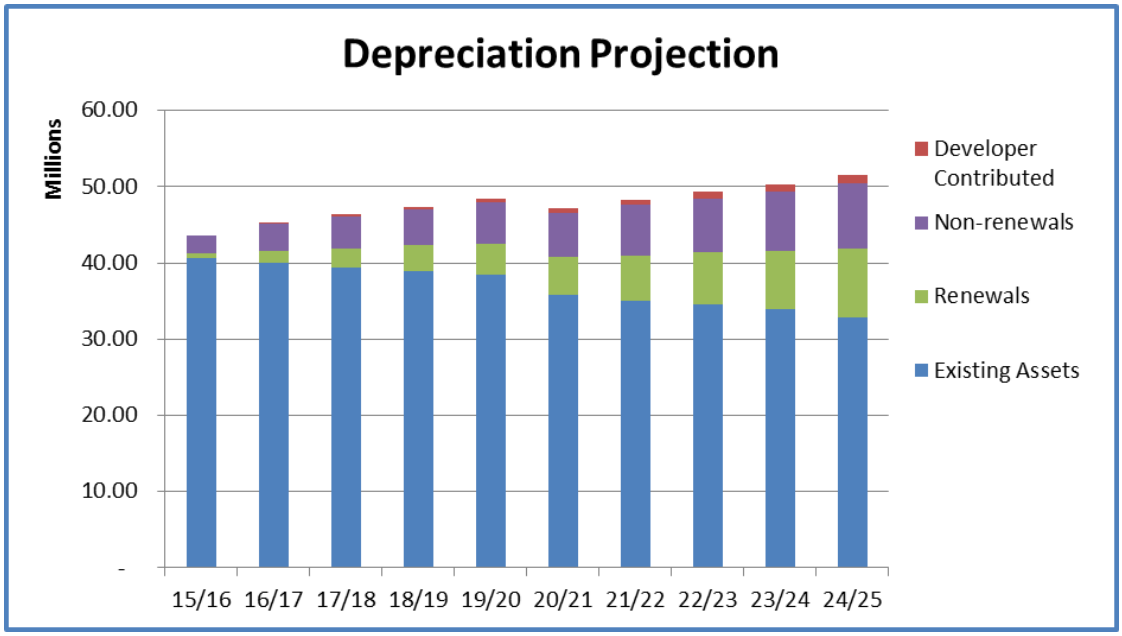

The graph also shows the percentage of total Capex that is being diverted to non- renewal projects each year fluctuating between 42% and nearly 59% over the ten years. Scrutiny over non-renewal projects is imperative to ensure these projects - that add pressure to opex – are selected based on sound financial expectations and are proven to meet the needs of the growing community in the most efficient manner.

- The lifecycle costs of the non-renewal program must also be considered when developing the upgrade / renewal program and these should be included in the program of works. Costs like ongoing operational costs (labour, cleaning and electricity) and maintenance costs (inspection, painting, and routine repairs) all add to the total spend of Council and need to be considered in any decision to upgrade or expand the network.

The current systems do not provide sufficient data to reliably determine the costs of service provision therefore in many project assessments; lifecycle costs cannot reliably be included.

When capital expenditure is incurred for renewal of an existing asset the impact on the future costs is minimal. Operating and maintenance costs for the same assets would be the same or similar and the depreciation expense would be consistent. When however, capital costs are incurred for non-renewal expenditure, additional costs are incurred for operating and maintenance costs as mentioned above. Often a renewal project also contains an element of upgrade and this element of upgrade brings with it additional operating costs and an impact to deprecation.

GRAPH 7 DEPRECIATION PROJECTIONS




The graph above shows that where the asset base is being maintained via renewal, the depreciation projection is maintained. The escalation to depreciation expense can be attributed to the expansion of the asset base via non-renewal activities.

- Understanding of the impact to projected operational costs is an important factor to be considered when determining capital investment.

## 7.4 MAINTENANCE PLAN

In brief

As the asset base extends, resources required for maintenance activities will also increase. Effective maintenace strategies will optimise the maintenace focus and drive innovation

Routine maintenance is the regular on-going work that is necessary to keep assets operating, including instances where portions of the asset fail and need immediate repair to make the asset operational again.

Planned / Preventative/ Cyclical maintenance is repair work that is identified and managed through a maintenance management system (MMS). MMS activities include inspection, assessing the condition against failure/breakdown experience, prioritising, scheduling, actioning the work and reporting what was done to develop a maintenance history and improve maintenance and service delivery performance.

Unplanned / Corrective / Reactive maintenance are activities to reinstate service due to failed assets.

Effective maintenance results when an economic, risk and reliability balance between planned and unplanned maintenance is achieved.

The individual ASMPs outline the varying levels of understanding with regard to maintenance costs and maintenance programming and each is important in the lifecycle management of assets. To understand and manage costs drivers, transparency of the costs associated with maintenance activities is paramount. Efficiencies can be gained through developing management strategies based on understanding of costs and potentially leveraging through better sourcing arrangements on any available existing contracts to Council.

Forecasting future maintenance expenditure to cater for an upgraded and expanded asset base is needed to adequately provide for asset maintenance and understand full lifecycle costs. This is completed to varying degrees within the individual ASMPs at present but is a priority for future plan iterations.

As the ASMPs evolve from minimum requirements, greater emphasis on maintenance management is required to understand:

- The cost of maintenance for each asset or assets category to maintain the expected level of service
- The impact to resourcing (operational budgets and capacity of staffing) to maintain an expanding asset base
- How to optimise treatment options to ensure efficient resource allocation through preventative maintenance programs
- Intervention levels for maintenance actions

## 7.5 DISPOSAL PLAN

Prior to an asset being considered in a disposal plan, it would need to be identified from a service review that it is no longer required, has reached its service life or requires significant expenditure to maintain. This would be detailed in the appropriate ASMP.

In many cases the asset will have no residual value, but will incur costs through its disposal and replacement - if replacement is required. Consideration and further investigation to determine alternative options for service delivery may be needed.

When an asset is scheduled for replacement or disposal, the remaining life of the asset should be revised and depreciation of the remaining value of the asset accelerated - resulting in increased depreciation costs in the current year. If however this remaining life assessment is not completed and an asset retains remaining life at disposal, it also retains undepreciated cost i.e. written down value. These costs need to be treated as operational costs on disposal and budgeted for appropriately as a “loss on disposal”. A Loss on Disposal of Non-Current Assets of $3.3373 million in 13/14 ($2.761 2012/13) suggests that further planning for asset disposal is required.

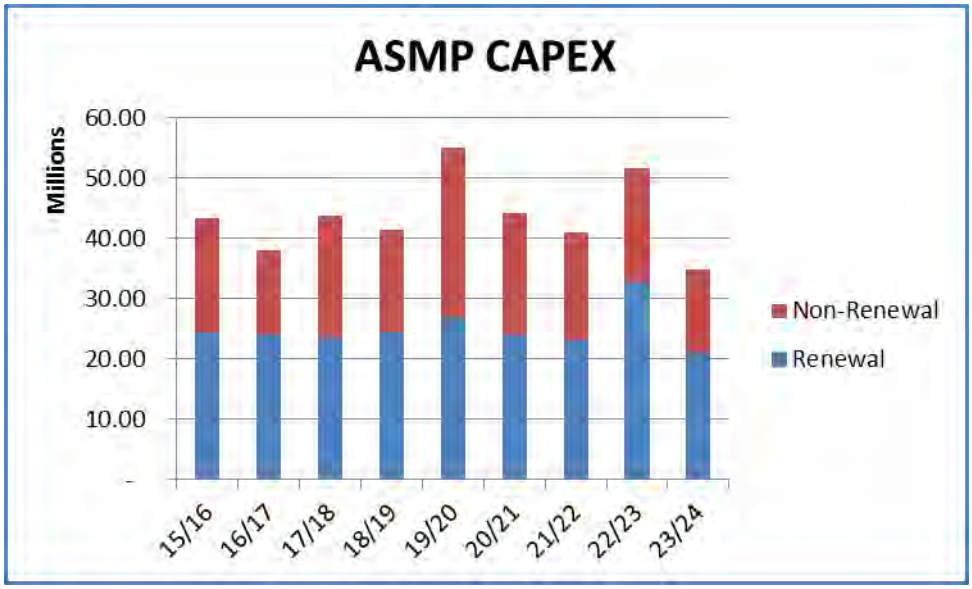
# 8 FINANCIAL SUMMARY

This summary represents the financial elements of the ASMPs and considers the related sustainability indicators. The capital programs for renewal, upgrade and expansion are provide here in summary and have provided direct input to CAPEX and the Long Term Financial Strategy.

The ASMPs are based on a moderated expectation of budget allocation however represent the capital spend required to maintain services and assets to the agreed service level standard and address high level risks. Where budget allocations result in renewal requirements not being met or service standards not achieved there is a funding shortfall and this will be highlighted through the iterative ASMP process.

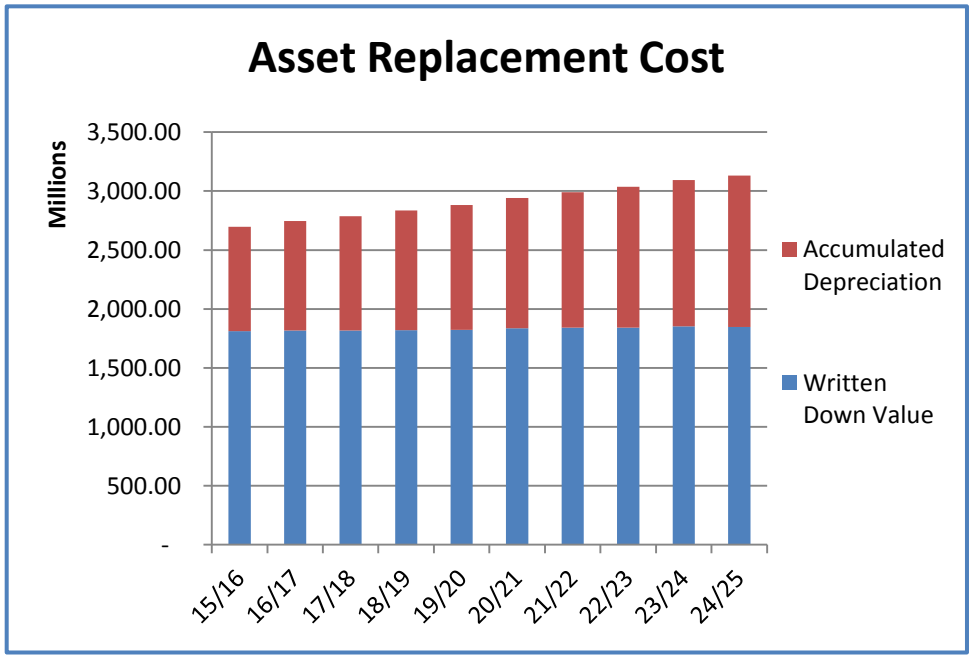
## 8.1 FINANCIAL PROJECTIONS

GRAPH 8 TOTAL CAPITAL EXPENDITURE




- At present lifecycle costs are being included in project initiation documentation for upgrade and expansion projects however as the comprehensiveness of these projections varies between asset classes, these projections have not been directly input to operational budgets. As a result they have not been included in this plan. As the maturity of asset management advances, these costs will be included in future iterations of the plan.

GRAPH 9 ASSET REPLACEMENT COST




## 8.2 SUSTAINABILITY OF SERVICE DELIVERY

In brief

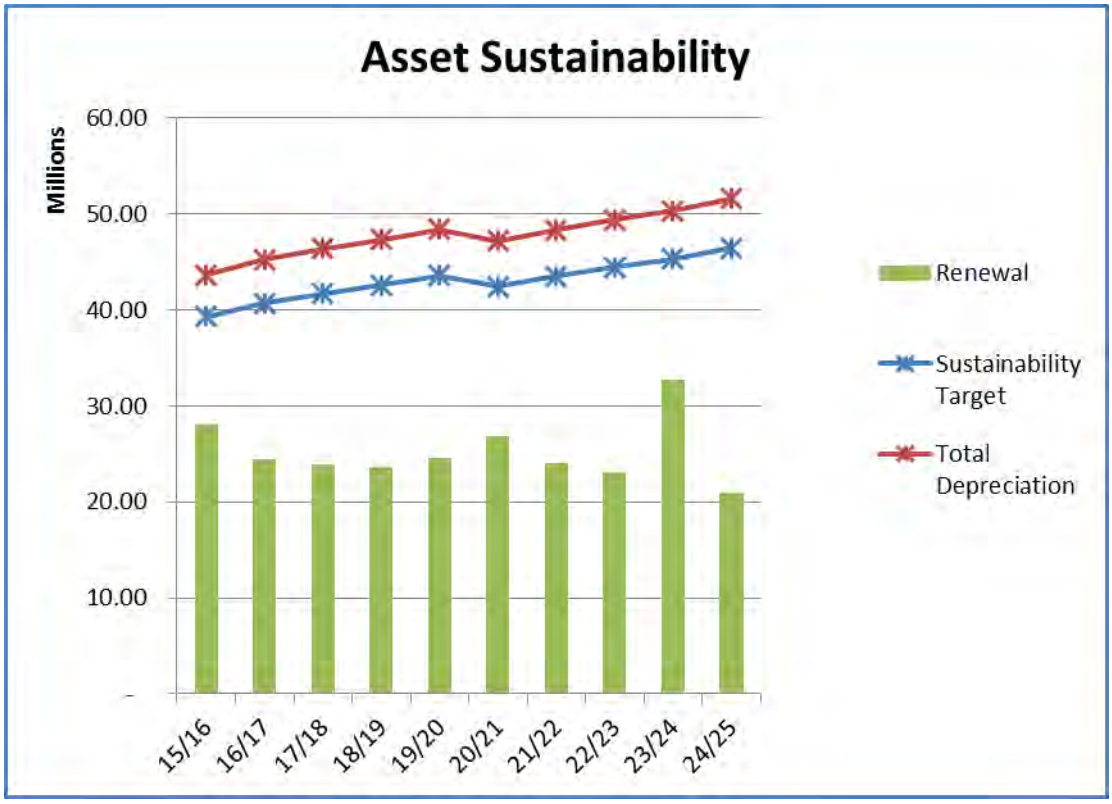
The sustainability of service delivery should be based on Council's ability to proivide for future renewal and expansion. To achieve this capital investment must be based on ASMP expectations

The Asset Sustainability ratio (Capital Expenditure on Renewal / Depreciation) is intended to provide an indication of whether assets are being replaced at the same rate they are wearing out. It is expected that over time to maintain the same level of service, renewal should equal depreciation. However if assets are relatively young the sustainability ratio would be less than 50%.

However overall, if renewals are being planned in the ASMP and are being funded through the budget process it can be appropriate for the sustainability ratio to be much lower than the standard benchmark 90% of Depreciation. The graph below indicates a renewal gap exists between the current spending on renewals and the target of 90% of depreciation. A sustainability ratio <90% may not indicate a renewal gap if the current value of renewals indicated by the plan is being met. At present Council is funding the renewal expectation outlined in the individual ASMP's. As a result the lower than target Sustainability Ratio is not considered a concern in isolation of other indicators.

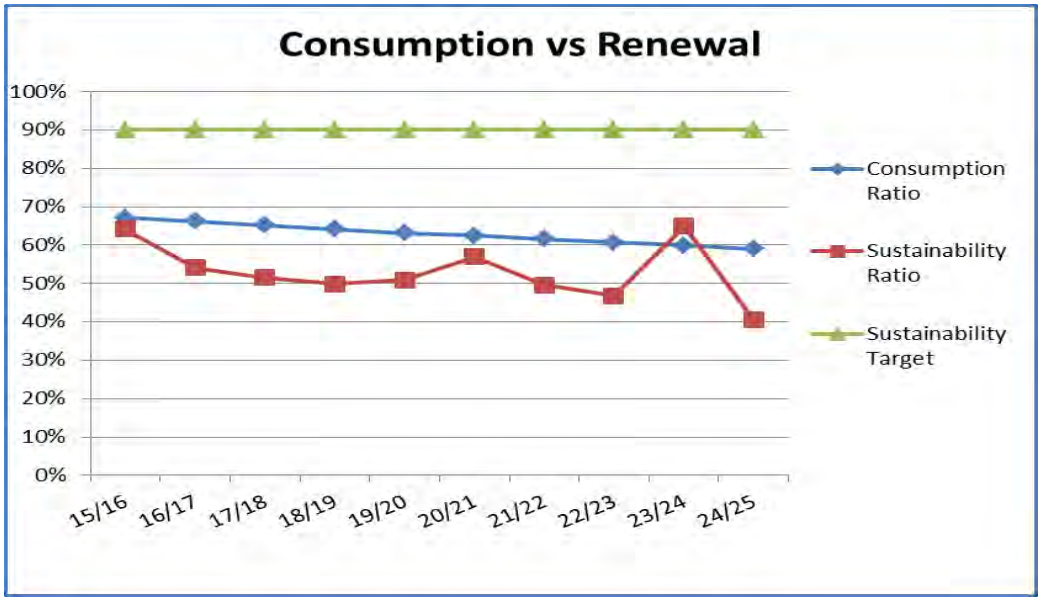
As maturity of the plans develops a greater reliance can be placed on the accuracy of the renewal programs.

GRAPH 10 ASSET SUSTAINABILITY




The graph above indicates a significant shortfall in renewal budget for each year when the renewal target is based on the sustainability percentage of 90% of Depreciation. As this ratio is based on the level of depreciation of the assets rather the future funding requirements it should be read in conjunction with other factors including the Asset Consumption Ratio. The Asset Consumption Ratio (Depreciated Replacement Cost / Replacement Cost) provides an indication of the aged condition of the assets where the higher the ratio to 100% the, newer the assets are.

GRAPH 11 CONSUMPTION VS RENEWAL



The Consumption Ratio suggests that the assets have between 60% and 70% of their future value over the 5 year horizon confirming that a lower rate of investment in renewal is supported. Deprecation on assets is straight line and so is based primarily on age. Clearly the graph indicates the level of investment in renewal drops in the later years of the 10 year horizon as the assets continue to age. The focus in the short term on determining the condition and remaining value of the asset base is of priority.

- Improved information on condition and therefore consumption will also allow for improved assessment of consumption and in turn depreciation.

The Asset Renewal Funding Ratio (NPV Funded Asset Renewal / NPV Required ASMP Renewal) aims to indicate if the Council has sufficient capacity to fund the level of renewal indicated by the ASMP to maintain service levels. At present there is still some dis-joint between the planned renewal and the renewals spend projected from the remaining life in the asset register. While this difference exists, the renewal funding ratio is difficult to determine. However at present the renewal budgets as request in the ASMP are being fully met. This additional ratio would be used in subsequent iterations of the ASMP after budget deliberations and final funding allocation is made. Where renewal remains unfunded over time the impact on asset condition and therefore service delivery must be assessed.

- The development of the Asset Renewal Funding Ratio will provide improved understanding of the sustainability of service delivery. Assuming a longer planning horizon, appropriate for long lived infrastructure assets is imperative to understand trend over time.

# 9 ACTION PLAN

This section of the report is aimed to improve the Asset Management functions related to the asset classes and move the asset management practice along the maturity continuum. This is a separate function to the improvement activities of the assets themselves i.e. renewal, expansion upgrade etc as these are catered for in Section 7 of the plan.

A key section of the individual ASMPs is the Improvement Action Plan that details the proposed actions to improve that standard of current management practices and optimise the whole of life management of assets. The improvement plan for each asset class will differ based on the risks, current data and processes in place for the asset class. For example condition assessment might already be in place for one asset class and needs only to be monitored, but will be perceived to be of high importance for another where the overall condition of the assets is not known.

This over arching plan will not re-iterate the specific and class specific actions but rather the high level expectations and deliverables and will identify the organisation wide elements needing action. Some actions will be one off items, that once achieved will not need to be repeated. Other actions, like condition assessment will be necessary on a regular and ongoing basis, however responsive to the different asset base and the position on the maturity range. The aim of this plan is to document all actions required to effectively manage an asset portfolio so as to clearly articulate expectations.

TABLE 5 ASSET MANAGEMENT ACTION ITEMS

| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| **1** | **Strategy and Planning** | | Actions required to ensure the governance framework required to ensure Council has defined roles and responsibilities, processes and systems to develop and continuously improve asset manage practice within Council | | |
| 1.1 | Enterprise Asset and Services Policy | 🟡 | Annual | Annual review, update and adoption of the Enterprise Asset and Services Management Policy | EASC / Council |
| 1.2 | Adopt LTASMP | 🔴 | Annual<br>Corporate Compliance | Develop and adopt the Long Term Asset Management Plan outlining actions required to achieve asset management goals | EASC/ Strategic Finance |
| 1.3 | LTASMP Actions Process | 🔴 | One- off | Develop process for implementation and monitoring of LTAMP/ ASMP actions | EASC/ ELG / Council |
| 1.4 | LTASMP Actions Implementation | 🔴 | Annual | Monitor the implementation of LTASMP including defining actual resources (officers) who will be undertaking improvement activities within individual business areas. | Group Managers |
| 1.5 | Asset Management Roles and Responsibilities | 🟡 | One- off | Clarity with regard to responsibility for policy and template development for asset management within Council | EASC / PMO / AMAP |
| 1.6 | Long Term Financial Plan and Capex Integration Process | 🔴 | One- off | Develop and document corporate processes to provide integration for the ASMPs into the Long Term Financial Plan and Capex programs including PMO requirements | EASC / PMO / AMAP |
| 1.7 | Long Term Financial Plan and Capex Integration Implementation | 🔴 | Annual<br>Corporate Compliance | Integration of the LTASMP to the Long Term Financial Plan and Capex programs | EASC / as defined in 1.6 above |

| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| 1.8 | EASC Meeting Calendar | | Annual | Meeting schedule for 2014/15 Enterprise Asset Steering Committee sessions to be confirmed with all attendees | Chair EASC |
| 1.9 | Decisions Making - Project Initiation and Prioritisation Process | | One- off | Establish a process and methodology for:<br>• project initiation (formal options analysis and business case development, lifecycle costing) | PMO / ELG / |
| 1.10 | Decision Making - Project Initiation and Prioritisation Implementation | | Annual | Collate and apply project prioritisation methodology and process to the ASMP projects for input to CAPEX program | PMO / ELG |
| 1.11 | Whole of life costing | | One- off | Establish processes supporting the development of whole of Life costing for assets to be incorporated into project briefs and operational Budgets | PMO / ELG / AMAP/ FInance |
| 1.12 | Roles and Responsibilities | | As required | Update Asset Assignment Matrix as required to ensure roles and responsibilities with regard to asset lifecycles are accurate | All officers and assignees |
| 1.13 | Asset Plan Template Revision | | Annual | Revise the Asset and Services Management Plans Template to better accord with the growth in organisational knowledge and capability. | Asset Plan Authors |
| 1.14 | Maturity Goals | | One- off | Determine and document the required level of maturity for each asset class based on risk and criticality factors | EASC |
| 1.15 | Fixed Asset Confirmation | | Annual<br>Corporate Compliance | Complete Annual Fixed Asset Confirmation Statements to ensure compliance with internal policy and reporting requirements | General Managers |
| 1.16 | Sustainability Reporting | | Annual | Complete Local Government Data Collection Document to | Various officers as defined |

| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| | | | Corporate Compliance | ensure compliance with internal policy and reporting requirements | by Sustainability Return |
| 1.17 | Depreciation and Impairment Reviews | | Annual<br>Corporate Compliance | Complete Depreciation and Impairment Reviews to ensure compliance with internal policy, reporting requirements and maintain asset register accuracy. | Group Managers as asset assignees |
| **2** | **Levels of Service** | | Actions required to establish Desired Levels of Service and to develop an understanding of the associated cost drivers. These actions will assist with understanding and refining renewal programs and setting upgrade and expansion priorities for service delivery shortfalls. | | |
| 2.1 | Define Levels of Service | | Annual | Define the assets and services currently being managed by council and cost the current provision of these services using historical information and forecast expenditures | Defined by ASMP |
| 2.2 | Annual Reporting of Performance | | Annual | Annual review, updating and reporting against established performance targets | Defined by ASMP |
| 2.3 | Community Consultation/ Expectation | | As required | Customer groups defined and understood with consultation on some aspects of service levels | Defined by ASMP |
| **3** | **Skills and Process** | | Actions that ensure appropriately skilled and trained officers in aspects of Asset Management | | |
| 3.1 | Resourcing | | Ongoing | Training, education and promotion of asset management to staff within the organisation understand their role in AM, and training and mentoring provided to support asset management initiatives. | Group Managers |
| 3.2 | Continuous Improvement | | Ongoing | Develop Improvement plans to identify and drive Asset Management Performance | All Asset assignees |

| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| 3.3 | Quality Systems | | Annual | Documentation or revisions of all critical processes and procedures | All Officers |
| **4** | **Data and Systems** | | Actions to ensure data and supporting systems are sufficient to support the maturing of asset management practice within Council. Process and systems that support asset acquisition, valuation, maintenance, depreciation, renewal and upgrade must be considered. These actions will be addressed as part of the AMAP. | | |
| 4.1 | Asset Classifications / hierarchy | | One- off | Clarify, maintain and update the asset classifications to be used across council including the required specifications (as supported by ADAC), locations and hierarchy. | EASC / AMAP |
| 4.2 | Completeness of data and specifications | | One- off | Ensure all necessary specifications for required asset classes are captured in the corporate asset management system. Identification of :<br>○ missing asset categories i.e. land<br>○ missing asset attributes / specifications<br>○ appropriate hierarchies | EASC / AMAP |
| 4.3 | Asset Systems and Reporting | | One- off | Develop processes and reports to meet the information and reporting needs across Council: e.g.:<br>○ hierarchy reporting (at component to facility level)<br>○ automated reports for valuation, renewal and maintenance programming | EASC / AMAP |
| 4.4 | Corporate asset condition reporting | | One- off | Establish consistent processes for the assessment, tracking and reporting of asset condition at asset category, class and corporate level. | EASC / AMAP |

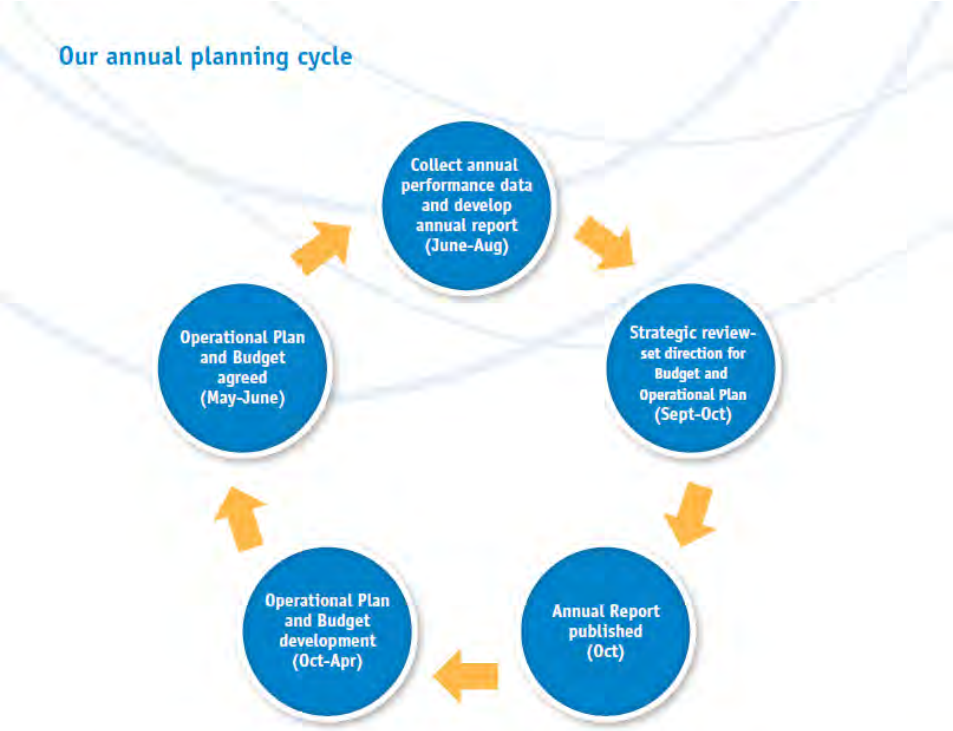
| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| 4.5 | Maintenance programming | | One- off | Develop Maintenance objectives, programs and processed including:<br>• Intervention levels and costs of service<br>• Criticality of assets<br>• Fault tracking<br>• Understanding of customer request and tracking<br>• Performance measures | EASC / AMAP |
| **5** | **Lifecycle Management** | | Actions required ensure the ongoing efficient and effective management of asset data and information is consistent and accurate across Council. | | |
| 5.1 | Asset Register Completeness - Additions | | Ongoing | Additions to the asset register (internal construction and developer contributed) are completed in a timely manner and include all data required to meet the needs of all stakeholders (spatial, specification and valuation). | Capital Project Managers |
| 5.2 | Asset Register Completeness - Condition | | Ongoing | Develop Condition assessment programme for major asset types, prioritised based in asset risk with data supporting asset life assessments | Defined by ASMP |
| 5.3 | Work in Progress Audit Confirmation | | Corporate Compliance | Provide assurance at financial year end that all constructed assets have been capitalised and any operational costs written off from WIP | Capital Project Managers |
| 5.4 | Valuation Cycles | | Annual Corporate Compliance | Asset revaluations are completed with regard to Accounting Standards and Corporate POL-3052 | Strategic Finance / Asset Assignees |
| 5.5 | Demand forecasting | | Annual | Develop demand forecast and management strategies based in projection of a primary demand factors and extrapolation of | Defined by ASMP |

| ID# | Tasks | Delivery Priority | Status / Frequency | Description | Responsibility |
|---|---|---|---|---|---|
| | | | | historic trends | |
| 5.6 | Risk Assessment | | Annual | Identify critical assets and associated risks and develop risk management strategies | Defined by ASMP |
| 5.7 | Renewal programming | | Annual<br>Corporate Compliance | Develop end of life renewal programs for each asset class based on asset register data (condition and life) and predictive modelling. Renewal programs are reflected in asset systems for financial modelling (deprecation and asset forecasts) including renewal percentage for blended projects. | Defined by ASMP |
| 5.8 | Upgrade / Expansion programming | | Annual<br>Corporate Compliance | Develop upgrade and expansion programs based on understanding of risk, growth and service deficiencies identified. | Defined by ASMP |
| 5.9 | Demand Management | | Ongoing | Develop demand management strategies when considering alternate options for service delivery for renewal, expansion and upgrade projects | Defined by ASMP |

## 9.1 MONITORING AND REVIEW PROCEDURES

This Long Term Asset and Service Management Plan will be reviewed during annual budget preparation and amended to recognise any changes in service levels and/or resources available to provide those services as a result of the budget decision process.

The ASMPs are based on the data that is held in councils asset systems. This data is used to develop capital/renewal programs and life cycle cost. The Corporate Plan 2010-2015 identifies the importance of the Long Term Asset Management Plan, the need to strategically review its progress and use it to inform the budget and operational plan each financial year.




Each year, we will use performance data and review our strategic and operational risks to inform our decisions about what areas need more attention or investment in the following year. This process will involve strategic reviews, where Councillors and our Executive Management Group will review progress in implementing key plans, including the:

- *Community Plan*
- *Corporate Plan*
- *Long term Asset Management Plan*
- *Long term Financial Plan.*

Outcomes from strategic reviews will help us with the development of the budget and *Operational Plan* for the next financial year.

> We make a commitment that the performance measures we develop will be meaningful, easily understandable and readily accessible to the community.

(Redland City Council, 2010)

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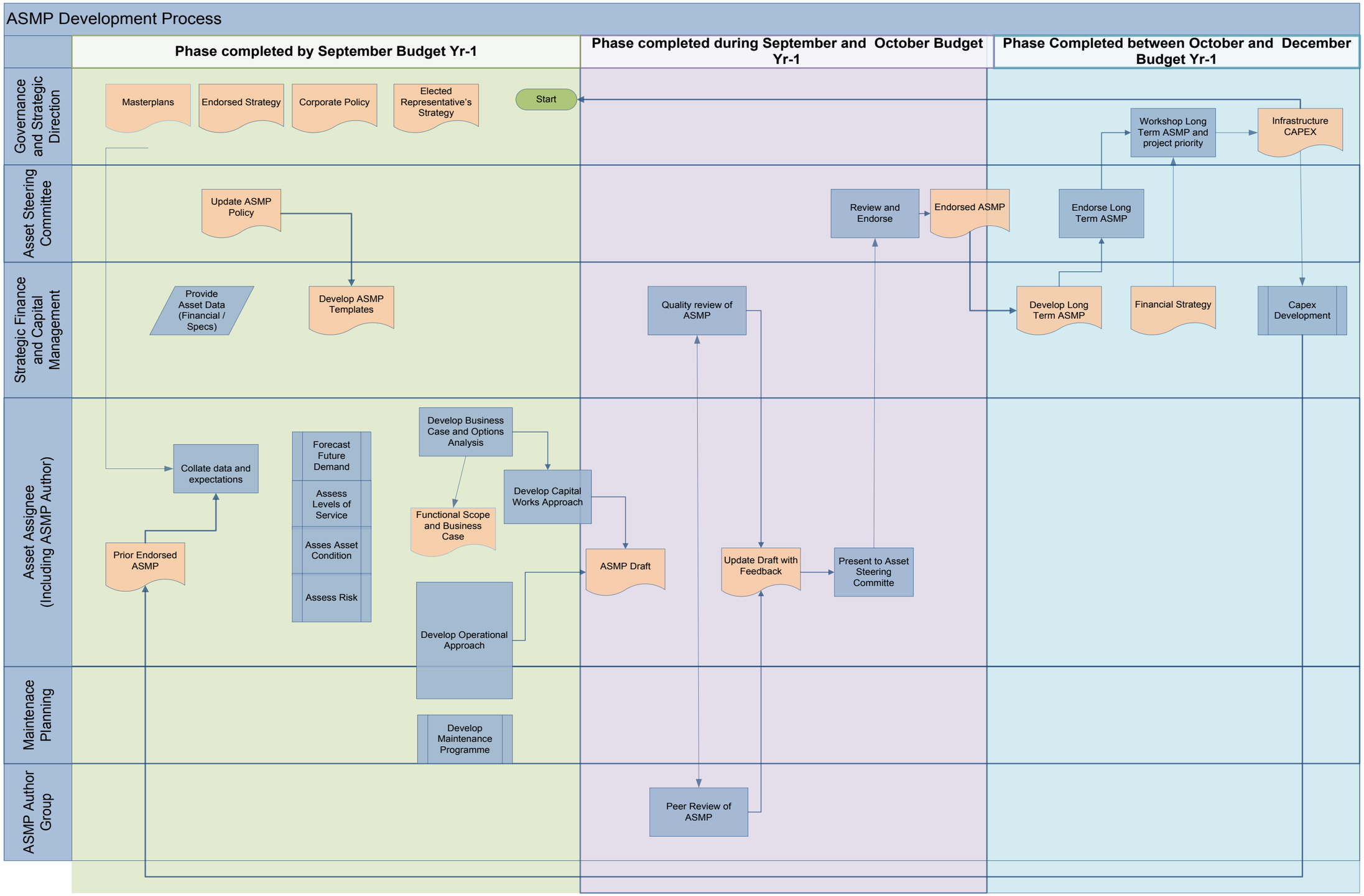
# 10 APPENDICIES

## 10.1 ASMP DEVELOPMENT PROCESS



## 10.2 EXECUTIVE SUMMARY – BUILDINGS

## 10.3 EXECUTIVE SUMMARY – STORMWATER



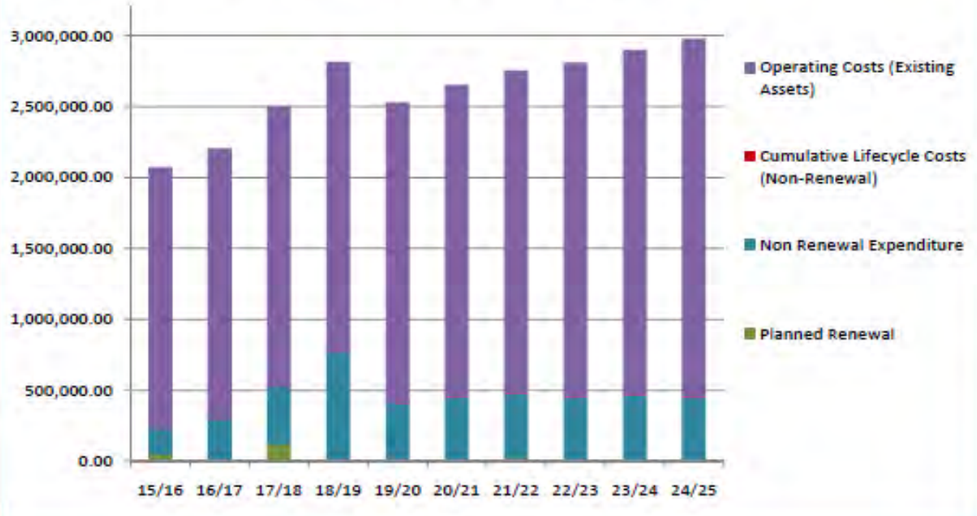
Redland City Council

# STORMWATER DRAINAGE ASSET & SERVICE MANAGEMENT PLAN

## The Portfolio as at the 30th of June 2014 ...

| Asset Category | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|
| 1137 – Stormwater Manholes and Pits | 70,181,045.08 | 16,614,025.60 | 53,567,019.48 | 712,232.21 |
| 1138 – Stormwater End Structures | 10,592,786.65 | 2,253,600.60 | 8,339,186.05 | 111,534.48 |
| 1139 – Stormwater Pipes | 422,797,418.33 | 106,496,069.16 | 316,301,349.17 | 4,429,037.17 |
| 1140 – Stormwater Surface Drains | 13,729,704.88 | 1,834,907.32 | 11,894,797.56 | 81,596.64 |
| 1046 – Fencing | 119,893.50 | 46,838.65 | 73,054.85 | 6,052.86 |
| 1146 – Subsurface Pavement Drainage | 2,794.28 | 125.64 | 2,668.64 | 34.93 |
| TOTAL | 517,423,642.72 | 127,245,566.97 | 390,178,075.75 | 5,340,488.29 |

### Total Capital and Operational Costs




| Expenditure Type | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Renewal | 46,792 | 11,200 | 119,355 | 0 | 0 | 0 | 24,000 | 0 | 6,600 | 0 |
| Non-Renewal | 179,199 | 281,000 | 402,290 | 765,000 | 405,000 | 454,000 | 454,000 | 454,000 | 454,000 | 454,000 |
| Operational | 1,847,860 | 1,912,535 | 1,979,474 | 2,048,756 | 2,120,462 | 2,194,678 | 2,271,492 | 2,350,994 | 2,433,279 | 2,518,443 |
| Lifecycle | 0 | 1,113 | 1,136 | 2,300 | 2,348 | 5,440 | 5,502 | 5,565 | 5,630 | 5,695 |
| TOTAL | 2,073,847 | 2,205,848 | 2,502,255 | 2,816,056 | 2,527,810 | 2,654,118 | 2,754,994 | 2,810,559 | 2,899,509 | 2,978,138 |

## Keeping it Brief...

### Major Projects 2015/16

- JN41101 Thompsons Beach Pipe Renewal $23,000
- JN41103 Peach Tree Close Drainage Upgrade $36,000
- JN41104 Springacre Road Drainage Improvements $52,000
- JN41105 Albert Street Culvert Extension $30,000

### Overall Condition and Critical Issues

- Overall condition of the network is unknown, it is assumed to be reasonable based on age. However the presence of Acid Sulphate Soils has shown pipe failure after 20 to 30 years in other Councils. It is critical to undertake Condition Assessment of the network to better understand the issues.

### Improvement Plan Focus

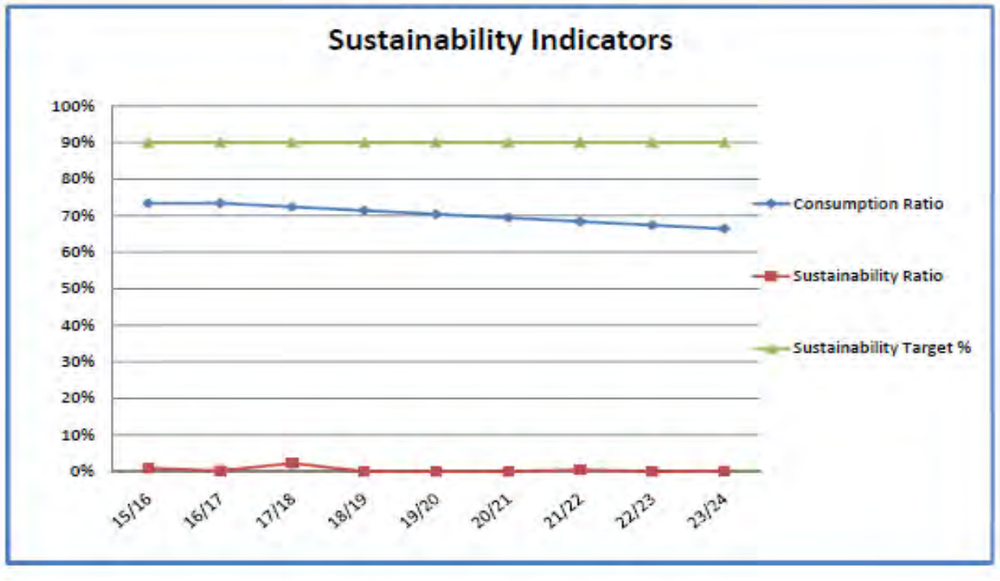
- Develop and Implement Condition Assessment
- Undertake Maintenance Program review and develop Maintenance Plan
- Investigate technologies for extending remaining lives
- Asset data capture and audit of asset register, starting with open drains
- Develop methodology for procurement of Catchment Management Plans

### The Final Word

**Further commitment to maintenance and condition assessment is required to;**

- **Achieve and maintain current levels of service**
- **Develop accurate budget forecasting**
- **Have confidence in remaining useful lives**
- **Achieve robust understanding of the network and data**

### Sustainability Indicators



# ROADS AND BRIDGES ASMP

# KEEPING IT BRIEF

## The Facts and Recommendations

### Major Projects 2015/16

- JN41634 – Resurfacing Program ($8,250,000)
- JN45269 –Pavement Rehabilitation Program ($4,500,000)
- JN42431 –Bridges and Large Culverts Renewals Program ($195,000)
- JN45652 –Sealing of Gravel Roads on Mainland ($990,000)
- JN80920/45804 – " Green Seal " on the Islands ($1,000,000)
- JN46239 – Banfield Lane Reconstruction ($900,000)

### Overall Condition and Critical Issues

- Analysis of the 2013/14 resurface / rehab program indicated that additional patching/profiling work needed to be done prior to the resurfacing. .This has resulted in additional funding needed for pavement rehabilitation works.

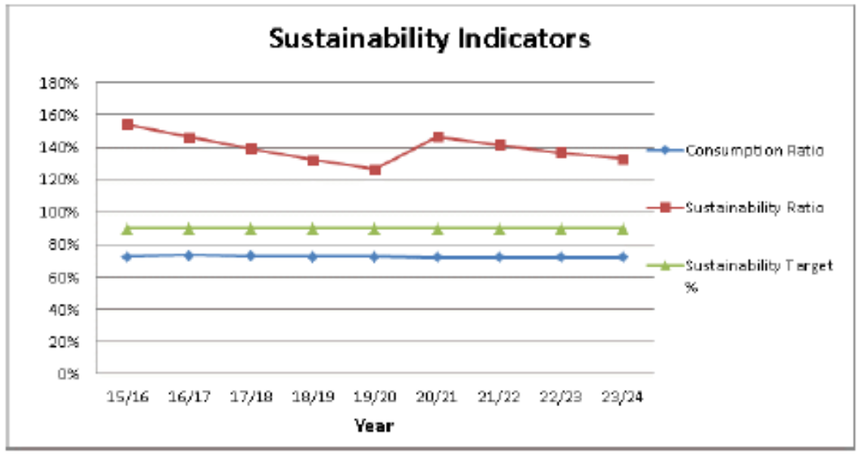
### Improvement Plan Focus

- Populate the Bridge condition data into bridge management system. Review and update the culverts database.
- Maintain a 3 to 5 year priority program of works based on visual condition (and pavement testing), to be expanded to a 10 year program of works.
- Develop a clear maintenance plan in response to existing asset condition information and new pavement testing data.
- Completion of Road Revaluation.
- Progress opportunities to understand community expectations for road and bridge infrastructure and refine the levels of service for the road hierarchy based on Australian Standards and Council policy.

### The Assets as 30 June 2014

| Asset Category | Class structure id | Replacement Cost | Accumulated Depreciation | Written Down Value |
|---|---|---|---|---|
| EARTHWORKS / FORMATION | 1669 | 157,496,844 | 0 | 157,496,844 |
| BRIDGE / LARGE CULVERT | 1102 | 23,875,453 | 6,759,672 | 17,115,781 |
| FORMATION WORKS | 1141 | 150,446 | 0 | 150,446 |
| KERB & CHANNEL | 1143 | 67,119,187 | 27,636,287 | 39,482,901 |
| VERGE | 1486 | 1,580,066 | 939,473 | 640,592 |
| SUBBASE | 1494 | 95,887,559 | 20,472,605 | 75,414,953 |
| ROAD SURFACE | 1495 | 117,787,121 | 47,278,667 | 70,508,454 |
| BASE | 1497 | 146,667,569 | 45,809,464 | 100,858,106 |
| TOTAL | | 610,564,244 | 148,896,168 | 461,668,077 |

### Sustainability




- Current renewal programming is to catch-up on the backlog.

# CARPARKS ASSET AND SERVICE MANAGEMENT PLAN

KEEPING IT BRIEF

## The Facts and Recommendations

### Major Projects 2015/16

- JN40723 – Carpark Resurfacing Program ($545,000)
- JN41900 – Macleay Island Port Carpark

### Overall Condition and Critical Issues

- Verification of car parks lease agreements in regard to renewals and maintenance responsibilities

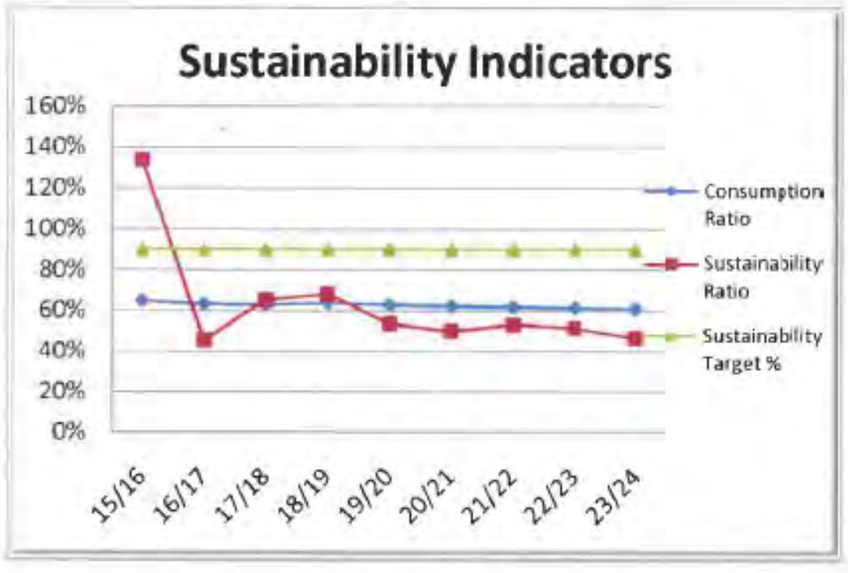
### Improvement Plan Focus

- Continue condition assessment to recognise / improve life prediction
- Check / Ensure accuracy of data in asset register and update register.
- Verification of car parks lease agreements in regard to renewals and maintenance responsibilities.
- Implementation of maintenance management system to monitor routine maintenance requirement.
- Establish financial requirements to achieve sustainability of carpark assets.

### The Assets – As at 30 June 2014

| Asset Category | Replacement Cost | Accumulated Depreciation | Written Down Value |
|---|---|---|---|
| 1045 CARPARK | 98,047 | 50,220 | 47,827 |
| 1046 FENCE | 217,886 | 23,638 | 194,249 |
| 1048 INFRASTRUCTURE ( Light ) | 10,600 | 7,132 | 3,468 |
| 1143 ROAD EDGES | 204,663 | 14,017 | 190,646 |
| 1144 ROAD ISLANDS | 112,853 | 6,876 | 105,978 |
| 1446 CARPARK - KERBING | 1,077,140 | 367,663 | 709,477 |
| 1447 CARPARK - SURFACE | 7,165,995 | 4,398,983 | 2,767,012 |
| 1450 CARPARK - PAVEMENT | 2,311,366 | 340,825 | 1,970,541 |
| 1451 CARPARK - WHEELSTOPS | 314,710 | 61,099 | 253,611 |
| 1494 ROAD PAVEMENT SUBBASE | 709,472 | 38,473 | 670,999 |
| 1495 ROAD PAVEMENT SURFACE | 2,358,600 | 260,684 | 2,097,916 |
| 1497 ROAD PAVEMENT BASE | 806,876 | 60,435 | 746,440 |
| 1641 SLABS | 41,729 | 9,869 | 31,860 |
| 1047 TAP | 1,338 | 67 | 1,271 |
| 1141 RD PAVEMENT - CARPARK | 23,518 | 768 | 22,751 |
| 1163 CONCRETE PATHWAY | 45,800 | 1,796 | 44,004 |
| 1669 EARTHWORKS / FORMATION | 13,753 | 0 | 13,753 |
| TOTAL | **15,514,348** | **5,642,545** | **9,871,803** |

### Sustainability



# BUS STOP INFRASTRUCTURE DELIVERY PLAN

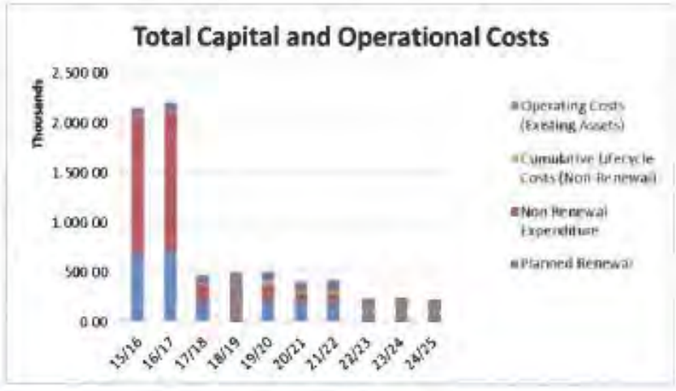
## The Facts and Recommendations

### Major Capital Programs

- JN80332 – Bus Stops and Lay Byes (Upgrades)
  - Approximately 500 stops require treatment over the next 4 years;
  - 225 of these stops are programmed for 2015/2016 completion – to commence a rolling program of work over the next several years to meet DDA compliance targets.
- JN80010 – Bus Shelter Renewal & Replacement Program
  - 20 individual bus shelter renewal projects in 2015/2016;
  - 11 individual bus shelter renewal projects in 2016/2017; and
  - 49 bus shelter renewals listed for 2017-2020.
  - Renewals are mixture of Standard and Premium Stops.
  - Adshel construction has re-commenced for premium stop locations.

### Improvement Plan Focus

- Focus on the pre-planning for project delivery of renewals and upgrades for 2015/2016 and 2016/2017 – significant programming increase for compliance targets.

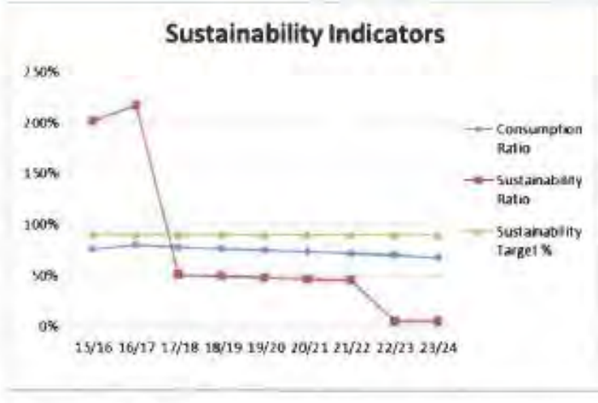



### The Assets

| Asset Category | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|
| Bus Shelters | $6,471,538.56 | $1,670,179.58 | $4,801,359.28 | $234,846.83 |

- There are 250 Bus Shelters across the Redlands: 184 are Council operated and 66 are Adshel operated.
- Data for Condition and DDA compliance has now been collected, refined and used with other criteria to develop a renewal and upgrade priority schedule for achieving compliance targets by 2017 (90%) and 2022 (100%).

### Sustainability




- A spike in investment is required – that does not align with planned renewal targets based on remaining life – in order to meet DDA compliance timeframes.

Redland CITY COUNCIL

# TRAFFIC FACILITIES AND STREET LIGHTING ASSET & SERVICE MANAGEMENT PLAN

## The Portfolio as at the 30th of June 2014...

| Asset Class Structure and Category | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|
| 1012 – SWB (Switchboard) | 13,820.17 | 1,394.70 | 12,425.47 | 552.81 |
| 1027 – Site Improvements | 163,926.50 | 33,088.25 | 130,838.25 | 8,196.32 |
| 1028 - Pipework | 66,488.00 | 1,232.83 | 65,255.17 | 664.88 |
| 1046 - Fence | 633,087.41 | 232,495.37 | 400,592.04 | 47,840.11 |
| 1047 - Furniture | 254,815.24 | 94,825.62 | 159,989.62 | 9,273.55 |
| 1048 - Infrastructure | 327,116.24 | 88,577.37 | 238,538.57 | 11,958.57 |
| 1050 - Landscaping | 857,745.75 | 28,687.81 | 829,057.94 | 7,432.66 |
| 1091 - Roads | 376,778.10 | 176,663.96 | 200,114.14 | 9,774.19 |
| 1094 – Traffic Signals | 8,448,482.91 | 4,219,208.62 | 4,229,274.29 | 285,249.88 |
| 1100 - Underpass | 600,000.00 | 336,792.81 | 263,207.19 | 11,771.43 |
| 1139 – Stormwater Pipes | 585.16 | 11.94 | 573.22 | 7.31 |
| 1144 – Roads/Road Block/Road Island | 30,249,540.60 | 10,146,003.92 | 20,103,536.68 | 563,874.83 |
| 1451 – CP / CP-Wheel | 1,516.91 | 99.44 | 1,417.47 | 24.44 |
| 1457 - Signs | 3,912.80 | 1,735.76 | 2,177.04 | 305.42 |
| 1639 – Crash Barriers | 1,362,843.62 | 804,858.21 | 557,985.41 | 43,927.22 |
| 1640 - Seats | 1,300.00 | 1,300.00 | 0.00 | 0.00 |
| 1646 – Garden Edge | 35,195.13 | 17,737.46 | 17,457.67 | 2,802.00 |
| 1647 – Retaining Wall | 985,375.71 | 97,520.96 | 887,854.75 | 21,719.55 |
| 1652 - Lighting | 147,935.89 | 48,648.04 | 99,287.85 | 5,535.33 |
| TOTAL | 44,530,466.14 | 15,330,883.07 | 28,199,583.07 | 1,030,910.50 |


| Expenditure Type | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Renewal | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Non-Renewal | 367,773 | 108,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operational | 3,743,000 | 3,874,005 | 4,009,595 | 4,149,931 | 4,295,179 | 4,445,510 | 4,601,103 | 4,762,141 | 4,928,816 | 5,101,325 |
| Lifecycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 4,110,773 | 3,982,005 | 4,009,595 | 4,149,931 | 4,295,179 | 4,445,510 | 4,601,103 | 4,762,141 | 4,928,816 | 5,101,325 |

## Keeping it Brief...

### Major (Proposed) Projects 2015/16

- JN20266 Wellington and Queen Street intersection and Lighting Upgrade $167,000
- JN42434 Sanctuary Drive provision of indented parking $120,000
- JN40110 Mid Jimberry Road Lighting of Pedestrian Crossings $105,000
- JN40626 Peel and Main Street Intersection and Safety Improvements $120,000

### Improvement Plan Focus

- Develop and Implement data audit processes
- Undertake Asset Register review
- Undertake maintenance requirements review and develop Maintenance Plan
- Implement Guardrail Inspection Program to establish future budget requirements

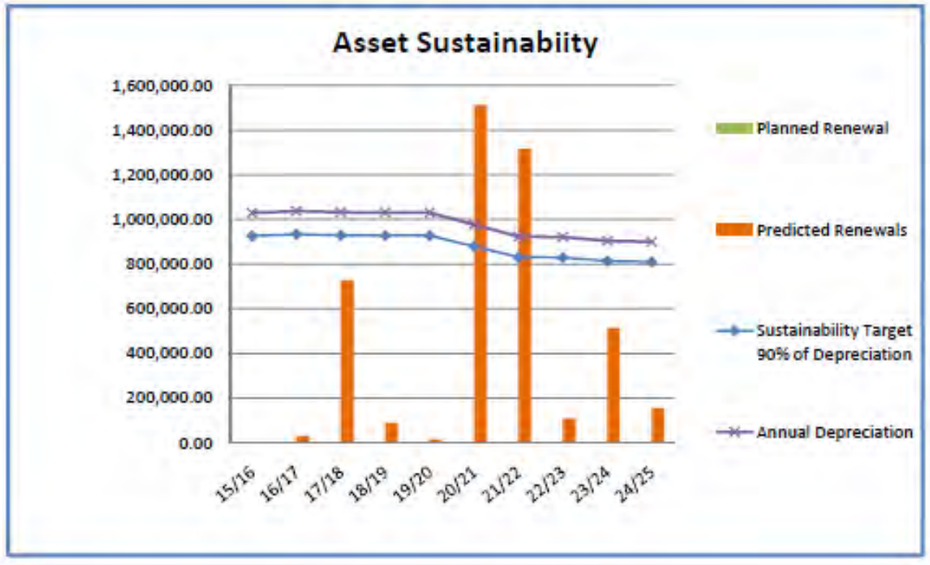
### Overall Condition and Critical Issues

- Overall condition of the network is unknown based on insufficient data to draw justifiable conclusions. However, from personnel experience, the network is viewed as being in a reasonable condition. It is critical to undertake Condition Assessment of the network to align knowledge and experience with data confirmation.

### The Final Word

**Further commitment to maintenance and condition assessment is required to;**

- **Achieve and maintain current levels of service**
- **Develop accurate budget forecasting**
- **Achieve robust understanding of the network and data**
- **Ensure a safe and functional road network for network users**



# MARINE ESTATES ASSET AND SERVICES MANAGEMENT PLAN

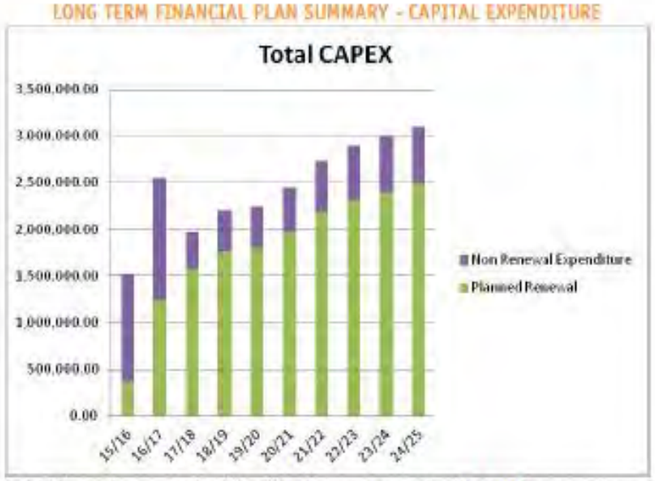
As of 30th June 2014

| Asset Category | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|
| Canal Revetment Walls – Raby Bay | $46,972,012 | $12,691,853 | $34,280,158 | $635,658 |
| Canal Revetment Walls – Aquatic Paradise | $11,480,000 | $3,906,453 | $7,573,547 | $154,324 |
| Revetment Walls – Sovereign Waters Lake Estate | $1,800,000 | $494,802 | $1,305,198 | $36,250 |
| Navigational Beacons – Raby Bay | $144,000 | $143,942 | $57 | $57 |
| Navigational Beacons – Aquatic Paradise | $240,000 | $185,044 | $54,956 | $12,278 |
| TOTAL | $60,636,012 | $17,422,094 | $43,213,916 | $838,567 |

## CONDITION SUMMARY

| Asset Category | Quantity | % Very Poor | % Poor | % Fair | % Good | % Very Good |
|---|---|---|---|---|---|---|
| Canal Revetment Walls – Raby Bay | - | 3.3% | 7.2 % | 13.7% | 24.2% | 51.6% |
| Canal Revetment Walls – Aquatic Paradise | - | - | - | - | - | - |
| Revetment Walls – Sovereign Waters Lake Estate | - | - | - | - | - | - |
| Navigational Beacons – Raby Bay | - | - | - | - | - | - |
| Navigational Beacons – Aquatic Paradise | - | - | - | - | - | - |
| AVERAGE | - | 3.3% | 7.2 % | 13.7% | 24.2% | 51.6% |

## LONG TERM FINANCIAL PLAN SUMMARY - CAPITAL EXPENDITURE




* Disclaimer: Data and information contained in this document are for illustrative purpose only. Some data may not be available for all asset classes.

## KEEPING IT BRIEF

### MAJOR PROJECTS 2013/14

- Masthead Drive (67-93) Revetment Wall Upgrade $1,409,873
- Raby Bay Repair Trial $450,000

### IMPROVEMENT PLAN FOCUS

- Undertake full asset base condition audit
- Update and standardize Maximo asset database
- Develop inspection regime for Sovereign Waters
- Develop ArcReader GIS Asset Mapping defined by ASMP

### OVERALL CONDITION AND CRITICAL ISSUES

- Raby Bay – Very good to Excellent
- Aquatic Paradise – N/A
- Sovereign Waters – N/A
- Navigation Beacons – Very good to excellent ( Assessment based on age)
- Very high replacement and renewal costs

### THE FINAL WORD

- Current Condition of Estates considered good to excellent
- Increase in the monitoring and assessment of assets required for Sov. Waters and Raby Bay
- Development of accurate condition reports required for Aquatic Paradise and Sovereign Waters

## ASSET SUSTAINABILITY

# Marine Foreshore Asset and Services Management Plan

As of 30th June 2014

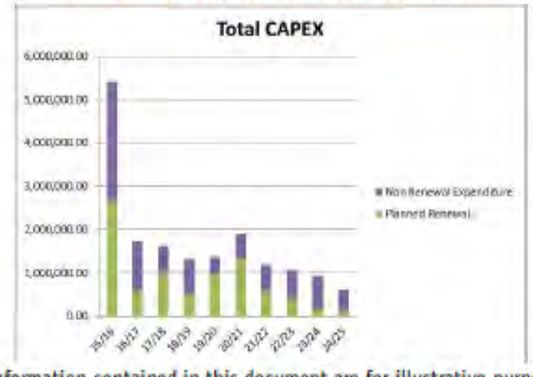
## THE PORTFOLIO

| Asset Category | Replacement Cost | Accumulated Depreciation | WDV | Depreciation Expense |
|---|---|---|---|---|
| Seawalls | $ 9,241,460 | $3,652,289 | $5,581,971 | $143,038 |
| Groynes | $6,259,000 | $1,820,082 | $4,438,918 | $74,414 |
| Beaches | - | - | - | - |
| TOTAL | $ 15,500,460 | $ 6,123,580 | $ 10,020,889 | $217,452 |

## CONDITION SUMMARY

| Asset Category | Quantity | % Very Poor | % Poor | % Fair | % Good | % Very Good |
|---|---|---|---|---|---|---|
| Seawalls | - | - | - | - | - | - |
| Groynes | - | - | - | - | - | - |
| Beaches | - | - | - | - | - | - |
| AVERAGE | - | - | - | - | - | - |

## LONG TERM CAPITAL FINANCIAL PLAN SUMMARY

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## KEEPING IT BRIEF

### MAJOR PROJECTS 2015/16

- Russell Terrace Macleay Island Seawall $2,000,000
- Seawall renewal Old Schoolhouse Park $350,000
- Seawall and Causeway renewal Junner St $1.500.000
- Thompsons Beach Foreshore Protection Upgrade $1,000,000
- North St, Redland Bay Revetment Wall $250,000

### IMPRUVEMENT PLAN FOCUS

- Undertake full asset base condition audit
- Develop detailed Level of Service plans
- Develop inspection regime and standard documentation
- Develop ArcReader GIS Asset Mapping defined by ASMP

### OVERALL CONDITION AND CRITICAL ISSUES

- Seawalls – Not Available
- Groynes – Not Available
- Beaches – Not Available

### THE FINAL WORD

- Renewal program is on track to meet targets
- Accurate asset capture improvements required
- Increase in the monitoring and inspection required
- Development of accurate levels of service required

## ASSET SUSTAINABILITY

Redland CITY COUNCIL

# MARINE INFRASTRUCTURE ASSET & SERVICE MANAGEMENT PLAN

## The Portfolio… (as at 30th June 2014)

| Asset Category | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|
| 1046 – Fence | 0 | 0 | 0 | 0 |
| 1048 – Infrastructure | 19,570 | 7,095 | 12,475 | 1,305 |
| 1095 – Marine Seawall | 6,400 | 2,445 | 3,955 | 330 |
| 1098 – Marine Jetty | 5,753,635 | 3,048,800 | 2,704,835 | 197,115 |
| 1109 – Marine Ramp | 3,836,015 | 2,178,880 | 1,657,135 | 64,990 |
| 1110 – Marine Pile | 1,545,910 | 909,705 | 636,205 | 131,120 |
| 1153 – Shelter | 480,000 | 270,470 | 209,530 | 16,110 |
| 1497 – Roads / Road Pavements | 30,485 | 425 | 30,060 | 380 |
| 1572 – Marine Stairs | 268,230 | 27,185 | 241,050 | 5,900 |
| 1631 – Marine Swimming Enclosure | 432,000 | 354,925 | 77,075 | 15,765 |
| 1641 – Slabs | 84,855 | 3,560 | 81,395 | 1,905 |
| TOTAL | 12,457,100 | 6,803,490 | 5,653,715 | 434,920 |


| Expenditure Type | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Renewal | 1,423,750 | 1,646,500 | 1,934,500 | 2,004,000 | 1,287,000 | 1,165,000 | 669,000 | 858,000 | 818,000 | 840,000 |
| Non-Renewal | 4,166,250 | 1,023,500 | 1,255,500 | 956,000 | 753,000 | 575,000 | 1,941,000 | 1,372,000 | 502,000 | 1,460,000 |
| Operating | 420,000 | 434,700 | 449,915 | 465,660 | 481,960 | 498,830 | 516,290 | 534,360 | 553,060 | 572,415 |
| Lifecycle | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 6,010,000 | 3,104,700 | 3,659,915 | 3,425,660 | 2,521,960 | 2,238,830 | 3,126,290 | 2,764,360 | 1,873,060 | 2,872,415 |

## Keeping it Brief…

### Major Proposed Projects 2015/16

- JN41900 Macleay Island Ramp Carpark $3,400,000
- JN42287 Boat Ramp, New – Russell Tce, Macleay Is $800,000
- JN42347 Swimming Enclosure – Amity Point NSI $725,000
- JN42349 Pontoon, DDA Compliance – High St, Russell Is $900,000
- JN46281 Berthing Piles, New – Barge Ramp, Coochiemudlo Is $300,000

### Improvement Plan Focus

- Undertake full asset base condition audit
- Update and standardise Maximo asset database
- Develop detailed Level of Service plans
- Develop inspection regime and standard documentation
- Gain further clarity over lifecycle costing and current maintenance costs

### Overall Condition and Critical Issues

- Minimal asset condition data is available for this ASMP
- Current replacement costs are well below market value
- Insufficient operational and maintenance expenditure information available
- Program is highly dependent on successful funding applications

### The Final Word

- **Results may look more favourable than reality due to lower than real value current replacement costs**
- **Renewal program is on track to maintain current Levels of Service**
- **Significant renewal program designed to return assets to their modern equivalent to meet current demand and legislation**

# Water Supply

# Keeping it Brief

## The Portfolio

| | Replacement Cost | Accumulated Depreciation | Annual Depreciation |
|---|---|---|---|
| Water Supply Pipelines | $408,353,000 | $169,827,000 | $5,765,000 |
| Water Supply Reservoirs | $4,671,000 | $2,284,000 | $83,000 |
| Water Supply Pumping Stations | $1,689,000 | $1,082,000 | $71,000 |
| Water Supply Pressure Control Valves | $284,000 | $206,000 | $15,000 |
| Water Supply Meters | $1,003,000 | $248,000 | $67,000 |
| SUB-TOTAL | **$416,000,000** | **$173,647,000** | **$6,001,000** |
| Network Monitoring Equipment | $292,000 | $238,000 | $28,000 |
| TOTAL | **$416,292,000** | **$173,885,000** | **$6,028,000** |

## Major Projects 2015/16

- ✓ Redland mainland Water Supply Scheme Network Upgrade program continues to address peak hour and fire flow provision deficiencies in the network - $580,000
- ✓ Asset renewal for water supply mains on East Coast Road at Dunwich North Stradbroke Island - $550,000

## Overall Condition and Critical Issues

- Maintenance and renewal levels of the water supply assets is adequate to meet the desired service levels
- Renewal of underground assets is largely based on 'fix-on-fail' approach as the majority of the asset base is still relatively young.
- Continued investment is required to maintain fire flow provision in the network, both from maintenance of existing fittings point of view and provision of additional capacity

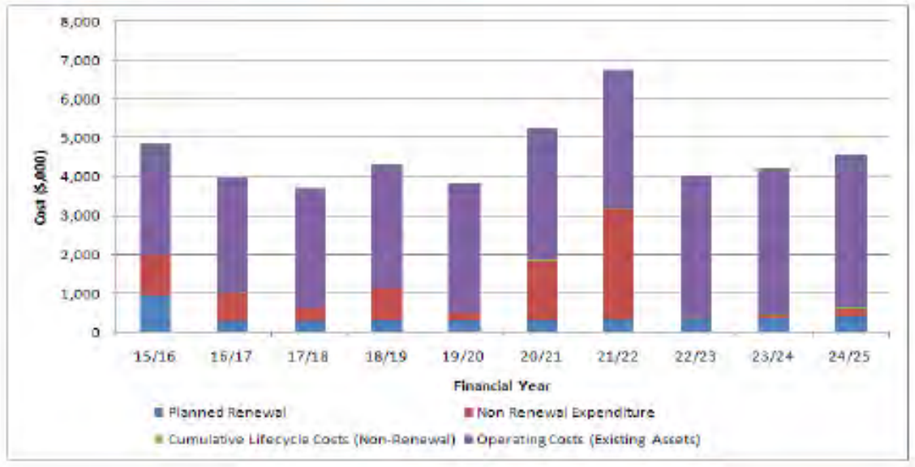
## Improvement Plan Focus

- Ensure that all maintenance activities that occur are being booked to correct task numbers so that accurate trends can be assessed with respect to the breakdown of Cyclic, Planned and Reactive Maintenance
- Development and documentation of asset condition and performance assessment methodologies for all asset classes and key asset types

## The Final Word

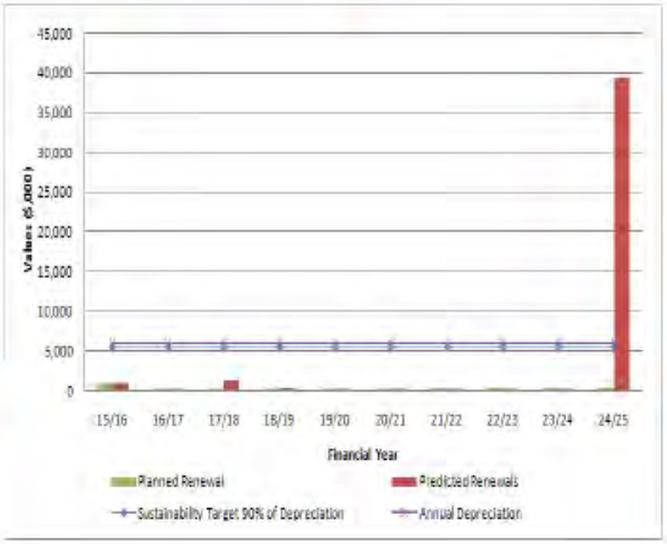
**The renewal program for the underground water supply assets is currently sufficient; however more detailed work is required to understand the remaining life of the small diameter AC reticulation mains.**

## Long Term Financial Summary




| | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Planned Renewal | 967,666 | 298,525 | 287,201 | 301,561 | 316,639 | 319,070 | 335,024 | 351,775 | 369,364 | 387,832 |
| Non Renewal Expenditure | 1,017,793 | 694,678 | 335,413 | 819,200 | 199,026 | 1,510,238 | 2,856,546 | 0 | 56,690 | 226,760 |
| Cumulative Lifecycle Costs (Non-Renewal) | 5,991 | 8,796 | 12,005 | 15,325 | 15,325 | 23,159 | 32,935 | 33,697 | 34,459 | 40,827 |
| Operating Costs (Existing Assets) | 2,870,795 | 2,971,273 | 3,075,268 | 3,182,902 | 3,294,304 | 3,409,604 | 3,528,941 | 3,652,454 | 3,780,289 | 3,912,600 |
| | **4,862,245** | **3,973,272** | **3,709,887** | **4,318,988** | **3,825,294** | **5,262,071** | **6,753,446** | **4,037,926** | **4,240,802** | **4,568,019** |

## Asset Sustainability



# Wastewater Collection

# Keeping it Brief

## The Portfolio

| | Replacement Cost | Accumulated Depreciation | Annual Depreciation |
|---|---|---|---|
| Manholes | $90,207,000 | $26,425,000 | $1,091,000 |
| Pipelines - Wastewater Gravity | $299,788,000 | $104,064,000 | $4,072,000 |
| Pipelines - Wastewater Pressure | $35,884,000 | $9,062,000 | $468,000 |
| Wastewater Pumping Stations | $39,505,000 | $22,372,000 | $1,373,000 |
| TOTAL | $465,384,000 | $161,923,000 | $6,934,000 |

## Major Projects 2015/16

- ✓ Pump Station 33 will be upgraded due to growth requirements ($300,000)
- ✓ Pump Station infiltration reduction program be underway with $500,000 forecast expenditure
- ✓ Other key programs underway in 2015/16 include pump replacement program and the switchboard replacement program

## Improvement Plan Focus

- Ensure that all maintenance activities that occur are being booked to correct task numbers so that accurate trends can be assessed with respect to the breakdown of Cyclic, Planned and Reactive Maintenance
- Development and documentation of asset condition and performance assessment methodologies for all asset classes and key asset types

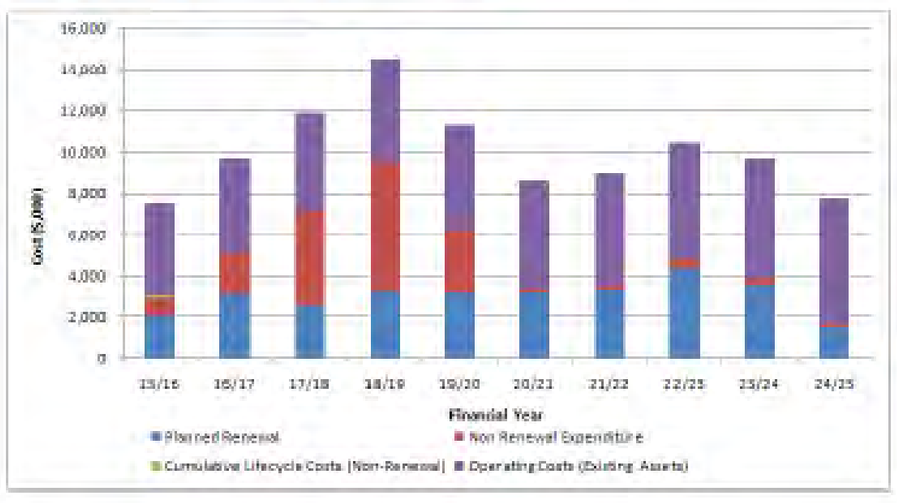
## Overall Condition and Critical Issues

- Significant work has occurred over the last year to prioritise and optimise the pump replacement program
- Renewal of underground assets is largely based on 'fix-on-fail' approach as the majority of the asset base is still relatively young.
- Continued investment is required to maintain levels of service for active assets (wastewater pump stations)

## The Final Word

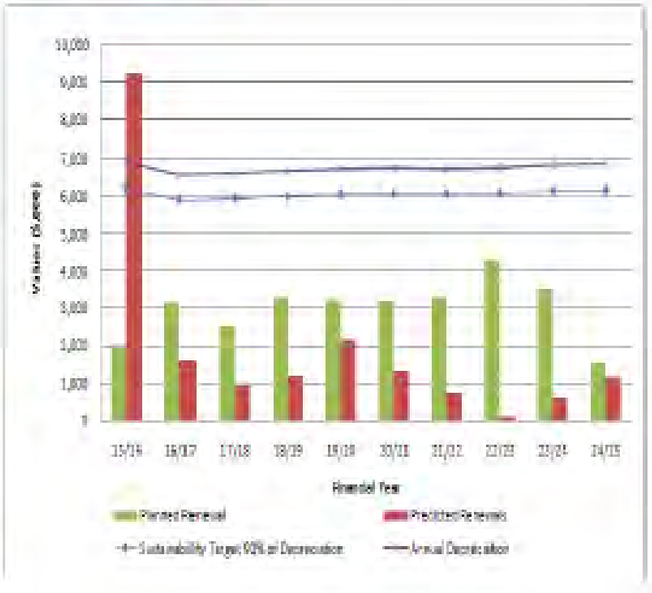
**Active assets in the wastewater collection system continue to be the critical asset class in this network and continue to require ongoing investment to meet service standards**

## Long Term Financial Summary




| | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Planned Renewal | 2,061,960 | 3,130,240 | 2,537,464 | 3,288,937 | 3,120,603 | 3,303,860 | 3,312,100 | 4,296,080 | 3,540,700 | 1,556,566 |
| Non Renewal Expenditure | 874,140 | 1,980,060 | 4,603,059 | 6,268,936 | 2,976,324 | 154,360 | 186,590 | 516,880 | 341,130 | 188,036 |
| Cumulative Lifecycle Costs (Non-Renewal) | 133,580 | 500 | 500 | 500 | 2,000 | 500 | 500 | 500 | 500 | 2,000 |
| Operating Costs (Existing Assets) | 4,426,878 | 4,561,819 | 4,742,183 | 4,908,159 | 5,079,944 | 5,257,743 | 5,441,764 | 5,632,225 | 5,829,353 | 6,033,380 |
| | **7,496,558** | **9,701,619** | **11,883,246** | **14,466,582** | **11,280,871** | **8,616,463** | **8,940,954** | **10,447,685** | **9,711,683** | **7,756,582** |

## Asset Sustainability



# Wastewater Treatment

# Keeping it Brief

## The Portfolio

| | Replacement Cost | Accumulated Depreciation | Annual Depreciation |
|---|---|---|---|
| Victoria Point WWTP | $30,091,000 | $9,328,000 | $883,000 |
| Cleveland WWTP | $25,576,000 | $9,493,000 | $715,000 |
| Thorneside WWTP | $25,982,000 | $12,056,000 | $758,000 |
| Capalaba WWTP | $22,348,000 | $12,106,000 | $563,000 |
| Mt Cotton WWTP | $6,692,000 | $3,106,000 | $183,000 |
| Point Lookout WWTP | $5,129,000 | $3,275,000 | $129,000 |
| Dunwich WWTP | $5,116,000 | $2,027,000 | $165,000 |
| TOTAL | **$120,933,000** | **$51,394,000** | **$3,397,000** |

## Major Projects 2015/16

- The final year of the construction for the new WWTP at Point Lookout is scheduled for 2015/16
- The over major projects planned for 2015/16 are the works at Thorneside WWTP including the inlet works and the plant bypass

## Overall Condition and Critical Issues

- Generally RCC WWTPs are in good condition. Most of the WWTP assets are in Very Good or Good condition. The worst condition WWTP (Point Lookout) is currently be replaced.
- Continued investment is required to maintain levels of service for active assets within this asset class

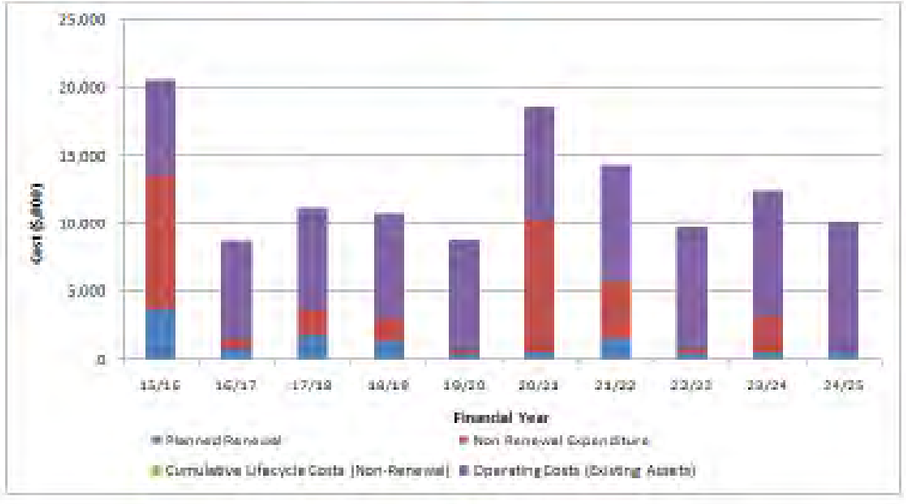
## Improvement Plan Focus

- Ensure that all maintenance activities that occur are being booked to correct task numbers so that accurate trends can be assessed with respect to the breakdown of Cyclic, Planned and Reactive Maintenance
- Continued monitoring of the WWTP performance is required to ensure that licence requirements are met

## The Final Word

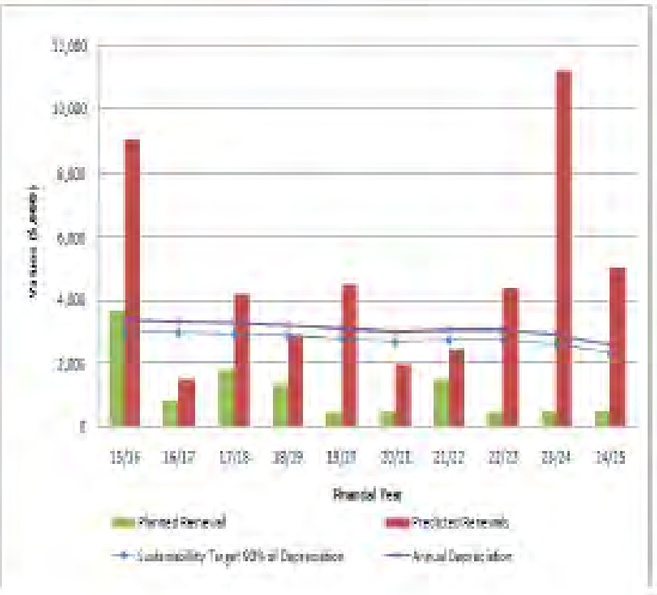
**Wastewater Treatment Plant assets are critical to the Redland Water business and continue to require ongoing investment to meet service standards and licence requirements.**

## Long Term Financial Summary




| | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Planned Renewal | 1,668,300 | 805,200 | 1,804,200 | 1,905,250 | 419,700 | 470,800 | 1,482,100 | 453,600 | 465,700 | 477,900 |
| Non Renewal Expenditure | 9,830,000 | 594,100 | 1,820,900 | 1,698,250 | 300,000 | 9,800,000 | 4,160,000 | 300,000 | 2,700,000 | 0 |
| Cumulative Lifecycle Costs (Non-Renewal) | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Operating Costs (Existing Assets) | 7,034,882 | 7,281,103 | 7,535,942 | 7,799,700 | 8,072,689 | 8,355,233 | 8,647,666 | 8,950,335 | 9,263,596 | 9,587,822 |
| | **20,533,182** | **8,678,403** | **11,161,042** | **10,803,200** | **8,792,389** | **18,626,033** | **14,289,766** | **9,703,935** | **12,429,296** | **10,065,722** |

## Asset Sustainability



# Open Space Keeping it Brief

Redland City Council

## The Portfolio

| Asset Category | Number of Asset Class | Replacement Cost | Accumulated Depreciation | Written Down Value | Depreciation Expense |
|---|---|---|---|---|---|
| PLAY UNITS | 736 | $6,762,374 | $3,512,384 | $3,249,990 | $416,899 |
| BBQs | 140 | $698,641 | $322,292 | $376,350 | $54,195 |
| SHELTERS | 416 | $5,876,748 | $2,409,768 | $3,466,980 | $253,611 |
| SPORTS | 288 | $7,135,994 | $2,937,882 | $4,198,111 | $250,829 |
| PARKS/SPORTSFIELD LIGHTING | 633 | $9,897,225 | $4,551,341 | $5,345,885 | $325,323 |
| TAPS | 446 | $861,703 | $458,970 | $402,733 | $47,196.97 |
| PATH STRUCTURES | 158 | $9,156,339 | $3,382,591 | $5,773,749 | $294,995 |
| SIGNS | 2357 | $564,236 | $259,395 | $304,841 | $35,991 |
| LANDSCAPING (rubber softfall) | 103 | $1,394,710 | $417,940 | $976,770 | $91,943 |

## Major Renewal Projects 2015/16

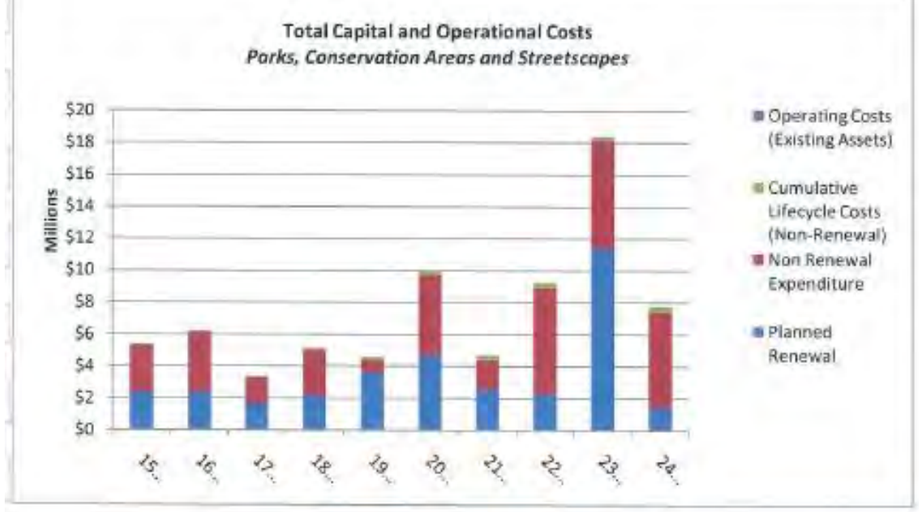
- William Taylor Memorial Sports Ground, Thorneside
- Robert Mackie Park, Thornlands
- Orana Street Park, Victoria Point
- Lachlan Road Park, Birkdale
- Ron Stark Oval, Dunwich
- Keith Surridge Park, Alexandra Hills
- Grevillea Street Park, Redland Bay
- George Street Park, Alexandra Hills
- Oyster Point Park, Cleveland
- Sunnybay Drive Park, Birkdale
- O'Gorman Street Park, Alexandra Hills
- Degen Road – PCYC, Capalaba
- Raby Esplanade Park, Ormiston
- Sel Outridge Park, Redland Bay
- Redlands Baseball Field, Ormiston
- Renewal of sportsfield lighting (various areas)

## Overall Condition and Critical Issues

- 87% of Parks, Conservation areas and Sportsfields assets are in Very Good to Moderate condition. The 13% of assets in Poor to Very Poor condition are being flagged through the renewal program for years 1, 2 and 3.
- 95% of assets located at IndigiScapes are in Very Good to Good condition with the other in Moderate condition; suggesting maintenance levels are satisfactory.

## Improvement Plan Focus

- Continual auditing of asset data including condition, remaining lives,, asset capture and disposal to improve data integrity.
- Improve on the planning and budgeting of asset disposals.
- Improve planned maintenance activities and have operational and maintenance costing for each asset class.
- Review of depreciation accounts and where each asset class is being depreciated.
- Review and update of design lives for each asset class.



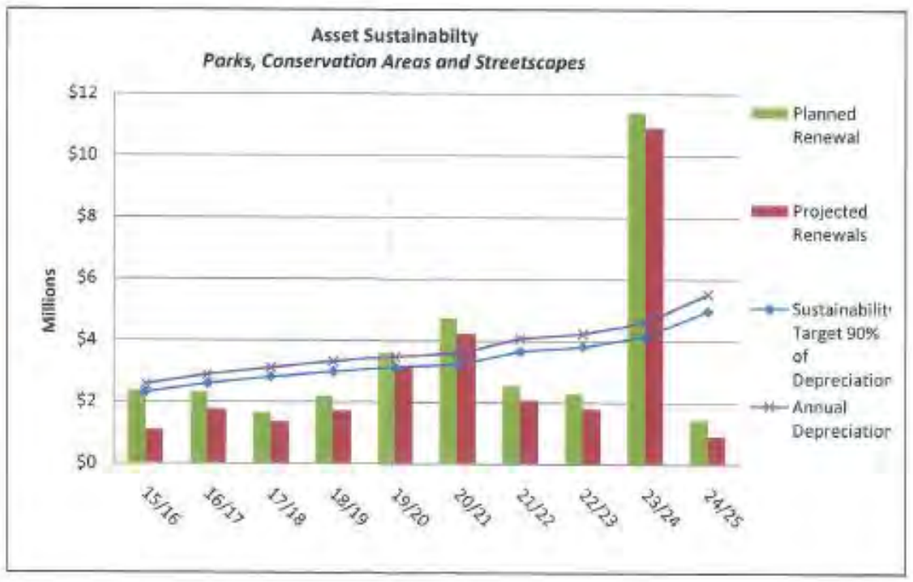

## Major Non Renewal Projects 2015/16

- Point Lookout – Whale Skeleton
- William Stewart Park, Thornlands
- Weinam Creek area, Redland Bay
- Henry Ziegenfus z Park, Cleveland
- Cleveland Showgrounds
- Trailhead facilities (various locations)
- Coochiemudlo Island

## The Final Word

**A combined approach where asset condition assessments are measured against both risk and the Open Space Strategy 2026, is giving City Spaces a greater understanding of planned asset replacement. Community expectations are considered along with changing city wide demographics to develop optimum parkland usage.**

| | 15/16 | 16/17 | 17/18 | 18/19 | 19/20 | 20/21 | 21/22 | 22/23 | 23/24 | 24/25 |
|---|---|---|---|---|---|---|---|---|---|---|
| Planned Renewal | 2,398,003 | 2,324,673 | 1,655,156 | 2,193,806 | 3,597,578 | 4,715,858 | 2,551,063 | 2,281,562 | 11,416,984 | 1,429,029 |
| Non Renewal Expenditure | 2,908,110 | 3,820,214 | 1,653,293 | 2,794,097 | 796,312 | 4,982,991 | 1,845,971 | 6,613,569 | 6,688,478 | 5,984,477 |
| Developer Contributions | | | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 | 200,000 |
| Cumulative Lifecycle Costs (Non-Renewal) | 6,000 | 12,750 | 41,267 | 160,406 | 200,198 | 272,220 | 295,905 | 314,702 | 334,097 | 354,695 |
| Operating Costs (Existing Assets) | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 5,312,113 | 6,157,637 | 3,549,716 | 5,348,309 | 4,794,089 | 10,171,069 | 4,892,939 | 9,409,833 | 18,639,559 | 7,968,201 |



# Footpaths & Cycleways

Redland CITY COUNCIL

## The Portfolio * (As at 30 June 2014)

| | Replacement Cost | Accumulated Depreciation | Written Down Value | Annual Depreciation Expense |
|---|---|---|---|---|
| Footpath & Bikeways | $88,643 | $30,187 | $54,518 | $1,879 |

## Condition Summary *

| | QTY | % Poor | % Fair | % Good | % Excellent |
|---|---|---|---|---|---|
| | 360 km | | | | 75 |
| | 96 km | | | 20 | |
| | 38 km | | 8 | | |
| | 9 km | 2 | | | |

*Disclaimer: Data and information contained in this document are for illustrative purpose only. Some data may not be available for all asset classes

# Keeping it Brief

## Major Projects 2015/16 *

- ✓ JN46341 – Valley Way Trunk Path Link: $320,000.
- ✓ JN40014 MBC Thornlands: $1,300,000.
- ✓ JN45658 Footpath Rehabilitation Program (renewal): $356,760.
- ✓ JN45611 Footpaths Program: $690,300.

## Overall Condition and Critical Issues *

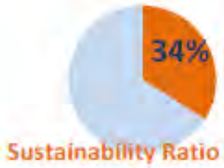
- Footpath & Bikeways = good to excellent
- Assessment has been undertaken using asset age and remaining life. A detailed audit of actual condition was conducted in late 2013/2014. Further assessment of data, including prioritizing for maintenance intervention and disposal required.
- Remaining useful life data needs to be reviewed

## Improvement Plan Focus *

- Undertake pathway asset condition audit to validate asset profile
- Develop longer term program of works based on condition and network needs to address expansion and renewal priorities.
- Continue to develop maintenance plan in response to asset condition audit
- Improve understanding of community expectations and review/ refine the levels of service

## The Final Word *

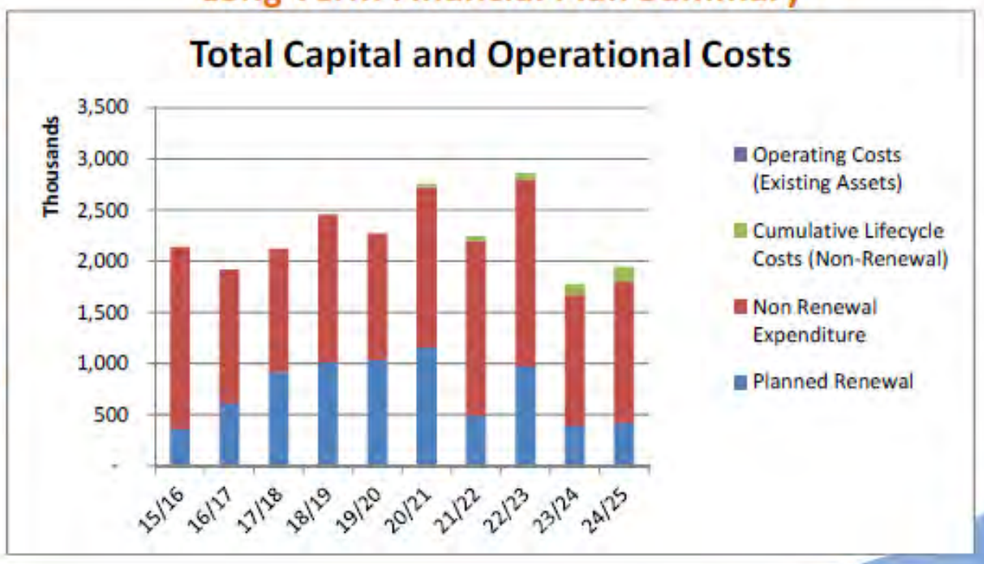
- Just over 75% of the footpaths and bikeways were constructed after 1990 (55% after 2000), making for a relatively young network
- Footpaths and bikeways provide an important service for transport and recreational activities
- Improved forward planning and maintenance regime will enhance sustainability while meeting demand




Sustainability Ratio *


Consumption Ratio *

## Long Term Financial Plan Summary *



# STORMWATER QUALITY

## The Portfolio

| Asset Category | Replacement Cost | Accumulated Depreciation | Future Annual Depreciation |
|---|---|---|---|
| Class 1615 – Complex GPTs | $2,429,480 | $391,065 | $37,154 |
| Class 1616 – Simple GPTs | $110,762 | $15,507 | $4,880 |
| Class 1617 – Non-GPT water quality feature | RELIABLE DATA NOT AVAILABLE | | |
| Class 1618 – Vegetated water quality feature | RELIABLE DATA NOT AVAILABLE | | |
| **TOTAL** | **$2,540,242** | **$406,572** | **$42,034** |

## Keeping it Brief

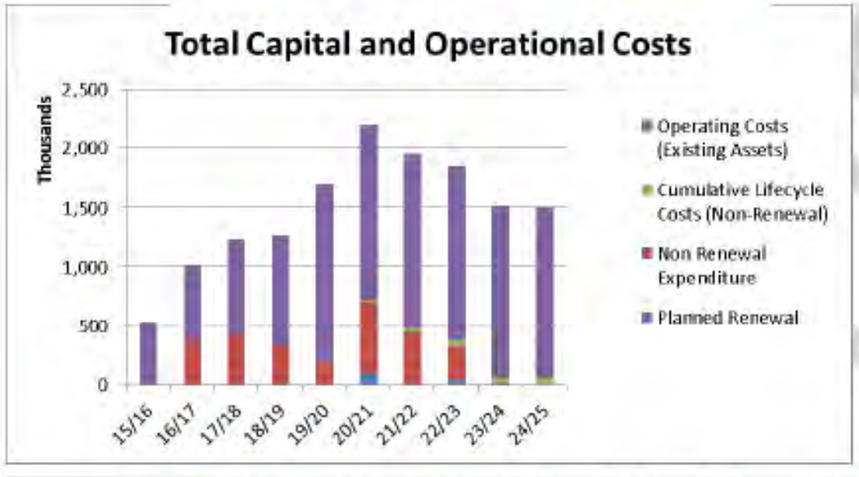
### Major Projects 2015/16

- Initiate revegetation of Native Dog Creek riparian zone, $10k p.a.
- Increase annual maintenance budget to include selected non-GPT assets and routine maintenance of new, donated assets, $482,000.
- Undertake unplanned maintenance (rectification) of selected assets to reduce risks / hazards and improve LOS outcomes, $60k.

### Improvement Plan Focus

- Revise financial data collection method for donated assets.
- Finalise audit of existing SQIDs that are not registered in Maximo.
- Request funding to implement a community-focussed SQID education and awareness strategy.
- Revise RPS specifications for SQIDs in RPS2015.
- Produce an SQID maintenance manual for operational staff.

## Long Term Financial Summary




### Overall Condition and Critical Issues

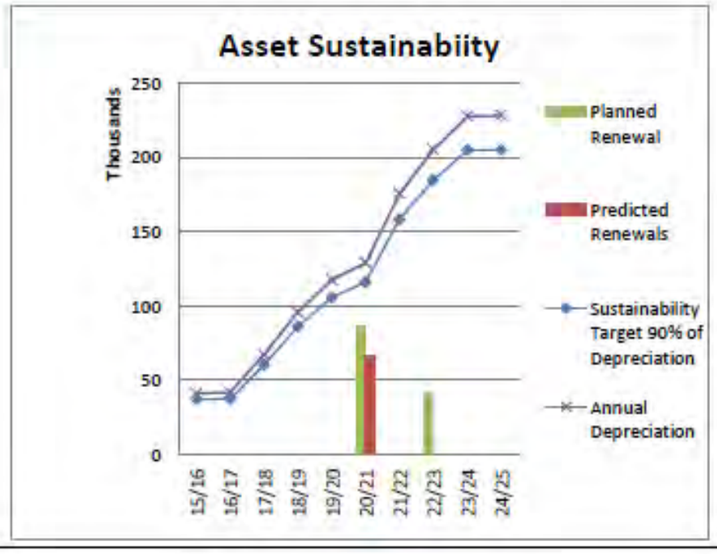
- A small-scale condition assessment in 2014 revealed two GPT assets that required early renewal due to corrosion associated with exposure to sea water.
- The 2014 condition assessment demonstrated that vegetated SQIDs, which are not maintained, are in 'average' or 'poor' condition.
- Complaints from the community have been received in relation to individual assets, which have not been maintained, requiring expenditure on repair.
- Aim to include the full range of SQIDs in the next revaluation project.

### The Final Word

**No new assets are proposed.**

**The current standard of maintenance of GPTs has demonstrated outcomes for performance and condition. A major challenge is to expand routine maintenance to include the full range of SQID assets**

| | Year 1 2015/16 $ | Year 2 2016/17 $ | Year 3 2017/18 $ | Year 4 2018/19 $ | Year 5 2019/20 $ | Year 6 2020/21 $ | Year 7 2021/22 $ | Year 8 2022/23 $ | Year 9 2023/24 $ | Year 10 2024/25 $ |
|---|---|---|---|---|---|---|---|---|---|---|
| Planned renewal | $ - | $ - | $ - | $ - | $ - | $ 87,130 | $ - | $ 42,260 | $ - | $ 318,556 |
| Capital upgrade / expansion | $ 10,000 | $ 380,000 | $ 430,000 | $ 326,503 | $ 186,849 | $ 610,000 | $ 448,750 | $ 289,834 | $ 10,000 | $ - |
| Cumulative life-cycle costs (non-renewal) | $ - | $ - | $ - | $ 2,684 | $ 13,696 | $ 13,696 | $ 28,948 | $ 42,060 | $ 42,060 | $ 53,072 |
| Operating costs (existing assets) | $ 523,960 | $ 637,660 | $ 801,313 | $ 932,188 | $1,501,451 | $1,492,451 | $1,483,451 | $1,474,451 | $1,465,451 | $1,455,451 |
| **TOTAL** | $ 533,960 | $1,017,660 | $1,231,313 | $1,261,375 | $1,701,996 | $2,203,277 | $1,961,149 | $1,848,605 | $1,517,511 | $1,827,079 |



| Strategic | Operational | Activity | Priority | Consequence |
|---|---|---|---|---|
| > $5m recurrent reduction in Council budget (2%)<br><br>> $10m one off loss (10% of current assets) | > 5% recurrent reduction in Group budget | > 10% recurrent reduction in Unit budget | **Severe** | **Legal and regulatory:** Serious breach resulting in significant prosecution and fines.<br>**People**: Fatality(s), sustained and serious industrial action, loss of multiple key staff at once.<br>**Operational:** Key services disrupted for over 60 days.<br>**Environmental**: Significant environmental impact with long term effects.<br>**Strategic**: Most Council objectives cannot be achieved.<br>**Ethical:** Systemic fraud and corruption, major external investigation with adverse findings.<br>**Reputation**: Significant and widespread public outcry, sustained negative metro or national media coverage. |
| $2.5m to $5m recurrent reduction in Council budget<br><br>$5m to $10m one off loss | 3% to 5% recurrent reduction in Group budget | 5% to %10 recurrent reduction in Unit budget | **Major** | **Legal and regulatory:** Major breach resulting in significant legal action.<br>**People**: Serious injury(s), hospitalisation of multiple people, staff turnover well above 20%, ongoing industrial action.<br>**Operational:** Key services disrupted for between 20 and 60 days.<br>**Environmental**: Significant impact on natural or built environment, external investigation.<br>**Strategic**: Some important Council objectives cannot be achieved.<br>**Ethical:** Major one off fraud and corruption by senior person.<br>**Reputation**: Significant outcry from residents, significant negative state level media coverage. |
| $1m to $2.5m recurrent reduction in Council budget<br><br>$2m to $5m one off loss | 2% to 3% recurrent reduction in Group budget | 3% to 5% recurrent reduction in Unit budget | **Medium** | **Legal and regulatory:** Breach resulting in investigation, ongoing legal issues not easily addressed.<br>**People**: Minor medical treatment required, staff turnover slightly higher than 20%, one off industrial issues.<br>**Operational:** Key services disrupted for between 2 and 20 days.<br>**Environmental**: Medium term effects on environment from single incident.<br>**Strategic**: Some Council objectives cannot be achieved.<br>**Ethical:** Planned unethical action by one or more staff.<br>**Reputation**: Concerns from cross section of residents, ongoing negative metro media coverage. |
| $100k to $1m recurrent reduction in Council budget<br><br>$0.5m to $2m one off loss | 1% to 2% recurrent reduction in Group budget | 2% to 3% recurrent reduction in Unit budget | **Low** | **Legal and regulatory:** Minor legal issues or non-compliance easily remedied.<br>**People**: Minor injuries treated by first aid, routine industrial issues.<br>**Operational:** Key services disrupted for between 1 and 2 days.<br>**Environmental**: Short term effect on built or natural environment easily remedied.<br>**Strategic**: Minor setbacks that are easily remedied.<br>**Ethical:** Opportunistic incident involving several people.<br>**Reputation**: Heightened concerns from narrow group of residents; one off negative metro media coverage. |
| <$100k recurrent reduction in Council budget<br><br><$0.5m one off loss | <1% recurrent reduction in Group budget | <2% recurrent reduction in Unit budget | **Insignificant** | **Legal and regulatory:** Minor breach of standards or guidelines, one off minor legal matters.<br>**People**: Minor incidents or issues dealt with according to routine procedures.<br>**Operational:** Key services disrupted for less than 1 day, usual scheduled interruptions.<br>**Environmental**: Minor breach of environmental guidelines or standards.<br>**Strategic**: Negligible impact on Council objectives.<br>**Ethical:** Minor opportunistic incident involving single person.<br>**Reputation**: Insignificant adverse local media or public comment. |

| Redland City Council – Likelihood Table | | | |
|---|---|---|---|
| **Likelihood** | **Quantification** | **% Probability** | **Description** |
| **Almost Certain** | 0-12 months | 95% - 100% | Expected to occur in most circumstances. |
| **Likely** | 1-3 years | 65% - 95% | Will probably occur in most circumstances. |
| **Possible** | 3-6 years | 35% - 65% | Might occur at some time. |
| **Unlikely** | 6-10 years | 5% - 35% | Could occur at some time but it is improbable. |
| **Rare** | Beyond 10 years | < 5% | May occur only in exceptional circumstances. |

| RISK LEVELS | | | | | | | |
|---|---|---|---|---|---|---|---|
| Likelihood | | | Consequences | | | | |
| | | | Level 1 Insignificant | Level 2 Low | Level 3 Medium | Level 4 Major | Level 5 Severe |
| Likelihood | 5 | Almost Certain | M-10 | H-20 | H-30 | E-40 | E-50 |
| | 4 | Likely | M-8 | M-16 | H-24 | E-32 | E-40 |
| | 3 | Possible | L-6 | M-12 | M-18 | H-24 | E-30 |
| | 2 | Unlikely | L-4 | L-8 | M-12 | M-16 | H-20 |
| | 1 | Rare | L-2 | L-4 | L-6 | M-8 | M-10 |

## 10.20 ASSET AND SERVICE PLAN MATURITY

| Asset Plan Elements | Minimum | Core | Intermediate | Advanced |
|---|---|---|---|---|
| Service Levels | • Asset contribution to the organisations objectives and some basic level of service have been defined | • Customer groups defined and understood<br>• Levels of Service and performance measures in place for a wide range of service attributes<br>• Annual reporting against performance targets | • Customer groups needs analysed<br>• Costs to deliver service are assessed<br>• Customers are consulted on significant service levels and opinions | • Level of service consultation strategy developed and implemented<br>• Technical and customer levels of service are integral to decision making and business planning |
| Demand Forecasting | • Demand forecasts based on experienced staff predictions with consideration of known and past demand trends and likely future growth patterns | • Demand forecast based in robust projection of a primary demand factor and extrapolation of historic trends<br>• Risk associated with demand change broadly understood and documented | • Demand forecast based on mathematical analysis of past trend ad primary demand factors<br>• A range of demand scenarios is developed | • As for intermediate plus risk assessment of different demand scenarios with mitigation actions identified |
| Asset Register Data | • Basic physical information recorded in a spreadsheet or similar but may be based on broad assumptions' and may be incomplete | • Sufficient information to complete asset valuation – as for minimum plus replacement cost, and asset age/ life. Asset hierarchy, asset identification and asset attribute systems documented | • A reliable register of physical and financial attributes recorded in an information system with data analysis and reporting functionality. Systematic and documented data collection process in place. High level of confidence in critical asset data. | • Information on work history type and cost, condition performance, recorded at component level.<br>• Systematic and fully optimised data collection programme<br>• Complete database of assets, minimal assumptions for non-critical assets |
| Asset Condition | • Condition assessment at asset group level – top-down.<br>• Supports minimum requirements for managing critical assets and statutory requirements | • Condition assessment programme in pace for major asset types, prioritised based in asset risk<br>• Data supports asset life assessments<br>• Data management standard and processes documented<br>• Programme for data improvement developed | • Condition assessments derived from cost-benefit analysis of options<br>• A good range of condition data for all types (may be sample based)<br>• Data management processes fully integrated business practice<br>• Data validation processes in place | • The quality and completeness of condition information supports risk management, lifecycle decision making and financial performance reporting.<br>• Periodic reviews of programme suitability carried out |
| Risk Management | • Critical assets understood by staff involved with maintenance/ renewal decisions | • Risk framework developed<br>• Critical assets and risks highlighted<br>• Documented risk management strategies for critical assets and high risks | • Systematic risk analysis to assist key decision making<br>• Risk register regularly monitored and reported<br>• Risk managed consistently across the organisation | • Formal risk management policy in place<br>• Risk is quantified and risk mitigation options evaluated<br>• Risk integrated into all aspects of decision making |
| Maintenance Planning | • Organisational objectives and how asset functions support these are understood<br>• Compliant with Legislation and regulation<br>• Maintenance records maintained | • Asset criticality considered in response processes<br>• Fault tracking and closure process<br>• Strategy for prescriptive versus performance based maintenance developed<br>• Key maintenance objective established and measured | • Contingency plans for all maintenance activities<br>• Asset failure models understood<br>• Frequency of major preventative maintenance optimised using cost benefit analysis<br>• Maintenance management software implemented<br>• | • Forensic root cause for major faults<br>• Optimisation of all reactive and planned programmes alongside renewal programming<br>• Procurement models fully explored |
| Operational planning | • Operational responses are understood by key staff but plans may not be well documented<br>• Mainly reactive in nature<br>• Asset utilisation is measured for some key assets bit not routinely analysed | • Emergency response plan is developed<br>• Demand Management is considered in major asset planning<br>• Asset utilisation is measured for critical asset groups and is routinely analysed | • Emergency response plan and business continuity plans are developed and tested<br>• Demand Management is as component of al operational decision making<br>• Asset utilisation is measured for all asset groups and is routinely analysed | • Emergency response plan and business continuity plans are developed and tested and improved<br>• Formal debriefs occur after incidents<br>• Asset utilisation measured real time and effectiveness analysed across all asset groups<br>• Operational outcomes optimised using cost benefit and risk analysis |
| Financial Strategies | • Asser re-valued in compliance with financial reporting and accounting standards<br>• 10 year financial forecasts based on extrapolated past trends and broad assumptions about the future<br>• Expenditure categories compliant with FRS | • Asset revaluation to c grade data confidence<br>• 10+years financial forecasts based on current ASMP outputs<br>• Significant assumptions are specific and well reasoned<br>• Expenditure captured at a level useful for AM analysis | • Asset revaluation have b grade level of confidence<br>• 10+years financial forecasts based on current comprehensive ASMP's with detailed supporting assumptions/ reliability factors<br>• Asset expenditure easily linked to finance databases | • Asset revaluation have A grade level of confidence<br>• 10+years financial forecasts based on current comprehensive, advanced, ASMP's with detailed underlying assumptions and high confidence in accuracy<br>• Advanced financial modelling provides sensitivity analysis, demonstratable whole of life costing and cost analysis for level of service options |

| Organisational Elements | Minimum | Core | Intermediate | Advanced |
|---|---|---|---|---|
| Asset Management Policy | • Corporate expectations expressed informally and simply | • Defined policy statements for all significant activities.<br>• Clear Link to strategic goals.<br>• Policy supported by high level action plans with defined responsibilities for deliver | • AM Policy reviewed and adopted by ELG each year.<br>• Expectations for each activity are defined with detailed action plans, resources ,responsibilities and timeframes | Am Policy and Strategy fully integrated into the organisations business processes and subject to defined audit, review and updating procedures |
| Decision Making Techniques | • Am decisions based largely on staff judgement and corporate priorities | • Formal decision making techniques (MCA/BCA)are applied to major projects and programmes | • Formal decision making and prioritisation techniques are applied to all operational and capital asset programmes within each main budget category<br>• Critical assumptions and estimates are tested to sensitivity to results | • As for intermediate plus the framework enables the projects and programmes to be optimised across all activity areas.<br>• Formal risk based sensitivity analysis is carried out |
| Capital Investment Strategies and Plans | • These is a schedule of proposed capital projects and associated costs, based on staff judgement of future requirements | • Project have been collated from a wide range of sources such as hydraulic models, operational staff and risk processes<br>• Capital projects for the next three years are fully scoped and estimated | • As for core plus formal options analysis and business case development has been completed for major projects in the 3-5 years period<br>• Major capital projects for the next 10-20 are conceptually identified and broad costs estimates are available | • Long term capital investment programmes are developed using advanced decision making techniques such as predictive renewal modelling |
| Asset Management Teams | • Am allocated primarily to one or two people who have AM experience | • Cross council co-ordination occurs throughout a steering Group or Committee<br>• AM occurs for primary staff<br>• The executive team have considered options for AM functions and structures | • All staff within the organisation understand their role in AM, it is defined in their job description and they receive supporting training aligned to that role | • A formal AM capability building programme is in place and routinely monitored.<br>• The AM structure has been formally reviewed with consideration to eh benefits and costs of the options |
| Information Systems and Tools | • Assets register can record asset attributes size material etc<br>• Assets information can be manually generated for AMP input | • Asset register enable hierarchy reporting (at component to facility level)<br>• Customer request tracking planned maintenance functionality enabled<br>• Systems enables manual reports to be generated for valuation, renewal and forecasting | • More automated analysis reporting on a wider range of information<br>• Key operations, unplanned maintenance and condition and performance information held | • Financial asset and customer service systems are integrated and all advanced AM functions enables |
| Service Delivery Models | • Service delivery models clearly allocated (internal and external ;). Generally following historic approaches | • Contracts in place for externals service provision<br>• Core functions defined<br>• | • Internal service levels agreements in place and with internal providers<br>• Contracting approached renewed to identify best delivery mechanism<br>• Tendering/ contracting policy in place<br>• Competitive tendering practices applied | • All potential service delivery mechanism reviewed and formal analysis carried out<br>• Risks benefits and costs or various outsourcing options are considered |
| Quality Management | • Simple process in place for service critical activities | • Defined quality policy and basic quality management systems<br>• All critical processes documented | • Process documentation implemented in accordance with Quality Management System plan<br>• All processed documented to appropriate level of detail | • ISO9001 certification achieved and surveillance audits demonstrates the satisfactory operation of the QMS |
| Continuous Improvement | • Improvement actions identified and allocated to appropriate staff | • Current and future AM performance assessed gaps used to drive improvement actions<br>• Improvement plans identify objectives, timeframes, deliverables resource requirements and responsibilities | • Formal monitoring and reporting in the improvement program to ELG<br>• Project briefs developed for all key improvement actions | • Improvement plans specify key performance indicators for monitoring AM improvement and these are routinely reported |

## 11.1.2 REPORT OF THE AUDIT COMMITTEE MEETING

**Objective Reference:** **A278262**
**Reports and Attachments (Archives)**

**Attachment:** **Audit Committee Minutes – 10 September 2015**

**Authorising Officer:**
**Nick Clarke**
**General Manager Organisational Services**

**Responsible Officer/Author:** **Siggy Covill**
**Group Manager Internal Audit**

### PURPOSE

The purpose of this report is to present the minutes of the Audit Committee meeting on 10 September 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 10 September 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 10 September 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 10 September 2015.**

Redland
CITY COUNCIL

# MINUTES

## AUDIT COMMITTEE MEETING

### Thursday, 10 September 2015

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

# TABLE OF CONTENTS

## 1 DECLARATION OF OPENING

The Chairperson declared the meeting open at 10.02 am.

## 2 RECORD OF ATTENDANCE AND APOLOGIES

Membership:

| | |
|---|---|
| Cr Karen Williams | Mayor and Acting Chairperson |
| Mr Virendra Dua | External Member |
| Mr Peter Dowling | External Member |

Secretary:

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

Invitees:

| | |
|---|---|
| Mr Bill Lyon | Chief Executive Officer |
| Ms Linnet Batz | Chief Financial Officer |
| Ms Deborah Corbett-Hall | Service Manager Corporate Finance |
| Ms Leandri Brown | Corporate Financial Reporting Manager |
| Mr Martin Power | Bentleys - QAO Audit Representative |
| Ms Ashley Carle | Bentleys - QAO Audit Representative |

Minutes:

Ms Charmaine Shakespeare PA to General Manager Organisational Services

Apologies:

| | |
|---|---|
| Cr Mark Edwards | Chairperson |
| Mr Gary Soutar | General Manager Infrastructure and Operations |
| Ms Louise Rusan | General Manager Community and Customer Services |
| Mr Nick Clarke | General Manager Organisational Services |
| Mr Denis Byram | Queensland Audit Office |

## 3 RECEIPT AND CONFIRMATION OF MINUTES

The minutes of the Audit Committee meeting of 16 July 2015 were confirmed as correct.

## 3.1 BUSINESS ARISING FROM PREVIOUS MINUTES

The Chair asked that any business arising from previous minutes of this Committee be carried forward to the next scheduled Audit Committee meeting on 15 October 2015.

**COMMITTEE DECISION**

**That the Audit Committee notes the receipt and confirmation of the prior minutes as presented.**

## 4 COUNCIL FINANCIAL REPORTS

### 4.1 DRAFT ANNUAL FINANCIAL STATEMENTS

The Chief Financial Officer presented the draft annual financial statements of Council to the Audit Committee.

**Comments on the draft financial statements:**

1. Page 24 – Check adequacy of disclosure in the explanatory note for the City Defined Benefits Fund.
2. Recent Desktop Financial Review by the Queensland Treasury Corporation – good report card.
3. Asset Sustainability Ratio – feedback to relevant forums as to the relevance of this measure for local governments as the target is often unachievable.
4. The Committee acknowledges the excellent work done by the finance team in the preparation of the annual financial statements.

**COMMITTEE DECISION**

1. **That the Audit Committee notes the draft annual financial statements as presented.**
2. **That the Service Manager Corporate Finance provides information about the City Defined Benefit Fund to the Committee.**
3. **That the Chief Financial Officer circulates the QTC report to the Committee.**

## 5 UPDATE FROM EXTERNAL AUDITORS

Bentleys presented their update to the Committee.

**COMMITTEE DECISION**

**That the Audit Committee notes the update as presented.**

**MEETING CLOSURE**

The chair declared the meeting closed at 10.42 am.

## 11.2 PORTFOLIO 2 (MAYOR KAREN WILLIAMS)

## ORGANISATIONAL SERVICES (EXCLUDING INTERNAL AUDIT AND EMERGENCY MANAGEMENT)

### 11.2.1 REDLAND CITY COUNCIL MEETING SCHEDULE 2016

**Objective Reference:** **A268232**
**Reports and Attachments (Archives)**

**Attachment:** **Meeting Schedule: January – December 2016**

**Authorising Officer:**
**Nick Clarke**
**General Manager Organisational Services**

**Responsible Officer/Author:** **Jo Jones**
**Acting Group Manager Corporate Governance**

#### PURPOSE

The purpose of this report is for Council to adopt the Council meeting calendar for 2016.

#### BACKGROUND

The *Local Government Act 2009* (LG Act) requires Councils to at least once in each year, publish in a newspaper circulating generally in its area, a notice of the days and times when its meetings are to be held. Council also publishes this information at its customer service centres and on its website.

#### ISSUES

The attached meeting calendar for 2016 has been developed to meet legislative requirements under the LG Act. It also meets requirements related to the elections in 2016.

Whilst the report proposes a meeting schedule for the whole year, the new Council may wish to review after the election and the schedule can be amended at this stage, if required.

#### STRATEGIC IMPLICATIONS

##### Legislative Requirements

The recommendations of this report are in accordance with the legislative requirements relating to the conduct of Council's meetings.

##### Risk Management

There are no significant risk management issues associated with this report.

##### Financial

There are no specific financial implications associated with this report.

### People

Adopting Council's meeting calendar allows Council's Elected Representatives and those officers involved in Council's meetings to effectively plan for their 2016 Council meeting commitments.

### Environmental

There are no specific environmental implications associated with this report.

### Social

Early adoption of Council's meeting schedules provides benefits to members of the community wishing to attend Council meetings.

### Alignment with Council's Policy and Plans

This report aligns with Council's policies and plans and contributes to Inclusive and Ethical Governance.

## CONSULTATION

Consultation has occurred with Executive Management Team and the Meetings and Registers Team.

## OPTIONS

1. That Council resolves to adopt the attached 2016 meeting calendar.
2. That Council amends the proposed 2016 meeting calendar.

## OFFICER'S RECOMMENDATION

**That Council resolves to adopt the attached meeting calendar for 2016.**

**REDLAND CITY COUNCIL**

**MEETING SCHEDULE: JANUARY – DECEMBER 2016**

| | | |
|---|---|---|
| JANUARY 2016 | | |
| 27 | Wednesday 9.30am | General Meeting |
| FEBRUARY 2016 | | |
| 17 | Wednesday 9.30am | General Meeting |
| MARCH 2016 | | |
| 2 | Wednesday 9.30am | General Meeting |
| APRIL 2016 | | |
| 11-15 | | STATUTORY POST ELECTION MEETING (TBC) |
| 27 | Wednesday 9.30am | General Meeting |
| MAY 2016 | | |
| 11 | Wednesday 9.30am | General Meeting |
| 25 | Wednesday 9.30am | General Meeting |
| JUNE 2016 | | |
| 8 | Wednesday 9.30am | General Meeting |
| 22 | Wednesday 9.30am | General Meeting |
| 23 | Thursday 9.30am | Special Meeting – Adoption of 2016/17 Budget (TBC) |
| JULY 2016 | | |
| 13 | Wednesday 9.30am | General Meeting |
| 27 | Wednesday 9.30am | General Meeting |
| AUGUST 2016 | | |
| 10 | Wednesday 9.30am | General Meeting |
| 24 | Wednesday 9.30am | General Meeting |
| SEPTEMBER 2016 | | |
| 7 | Wednesday 9.30am | General Meeting |
| 21 | Wednesday 9.30am | General Meeting |
| OCTOBER 2016 | | |
| 12 | Wednesday 9.30am | General Meeting |
| 26 | Wednesday 9.30am | General Meeting |
| NOVEMBER 2016 | | |
| 9 | Wednesday 9.30am | General Meeting |
| 23 | Wednesday 9.30am | General Meeting |
| DECEMBER 2016 | | |
| 14 | Wednesday 9.30am | General Meeting |

## 11.2.2 LOCAL LAWS AMENDMENTS

| | |
|---|---|
| **Objective Reference:** | **A275496**<br>**Reports and Attachments (Archives)** |
| **Attachments:** | **SLL 2 Animal Management (Amendment)**<br>**SLL 5 Parking (Amendment)** |
| **Authorising Officer:** |  <br>**Nick Clarke**<br>**General Manager Organisational Services** |
| **Responsible Officer:** | **Jo Jones**<br>**Acting Group Manager Corporate Governance** |
| **Report Author:** | **Tracey Cooke**<br>**Acting Governance and Policy Advisor** |

### PURPOSE

The purpose of this report is to propose amendments and to initiate the process of amending, two subordinate local laws which came into effect on 1 July 2015.

### BACKGROUND

At the General Meeting of 22 April 2015 Council adopted a set of new local laws which were developed under the State Model Local Law framework, and a set of new subordinate local laws specific to the requirements of Redland City.

1. At this meeting (Item 11.2.2 'Making of Local Laws') Council resolved 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.'* The proposed amendments to *Subordinate Local Law No.2 (Animal Management) 2015* respond to this resolution. For the purpose of this report, this amendment will be referred to as the 'Koala Areas' amendment.

2. An internal request for an amendment to *Subordinate Local Law No. 5 (Parking) 2015* was received in September for the inclusion of an off-street regulated parking area (SL810075 and SP265130) located on Junner Street, Dunwich, and leased by Stradbroke Ferries Pty Ltd.

Councillor Workshops were held on 14 July 2015 and 8 September 2015 to consider and prioritise a number of proposed amendments to the new laws, and to review in detail the Koala Areas amendment.

It was agreed to give immediate priority to the Koala Areas amendment.

The remainder of local law amendments will be progressed at a later date.

## ISSUES

### Proposed Amendment – Koala Areas (SLL2)

At the Councillor Workshop held on 8 September 2015, Councillors reviewed Koala Area mapping and the requirements for dog owners in Koala Areas in the context of submissions received by Council during community consultation for the Model Local Law process.

Submissions were made supporting the expansion of identified Koala Area mapping to three new areas: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island (NSI) townships only (as Council's jurisdiction does not apply to a large proportion of NSI). Submissions were also made on the requirements for keeping a dog in a Koala Area.

Councillors considered a range of supporting data and factors, including the existing regulatory provisions for all dog owners in Redland City, regardless of whether they reside in a Koala Area. All dog owners must provide and maintain structures or facilities which facilitate the escape of koalas from the premises; and if a koala is on the land, protect the koala by restraining the dog until the koala has left, and confine the dog so the dog cannot attack the koala until the koala has left the land.

In line with the existing subordinate local law, for properties greater than 2000m² in the proposed new Koala Areas, the same provisions relating to dogs being tethered or confined between sunset and sunrise will apply.

Councillors agreed to propose three new areas for inclusion in Koala Area mapping: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island townships; and to initiate the process for amending the relevant subordinate local law, which includes community engagement. This report seeks to initiate that process.

### *Subordinate Local Law No.2 (Animal Management) 2015*

*Schedule 4B Koala Area mapping to be amended to insert maps containing three new proposed Koala Areas: Ferntree Park, Capalaba; St James's Park, Birkdale; and North Stradbroke Island townships.*

### Behaviour Change Program (Reduce Koala Mortality by Domestic Dog Attacks)

Councillors considered the potential impact and benefits of non-regulatory behaviour change mechanisms, and a proposed high value whole of City 'Behaviour Change Program' to reduce the koala mortality from domestic dog attacks.

Councillors agreed to proceed with the development and implementation of a City wide Behaviour Change Program for an initial three year period.

### 1. Proposed Amendment – Off-street regulated parking area (SLL5)

Stradbroke Ferries Pty Ltd has requested regulated parking enforcement of a parcel of land in Junner Street, Dunwich (SP265130 and SL810075). A regulated parking agreement has been prepared in accordance with the *Transport Operations (Road Use Management) Act 1995*.

Council has similar arrangements in place to regulate other privately owned car parks within the City.

***Subordinate Local Law No.5 (Parking) 2015***

*Schedule 2 Part 1, item 4 to be amended to insert the description and location of a new regulated parking area at Junner Street, Dunwich. Schedule 2 Part 2 to be amended to insert a new Map 4B.*

**Community Engagement**

The report proposes that community engagement be conducted for both proposed amendments from 14 October 2015 for a period of 21 days. The consultation package will include:

- Public notice in Redland City Bulletin;
- Media release;
- Redland City Council website communication and online submission form;
- Printed submission forms for Customer Service Centres;
- Posters and flyers;
- Targeted communication to residents of three new proposed Koala Areas; and
- Display the public notice in Council's public office.

**Anti-competitive provisions**

No anti-competitive provisions have been identified in the proposed amendments to *Subordinate Local Law No.2* or *Subordinate Local Law No.5.*

**STRATEGIC IMPLICATIONS**

**Legislative Requirements**

This report is in accordance with the legislative requirements of the *Local Government Act 2009* and the *Local Government Regulation 2012.*

**Risk Management**

The risks associated with amending subordinate local laws are managed by conducting the process in accordance with the legislative requirements of the *Local Government Act 2009, Local Government Regulation 2012* and Council's adopted practice for amending local laws.

**Financial**

The main cost associated with the local law amendment process will be for conducting community engagement and public notification. This cost applies to both proposed amendments: Koala Areas; and off-street regulated parking. Funding has been included in the 2015/16 budget.

Funding for the design and implementation of a Behaviour Change Program to reduce koala mortality from domestic dog attacks will require a budget allocation and can be drawn down from the Environment Separate Charge Operation Reserve. It is estimated that the cost of the program could be in the vicinity of $80,000 to $200,000 over a three year period. It is proposed that an allocation of $50,000 as part of the first budget review in the current financial year be made to design the program and further funding bids be made in subsequent years.

### People

Internal consultation has occurred in relation to the proposed amendments. This has included both the content of the amendments and their implementation. Submissions from previous community consultation have been considered in drafting the Koala Area amendment.

### Environmental

There are no direct environmental impacts associated with this report. There are environmental implications associated with the Koala Area amendment. The community will be asked to provide their views and feedback on this amendment when community engagement is undertaken.

### Social

Local Government provides for good governance of their local government areas through two main channels – planning schemes and local laws. As such Council's local law amendments relate to all members of the Redland community. There are regulatory implications for the communities of Ferntree Park, St James's Park and the NSI townships in relation to the proposed Koala Areas amendment, if a person keeps a dog on a lot with an area of more than 2000m². There are regulatory implications for users of the proposed new off-street regulated car park at Junner Street, Dunwich.

### Alignment with Council's Policy and Plans

The process for making and initiating local law amendments and the associated recommendations of this report are in accordance with the local law making process adopted by Council by resolution. The process is also in keeping with *Council's Corporate Plan 2015-2020* Strategy 8, Inclusive and Ethical Governance.

## CONSULTATION

In developing the proposed subordinate local law amendments and community engagement schedule, consultation has occurred with:

1. Elected representatives;
2. Environment and Regulation Group Officers;
3. Communications, Engagement and Tourism Group officers;
4. All other relevant operational areas of Council;
5. King and Company Solicitors; and
6. Redland City residents via submitters to previous Model Local Law process.

Community engagement will be conducted as previously outlined in this report.

## OPTIONS

1. To accept the recommendations of this report and to:

    a. Propose to make *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015*;

    b. Develop and implement a City wide Behaviour Change Program to reduce koala mortality from domestic dog attacks with external consultants for an initial period of three years, subject to allocation of funds through the normal budgetary process;

c. Propose to make *Parking (Amendment) Subordinate Local Law (No. 1) 2015;* and

d. Enter into an agreement with Stradbroke Ferries Pty Ltd to enforce the local law provisions about car parking at Junner Street, Dunwich.

2. To accept the recommendations of this report with further amendments to the subordinate local laws.

3. To not accept the recommendations of this report.

## OFFICER'S RECOMMENDATION

**That Council resolves to:**

1. **Propose to make Animal Management (Amendment) Subordinate Local Law (No. 1) 2015;**

2. **Develop and implement a City wide Behaviour Change Program to reduce koala mortality from domestic dog attacks with external consultants for an initial period of three years, subject to allocation of funds through the normal budgetary process;**

3. **Propose to make Parking (Amendment) Subordinate Local Law (No. 1) 2015; and**

4. **Enter into an agreement with Stradbroke Ferries Pty Ltd to enforce the local law provisions about car parking at Junner Street, Dunwich.**

# Redland City Council
# Animal Management (Amendment) Subordinate Local Law (No. 1) 2015

## Contents

# Part 1 Preliminary

## 1 Short title

This subordinate local law may be cited as *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015*.

## 2 Subordinate local law amended

This subordinate local law amends *Subordinate Local Law No. 2 (Animal Management) 2015*.

# Part 2 Amendments to subordinate local law

## 3 Amendment of sch 4B (Koala areas)

(1) Schedule 4B, map 1, map 2 Enlargements, map 2A, map 2D, map 2E, map 2F and map 2H—

*omit, insert—*

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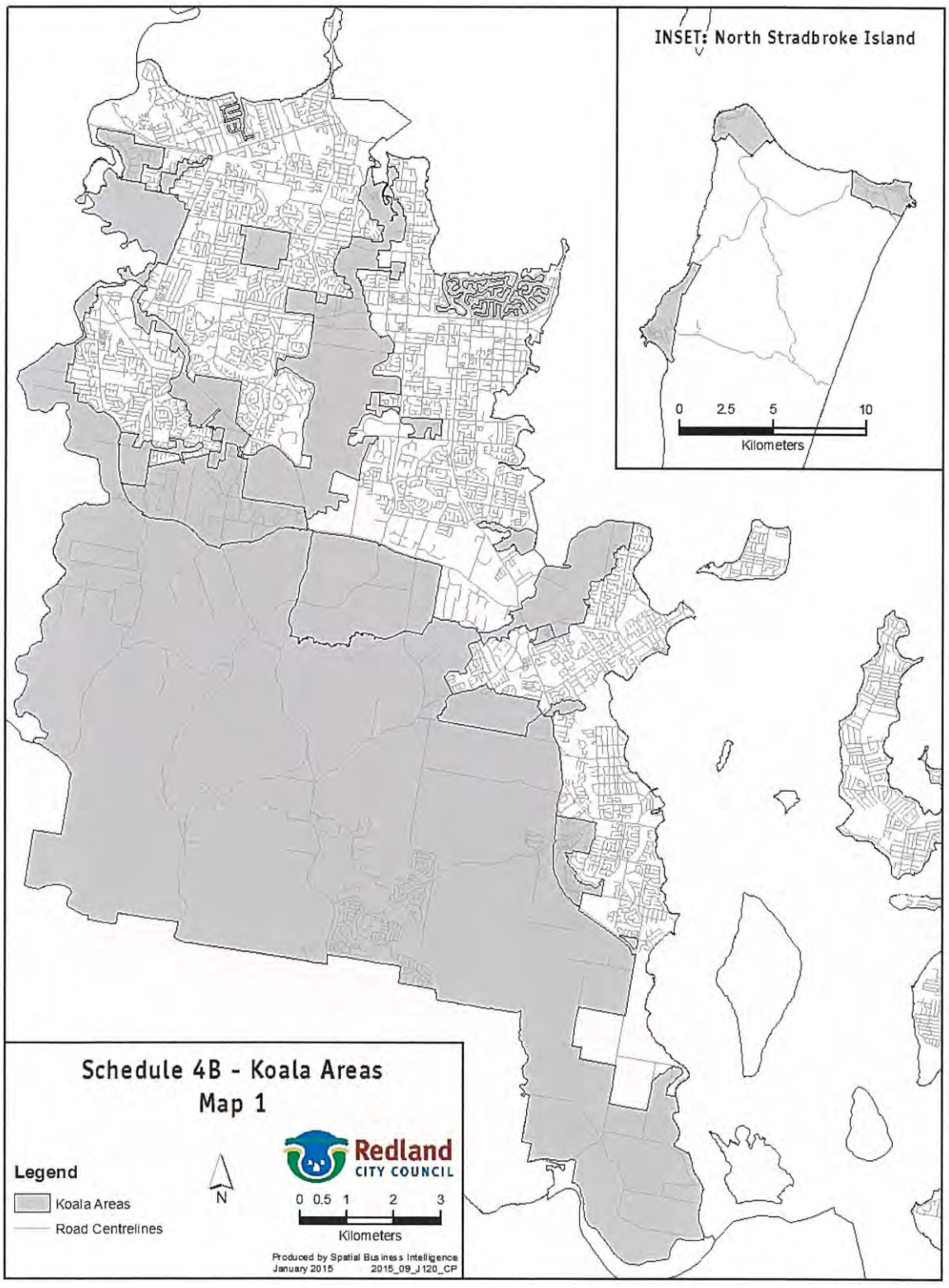

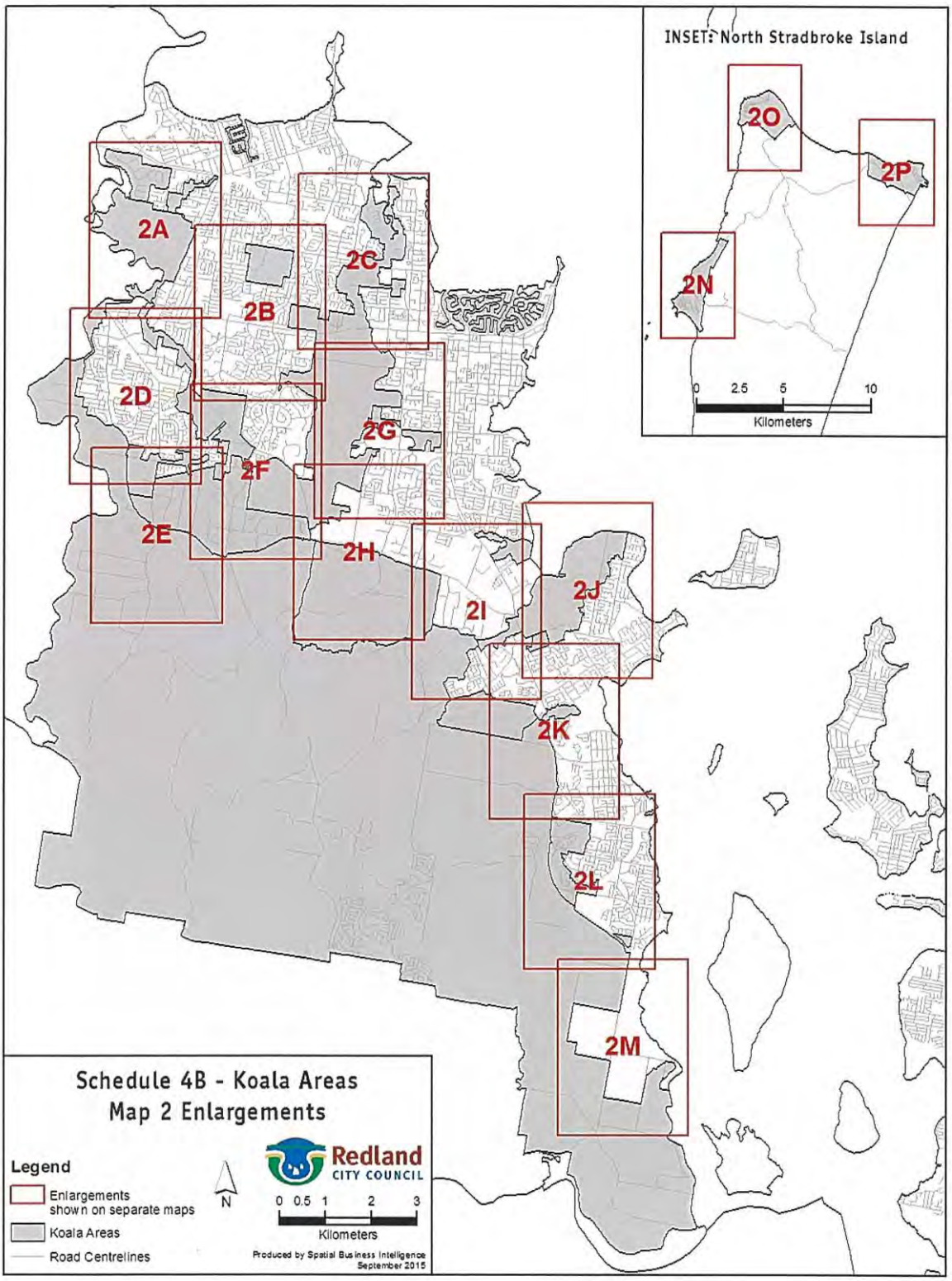
INSET: North Stradbroke Island
2O
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Kilometers
2A
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2G
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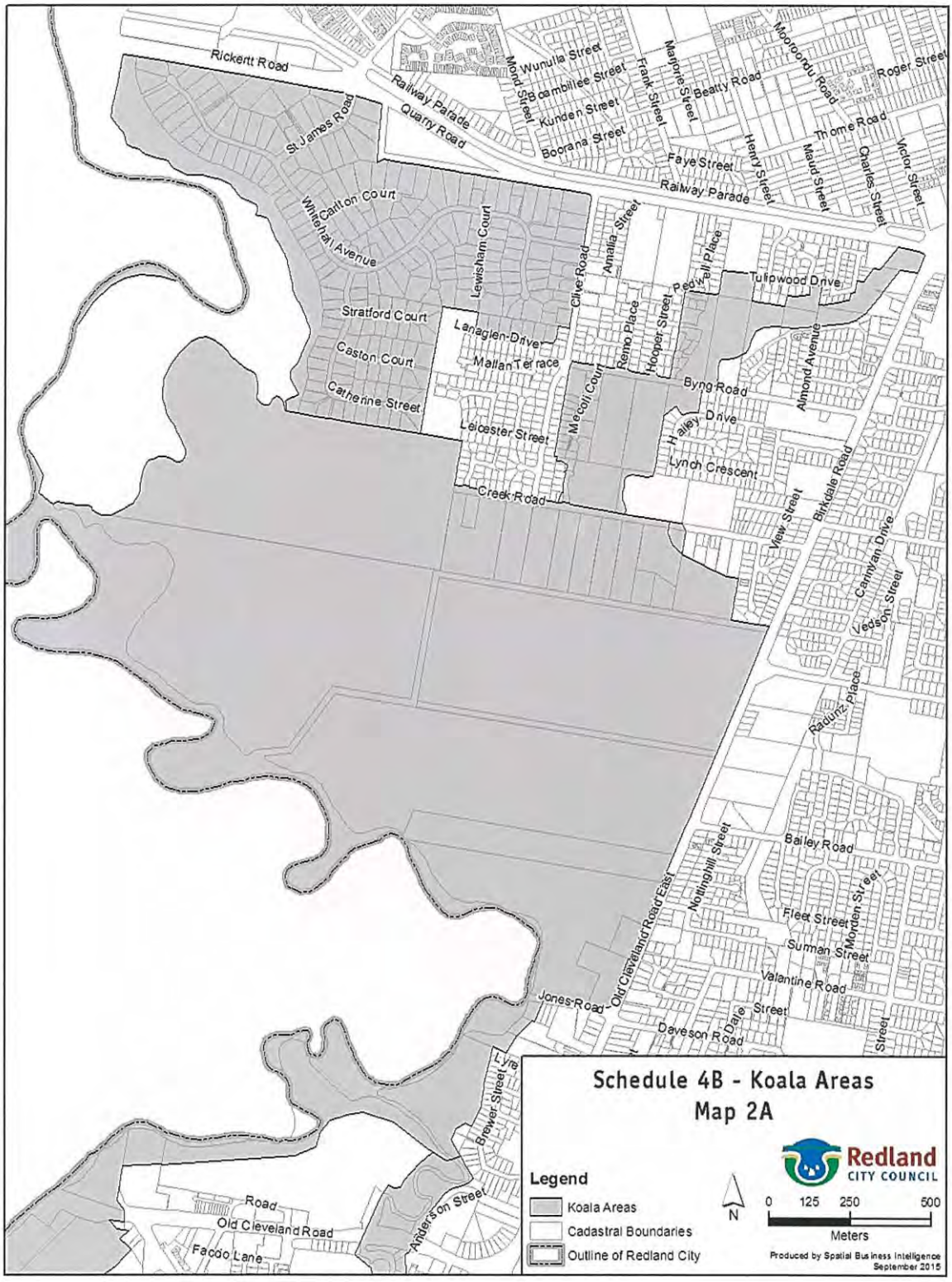
2J
2K
2L
2M
Schedule 4B - Koala Areas
Map 2 Enlargements
Legend
Enlargements shown on separate maps
Koala Areas
Road Centrelines
N
Redland CITY COUNCIL
0 0.5 1 2 3
Kilometers
Produced by Spatial Business Intelligence September 2015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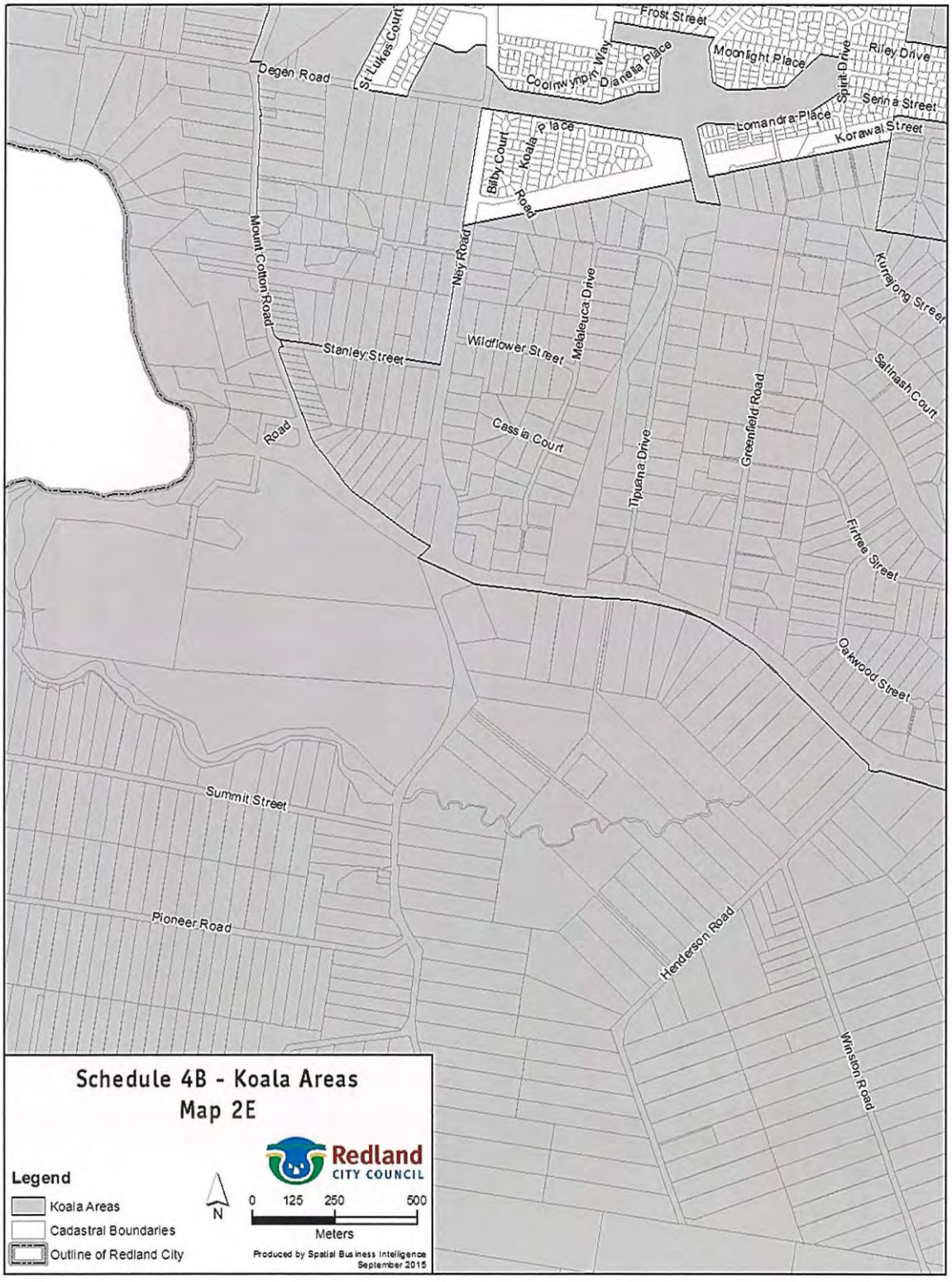
Quarry Road
St James Road
Whitehall Avenue
Carlton Court
Lewisham Court
Stratford Court
Caston Court
Catherine Street
Lanagien Drive
Mallan Terrace
Leicester Street
Creek Road
Clive Road
Amalia Street
Mecoli Court
Remo Place
Hooper Street
Peel Tall Place
Tulipwood Drive
Byng Road
Hailey Drive
Lynch Crescent
Almond Avenue
Birkdale Road
View Street
Canyan Drive
Vedson Street
Radunz Place
Bailey Road
Nottinghill Street
Fleet Street
Morden Street
Suman Street
Valantine Road
Jones Road
Old Cleveland Road East
Daveson Road
Dale Street
Street
Lyra
Brewer Street
Anderson Street
Road
Old Cleveland Road
Facdo Lane
Wunulla Street
Boolambillee Street
Kunden Street
Boorana Street
Mond Street
Frank Street
Manfore Street
Beatty Road
Mooroondu Road
Thorne Road
Roger Street
Faye Street
Henry Street
Maud Street
Charles Street
Victor Street
Schedule 4B - Koala Areas
Map 2A
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
0 125 250 500
Meters
Produced by Spatial Business Intelligence
September 2015


Schedule 4B - Koala Areas
Map 2D
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
0 125 250 500
Meters
Produced by Spatial Business Intelligence
September 2015
Old Cleveland Road
Dollery Road
Loraine Street
Road
Pitlwin Road North
Pitlwin Road South
Moreton Bay Road
Veronica Street
Redland Bay Road
Smith Street
Road
Finucane Road
Keith Street
Willard Road
Lawn Terrace
Ingham Street
Dan Street
Cutphin Street
Sagamore Street
Nereid Street
Merick Street
Elmhurst Street
Crotona Road
Randwick Street
Draycott Street
Quentin Street
Killarney Crescent
Kilkenny Street
Gladdyr Street
Blarney Road
Almara Street
Holland Crescent
Tauris Road
Jupiter Street
Saturn Street
Carole Street
Andrew Street
Patricia Street
Susan Street
Burns Street
Gandarra Street
Coolong Street
Hook Street
Road
Natasha Street
Tombo Street
Steel Street
Neumann Road
Windermere Road
Willowie Crescent
Larbonya Crescent
Beenwerrin Crescent
School Road
Jon Street
Jeffrey Street
Excelsia Court
Zandra Street
Meldawn Place
Banks Street
Endeavour Street
Howlett Road
Cook Street
Moorshead Street
Churchill Street
Rhoades Street
Diana Street
Handsworth Street
Silvara Circuit
Oxley Street
Burke Street
Lawson Street
Blaxland Street
Wentworth Drive
Gibson Street
Simpson Street
Mitchell Street
Stuart Street
Kennedy Drive
Fleur Court
Jacaranda Road
Pinewood Street
Chatsworth Circuit
Mount Cotton Road
Jillian Court
Shepherdson Street
Greenup Street
Brosnan Drive
Diploid Street
Barber Drive
Callaghan Way
Frost Street
Spirit Drive
Moonlight Place
Coolmaynpm Way
Dianella Place
Macquarie Street
Silkwood Street
Muskwood Street
St Lukes Court
Koala Place
Bixby Court
Guyana Court
Tipuana Drive


Frost Street
Moonlight Place
Riley Drive
Spirit Drive
Serina Street
Korawal Street
Lomandra Place
Coolnwynpin Way
Dianella Place
St Lukes Court
Degen Road
Koala Place
Bilby Court
Road
Mount Cotton Road
Ney Road
Melaleuca Drive
Kurrajong Street
Stanley Street
Wildflower Street
Salinash Court
Cassia Court
Tipuana Drive
Greenfield Road
Firtree Street
Oakwood Street
Summit Street
Pioneer Road
Henderson Road
Winston Road
Schedule 4B - Koala Areas
Map 2E
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
0 125 250 500
Meters
Produced by Spatial Business Intelligence
September 2015


Kindred Street
Redruth Road
Plymstock Street
Hanover Drive
Wimborne Road
Alexandra Circuit
Palana Drive
Road
Stanway Crescent
Law Place
Chipping Drive
Chiseldon Street
Picton Drive
Hillop Crescent
Redland Bay Road
Road
Barber Drive
Ferndown Street
Framplon Street
Burwood Road
Goorawin Street
Runnymede Road
Vienna Road
Angala Court
Sevenoaks Street
Nova Court
Gundagai Drive
Hugo Court
Lorina Court
Moonlight Place
Riley Drive
Spirit Drive
Serina Street
Montana Drive
Lomandra Place
Springbrook Drive
Korawal Street
Elton Crescent
Lyndon Road
Teesdale Road
Corkwood Street
Kurralong Street
Satinash Court
Eugenia Court
Greenfield Road
Ironbark Street
Poplar Street
Timbertop Court
Parkwood Drive
Cottonwood Court
Panpas Court
Wirilda Court
Taylor Road
Firtree Street
Schedule 4B - Koala Areas
Map 2F
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
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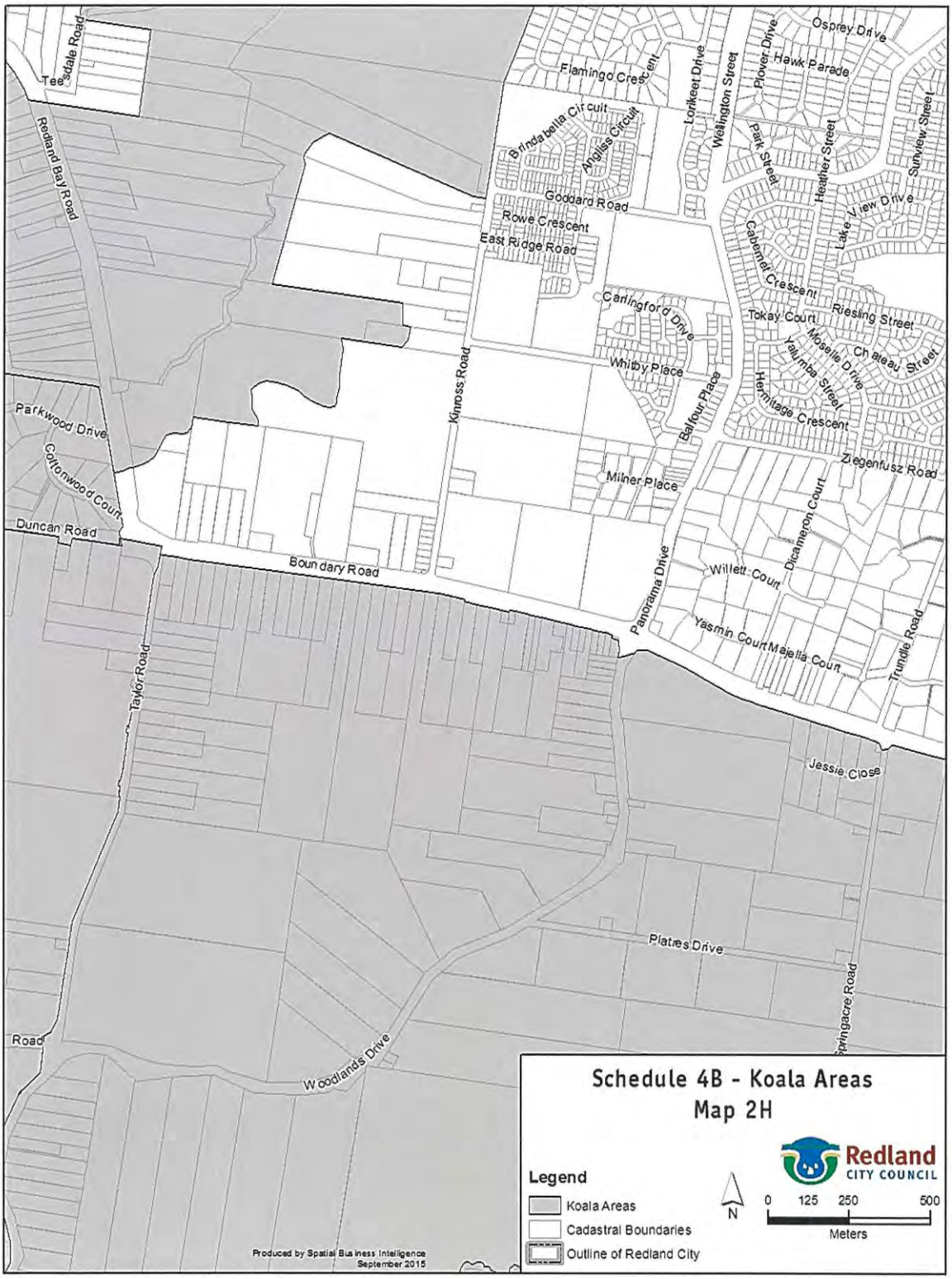
Meters
Produced by Spatial Business Intelligence
September 2015


Teesdale Road
Redland Bay Road
Flamingo Crescent
Lorikeet Drive
Wellington Street
Plover Drive
Osprey Drive
Hawk Parade
Brindabella Circuit
Angliss Circuit
Park Street
Heather Street
Sunview Street
Goddard Road
Rowe Crescent
East Ridge Road
Lake View Drive
Cabernet Crescent
Carlingford Drive
Tokay Court
Riesling Street
Moselle Drive
Chateau Street
Vaumba Street
Whitby Place
Kinross Road
Balfour Place
Hermitage Crescent
Parkwood Drive
Cottonwood Court
Milner Place
Ziegenfusz Road
Duncan Road
Boundary Road
Dicameron Court
Willett Court
Panorama Drive
Yasmin Court
Majella Court
Trundle Road
Taylor Road
Jessie Close
Platres Drive
Springacre Road
Road
Woodlands Drive
Schedule 4B - Koala Areas
Map 2H
Redland CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
0 125 250 500
Meters
Produced by Spatial Business Intelligence
September 2015

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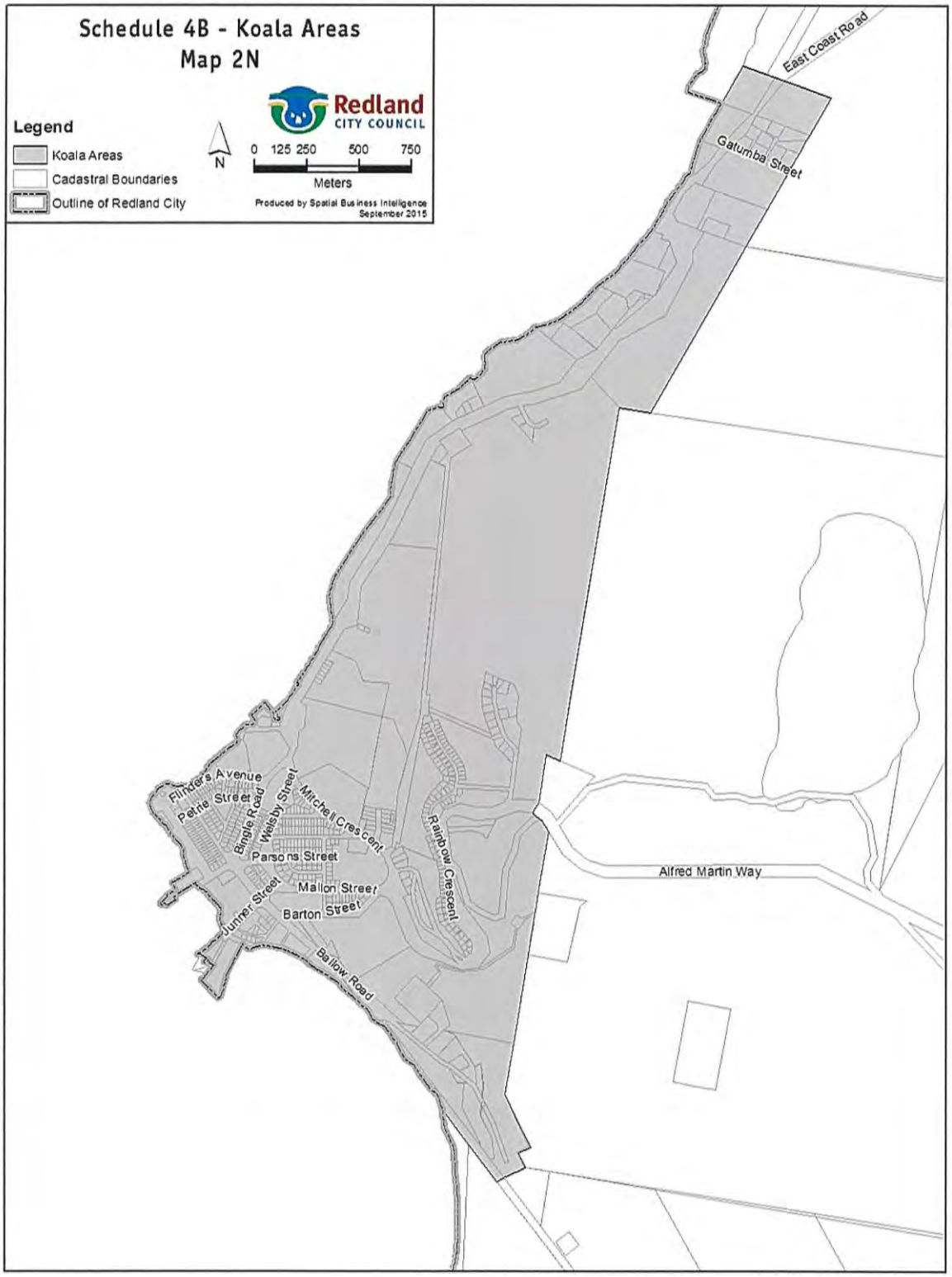
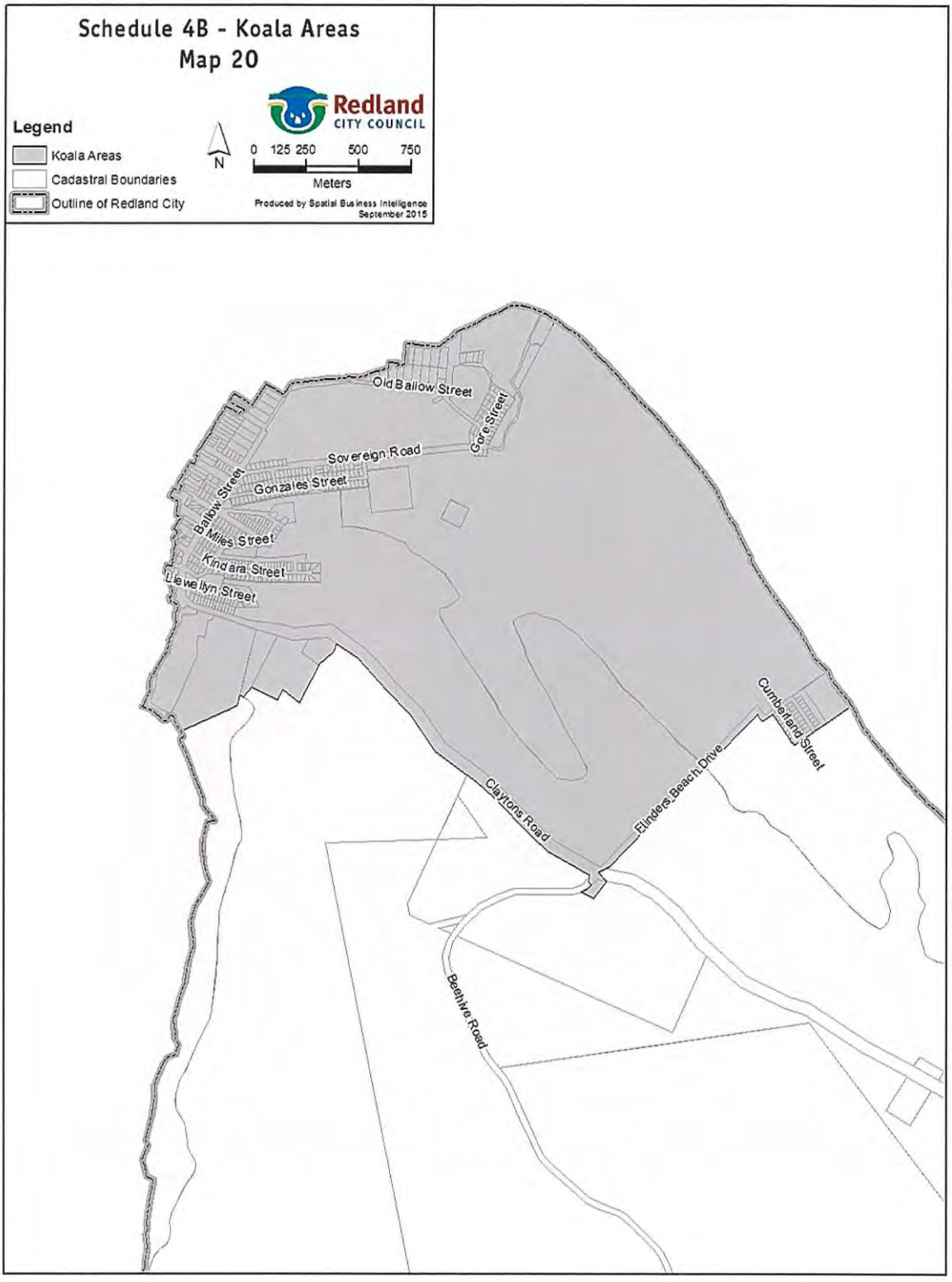
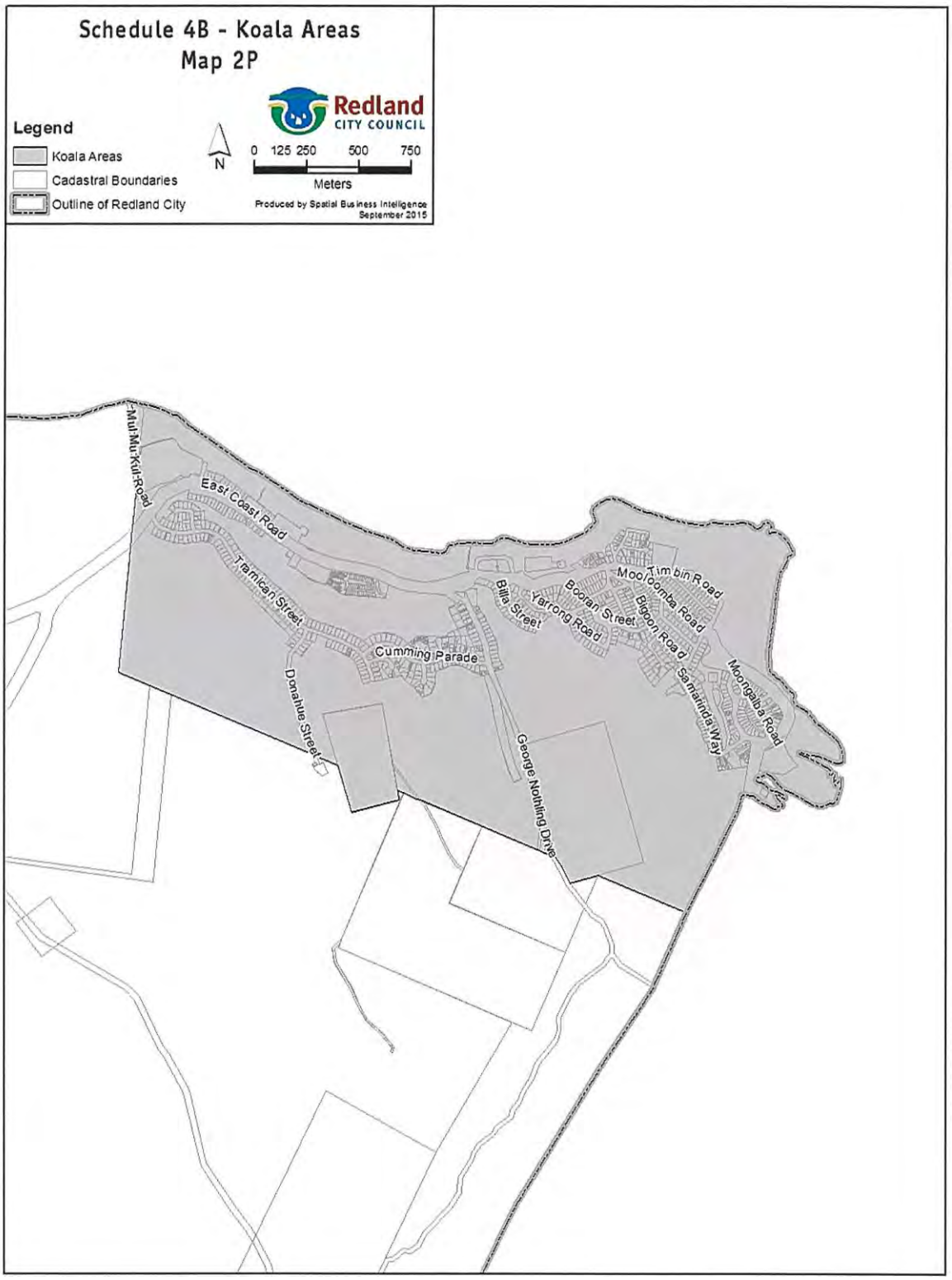
(2) Schedule 4B, after map 2M—

*insert—*

‘




Schedule 4B - Koala Areas
Map 20
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
0 125 250 500 750
Meters
Produced by Spatial Business Intelligence
September 2015
Old Ballow Street
Gore Street
Sovereign Road
Gonzales Street
Ballow Street
Miles Street
Kindara Street
Llewellyn Street
Cumberland Street
Flinders Beach Drive
Claytons Road
Beehive Road


Schedule 4B - Koala Areas
Map 2P
Redland
CITY COUNCIL
Legend
Koala Areas
Cadastral Boundaries
Outline of Redland City
N
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Meters
Produced by Spatial Business Intelligence
September 2015
Mul Mul Kuil Road
East Coast Road
Tramican Street
Donahue Street
Cumming Parade
Billa Street
Yarrong Road
Booran Street
Bigoon Road
Moolooomba Road
Timbin Road
Samarinda Way
Moongalba Road
George Nothling Drive

’.

This and the preceding 12 pages bearing my initials is a certified copy of *Animal Management (Amendment) Subordinate Local Law (No. 1) 2015* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of 2015.

.....
Chief Executive Officer

505874_1

# Redland City Council
# Parking (Amendment) Subordinate Local Law (No. 1) 2015

## Contents

# Part 1 Preliminary

## 1 Short title

This subordinate local law may be cited as *Parking (Amendment) Subordinate Local Law (No. 1) 2015*.

## 2 Subordinate local law amended

This subordinate local law amends *Subordinate Local Law No. 5 (Parking) 2015*.

# Part 2 Amendments to subordinate local law

## 3 Amendment of sch 2 (Declaration of off-street regulated parking areas)

(1) Schedule 2, part 1, after item 4—

*insert—*

‘

| | | |
|---|---|---|
| Junner Street Ferry Terminal car park as identified in schedule 2, part 2. | 4B | Junner Street Ferry Terminal car park, Dunwich, North Stradbroke Island. |

’.

(2) Schedule 2, part 2, after map 4A—

*insert—*

'**Map 4B**


'.

This and the preceding 2 pages bearing my initials is a certified copy of *Parking (Amendment) Subordinate Local Law (No. 1) 2015* made in accordance with the provisions of the *Local Government Act 2009* by Redland City Council by resolution dated the day of 2015.

.....
Chief Executive Officer

## 11.3 PORTFOLIO 3 (CR JULIE TALTY)

## CITY PLANNING AND ASSESSMENT

### 11.3.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS

**Objective Reference:** **A279154**
**Reports and Attachments (Archives)**

**Attachment:** **Decisions Made Under Delegated Authority 06.09.2015 to 19.09.2015**

**Authorising Officer:**

**David Jeanes**
**Acting General Manager Community & Customer Services**

**Responsible Officer:** **Chris Vize**
**Acting Group Manager City Planning & 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 06.09.2015 to 12.09.2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Application** | **Description** | **Category** | **Applicant** | **Property Address** | **Application Type** | **Decision Date** | **Decision** | **Division** |
| **Category 1** | | | | | | | | |
| MCU013539 | Multiple Dwelling x 4 | Category1 | Michell Town Planning & Development | 309 Main Road, Wellington Point QLD 4160 | Code Assessment | 8/09/2015 | Development Permit | 1 |
| MCU013517 | Dual Occupancy | Category1 | East Coast Surveys Pty Ltd | 6 Sommersea Drive, Cleveland QLD 4163 | Code Assessment | 8/09/2015 | Development Permit | 2 |
| BWP003070 | Private Swimming Pool | Category1 | The Certifier Pty Ltd | 35A Sentinel Court, Cleveland QLD 4163 | Code Assessment | 10/09/2015 | Development Permit | 2 |
| BWP003138 | Design & Siting -- Dwelling House | Category1 | The Certifier Pty Ltd | 17 Cardwell Circuit, Thornlands QLD 4164 | Concurrence Agency Response | 11/09/2015 | Approved | 3 |
| MCU013510 | Dual Occupancy | Category1 | Black Watch | 14 Kim Jon Court, Thornlands QLD 4164 | Impact Assessment | 11/09/2015 | Development Permit | 4 |
| ROL005957 | Reconfiguring a Lot (1 into 2 Lots) | Category1 | Shirley Margaret Smith<br>Statcorp Pty Ltd | 18 Yeo Street, Victoria Point QLD 4165 | Code Assessment | 10/09/2015 | Development Permit | 4 |
| BWP003132 | Design & Siting - Patio | Category1 | Bufalino Builders | 23 Beachside Court, Victoria Point QLD 4165 | Concurrence Agency Response | 8/09/2015 | Approved | 4 |
| MC010635 | 3 Storey Dwelling House (other Bay islands) | Category1 | Debra Anne McCann<br>Patrick Stanley McCann<br>John Harvey Rider | 50 Attunga Street, Macleay Island QLD 4184 | Extension to Relevant Period | 8/09/2015 | Approved | 5 |
| BWP003135 | Design & Siting - Extension | Category1 | Building Certification Consultants Pty Ltd | 17 Moreton View Parade, Redland Bay QLD 4165 | Concurrence Agency Response | 8/09/2015 | Approved | 5 |
| BWP003109 | Domestic Outbuilding | Category1 | Anne-Marie Isobel Clark<br>Stuart Hamilton Clark | 15 Venn Parade, Thornlands QLD 4164 | Code Assessment | 11/09/2015 | Development Permit | 6 |

| Decisions Made Under Delegated Authority 06.09.2015 to 12.09.2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| BWP003134 | Design & Siting - Outbuilding | Category1 | The Certifier Pty Ltd | 341-347 Boundary Road, Thornlands QLD 4164 | Concurrence Agency Response | 10/09/2015 | Approved | 6 |
| BWP003137 | Design & Siting - Roofed Patio | Category1 | Ronald Leonard Gibbs | 9 Coachwood Street, Redland Bay QLD 4165 | Concurrence Agency Response | 11/09/2015 | Approved | 6 |
| ROL005776 | Standard Format 1 into 3 Lots | Category1 | Javica Pty Ltd<br>Site Town Planning | 57 Barron Road, Birkdale QLD 4159 | Permissible Change | 7/09/2015 | Development Permit | 8 |
| MCU013553 | Dual Occupancy | Category1 | Oasis Town Planning Pty Ltd | 34 Bates Drive, Birkdale QLD 4159 | Code Assessment | 7/09/2015 | Development Permit | 10 |
| BWP003139 | DESIGN & SITING - WATER TANK | Category1 | Anthony Cregan | 5-7 Pandanus Street, Birkdale QLD 4159 | Concurrence Agency Response | 11/09/2015 | Approved | 10 |
| **Category 2** | | | | | | | | |
| OPW001879 | Operational Works – ROL 2 into 4 (SMART EDA) | Category2 | Hendriks House Consulting Engineers Pty Ltd | 19 Fernbourne Road, Wellington Point QLD 4160 | Code Assessment | 8/09/2015 | Development Permit | 1 |
| OPW001815 | Operational Works MCU (civil) - Multiple dwelling x 4 Smart Eda | Category2 | Javica Pty Ltd | 13 Channel Street, Cleveland QLD 4163 | Permissible Change | 10/09/2015 | Compliance Certificate | 2 |
| OPW001909 | Operational Works 4 Units Civil | Category2 | John Henry | 9 Moore Street, Victoria Point QLD 4165 | Compliance Assessment | 11/09/2015 | Compliance Certificate | 4 |

| Decisions Made Under Delegated Authority 06.09.2015 to 12.09.2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| OPW001907 | Extension to Seawall and Reconstruction of Beach Access Ramp | Category2 | Redland City Council (Project Delivery Group) | 17 Esplanade, Redland Bay QLD 4165 | Code Assessment | 8/09/2015 | Development Permit | 5 |
| OPW001860.1 | Operational Works - ROL - 52 lots - Affinity Development Stage 1 and 2 | Category2 | Sheehy & Partners Pty Ltd<br>Villa World Developments Pty Ltd | 415-417 Boundary Road, Thornlands QLD 4164 | Code Assessment | 8/09/2015 | Development Permit | 6 |
| OPW001856.2 | Operational Works 42 Lots Stage 2 Muller Street (referred to as Ellabay Stage 2) | Category2 | Villa World Developments Pty Ltd | 4-44 Muller Street, Redland Bay QLD 4165 | Code Assessment | 11/09/2015 | Development Permit | 6 |
| OPW001889 | Operational Works - MC011532 ( Local Traffic Management ) | Category2 | DEQ Consulting Engineers | 54-58 Mount Cotton Road, Capalaba QLD 4157 | Compliance Assessment | 9/09/2015 | Approved | 9 |
| MCU013151 | Multiple Dwellings x 6 | Category2 | Bartley Burns Certifiers & Planners Hubert Meier | 52-54 Napier Street, Birkdale QLD 4159 | Permissible Change | 9/09/2015 | Development Permit | 10 |

| Decisions Made Under Delegated Authority 13.09.2015 to 19.09.2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Application** | **Description** | **Category** | **Applicant** | **Property Address** | **Application Type** | **Decision Date** | **Decision** | **Division** |
| **Category 1** | | | | | | | | |
| MCU013392 | Dwelling House - and pool | Category1 | Anita Michele Dougal | 86 Douro Road, Wellington Point QLD 4160 | Code Assessment | 15/09/2015 | Development Permit | 1 |
| BWP003140 | DESIGN & SITING - ROOFED PATIO | Category1 | Anthony Cregan | 91 Hilliards Park Drive, Wellington Point QLD 4160 | Concurrence Agency Response | 14/09/2015 | Approved | 1 |
| BWP003148 | Design & Siting - Dwelling House | Category1 | Ken Burns | 4 Outlook Parade, Ormiston QLD 4160 | Concurrence Agency Response | 17/09/2015 | Approved | 1 |
| ROL005961 | Standard Format - 1 into 2 Lots | Category1 | East Coast Surveys Pty Ltd | 29 Princess Street, Cleveland QLD 4163 | Code Assessment | 16/09/2015 | Development Permit | 2 |
| BWP003141 | Extension to Detached Dwelling within Setback to revetment wall | Category1 | ASI Planning | 30 Bollard Court, Cleveland QLD 4163 | Code Assessment | 17/09/2015 | Development Permit | 2 |
| BWP003142 | Design & Siting - Dwelling House - Setbacks | Category1 | Ross Hohl Architects | 15 Mainroyal Court, Cleveland QLD 4163 | Concurrence Agency Response | 17/09/2015 | Approved | 2 |
| BWP002559 | Design and Siting - Dwelling House | Category1 | Shaun Michael Winks | 23 Beachside Court, Victoria Point QLD 4165 | Permissible Change | 18/09/2015 | Development Permit | 4 |
| MCU013512 | Dwelling House | Category1 | Bay Island Designs | 20 Zephyr Street, Russell Island QLD 4184 | Negotiated Decision | 15/09/2015 | Development Permit | 5 |
| MCU013560 | New Dwelling | Category1 | Waldemar Tez | 19 Aranda Street, Russell Island QLD 4184 | Code Assessment | 16/09/2015 | Development Permit | 5 |
| MCU013562 | New Dwelling | Category1 | Applied Building Approvals | 20 Hastings Terrace, Macleay Island QLD 4184 | Code Assessment | 15/09/2015 | Development Permit | 5 |

| Application | Description | Category | Applicant | Property Address | Application Type | Decision Date | Decision | Division |
|---|---|---|---|---|---|---|---|---|
| BWP003147 | Design & Siting - Dwelling House | Category1 | Helen Bill | 56 Laurel Street, Russell Island QLD 4184 | Concurrence Agency Response | 16/09/2015 | Approved | 5 |
| MCU013576 | Dwelling House - ADA | Category1 | Alexander Fedorov Anastasia Fedorov | 51 Lagoon Road, Russell Island QLD 4184 | Code Assessment | 18/09/2015 | Development Permit | 5 |
| BWP003143 | Design & Siting - Dwelling House | Category1 | Building Code Approval Group Pty Ltd | 89 Capella Drive, Redland Bay QLD 4165 | Concurrence Agency Response | 14/09/2015 | Approved | 6 |
| BWP003144 | New Dwelling - detached house and setbacks | Category1 | Platinum Building Approvals | 243 German Church Road, Mount Cotton QLD 4165 | Concurrence Agency Response | 14/09/2015 | Approved | 6 |
| BWP003124 | Domestic Outbuilding | Category1 | C & R Darvill Pty Ltd | 80 Hanover Drive, Alexandra Hills QLD 4161 | Code Assessment | 18/09/2015 | Development Permit | 7 |
| ROL005966 | SPA Compliance Assessment | Category1 | Todd Raymond Reinke | 3 Leyton Street, Birkdale QLD 4159 | Compliance Assessment | 15/09/2015 | Compliance Permit | 8 |
| BWP003107 | In Ground Swimming Pool | Category1 | The Certifier Pty Ltd | 6 Agnes Street, Birkdale QLD 4159 | Code Assessment | 15/09/2015 | Development Permit | 10 |
| ROL005962 | Reconfiguring a Lot (One (1) into Two (2) Lots) | Category1 | G W Clegg & Company | 11 Maud Street, Birkdale QLD 4159 | Code Assessment | 17/09/2015 | Development Permit | 10 |
| BWP003146 | Carport | Category1 | DBR Building Certification | 12 Gradi Court, Thorneside QLD 4158 | Concurrence Agency Response | 17/09/2015 | Approved | 10 |
| **Category 2** | | | | | | | | |
| | | | | | | | | |
| MCU013483 | Extension to Hotel | Category2 | Paynter Dixon Qld Pty Ltd | 204 Middle Street, Cleveland QLD 4163 | Impact Assessment | 18/09/2015 | Development Permit | 2 |

| Application | Description | Category | Applicant | Property Address | Application Type | Decision Date | Decision | Division |
|---|---|---|---|---|---|---|---|---|
| MCU013447 | Multiple Dwellings x 16 | Category2 | Hometown Villas | 41-45 Benfer Road, Victoria Point QLD 4165 | Code Assessment | 14/09/2015 | Refused | 4 |
| MCU013324 | Aged Persons & Special Needs Housing redevelopment | Category2 | Seventh-Day Adventist Aged Care (SQ) Ltd | Seventh Day Adventists Home, 571-585 Redland Bay Road, Victoria Point QLD 4165 | Impact Assessment | 15/09/2015 | Development Permit | 6 |
| MCU013479 | Community Facility and Education Facility | Category2 | Horizon Foundation Inc | Redlands IndigiScapes Centre, 377-385 Redland Bay Road, Capalaba QLD 4157 | Code Assessment | 17/09/2015 | Development Permit | 7 |
| OPW001857 | Operational Works ROL 1 into 3 | Category2 | Gannon Properties Pty Ltd As Trustee | 57 Barron Road, Birkdale QLD 4159 | Code Assessment | 14/09/2015 | Development Permit | 8 |
| OPW001840 | Mt Cotton Frontage Works - smart eda | Category2 | DEQ Consulting Engineers | 54-58 Mount Cotton Road, Capalaba QLD 4157 | Compliance Assessment | 14/09/2015 | Approved | 9 |

## 11.3.2 APPEALS LIST CURRENT AS AT 21 SEPTEMBER 2015

**Objective Reference:** **A279510**
**Reports and Attachments (Archives)**

**Authorising Officer:** 

**David Jeanes**
**Acting General Manager Community & Customer Services**

**Responsible Officer:** **Chris Vize**
**Acting Group Manager City Planning and Assessment**

**Report Author:** **Andrew Veres**
**Acting Service Manager Planning Assessment**

### PURPOSE

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

### BACKGROUND

Information on appeals may be found as follows:

**1. Planning and Environment Court**

a) Information on current appeals and declarations with the Planning and Environment Court involving Redland City Council can be found at the District Court web site using the "Search civil files (eCourts) Party Search" service: http://www.courts.qld.gov.au/esearching/party.asp

b) Judgements of the Planning and Environment Court can be viewed via the Supreme Court of Queensland Library web site under the Planning and Environment Court link: http://www.sclqld.org.au/qjudgment/

**2. 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 2675 of 2009<br>(MC010624) |
| **Applicant:** | | **L M Wigan** |
| **Application Details:** | | Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works.<br>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 30 September 2015. |

| | | |
|---|---|---|
| **2.** | **File Number:** | Appeal 4802 of 2014<br>(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:** | | Matter progressing, set down for 6 day hearing in November 2015. |

| | | |
|---|---|---|
| **3.** | **File Number:** | Appeals 178, 179, 180 & 181 of 2015<br>(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:** | | A directions Order was issued by the Court on 2 September. Parties are to attend a without prejudice meeting before 23 October 2015. |

| | | |
|---|---|---|
| **4.** | **File Number:** | Appeal 795 of 2015<br>(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<br>18-20 Waterloo Street Cleveland |
| **Appeal Details:** | | Submitter appeal against development approval. |
| **Current Status:** | | Orders were made on 19 August 2015 requiring the developer to undertake public notification again and for Council to write to missed submitters. The matter is next to be reviewed on 8 October 2015. |

| | | |
|---|---|---|
| **5.** | **File Number:** | Appeals 1610 of 2015<br>(MCU011532) |
| **Applicant:** | | **Skyhope Developments** |
| **Application Details:** | | Material Change of Use for Apartment Building (271 Units)<br>54-58 Mount Cotton Road, Capalaba |
| **Appeal Details:** | | Applicant appeal against Infrastructure Charges Notice. |
| **Current Status:** | | Experts were meeting during August and preparing a joint report. Mediation taking place in September and Court review on 23 September 2015. |

| | | |
|---|---|---|
| **6.** | **File Number:** | Appeals 3118 of 2015<br>(ROL005923) |
| **Applicant:** | | **W Stone** |
| **Application Details:** | | Reconfiguring a Lot (1 into 2)<br>35-37 Clive Road, Birkdale |
| **Appeal Details:** | | Applicant appeal against refusal. |
| **Current Status:** | | On 26 August 2015 received directions Order from the Court. |

| | | |
|---|---|---|
| **7.** | **File Number:** | Appeal 3441 of 2015<br>(MCU013378) |
| **Applicant:** | | **Urban Potentials Pty Ltd** |
| **Application Details:** | | Material Change of Use for a Service Station<br>4 – 6 Government Rd, Redland Bay |
| **Appeal Details:** | | Applicant appeal against refusal. |
| **Current Status:** | | Appeal filed in Court on 2 September 2015. |

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|---|---|---|
| **8.** | **File Number:** | Appeal 3474 of 2015<br>(ROL005815) |
| **Applicant:** | | **Palacio Property Group Pty Ltd** |
| **Application Details:** | | Reconfiguring a Lot (1 into 5 Lots)<br>188 – 200 Waterloo Street, Cleveland |
| **Appeal Details:** | | Applicant appeal against refusal of conversion application. |
| **Current Status:** | | Appeal filed in Court on 4 September 2015. |

| | | |
|---|---|---|
| **9.** | **File Number:** | Appeal 3641 of 2015<br>(MCU012812) |
| **Applicant:** | | **King of Gifts Pty Ltd and HTC Consulting Pty Ltd** |
| **Application Details:** | | Material Change of Use for Combined Service Station (including car wash) and Drive Through Restaurant<br>604-612 Redland Bay, Road, Alexandra Hills |
| **Appeal Details:** | | Applicant appeal against refusal. |
| **Current Status:** | | Appeal filed in Court on 16 September 2015. |

## OFFICER'S RECOMMENDATION

**That Council resolves to note this report.**

## 11.4 PORTFOLIO 5 (CR PAUL GLEESON)

## INFRASTRUCTURE & OPERATIONS

### 11.4.1 REDLAND WATER DWQMP ANNUAL REPORT 2014-15

**Objective Reference:** **A268584**
**Reports and Attachments (Archives)**

**Attachment:** Redland Water DWQMP Annual Report 2014-15

**Authorising Officer:**

**Gary Soutar**
**General Manager Infrastructure and Operations**

**Responsible Officer:** **Bradley Taylor**
**Group Manager Water & Waste Infrastructure**

**Report Author:** **Daniela Simon**
**Service Manager Scientific Services**

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### PURPOSE

The purpose of this report is to seek approval is sought for the attached Redland Water Drinking Water Quality Management Plan (DWQMP) annual report as follows:

The *DWQMP annual report* documents the performance of Redland Water's drinking water service with respect to water quality and performance in implementing the actions detailed in the DWQMP as required under sections 141 and 142 of the *Water Supply (Safety and Reliability) Act 2008* (the Act).

### BACKGROUND

The Act requires Redland Water (RW) to submit the DWQMP annual report within 120 business days after the end of the financial year to which it relates. This report was prepared according to the "Guidelines for Service Provider Annual Reports – July 2013" published by the Queensland Water Supply regulator on the template provided.

The annual report states that drinking water supplied by Redland City Council (RCC) achieved 100% compliance with the Australian drinking water guidelines for the parameters that were tested.

### ISSUES

The purpose of the DWQMP annual report is to:

- report on the performance of RW's drinking water service with respect to water quality;
- report on the performance in implementing the actions detailed in the DWQMP;
- assist the water supply regulator to determine whether the approved DWQMP and any approved conditions have been complied with; and
- provide a mechanism for RW to report publicly on their performance in managing drinking water quality.

## STRATEGIC IMPLICATIONS

The DWQMP has to be consistent with other RCC strategic documents such as the corporate plan, Redland Water annual performance plan and the Redland Water Netserv plan.

### Legislative Requirements

The Act requires RW to submit the DWQMP annual report. The current DWQMP was approved by the regulator on 16 June 2014.

### Risk Management

The DWQMP incorporates risk management. The water quality risk is listed in the risk register as "RWW-2" – Health effects from adverse water quality.

### Financial

There should be no direct impact on the budget from the adoption of the annual report; however future annual reports might be used to develop future budgets.

### People

Key RW staff that improved RW business are identified in Appendix B of the annual report.

### Environmental

Nil.

### Social

The annual report will demonstrate a direction for the RW business that aims to support transparency, accountability and to build confidence in the quality of drinking water supplied to the Redland community.

### Alignment with Council's Policy and Plans

The annual report supports Council's corporate plan in respect to providing essential physical infrastructure that supports community well-being and manages Council's existing infrastructure assets to ensure current service standards are maintained or improved.

## CONSULTATION

The Business & Infrastructure Finance Team were consulted in the preparation of this report.

## OPTIONS

1. That Council endorses the Drinking Water Quality Management Plan Annual Report 2014-15 as attached.
2. That Council does not endorse the Drinking Water Quality Management Plan Annual Report 2014-15.

## OFFICER'S RECOMMENDATION

**That Council resolves to endorse the Drinking Water Quality Management Plan Annual Report 2014-15 as attached.**

# REDLAND WATER

**SPID: 541**

# Drinking Water Quality Management Plan (DWQMP) – Annual Report

**2014/15**

REDLAND CITY COUNCIL
REDLAND WATER
PO BOX 21 CLEVELAND QLD 4163
07 3829 8999
rcc@redland.qld.gov.au

Redland WATER

Redland CITY COUNCIL

| | |
|---|---|
| ▪ ADWG 2004 | Australian Drinking Water Guidelines (2004). Published by the National Health and Medical Research Council of Australia |
| ▪ ADWG 2011 | Australian Drinking Water Guidelines (2011). Published by the National Health and Medical Research Council of Australia |
| ▪ E. coli | Escherichia coli, a bacterium which is considered to indicate the presence of faecal contamination and therefore potential health risk |
| ▪ mg/L | Milligrams per litre |
| ▪ NTU | Nephelometric Turbidity Units |
| ▪ ALS | ALS Laboratory Group |
| ▪ CFU/100mL | Colony forming units per 100 millilitres |
| ▪ < | Less than |
| ▪ > | Greater than |
| ▪ QUU SAS | Queensland Urban Utilities Scientific Analytical Services |

# 1. Introduction

This report documents the performance of Redland Water's drinking water service with respect to water quality and performance in implementing the actions detailed in the DWQMP as required under the *Water Supply (Safety and Reliability) Act 2008* (the Act).

The report assists the Regulator to determine whether the approved DWQMP and any approval conditions have been complied with and provides a mechanism for providers to report publicly on their performance in managing drinking water quality.

It has been prepared in accordance with the *Guideline for Service Provider Annual Reports*, *July 2013* published by the Department of Environment and Resource Management, Queensland, accessible at www.dews.qld.gov.au.

# 2. Overview of operations

Redland City Council covers an area of approximately 537 square kilometres and has a population of approximately 145,000 people. Redland Water provides drinking water to Redland City residents through four water supply schemes:

- Redland City and Southern Moreton Bay Islands Supply Scheme
- Dunwich Supply Scheme
- Amity Point Supply Scheme
- Point Lookout Supply Scheme

Redland Water is responsible for receiving bulk water from Seqwater and delivering it to residents through its distribution network. This is done whilst ensuring that the water meets the Australian Drinking Water Guidelines (ADWG).

Redland Water manages drinking water quality through an approved Drinking Water Quality Management Plan (DWQMP) which protects public health by ensuring the provision of a safe water supply.

Redland Water manages, operates and maintains pumping stations and mains as part of its distribution network. Redland Water manages, operates and maintains reservoirs in each of the North Stradbroke Island (NSI) township schemes. Seqwater owns and operates all mainland reservoirs . Redland Water does not operate any re-chlorination facilities in its network.

# 3. Notifications to the Regulator under sections 102 and 102A of the Act

This financial year there was no instance where the Regulator was notified under sections 102 or 102A of the Act.

## 3.1 Non-compliances with the water quality criteria and corrective and preventive actions undertaken

100% compliance with the water quality criteria was achieved in all four water supply schemes.

## 3.2 Prescribed incidents or events reported to the Regulator and corrective and preventive actions undertaken

**Incident description:** No incident was reported.

**Corrective and preventative actions:** Nil.

# 4. Actions taken to implement the DWQMP

## 4.1 Progress in implementing the risk management improvement program

Refer to Appendix B for a summary of progress in implementing each of the Improvement Program actions.

## 4.2 Revisions made to the operational monitoring program to assist in maintaining compliance with the water quality criteria[1] in verification monitoring

Verification monitoring is the only available option to monitor drinking water quality in the Redland City Council area. Seqwater owns, operates and monitors all chlorine dosing systems at the treatment plants and reservoirs and is responsible for operational monitoring of the system.

## 4.3 Amendments made to the DWQMP

The current DWQMP was approved by the Regulator on 16 June 2014 and is due for review by 1 July 2016.

# 5. Customer complaints related to water quality

Redland Water is required to report on the number of complaints, general details of complaints, and the responses undertaken.

Throughout the year the following complaints about water quality were received:

**Table 1 – complaints about water quality, (including per 1000 customers)**

| | Suspected illness | Discoloured water | Taste and odour | Total |
|---|---|---|---|---|
| Redland City mainland supply scheme | 0.02 | 2.17 | 0.53 | 2.72 |
| Dunwich water supply scheme | 0 | 0 | 0 | 0 |
| Point Lookout water supply scheme | 0 | 0 | 1.26 | 0 |
| Amity Point water supply scheme | 0 | 0 | 0 | 0 |

[1] Refer to *Water Quality and Reporting Guideline for a Drinking Water Service* for the water quality criteria for drinking water.

## 5.1 Suspected illness

Complaints are sometimes received from customers who suspect their water may be associated with an illness they are experiencing. Redland Water investigates each complaint relating to alleged illness from our water quality, typically by testing the customer's tap and closest reticulation sampling point for the presence of *E. Coli* and free chlorine concentration.

During 2014/15, there were no confirmed cases of illness arising from the water supply system.

As a response to customer complaint, the water main was flushed and samples were taken.

All samples tested complied with ADWG for parameter tested. Investigation of each complaint found no public health risks.

## 5.2 Discoloured water

As a response to customer complaints, various water mains were flushed.

A regular mains flush program is in place to address this issue.

Dirty water complaints were related to dead-end mains and distribution system areas with low consumption. Associated areas were flushed to remove the dirty water and to achieve detectable chlorine residual results.

### 5.3 Taste and odour

As a response to customer complaints, various water mains were flushed and samples taken for taste and odour and free chlorine concentration test.

All samples tested complied with ADWG for parameter tested.

Field staff explained to all customers the importance of free chlorine in drinking water.

The taste and odour complaints received are usually related to the taste of chlorine in the water supply. Investigation of each complaint found no public health risks.

Redland Water has also set up an internal water taste and odour panel to assist in determining the veracity of customer complaints.

## 6. Outcome of the review of the DWQMP and how issues raised have been addressed

The next internal review of the DWQMP is due before 1 July 2016.

### 6.1 Hazards and hazardous events that affected the quality of drinking water during the year and which were not addressed in the DWQMP

There were no new hazards or hazardous events identified during the year that were not addressed in the approved DWQMP

## 7. Findings and recommendations of the DWQMP auditor

Redland Water is due for a DWQMP external audit by 30 June 2016.

# Appendix A – Summary of compliance with water quality criteria

The results from the verification monitoring program have been compared against the levels of the water quality criteria specified by the Regulator in the *Water Quality and Reporting Guideline for a Drinking Water Service*.

The reported statistics do not include results derived from repeat samples, or from emergency or investigative samples undertaken in response to an elevated result.

**Table 2 - Verification monitoring results**

**Verification monitoring Redland City and Southern Moreton Bay Islands supply scheme July 2014 - June 2015**

| Parameter | Laboratory name | Unit of measure | Limit of reporting | Frequency of sampling | Total no of samples taken | No of samples in which parameter detected | No of samples exceeding health guidelines value | Min value | Max value | Average value |
|---|---|---|---|---|---|---|---|---|---|---|
| Alkalinity | Redland Laboratory | mg/L | 1 | Quarterly | 20 | 20 | ~ | 20 | 68 | 49 |
| Aluminium | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | ~ | 0.02 | 0.05 | 0.03 |
| Arsenic | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Boron | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | 0 | 0.011 | 0.039 | 0.018 |
| Cadmium | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Calcium | QUU SAS | mg/L | 0.1 | Quarterly | 20 | 20 | ~ | 18.0 | 31.0 | 22.9 |
| Chloride | QUU SAS | mg/L | 1 | Quarterly | 20 | 20 | ~ | 18 | 56 | 32 |
| Chlorine free | Redland Laboratory | mg/L | 0.1 | Weekly | 2084 | 2046 | 0 | <0.1 | 1.7 | 0.8 |
| Chromium | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 10 | 0 | <0.001 | 0.001 | 0 |
| Colour true | Redland Laboratory | Pt/Co U | 2 | Quarterly | 20 | 0 | ~ | <2 | <2 | 0 |
| Conductivity | Redland Laboratory | µS/cm | 1 | Quarterly | 20 | 20 | ~ | 190 | 350 | 250 |
| Copper | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | 0 | 0.003 | 0.014 | 0.008 |
| Cyanide | ALS | mg/L | 0.004 | Quarterly | 20 | 0 | 0 | <0.004 | <0.004 | 0 |
| Fluoride | Redland Laboratory | mg/L | 0.1 | Weekly | 123 | 123 | 0 | 0.5 | 1.1 | 0.8 |
| Hardness | Redland Laboratory | mg/L | 1 | Quarterly | 20 | 20 | ~ | 56 | 86 | 67 |
| Iron | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | ~ | 0.005 | 0.022 | 0.011 |
| Lead | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Mercury | QUU SAS | mg/L | 0.0001 | Quarterly | 20 | 0 | 0 | <0.0001 | <0.0001 | 0 |
| Magnesium | QUU SAS | mg/L | 0.01 | Quarterly | 20 | 20 | ~ | 1.3 | 5.6 | 3.1 |
| Manganese | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | 0 | 0.002 | 0.010 | 0.004 |
| Molybdenum | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nickel | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nitrate | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 20 | 0 | 0.015 | 0.330 | 0.204 |
| pH | Redland Laboratory | pH Units | 0.1 | Weekly | 2104 | 2104 | ~ | 7.1 | 8.2 | 7.5 |
| Potassium | QUU SAS | mg/L | 0.01 | Quarterly | 20 | 20 | ~ | 0.55 | 3.00 | 1.2 |
| Selenium | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 0 | 0 | <0.001 | <0.001 | 0 |
| Silica | QUU SAS | mg/L | 0.1 | Quarterly | 20 | 20 | ~ | 3.2 | 11.9 | 9.5 |
| Sodium | QUU SAS | mg/L | 1 | Quarterly | 20 | 20 | ~ | 12 | 32 | 19 |
| Sulphate | Redland Laboratory | mg/L | 1 | Quarterly | 20 | 20 | 0 | 2 | 58 | 13 |
| Total Dissolved Solids | Redland Laboratory | mg/L | 5 | Quarterly | 20 | 20 | ~ | 103 | 200 | 144 |
| Total THMs | QUU SAS | µg/L | <10 | Monthly | 85 | 83 | 0 | <10 | 230 | 77 |
| Turbidity | Redland Laboratory | NTU | 1 | Weekly | 968 | 968 | ~ | 0.1 | 8.9 | 0.1 |
| Zinc | QUU SAS | mg/L | 0.001 | Quarterly | 20 | 16 | 0 | <0.001 | 0.009 | 0.003 |

## Verification monitoring Amity Point water supply scheme July 2014 - June 2015

| Parameter | Laboratory name | Unit of measure | Limit of reporting | Frequency of sampling | Total no of samples taken | No of samples in which parameter detected | No of samples exceeding health guidelines value | Min value | Max value | Average value |
|---|---|---|---|---|---|---|---|---|---|---|
| Alkalinity | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 29 | 45 | 36 |
| Aluminium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.043 | 0.060 | 0.053 |
| Arsenic | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Boron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.002 | 0.003 | 0.002 |
| Cadmium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Calcium | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 9.7 | 12.0 | 10.6 |
| Chloride | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 26 | 53 | 38 |
| Chlorine free | Redland Laboratory | mg/L | 0.1 | Weekly | 102 | 102 | 0 | 0.6 | 1.4 | 1.0 |
| Chromium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Colour true | Redland Laboratory | Pt/Co U | 2 | Quarterly | 4 | 0 | ~ | <2 | <2 | 0 |
| Conductivity | Redland Laboratory | µS/cm | 1 | Quarterly | 4 | 4 | ~ | 160 | 280 | 220 |
| Copper | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.002 | 0.003 | 0.002 |
| Cyanide | ALS | mg/L | 0.004 | Quarterly | 4 | 0 | 0 | <0.004 | <0.004 | 0 |
| Fluoride | Redland Laboratory | mg/L | 0.1 | Weekly | 55 | 55 | 0 | 0.4 | 0.9 | 0.7 |
| Hardness | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 32 | 46 | 40 |
| Iron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.009 | 0.019 | 0.014 |
| Lead | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Mercury | QUU SAS | mg/L | 0.0001 | Quarterly | 4 | 0 | 0 | <0.0001 | <0.0001 | 0 |
| Magnesium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 1.7 | 3.7 | 2.5 |
| Manganese | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Molybdenum | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nickel | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nitrate | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.190 | 0.260 | 0.213 |
| pH | Redland Laboratory | pH Units | 0.1 | Weekly | 106 | 106 | ~ | 7.4 | 8.1 | 7.8 |
| Potassium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 0.60 | 0.91 | 0.8 |
| Selenium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Silica | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 7.6 | 8.5 | 8.0 |
| Sodium | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 17 | 34 | 26 |
| Sulphate | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | 0 | 3 | 8 | 6 |
| Total Dissolved Solids | Redland Laboratory | mg/L | 5 | Quarterly | 4 | 4 | ~ | 70 | 162 | 122 |
| Total THMs | QUU SAS | µg/L | <10 | Monthly | 12 | 12 | 0 | 17 | 46 | 29 |
| Turbidity | Redland Laboratory | NTU | 1 | Weekly | 55 | 55 | ~ | 0.1 | 0.6 | 0.2 |
| Zinc | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |

## Verification monitoring Dunwich water supply scheme July 2014 - June 2015

| Parameter | Laboratory name | Unit of measure | Limit of reporting | Frequency of sampling | Total no of samples taken | No of samples in which parameter detected | No of samples exceeding health guidelines value | Min value | Max value | Average value |
|---|---|---|---|---|---|---|---|---|---|---|
| Alkalinity | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 20 | 21 | 21 |
| Aluminium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.010 | 0.023 | 0.016 |
| Arsenic | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Boron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.010 | 0.012 | 0.011 |
| Cadmium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Calcium | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 8.8 | 9.4 | 9.2 |
| Chloride | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 20 | 23 | 22 |
| Chlorine free | Redland Laboratory | mg/L | 0.1 | Weekly | 102 | 102 | 0 | 0.2 | 1.7 | 1.0 |
| Chromium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Colour true | Redland Laboratory | Pt/Co U | 2 | Quarterly | 4 | 0 | ~ | <2 | <2 | 0 |
| Conductivity | Redland Laboratory | µS/cm | 1 | Quarterly | 4 | 4 | ~ | 120 | 130 | 128 |
| Copper | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.010 | 0.014 | 0.012 |
| Cyanide | ALS | mg/L | 0.004 | Quarterly | 4 | 0 | 0 | <0.004 | <0.004 | 0 |
| Fluoride | Redland Laboratory | mg/L | 0.1 | Weekly | 55 | 55 | 0 | 0.7 | 0.9 | 0.8 |
| Hardness | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 26 | 36 | 30 |
| Iron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.024 | 0.039 | 0.034 |
| Lead | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Mercury | QUU SAS | mg/L | 0.0001 | Quarterly | 4 | 0 | 0 | <0.0001 | <0.0001 | 0 |
| Magnesium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 0.78 | 0.90 | 0.84 |
| Manganese | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 1 | 0 | <0.001 | 0.001 | 0 |
| Molybdenum | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nickel | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 1 | 0 | <0.001 | 0.003 | 0.001 |
| Nitrate | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.060 | 0.086 | 0.076 |
| pH | Redland Laboratory | pH Units | 0.1 | Weekly | 106 | 106 | ~ | 7.1 | 7.9 | 7.6 |
| Potassium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 0.40 | 0.46 | 0.42 |
| Selenium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Silica | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 9.8 | 11.0 | 10.3 |
| Sodium | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 13 | 13 | 13 |
| Sulphate | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | 0 | 1 | 3 | 2 |
| Total Dissolved Solids | Redland Laboratory | mg/L | 5 | Quarterly | 4 | 4 | ~ | 69 | 72 | 71 |
| Total THMs | QUU SAS | µg/L | <10 | Monthly | 12 | 12 | 0 | 13 | 34 | 21 |
| Turbidity | Redland Laboratory | NTU | 1 | Weekly | 55 | 55 | ~ | 0.1 | 0.6 | 0.4 |
| Zinc | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 2 | 0 | <0.001 | 0.002 | 0.001 |

## Verification monitoring Point Lookout water supply scheme July 2014 - June 2015

| Parameter | Laboratory name | Unit of measure | Limit of reporting | Frequency of sampling | Total no of samples taken | No of samples in which parameter detected | No of samples exceeding health guidelines value | Min value | Max value | Average value |
|---|---|---|---|---|---|---|---|---|---|---|
| Alkalinity | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 16 | 21 | 18 |
| Aluminium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.018 | 0.030 | 0.024 |
| Arsenic | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Boron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.017 | 0.019 | 0.018 |
| Cadmium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Calcium | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 1.0 | 1.1 | 1.0 |
| Chloride | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 45 | 58 | 49 |
| Chlorine free | Redland Laboratory | mg/L | 0.1 | Weekly | 102 | 102 | 0 | 0.5 | 1.6 | 1.1 |
| Chromium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Colour true | Redland Laboratory | Pt/Co U | 2 | Quarterly | 4 | 0 | ~ | <2 | <2 | 0 |
| Conductivity | Redland Laboratory | µS/cm | 1 | Quarterly | 4 | 4 | ~ | 210 | 220 | 218 |
| Copper | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.007 | 0.014 | 0.010 |
| Cyanide | ALS | mg/L | 0.004 | Quarterly | 4 | 0 | 0 | <0.004 | <0.004 | 0 |
| Fluoride | Redland Laboratory | mg/L | 0.1 | Weekly | 55 | 55 | 0 | 0.3 | 0.9 | 0.8 |
| Hardness | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | ~ | 29 | 37 | 34 |
| Iron | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | ~ | 0.008 | 0.011 | 0.009 |
| Lead | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Mercury | QUU SAS | mg/L | 0.0001 | Quarterly | 4 | 0 | 0 | <0.0001 | <0.0001 | 0 |
| Magnesium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 2.6 | 3.0 | 2.8 |
| Manganese | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 2 | 0 | <0.001 | 0.002 | 0.001 |
| Molybdenum | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nickel | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Nitrate | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.037 | 0.058 | 0.052 |
| pH | Redland Laboratory | pH Units | 0.1 | Weekly | 106 | 106 | ~ | 7.4 | 8.4 | 7.8 |
| Potassium | QUU SAS | mg/L | 0.01 | Quarterly | 4 | 4 | ~ | 0.99 | 1.10 | 1.0 |
| Selenium | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 0 | 0 | <0.001 | <0.001 | 0 |
| Silica | QUU SAS | mg/L | 0.1 | Quarterly | 4 | 4 | ~ | 9.2 | 10.0 | 9.6 |
| Sodium | QUU SAS | mg/L | 1 | Quarterly | 4 | 4 | ~ | 27 | 28 | 28 |
| Sulphate | Redland Laboratory | mg/L | 1 | Quarterly | 4 | 4 | 0 | 6 | 8 | 7 |
| Total Dissolved Solids | Redland Laboratory | mg/L | 5 | Quarterly | 4 | 4 | ~ | 100 | 120 | 111 |
| Total THMs | QUU SAS | µg/L | <10 | Monthly | 12 | 10 | 0 | <10 | 19 | 14 |
| Turbidity | Redland Laboratory | NTU | 1 | Weekly | 55 | 55 | ~ | 0.1 | 0.3 | 0.1 |
| Zinc | QUU SAS | mg/L | 0.001 | Quarterly | 4 | 4 | 0 | 0.008 | 0.014 | 0.012 |

**Table 3 - Reticulation *E. coli* verification monitoring**

**Drinking water scheme:** Redland City and SMBI Water Supply Scheme

| ***Year*** | ***2014*** | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 65 | 56 | 58 | 63 | 56 | 63 | 63 | 56 | 70 | 56 | 56 | 56 |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **No. of samples collected in previous 12 month period** | 729 | 729 | 728 | 728 | 721 | 725 | 718 | 718 | 732 | 718 | 718 | 718 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Redland City and SMBI Water Supply Scheme

| *Year* | *2015* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 56 | 56 | 70 | 56 | 56 | 70 | | | | | | |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **No. of samples collected in previous 12 month period** | 720 | 720 | 731 | 724 | 717 | 728 | 658 | 602 | 546 | 476 | 420 | 364 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Dunwich Water Supply Scheme

| *Year* | *2014* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 10 | 8 | 10 | 8 | 8 | 10 | 8 | 8 | 10 | 8 | 8 | 8 |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **No. of samples collected in previous 12 month period** | 104 | 104 | 106 | 104 | 104 | 106 | 104 | 104 | 106 | 104 | 104 | 104 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Dunwich Water Supply Scheme

| *Year* | *2015* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 8 | 8 | 10 | 8 | 8 | 10 | | | | | | |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **No. of samples collected in previous 12 month period** | 102 | 102 | 104 | 102 | 102 | 104 | 94 | 86 | 78 | 68 | 60 | 52 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Point Lookout Water Supply Scheme

| *Year* | *2014* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 10 | 8 | 10 | 8 | 8 | 10 | 8 | 8 | 10 | 8 | 8 | 8 |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **No. of samples collected in previous 12 month period** | 104 | 104 | 106 | 104 | 104 | 106 | 104 | 104 | 106 | 104 | 104 | 104 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Point Lookout Water Supply Scheme

| *Year* | *2015* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 8 | 8 | 10 | 8 | 8 | 10 | | | | | | |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **No. of samples collected in previous 12 month period** | 102 | 102 | 104 | 102 | 102 | 104 | 94 | 86 | 78 | 68 | 60 | 52 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Amity Point Water Supply Scheme

| *Year* | *2014* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 10 | 8 | 8 | 10 | 8 | 8 | 10 | 8 | 10 | 8 | 8 | 8 |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **No. of samples collected in previous 12 month period** | 104 | 104 | 104 | 104 | 104 | 104 | 104 | 104 | 106 | 104 | 104 | 104 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

**Drinking water scheme:** Amity Point Water Supply Scheme

| *Year* | *2015* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Month*** | ***Jan*** | ***Feb*** | ***Mar*** | ***Apr*** | ***May*** | ***June*** | ***July*** | ***Aug*** | ***Sept*** | ***Oct*** | ***Nov*** | ***Dec*** |
| **No. of samples collected** | 8 | 8 | 10 | 8 | 8 | 10 | | | | | | |
| **No. of samples collected in which *E. coli* is detected (i.e. a failure)** | 0 | 0 | 0 | 0 | 0 | 0 | | | | | | |
| **No. of samples collected in previous 12 month period** | 102 | 102 | 104 | 102 | 102 | 104 | 94 | 86 | 78 | 68 | 60 | 52 |
| **No. of failures for previous 12 month period** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **% of samples that comply** | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% | 100.0% |
| **Compliance with 98% annual value** | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES | YES |

## Appendix B – Implementation of the DWQMP Risk Management Improvement Program

**Risk Management Improvement Program – General Improvements – Completed Works**

| NO. | MANAGEMENT MEASURE / REQUIREMENT | PROPOSED ACTION / S | PRIORITY | RESPONSIBILITY | DUE DATE | COMMENTS |
|---|---|---|---|---|---|---|
| RMIP-GI5 | Seqwater to advise Redland about blue green algae in raw water so toxins can be tested for in the distribution network. | New Operating Protocol between Seqwater and Redland Water was signed in 2014. Schedule 8 specifies Water Quality Notification. | 1 | Brad Taylor | 30/06/2012<br><br>*Completed* | |
| RMIP-GI7 | Investigate operational changes to increase free Chlorine in extremities of zones | Complete a planning study to determine if there is a cost effective means of increasing free chlorine to the extremities of the zones. | 3 | Matt Ingerman | 30/06/2015 | Operational changes have been implemented which have seen an improvement in residual chlorine levels. |
| RMIP-GI11 | Develop formal reservoir maintenance schedule and reservoir cleaning procedure | Develop formal reservoir maintenance schedule and reservoir cleaning procedure | 2 | Kevin McGuire | 30/06/2014<br>*Completed* | Draft new procedure was developed by Daniela Simon and Matt Ingerman. |
| RMIP-G13 | Review the reticulation in Russell Island West to see if any areas can be “valved off” where there are no demands. | Review the reticulation in Russell Island West to see if any areas can be “valved off” where there are no demands. *No dedicated program has been developed to date, but as opportunities have arisen, we have decommissioned mains on Russell Island.* | 3 | Matt Ingerman | 30/06/2015<br><br>*Underway* | Review of model results underway. |

## 11.4.2 CIG - SOLE SUPPLIERS - INFRASTRUCTURE & OPERATIONS

**Objective Reference:** **A276007**
**Reports and Attachments (Archives)**

**Attachments:** **Attachment 1 - Payment Transactions**
**Attachment 2 – RDM Sole Suppliers**

**Authorising Officer:**

**Gary Soutar**
**General Manager Infrastructure & Operations**

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

**Report Author:** **John Frew**
**Service Manager Roads Drainage & Marine**

### PURPOSE

The purpose of this report is to seek resolution from Council to enter into a contractual arrangement with various suppliers without first inviting written quotes or tenders pursuant to section of 235 of the *Local Government Regulation 2012* (*LGR2012*) for a period of 12 months.

Section 235 provides a number of exceptions to inviting written quotes or tenders in relation to medium-sized ($15,000 or more but less than $200,000 in a financial year) and large-sized ($200,000 or more in a financial year) contractual arrangements however many of the goods and services that may be procured from the suppliers during the relevant period will be worth less than these threshold amounts.

The relevant exceptions in section 235 are where Council resolves:

It is satisfied that there is only one supplier who is reasonably available (s235(a)); or because of the specialised nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders (s235(b)).

### BACKGROUND

Council's Roads, Drainage & Marine (RDM) unit uses a small number of specialised products that are not available from other suppliers due to patents and licensing arrangements. Alternative products that purport to fulfil a similar function have been either trialled or investigated and found to be inferior in all cases.

### ISSUES

#### Sound contracting principals

In considering this procurement plan and the establishment of the attached list of suppliers, RDM have had regard to sound contracting principals. All reasonable steps have been taken to establish that there is only supplier in Australia and that no comparable products exist from other suppliers.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

In accordance with section of 235(a) and (b) of *LGR2012*, a local government may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting quotes or tenders if:

1. the local government resolves it is satisfied that there is only one supplier who is reasonably available; or
2. the local government resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for the local government to invite written quotes or tenders.

### Risk Management

There are no associated risks.

### Financial

There are no financial implications.

### People

There are no associated implications.

### Environmental

The products that are the subject of this report have no environmental implications and are supplied with compliant MSDS sheets.

### Social

There are no social implications.

### Alignment with Council's Policy and Plans

This report is consistent with Council's procurement policy and legislative requirements.

## CONSULTATION

- Service Manager, RDM for budget forecasts for maintenance on pathways;
- Service Manager Risk & Liability about injury claims and the legal liabilities incurred by Redland City Council over the previous 5 years from March 2007 to March 2013;
- Concrete Institute of Australia was consulted as to other products that may be available for this type of usage;
- Standard drawing will be referenced in the near future in the new City Planning Manual currently being compiled by consultants working under the direction of Principal Engineer, City Infrastructure;
- Department of Transport & Main Roads maintenance staff; and
- Business & Infrastructure Finance team.

## OPTIONS

1. That Council resolves to award sole supplier status to the attached list of suppliers in accordance with section 235(a) of the *Local Government Regulation 2012* because:
   a) The local government resolves it is satisfied that there is only one supplier who is reasonably available, and;
   b) That this be effective immediately until 30 June 2016.
2. That council resolve not to adopt the officer's recommendation.

## OFFICER'S RECOMMENDATION

**That Council resolves to award sole supplier status to the attached list of suppliers in accordance with section 235(a) of the *Local Government Regulation 2012* because:**

1. **The local government resolves it is satisfied that there is only one supplier who is reasonably available and;**
2. **That this contractual arrangement be effective immediately until 30 June 2016.**

**ATTACHMENT 1**

Payment Transactions 2014-15 Financial Year

| Account | Description | ABN | Amount (inc GST) |
|---|---|---|---|
| 11612.01 | Tripstop Pty Ltd | 450 995 003 84 | $15,985.08 |
| 15215.01 | The Britstop | 160 445 416 88 | $93,384.40 |

**ATTACHMENT 2**

RDM Sole Suppliers

In accordance with Section 235(a) and (b) of the Local Government Regulation 2012, Redland City Council is satisfied that the suppliers numbered 1 to 2 are the only suppliers reasonably available to supply the goods or services required by Council;

1. Tripstop Pty Ltd ABN 450 995 003 84
   This supplier provides a concrete joint product called "Tripstop". This product is unique in the market and creates a hinge at concrete joints that allows the adjoining concrete slabs to rotate without displacing vertically across the joint. This function is particularly useful on concrete footpaths where tree root uplift is a problem. There are many other construction jointing products available on the market but none that allows the joint to remain functional while being lifted by tree roots (sometimes in excess of 50mm). Tripstop has been successfully used by RCC since 2007 and is only available from Tripstop Pty Ltd.

2. The Britstop ABN 160 445 416 88
   This supplier provides bagged asphaltic material for use in pothole repairs. The product is called "Viafix". RCC has used many cold asphaltic products for pothole repairs over the years with varying degrees of success. With the exception of Viafix, all have demonstrated average to poor durability, which results in re-work and complaints from the public. Viafix is more expensive than other products used, in some cases substantially more expensive, but its impressive performance more than makes up for this. Since first using Viafix three years ago, RCC staff are not aware of a single instance of a pothole repair failing. Viafix is an imported products and is only available through Britstop.

## 11.4.3 POL-3054 WATER MAIN EXTENSIONS - REQUEST FROM A RESIDENT

**File Reference:** **A152100**
**Reports and Attachments (Archives)**

**Attachment:** **POL-3054**

**Authorising/Responsible Officer:**

**Gary Soutar**
**General Manager Infrastructure & Operations**

**Report Author:** **Shelley Thompson**
**Personal Assistant to General Manager Infrastructure & Operations**

### PURPOSE

The purpose of this report is to declare obsolete corporate policy POL-3054 – Water Main Extensions – Request from a Resident.

### BACKGROUND

At its General Meeting of 30 May 2012 following the transition of Redland Water to Redland City Council (RCC) from Allconnex Water corporate policy POL-3054 – Water Main Extensions – Request from a Resident (attached to this report) was adopted with a review date on 30 June 2013.

### ISSUES

As part of a recent review of overdue policies, procedures and guidelines, it was identified that corporate policy POL-3054 – Water Main Extensions – Request from a Resident needed an update.

These are now constructed by developers and, in the last 5 years no applications have been received and no budget spent on water main extensions. Therefore this policy is deemed unnecessary and can therefore be declared obsolete.

### STRATEGIC IMPLICATIONS

#### Legislative Requirements

There are no legislative requirements governing the decision approve or not approve the recommendation to declare this policy obsolete.

#### Risk Management

No risks have been identified.

#### Financial

No financial implications have been identified.

#### People

Not applicable.

### Environmental

Not applicable.

### Social

There are no social implications as a result of declaring this policy obsolete.

### Alignment with Council's Policy and Plans

This decision will have no impact on Council's policy and plans and aligns with Council's desire to reduce red tape.

## CONSULTATION

Consultation has occurred with:

- Group Manager Water & Waste Operations;
- Business & Infrastructure Finance team; and
- General Manager Infrastructure & Operations.

## OPTIONS

1. To declare obsolete corporate policy POL-3054 – Water Main Extensions – Request from a Resident as extensions have not been constructed by Council for a number of years.
2. To not declare obsolete corporate policy POL-3054 – Water Main Extensions – Request from a Resident. To do so will mean an unused policy is retained.

## OFFICER'S RECOMMENDATION

**That Council resolve to declare obsolete corporate policy POL-3054 – Water Main Extensions – Request from a Resident.**

# policy document

Redland CITY COUNCIL

**Corporate POL-3054**

## Water main Extensions – Request from a Resident

### Head of Power

- *Water Supply (Safety and Reliability) Act 2008*
- *South-East Queensland Water (Distribution and Retail Restructuring) Act 2009*

### Policy Objective

The objective of this policy is to provide an incentive for residents who wish to connect to the reticulated water network with the aim of encouraging higher public health standards expected from access to reticulated services.

### Policy Statement

Council is committed to the design and construction of the water main extension and will provide either:

A. the first 25 metres of main extension free of charge subject to meeting all of the following conditions:

- the property can be served from the reticulated water system and Council has not resolved to limit extensions in the area; and
- the request is from owners of properties on which water access charges are not currently levied, regardless of the history of the lot including previous zoning, concessions or any subdivision where previously amalgamated lots may have incurred water access charges; and
- the applicant contributes the remainder of the estimated cost plus the fee for a water connection to the water main; and
- the property is not subject to any land redevelopment and or reconfiguration in accordance with the Redland Planning Scheme.

or

B. the entire water main extension free of charge subject to meeting all of the following conditions:

- the property can be served from the reticulated water system and council has not resolved to limit extensions in the area; and
- this shall only apply to requests from owners of the property on which water access charges are currently levied, regardless of the history of the lot including previous zoning, concessions or any subdivision where previously amalgamated lots may have incurred water access charges; and
- the applicant will be required to contribute the fee for a water connection to the water main; and
- the property is not subject to any land redevelopment and or reconfiguration in accordance with the Redland Planning Scheme.

## 11.4.4 ROAD RENAMING - SURMAN STREET, BIRKDALE

**Objective Reference:** **A277886**
**Reports and Attachments (Archives)**

**Attachment:** **Locality Map – Surman Street**

**Authorising Officer:**
**Gary Soutar**
**General Manager Infrastructure & Operations**

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

**Report Author:** **Wal Lloyd**
**Adviser Traffic Investigations**

### PURPOSE

The purpose of this report is to rename the two distinct western and eastern segments of Surman Street at Birkdale as Surman Street West and Surman Street East respectively.

This renaming would facilitate safe and efficient access for all residents, visitors and service operators and assist in property identification in both of the Surman Street segments.

### BACKGROUND

Residents of Surman Street, Birkdale, have expressed their concerns to Council regarding the segmentation of the street into two distinct sections, herein referred to as the western and eastern segments. The two Surman Street segments are separated by Council parkland with a 4.0m wide concrete stormwater open drain running through it.

Surman Street residents have voiced concerns about significant risk and convenience issues created by the street's segmentation, particularly the possible time delays for emergency services to locate addresses. The possible travel delay could be at least a few minutes which can be a critical amount of time in an emergency situation. The residents have also stated their frustrations with having items being delivered to the wrong properties and visitors experiencing difficulties in locating addresses.

### ISSUES

It was considered appropriate to propose a renaming of the western segment of Surman Street as Fenchurch Street because it is basically a physical continuation of Fenchurch Street and the street numbers for the properties along both streets are consistent.

A letter and questionnaire was mailed to property owners and residents of all recorded addresses for properties in the western segment of Surman Street asking them to indicate whether they would agree to a proposal to rename their segment of Surman Street as an extension of Fenchurch Street. Twenty-nine letters were mailed

and 17 responses were received, with 10 in agreement and 7 opposed. These results did not establish enough clarity of support as generally required by Council for the proposal to rename the western segment as Fenchurch Street to go ahead.

Of the 7 responses that opposed the Fenchurch Street proposal, 5 indicated they would support renaming their segment as Surman Street West. This indicated that further consultation should be done to propose renaming the segments of Surman Street as Surman Street West and Surman Street East.

The Councillor for Division 8, Cr Alan Beard, completed a doorknock consultation in Surman Street and subsequently advised that residents had overwhelmingly opted to change the name of Surman Street to Surman Street West and Surman Street East.

If the street segments are renamed as Surman Street West and Surman Street East, it is anticipated that none of the street numbers for directly-affected properties would need to be changed.

Adding suffixes to a street name to distinguish the separate segments of the street is not generally considered to be the best outcome for street renaming to clearly differentiate the separate segments as distinct streets. However, in view of all the consultation results and information detailed above, the proposal to rename the 2 segments of Surman Street as Surman Street West and Surman Street East is, in this instance, considered to be the simplest, fairest, and most convenient and acceptable option for all stakeholders.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

To support this action, a request will need to be lodged with the Department of Natural Resources & Mines (DNRM) to officially rename the western and eastern segments of Surman Street at Birkdale as Surman Street West and Surman Street East respectively.

### Risk Management

This street renaming request and process is considered to be low risk in itself.

However, there are significant risks involved in not approving this request, i.e. in maintaining a segmented street with unconnected segments bearing the same street name. In particular, where the street segments are separated by at least a few minutes' drive time, there is the risk of an emergency service vehicle being delayed due to initially attending an address in the wrong street segment.

### Financial

Should the proposed renaming of the street be approved, the estimated cost for new street name signs is approximately $500. These costs could be met from existing budgets.

### People

The street renaming will have an overall positive impact upon anyone associated with property or street identification and specifically with the separate street segments of the existing Surman Street.

### Environmental

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

### Social

Social impacts associated with this request are generally considered to be low, impacting at the local street level only, but will clarify to the Surman Street community and their visitors, all property identification in the separate Surman Street segments.

### 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 street renaming supports community well-being and manages Council's existing infrastructure assets to ensure service standards are maintained or improved.

## CONSULTATION

- The Councillor for Division 8 has been consulted on this report and supports the recommendation;
- Business & Infrastructure Finance team.

## OPTIONS

### Option 1

That Council resolves to:

1. Rename the western and eastern segments of Surman Street, Birkdale, as Surman Street West and Surman Street East respectively; and
2. Advise the owners of properties officially addressed to Surman Street of this decision in writing.

### Option 2

That Council resolves to:

1. Retain the existing street name of Surman Street, Birkdale, for both segments of the street; and
2. Advise the owners of properties officially addressed to Surman Street of this decision in writing.

## OFFICER'S RECOMMENDATION

**That Council resolves to:**

**1. Rename the western and eastern segments of Surman Street, Birkdale, as Surman Street West and Surman Street East respectively; and**

**2. Advise the owners of properties officially addressed to Surman Street of this decision in writing.**


Old Cleveland Road East
Buckingham Street
Fenchurch Street
Goodge Court
Nottinghill Street
Hampton Court
Lauren Court
Strand Street
Bailey Road
Rosa Street
Downing Street
Leyton Street
Morden Street
Sunbury Street
Fullerton Street
Fleet Street
Surman Street
Leith Street
Valantine Road
Jennifer Street
Bluebell Street
Dale Street
Abelia Street
Nandina Street
Dawson Road
BIRKDALE
CAPALABA
ALEXANDRA HILLS

## 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

In accordance with s.3(4) of POL-3127 *Council Meeting Standing Orders*

## 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 CLOSED SESSION

## 16.1 ORGANISATIONAL SERVICES

### 16.1.1 REDLAND INVESTMENT CORPORATION QUARTERLY REPORT TO COUNCIL

**Objective Reference:** **A270073**
**Reports and Attachments (Archives)**

**Authorising Officer:**
**Nick Clarke**
**General Manager Organisational Services**

**Responsible Officer:** **Peter Kelley**
**CEO Redland Investment Corporation**

**Report Author:** **Grant Tanham-Kelly**
**CFO Redland Investment Corporation**

**EXECUTIVE SUMMARY**

Council or Committee has a broad power under Section 275(1) of the *Local Government Regulation 2012* to close a meeting to the public where there are genuine reasons why the discussion on a matter should be kept confidential.

**OFFICER'S RECOMMENDATION**

**That the meeting be closed to the public to discuss this matter pursuant to Section 275(1) of the *Local Government Regulation 2012*.**

**The reason that is applicable in this instance is as follows:**

***(h) other business for which a public discussion would be likely to prejudice the interests of the local government or someone else, or enable a person to gain a financial advantage***

# 17 MEETING CLOSURE