



Redland
CITY COUNCIL

AGENDA

GENERAL MEETING

**Wednesday, 25 February 2015
commencing at 9.30am**

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

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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 11 FEBRUARY 2015

Motion is required to confirm the Minutes of the General Meeting of Council held on 11 February 2015.

6 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETING MINUTES

6.1 REQUEST FOR REPORT – PUBLIC VEHICLE ACCESS TO ‘THE BASIN’ AT AMITY

At the General Meeting of 17 September 2014 (Item 14.1.1 refers) Council resolved that a report be prepared for Council’s consideration on the potential of facilitating public vehicle access to the area known as ‘The Basin’ at Amity.

A report addressing this matter is listed at Item 11.4.1.

6.2 REQUEST FOR REPORT – SHARK NET ENCLOSURE, RABY BAY FORESHORE

At the General Meeting of 17 September 2014 (Item 14.1.2 refers) Council resolved to:

1. Investigate the need and opportunity for a shark net enclosure to be installed on the Raby Bay (Masthead Drive) foreshore; and
2. That the report to Council include financial implications so that consideration can be given to possible inclusion in the Capital Works program.

A report will be presented to a future General Meeting for consideration.

7 PUBLIC PARTICIPATION

In accordance with s.42 Redland City Council Meetings – Standing Orders:

1. Council may by resolution set aside a maximum of 15 minutes to permit members of the public to address the local government on matters of public interest relating to local government. The time given to each member of the public for their address will not exceed 5 minutes and the maximum number of speakers will be decided by the Chairperson.
2. A member of the public wishing to attend and address a meeting may either:
 - (a) make a [Written Application](#) to address the meeting, which must be received by the Chief Executive Officer, no later than 4.30pm two days before the meeting; or
 - (b) make a request to the Chairperson at the commencement of the public participation period, when invited to do so by the Chairperson.
3. The right of any member of the public to address the local government is at the absolute discretion of Council. Priority will be given to persons who have made a written application to speak at a meeting, in accordance with Council’s Meetings Standing Orders.
4. If any address or comment made by a member of the public addressing a meeting is irrelevant, offensive, or unduly long, the Chairperson may require the person to cease their address.
5. Any person addressing a meeting will -
 - (a) unless they are incapacitated or it is otherwise unreasonable for them to do so, stand; and
 - (b) speak with decorum; and
 - (c) frame any remarks in respectful and courteous language.

6. If a person is considered by the local government, Mayor or Chairperson to be unsuitably dressed, the person may be directed to immediately withdraw from the meeting. Failure to comply with a direction may be considered an act of disorder.

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 JANUARY 2015 MONTHLY FINANCIAL REPORTS****Datworks Filename:** FM Monthly Financial Reports to Committee**Attachment:** [Monthly Financial Report January 2015](#)**Authorising Officer:****Bill Lyon**
Chief Executive Officer**Responsible Officer:** **Linnet Batz**
Chief Financial Officer**Author:** **Deborah Corbett-Hall**
Service Manager Commercial Finance

PURPOSE

The purpose is to present the January 2015 Monthly Financial Performance Report to Council and explain the content and analysis of the report. Section 204(2) of the *Local Government Regulation 2012* requires the Chief Executive Officer of a local government to present statements of its accounts to the local government on a monthly basis.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legal requirement but enables the organisation to periodically review its financial performance and position and respond to changes in community requirements, market forces or other outside influences. The Corporate Financial Reporting Team compiled the attached document following end of month accruals, deferrals, allocation journals and reconciliations.

ISSUES*Final Budget Review and development of Budget 2015-2016*

Council is working towards a final budget review to be finalised following the end of the third quarter of the financial year. This final budget review should also factor in carry forward projects (of a capital nature) and be consistent with the 2015-2016 budget submissions that officers will be compiling over the coming weeks.

Interim audit for financial year 2015

The Corporate Financial Reporting Team is presently liaising with the Queensland Audit Office (QAO) to confirm dates for the interim external audit visit. As per previous years, this visit affords the opportunity for the shell financials and notes to be presented to QAO for feedback in preparation for the end of the financial year.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following Key Financial Stability and Sustainability Ratios as at the end of January 2015:

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

Council missed the target for the operating performance ratio and this measure is expected to be met in February when rates are due for payment. The asset sustainability ratio was not met as at the end of January 2015 and Council continues to monitor its renewal spend and depreciation expense to improve performance against this stretch target.

LEGISLATIVE REQUIREMENTS

The January 2015 financials are presented in accordance with the legislative requirement of section 204(2) of the *Local Government Regulation 2012*, requiring the Chief Executive Officer to present the financial report to a monthly Council meeting.

Risk Management

January 2015 revenues and expenditures have been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advise around actual to budget variances.

Financial

There are no direct financial impacts to Council resulting from this report; however it provides an indication of financial outcomes at the end of January 2015.

People

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

Environmental

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

Social

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

Alignment with Council's Policy and Plans

This report has a relationship with the following items of the Corporate Plan:

8. Inclusive and ethical governance

Deep engagement, quality leadership at all levels, transparent and accountable democratic processes and a spirit of partnership between the community and Council will enrich residents' participation in local decision making to achieve the community's Redlands 2030 vision and goals.

8.7 Ensure Council resource allocation is sustainable and delivers on Council and community priorities; and

8.8 Provide clear information to citizens about how rates, fees and charges are set and how Council intends to finance the delivery of the Community Plan and Corporate Plan

CONSULTATION

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

OPTIONS

1. That Council resolves to note the End of Month Financial Reports for January 2015 and explanations as presented in the attached Monthly Financial Performance Report.
2. That Council requests additional information.

OFFICER'S RECOMMENDATION

That Council resolves to note the End of Month Financial Reports for January 2015 and explanations as presented in the attached Monthly Financial Performance Report.



Monthly Financial Report

January 2015

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1. INTRODUCTION AND OVERVIEW

This monthly report is designed to illustrate the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 January 2015. The year to date and annual budget referred to in this report reflects the Revised Budget as adopted by Council on 10 December 2014. Note: all amounts are rounded to the nearest thousand dollars.

Key financial highlights and overview

Key Financial Results	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000	YTD Variance %	Status
Operating Surplus/(Deficit)	(4,718)	16,428	19,137	2,709	16%	✓
Recurrent Revenue	234,786	152,811	152,246	(565)	0%	🔔
Recurrent Expenditure	239,504	136,383	133,109	(3,274)	-2%	✓
Capital Works Expenditure	69,892	27,817	24,944	(2,873)	-10%	✓
Closing Cash & Investments	59,298	103,410	102,327	(1,083)	-1%	🔔

Status Legend:

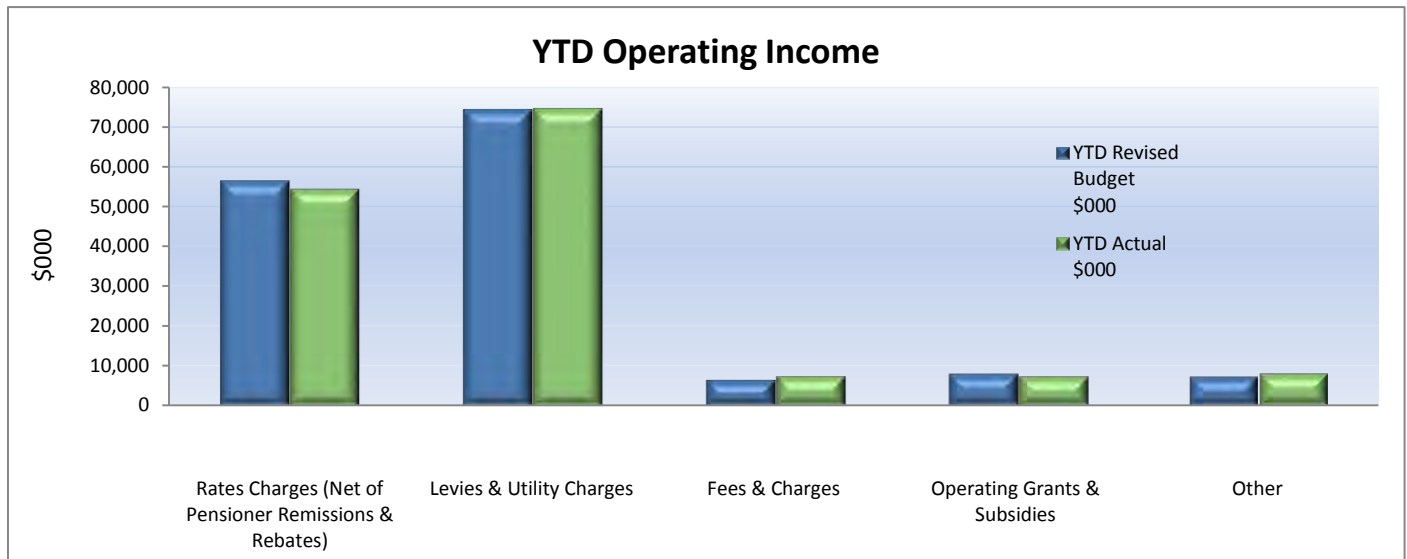
Above budgeted revenue or under budgeted expenditure	✓
Below budgeted revenue or over budgeted expenditure <10%	🔔
Below budgeted revenue or over budgeted expenditure >10%	✘

Operating results (p.7)

The year to date operating surplus of \$19.14M is \$2.71M above the year to date revised budget. The year to date favourable variance is primarily due to operating expenses being lower than budget by \$3.65M (before interest and depreciation), and operating revenue lower than budget by \$565K.

The favourable variance in expenses is mainly attributable to employee costs and goods & services which are under budget by \$1.80M and \$1.93M respectively.

The graph below depicts the actual results compared to the revised budget for each of the five main income categories. Council monitors its reliance on general rates revenue through a key performance indicator to gauge the need to generate income from other sources. Refer to Key Performance Indicators (p.5).

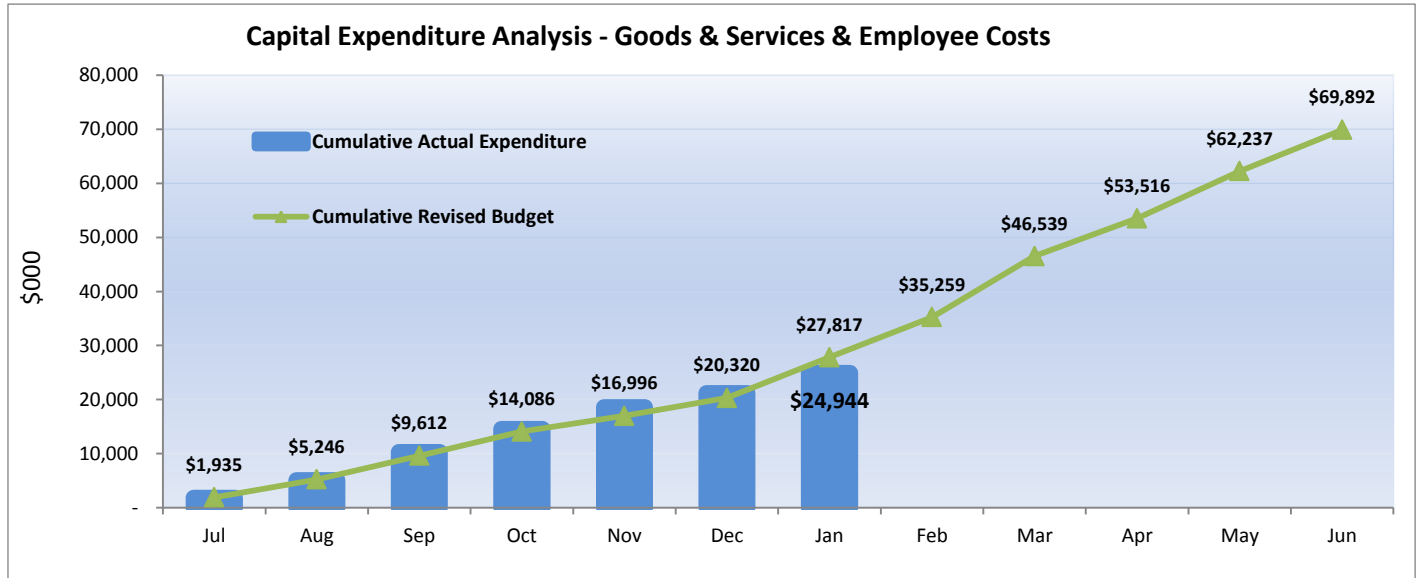


1. INTRODUCTION AND OVERVIEW (cont.)

Capital works

Council's capital works expenditure is underspent by \$2.88M with year to date actual expenditure of \$24.94M which is below year to date budget of \$27.82M.

Total capital commitments at the end of January 2015 (where budget is approved) was \$3.93M.

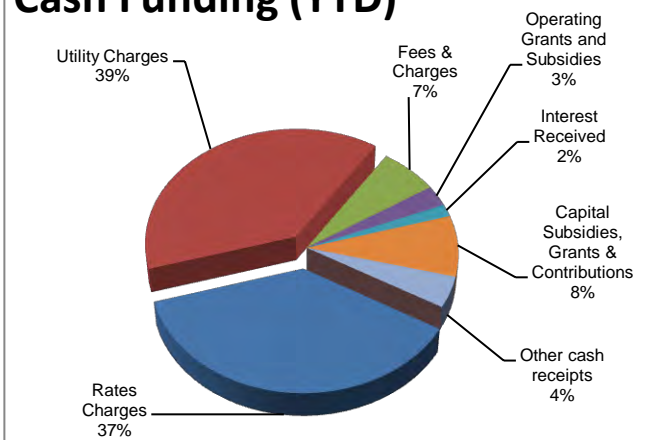


Financial position and cash flow results

Council's Balance Sheet depicts a sustainable result with total current assets of \$165.85M and total current liabilities of \$52.42M (current ratio of 3.16).

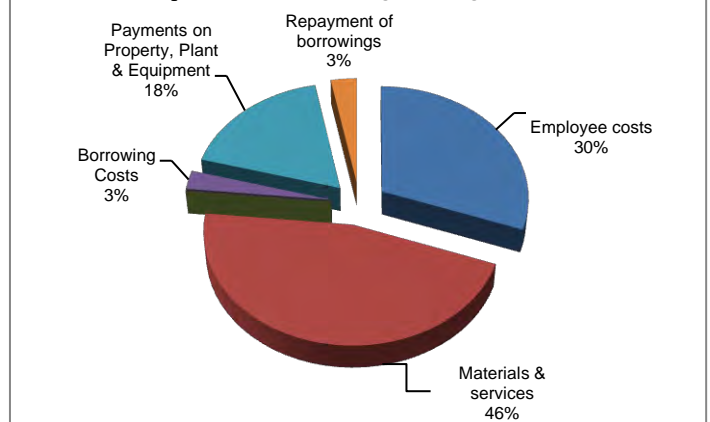
Council's cash balance at the end of January 2015 was only 1% lower than the year to date budgeted cash balance (refer p.3). Of the \$102.33M cash balance at the end of the period, \$84.15M is held as constrained cash reserves. On 10 December 2014 Council resolved to close four reserves and utilise a further three reserves on or before 30 June 2015 (refer p.13). \$101.47M of the total cash balance was invested with Queensland Treasury Corporation (QTC) at the end of the period. The two graphs below depict the various range of sources of Council's cash funding, as well as the allocation of funding to services and activities needed to support the Redlands community, capital programs and other activities at Council.

Cash Funding (YTD)



Total Cash Funding (Actual YTD)	146,580
Total Cash Funding (Annual Revised Budget)	235,703
% of Budget Achieved YTD	62%

Cash Expenditure (YTD)



Total Cash Expenditure (Actual YTD)	140,489
Total Cash Expenditure (Annual Revised Budget)	272,640
% of Budget Achieved YTD	52%

2. KEY PERFORMANCE INDICATORS

Financial Stability Ratios	Target	Annual Revised Budget 2014/2015	January 2015	Status
Level of Dependence on General Rate Revenue (%)	Target less than 37.5%	32.44%	35.80%	✓
Ability to Pay Our Bills - Current Ratio	Target between 1.1 and 4.1	2.88	3.16	✓
Ability to Repay Our Debt - Debt Servicing Ratio (%)	Target less than or equal to 10%	3.39%	2.92%	✓
Cash Balance \$M	Target greater than or equal to \$40M	\$59.298M	\$102.327M	✓
Cash Balances - Cash Capacity in Months	Target 3 to 4 months	3.59	6.44	✓
Longer Term Financial Stability - Debt to Asset Ratio (%)	Target less than or equal to 10%	2.46%	2.52%	✓
Operating Performance (%)	Target greater than or equal to 20%	8.65%	16.51%	✗
Financial Sustainability Ratios	Target	Annual Revised Budget 2014/2015	January 2015	Status
Operating Surplus Ratio (%)	Target between 0% and 10% (on average over the long-term)	-2.01%	12.57%	✓
Net Financial Liabilities (%)	Target less than 60% (on average over the long-term)	1.27%	-26.54%	✓
Interest Cover Ratio (%)	Target between 0% and 5%	-0.21%	-0.34%	✓
Asset Sustainability Ratio (%)	Target greater than 90% (on average over the long-term)	49.82%	25.07%	✗
Asset Consumption Ratio (%)	Target between 40% and 80%	66.87%	67.64%	✓

Status Legend

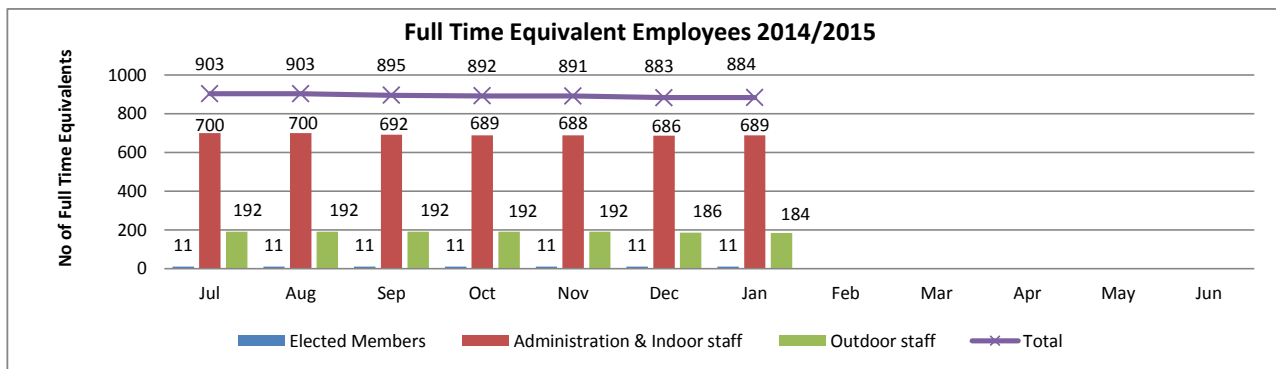
KPI target achieved or exceeded



KPI target not achieved



3. KEY NON-FINANCIAL INFORMATION



Workforce reporting - January 2015: Headcount	Employee Type							
	Casual	Contract of Service	Perm Full	Perm Part	Perm Casual	Temp Full	Temp Part	Grand Total
Office of CEO	19	4	79	10	1	4	3	120
Organisational Services	3	5	103	9	0	7	3	130
Community and Customer Service	32	5	250	50	0	19	11	367
Infrastructure and Operations	15	6	312	10	0	18	1	362
Total	69	20	744	79	1	48	18	979

Note: Full Time Equivalent Employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department and does not include a workload weighting.



4. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME For the period ending 31 January 2015

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Revised Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent Revenue					
Rates Charges	81,366	81,366	61,023	59,418	(1,605)
Levies & Utility Charges	124,757	124,781	74,455	74,792	337
Less: Pensioner Remissions & Rebates	(2,743)	(5,197)	(4,511)	(4,921)	(410)
Fees & Charges	10,629	10,814	6,529	7,453	924
Operating Grants & Subsidies	3,983	11,975	8,035	7,415	(620)
Operating Contributions & Donations	260	260	116	243	127
Interest External	3,872	3,872	2,259	2,482	223
Other Revenue	4,021	6,915	4,905	5,364	459
Total Recurrent Revenue	226,144	234,786	152,811	152,246	(565)
Capital revenue					
Grants, Subsidies & Contributions	15,050	14,724	12,957	12,488	(469)
Non-Cash Contributions	3,146	3,226	46	-	(46)
Total Capital Revenue	18,196	17,950	13,003	12,488	(515)
TOTAL REVENUE	244,340	252,736	165,814	164,734	(1,080)
Recurrent Expenses					
Employee Costs	76,094	77,352	45,614	43,814	(1,800)
Goods & Services	106,425	110,565	60,888	59,017	(1,871)
Finance Costs	3,643	3,709	2,152	2,178	26
Depreciation & Amortisation	51,209	47,878	27,729	28,100	371
Total Recurrent Expenses	237,370	239,504	136,383	133,109	(3,274)
Capital Expenses					
(Gain)/Loss on Disposal of Non-Current Assets	(3,192)	(2,940)	(1,320)	(296)	1,024
Total Capital Expenses	(3,192)	(2,940)	(1,320)	(296)	1,024
TOTAL EXPENSES	234,178	236,564	135,063	132,813	(2,250)
NET RESULT	10,161	16,172	30,751	31,921	1,170
Other Comprehensive Income					
Increase/(Decrease) in Asset Revaluation Surplus	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	10,161	16,172	30,751	31,921	1,170



5. OPERATING STATEMENT

OPERATING STATEMENT For the period ending 31 January 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Revenue					
Rates Charges	81,366	81,366	61,023	59,418	(1,605)
Levies & Utility Charges	124,757	124,781	74,455	74,792	337
<i>Less: Pensioner Remissions & Rebates</i>	(2,743)	(5,197)	(4,511)	(4,921)	(410)
Fees & Charges	10,629	10,814	6,529	7,453	924
Operating Grants & Subsidies	3,983	11,975	8,035	7,415	(620)
Operating Contributions & Donations	260	260	116	243	127
Interest External	3,872	3,872	2,259	2,482	223
Other Revenue	4,021	6,915	4,905	5,364	459
Total Revenue	226,144	234,786	152,811	152,246	(565)
Expenses					
Employee Costs	76,094	77,352	45,614	43,814	(1,800)
Goods & Services	107,098	111,238	61,303	59,373	(1,930)
Finance Costs Other	281	329	186	208	22
Other Expenditure	315	315	161	176	15
Net Internal Costs	(988)	(988)	(576)	(532)	44
Total Expenses	182,799	188,246	106,688	103,039	(3,649)
Earnings Before Interest, Tax & Depreciation (EBITD)	43,345	46,540	46,123	49,207	3,084
Interest Expense	3,362	3,380	1,966	1,970	4
Depreciation	51,209	47,878	27,729	28,100	371
Operating Surplus/(Deficit)	(11,226)	(4,718)	16,428	19,137	2,709

Levies & Utility Charges Breakdown For the period ending 31 January 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Levies & Utility Charges					
Refuse Charges	18,797	18,821	10,972	11,039	67
Special Charges	3,795	3,795	2,835	2,850	15
Environment Levy	5,637	5,637	4,227	4,258	31
Landfill Remediation Charge	4,102	4,102	2,393	2,415	22
Wastewater Charges	38,161	38,161	22,759	23,659	900
Water Access Charges	17,592	17,592	10,262	10,049	(213)
Water Consumption Charges	36,673	36,673	21,007	20,522	(485)
Total Levies & Utility Charges	124,757	124,781	74,455	74,792	337



5. OPERATING STATEMENT (cont.)

REDLAND WATER SUMMARY OPERATING STATEMENT For the period ending 31 January 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	94,706	95,053	55,569	55,572	3
Total Expenses	49,157	48,956	29,485	29,061	(424)
Earnings Before Interest, Tax & Depreciation (EBITD)	45,550	46,097	26,084	26,511	427
Interest Internal	21,681	21,681	12,647	12,647	-
Depreciation	16,987	16,551	9,644	9,618	(25)
Operating Surplus/(Deficit)	6,881	7,865	3,793	4,246	452

REDWASTE OPERATING STATEMENT For the period ending 31 January 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Budget \$000	Actual \$000	Variance \$000
Total Revenue	19,967	20,204	11,599	11,746	147
Total Expenses	16,200	15,020	9,099	8,876	(223)
Earnings Before Interest, Tax & Depreciation (EBITD)	3,767	5,184	2,500	2,870	370
Interest Expense External	42	42	25	23	(2)
Interest Internal	313	313	183	183	-
Depreciation	556	545	319	297	(22)
Operating Surplus/(Deficit)	2,856	4,284	1,973	2,367	394



6. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 January 2015

	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual Balance \$000
CURRENT ASSETS			
Cash & Investments	49,157	59,298	102,327
Accounts Receivable	34,311	39,519	57,055
Inventories	943	844	848
Prepaid Expenses	1,320	1,155	5,261
Non-Current Assets - Held for Sale	467	354	354
Total Current Assets	86,199	101,170	165,845
NON-CURRENT ASSETS			
Property, Plant & Equipment	2,021,416	2,107,640	2,079,882
Total Non-Current Assets	2,021,416	2,107,640	2,079,882
TOTAL ASSETS	2,107,615	2,208,810	2,245,727
CURRENT LIABILITIES			
Accounts Payable	17,301	18,913	13,727
Current Employee Provisions	2,468	9,493	12,383
Current Loans	5,247	5,498	4,375
Current Landfill Rehabilitation Provisions	1,144	-	5,830
Other Liabilities	3,201	1,283	16,220
Total Current Liabilities	29,361	35,187	52,535
NON-CURRENT LIABILITIES			
Non-Current Loans	49,149	48,897	52,138
Non-Current Employee Provisions	10,998	2,013	2,709
Non-Current Landfill Rehabilitation Provisions	28,189	17,578	17,578
Non-Current Trade & Other Payables	693	478	478
Total Non-Current Liabilities	89,029	68,966	72,903
TOTAL LIABILITIES	118,390	104,153	125,438
NET ASSETS	1,989,225	2,104,658	2,120,289
COMMUNITY EQUITY			
Retained Earnings	1,943,302	2,038,010	2,036,141
Constrained Cash Reserves	45,923	66,648	84,148
TOTAL COMMUNITY EQUITY	1,989,225	2,104,658	2,120,289



7. CAPITAL FUNDING STATEMENT

CAPITAL FUNDING STATEMENT For the period ending 31 January 2015

	Annual	Annual	YTD	YTD	YTD
	Original Budget \$000	Revised Budget \$000	Revised Budget \$000	Actual \$000	Variance \$000
Sources of Capital Funding					
Capital Contributions & Donations	6,188	8,008	7,883	10,115	2,232
Capital Grants & Subsidies	8,862	6,715	5,074	2,373	(2,701)
Proceeds on Disposal of Non-current Assets	4,049	4,049	2,072	767	(1,305)
Capital Transfers (To)/From Reserves	4,602	6,029	222	(6,196)	(6,418)
Non-Cash Contributions	3,146	3,226	46	-	(46)
New Loans	-	-	-	-	-
Funding from General Revenue	42,787	49,680	15,243	20,355	5,112
Total Sources of Capital Funding	69,633	77,707	30,540	27,414	(3,126)
Applications of Capital Funds					
Contributed Assets	3,146	3,226	46	-	(46)
Capitalised Goods & Services	56,263	64,378	25,720	22,252	(3,468)
Capitalised Employee Costs	5,636	5,514	2,097	2,692	595
Loan Redemption	4,589	4,589	2,677	2,470	(207)
Total Applications of Capital Funds	69,633	77,707	30,540	27,414	(3,126)
Other Budgeted Items					
WDV of Assets Disposed	(857)	(1,109)	(752)	(472)	280
Transfers to Constrained Operating Reserves	(13,124)	(12,996)	(8,326)	(9,550)	(1,224)
Transfer from Constrained Operating Reserves	12,180	13,000	4,819	4,278	(541)



8. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS For the period ending 31 January 2015

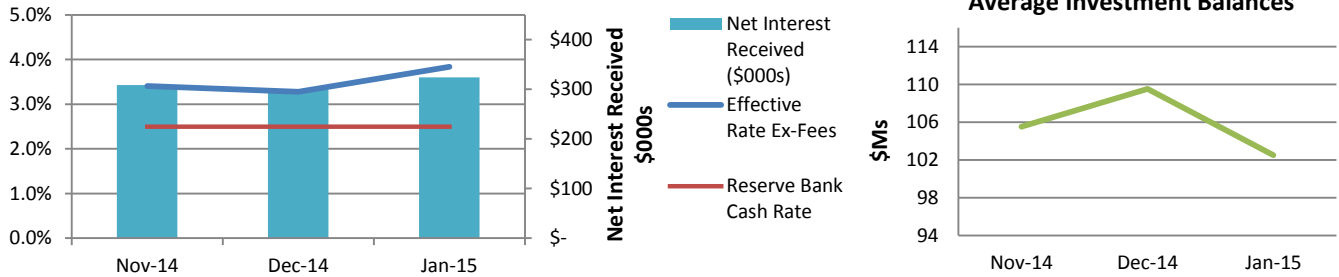
	Annual	Annual	YTD
	Original Budget \$000	Revised Budget \$000	Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES			
Rates Charges (net)	78,623	76,169	54,497
Levies & Utility Charges	111,427	111,451	56,797
Fees & Charges	10,879	11,064	9,685
Operating Grants & Subsidies	3,983	7,199	4,257
Cash Contributions	260	260	243
Other Revenue	4,021	6,915	5,364
Receipts from Customers	209,192	213,058	130,843
Employee costs	(79,473)	(80,732)	(42,839)
Materials & services	(109,237)	(113,403)	(64,346)
Other expenses	(596)	(644)	(407)
Payments to Suppliers & Employees	(189,306)	(194,779)	(107,592)
Interest Received	3,872	3,872	2,482
Borrowing Costs	(3,362)	(3,380)	(3,719)
Net Cash Inflow / (Outflow) from Operating Activities	20,396	18,771	22,014
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments - Property, Plant & Equipment	(61,899)	(69,892)	(24,944)
Proceeds - Capital Subsidies, Grants & Contributions	15,050	14,724	12,488
Proceeds - Sale of Property, Plant & Equipment	4,049	4,049	767
Net Cash Inflow / (Outflow) from Investing Activities	(42,800)	(51,119)	(11,689)
Proceeds of Borrowings	-	-	-
Repayment of borrowings	(4,589)	(4,589)	(4,234)
Net Cash Inflow / (Outflow) from Financing Activities	(4,589)	(4,589)	(4,234)
Net Increase / (Decrease) in Cash Held	(26,993)	(36,937)	6,091
Cash at Beginning of Year	76,150	96,235	96,235
Cash at End of Financial Period	49,157	59,298	102,327



9. INVESTMENT & BORROWINGS REPORT

For the Period Ending 31 January 2015

INVESTMENT RETURNS



Total Investment at End of Month was \$101.47M

Current Position

All Council investments are currently held in the Capital Guaranteed Cash Fund which is a fund operated by the Queensland Treasury Corporation (QTC).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held, the latter of which is affected by business cash flow requirements on a monthly basis. The higher average investment balance in December is reflective of the rating cycle, reduced payment runs during December as well as irregular receipts in December.

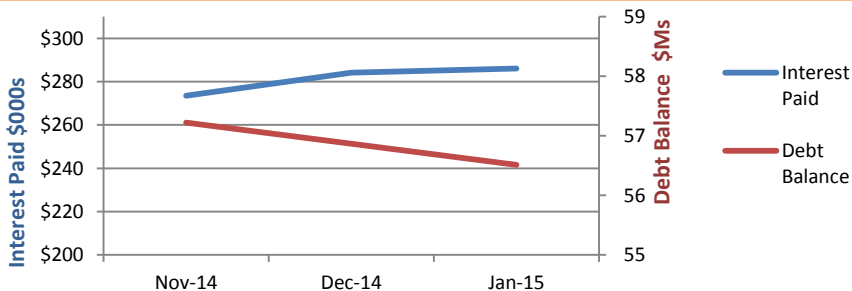
Note: the Reserve Bank reduced the cash rate down to 2.25% in its February sitting.

Future Strategy

The Tax and Treasury Team's recommendation that Council diversify its investments outside of QTC to maximise returns has received approval from management. The Team has nearly completed procurement procedures to achieve this outcome. This will also require a change to the investment policy. In the meantime the Team ensures Council maximises its interest on a *daily* basis by depositing surplus funds at QTC for a higher rate than is achieved from the bank transaction account.

Council adopted its revised Investment Policy in April 2014 for the 2014-15 financial year

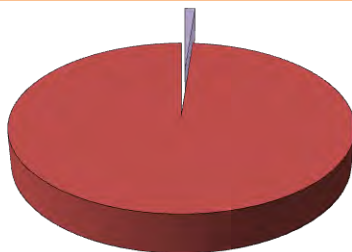
BORROWING COSTS



Current Position

Debt is split into 9 and 12 year pools with repayment made *annually* in advance for 2014-15.

Total Borrowings at End of Month was \$56.51M



- RedWaste 1.19%
- General Pool allocated to capital works 98.81%

Future Strategy

Future strategy is to review the implications of continuing to repay debt annually in advance to ensure that there is no market value realisation adjustments under the accounting standards in order to minimise interest expenses. Further analysis will also be undertaken as to the potential to better allocate the debt across Council business in order to appreciate the true cost of capital projects undertaken.

Council adopted its revised Debt Policy in June 2014 for the 2014-15 financial year



10. CONSTRAINED CASH RESERVES

Reserves as at 31 January 2015	Opening Balance	To Reserve	From Reserve	Closing Balance
	\$000	\$000	\$000	\$000
Special Projects Reserve:				
Weinam Creek Reserve	2,782	267	(196)	2,853
Redland Work Cover Reserve	4,965	63	(338)	4,691
Red Art Gallery Commissions & Donations Res	17	0	(15)	2
SMBI Capital Reserve	3,894	868	(78)	4,684
	11,659	1,199	(627)	12,230
Utilities Reserve:				
RedWaste Reserve	3,118	581	-	3,699
Redland Water Reserve	8,300	-	-	8,300
Redland WasteWater Reserve	1,600	-	-	1,600
	13,018	581	-	13,599
Constrained Works Reserve:				
Tree Planting Reserve	70	12	-	82
Parks Reserve	2,408	1,227	-	3,635
SP1 Wellington Pt Rd Infra Reserve	463	-	-	463
Redland Bay Sth Rd Infra Reserve	647	-	-	647
East Thornlands Road Infra Reserve	674	-	-	674
Contributions to Car Parking Reserve	340	-	-	340
Community Facility Infrastructure Reserve	441	167	-	608
Retail Water Renewal & Purchase Reserve	5,505	1,707	(534)	6,679
Sewerage Renewal & Purchase Reserve	7,384	2,565	(997)	8,952
Constrained Works Res-Cap Grants & Contribs	4,389	-	(972)	3,417
Transport Trunk Infrastructure Reserve	5,846	3,027	-	8,873
Cycling Trunk Infrastructure Reserve	706	729	-	1,435
Stormwater Infrastructure Reserve	1,938	489	-	2,427
Constrained Works Res-Opr Grants & Contribs	919	-	(133)	786
	31,731	9,923	(2,636)	39,018
Separate Charge Reserve - Environment:				
Environment Charge Acquisition Reserve	6,936	-	-	6,936
Environment Charge Maintenance Reserve	1,505	4,258	(2,805)	2,958
	8,441	4,258	(2,805)	9,894
Special Charge Reserve - Other:				
Bay Island Rural Fire Levy Reserve	-	95	(82)	13
SMBI Translink Reserve	3	710	(474)	239
	3	805	(557)	252
Special Charge Reserve - Canals:				
Raby Bay Canal Reserve	5,187	2,001	(1,226)	5,962
Aquatic Paradise Canal Reserve	2,163	663	(119)	2,706
Sovereign Waters Lake Reserve	480	43	(36)	487
	7,830	2,707	(1,381)	9,155
TOTALS	72,680	19,473	(8,005)	84,148

* On 10 December 2014 Council resolved to close these reserves in the 2014-15 financial year. Department support officers are currently liaising with the reserve users as to the timing of the closure.

** On 10 December 2014 Council resolved to utilise these reserves in the 2014-15 financial year. The reserves will be retained for possible future use and department support officers are currently liaising with reserve users as to the timing of utilisation.



11. OVERDUE RATES DEBTORS

Comparison January 2014 to January 2015

The January 2015 result shows a marginal increase of 0.3% on the January 2014 position.

Payments

The payment pattern for January 2015 shows that RCC received slightly more transactions than in January 2014, however the increase is predominantly due to the increase in the uptake of Direct Debit, which is a payment channel that has a high percentage of payments, but low contribution value. For example, in January 2015 Direct Debit accounted for 11% of the payment transactions but less than 2% of the total amount received for the month.

Month/Year	AustPost		Bpay		IVR		Direct Debit		Receipt		Internet		Total	
	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount	Count of Transactions	Sum of Amount
Jan-14	3,505	-\$1,920,425	16,502	-\$6,985,163	1,464	-\$999,460	2,359	-\$189,958	3,101	-\$2,572,916	1,071	-\$740,223	28,002	-\$13,408,145
Jan-15	3,272	-\$1,855,616	16,994	-\$7,191,292	1,339	-\$1,001,537	3,071	-\$253,578	2,596	-\$2,547,622	1,199	-\$872,500	28,471	-\$13,722,145
Variance	-233	\$64,808.49	492	-\$206,128.83	-125	-\$2,076.82	712	-\$63,620.25	-505	\$25,293.76	128	-\$132,276.80	469	-\$314,000.45
% Variance	-7%	-3%	3%	3%	-9%	0%	30%	33%	-16%	-1%	12%	18%	2%	2%

The January percentage of 3.2% is a decrease of 2.7% on December. The SMBI Long Term Trend displays a good decrease in the >180 overdue category, which is opposite to the mainland which has seen an increase in the same category.

Comparison January 2014 to January 2015

Total							Mainland						
Days Overdue	Jan-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance	Days Overdue	Jan-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance
<90	\$2,018,610	1.3%	\$2,220,201	1.3%	\$201,592	0.03%	<90	\$1,415,925	0.9%	\$1,588,976	0.9%	\$173,051	0.04%
90 - 180 days	\$854,396	0.5%	\$1,107,221	0.6%	\$252,825	0.11%	90 - 180 days	\$539,819	0.3%	\$726,834	0.4%	\$187,015	0.09%
>180 days	\$1,755,106	1.1%	\$2,219,704	1.3%	\$464,598	0.19%	>180 days	\$713,742	0.4%	\$1,060,170	0.6%	\$346,428	0.17%
Total	\$4,628,112	2.89%	\$5,547,126	3.22%	\$919,014	0.34%	Total	\$2,669,486	1.67%	\$3,375,979	1.96%	\$706,493	0.30%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Jan-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance	Days Overdue	Jan-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance
<90	\$52,626	0.0%	\$90,314	0.1%	\$37,688	0.02%	<90	\$550,060	0.3%	\$540,912	0.3%	-\$9,148	-0.03%
90 - 180 days	\$18,159	0.0%	\$46,631	0.0%	\$28,472	0.02%	90 - 180 days	\$296,418	0.2%	\$333,756	0.2%	\$37,338	0.01%
>180 days	\$31,385	0.0%	\$58,704	0.0%	\$27,319	0.01%	>180 days	\$1,009,979	0.6%	\$1,100,830	0.6%	\$90,851	0.01%
Total	\$102,169	0.06%	\$195,649	0.11%	\$93,480	0.05%	Total	\$1,856,457	1.16%	\$1,975,498	1.15%	\$119,041	-0.01%

Trend - December 2014 to January 2015

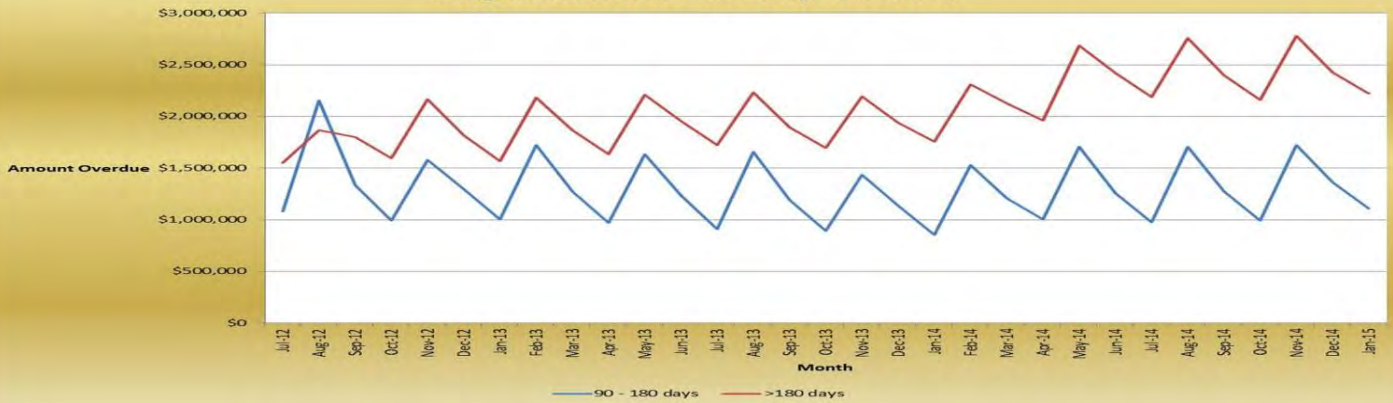
Total							Mainland						
Days Overdue	Dec-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance	Days Overdue	Dec-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance
<90	\$3,048,558	2.6%	\$2,220,201	1.3%	-\$828,356	-1.34%	<90	\$2,265,149	2.0%	\$1,588,976	0.9%	-\$676,174	-1.03%
90 - 180 days	\$1,362,242	1.2%	\$1,107,221	0.6%	-\$255,022	-0.53%	90 - 180 days	\$916,172	0.8%	\$726,834	0.4%	-\$189,338	-0.37%
>180 days	\$2,423,644	2.1%	\$2,219,704	1.3%	-\$203,940	-0.80%	>180 days	\$1,198,154	1.0%	\$1,060,170	0.6%	-\$137,984	-0.42%
Total	\$6,834,444	5.90%	\$5,547,126	3.22%	-\$1,287,318	-2.68%	Total	\$4,379,475	3.78%	\$3,375,979	1.96%	-\$1,003,496	-1.82%

Nth Stradbroke Is / Coochiemudlo Is / Garden Is							SMBI						
Days Overdue	Dec-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance	Days Overdue	Dec-14	% Overdue	Jan-15	% Overdue	\$ Variance	% Variance
<90	\$119,706	0.1%	\$90,314	0.1%	-\$29,392	-0.05%	<90	\$663,703	0.6%	\$540,912	0.3%	-\$122,791	-0.26%
90 - 180 days	\$53,628	0.0%	\$46,631	0.0%	-\$6,997	-0.02%	90 - 180 days	\$392,442	0.3%	\$333,756	0.2%	-\$58,686	-0.15%
>180 days	\$61,462	0.1%	\$58,704	0.0%	-\$2,758	-0.02%	>180 days	\$1,164,028	1.0%	\$1,100,830	0.6%	-\$63,198	-0.37%
Total	\$234,796	0.20%	\$195,649	0.11%	-\$39,147	-0.09%	Total	\$2,220,172	1.92%	\$1,975,498	1.15%	-\$244,675	-0.77%

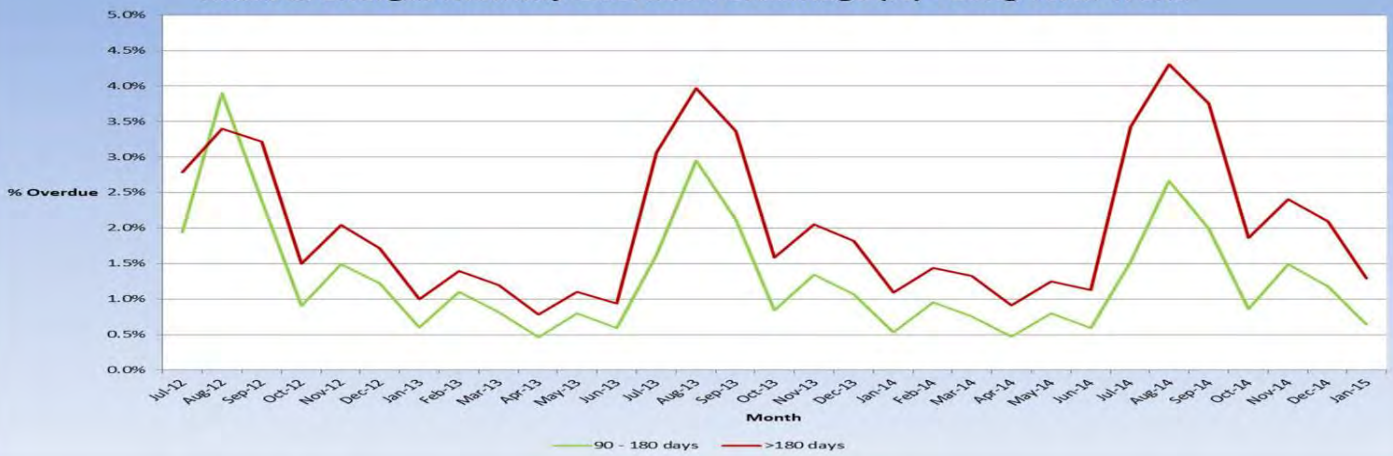




Rates & Charges Arrears (\$) Long Term Trend - 90+ Days Overdue



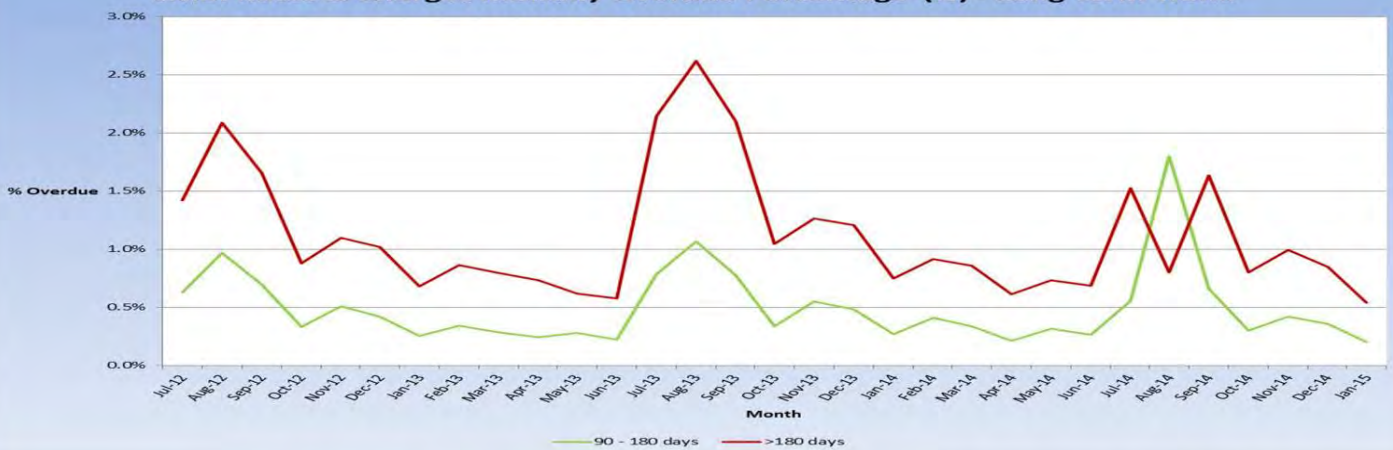
Rates & Charges Monthly Overdue Percentage (%) - Long Term Trend



SMBI Long Term Trend Rates & Charges Arrears (\$) - 90+ Days Overdue



SMBI Rates & Charges Monthly Overdue Percentage (%) - Long Term Trend



12. GLOSSARY

Definition of Ratios

Level of Dependence on General Rate Revenue: <i>This ratio measures Council's reliance on operating revenue from general rates (excludes utility revenues)</i>	$\frac{\text{General Rates - Pensioner Remissions}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Current Ratio: <i>This measures the extent to which Council has liquid assets available to meet short term financial obligations</i>	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt Servicing Ratio: <i>This indicates Council's ability to meet current debt instalments with recurrent revenue</i>	$\frac{\text{Interest Expense + Loan Redemption}}{\text{Total Operating Revenue - Gain on Sale of Developed Land}}$
Cash Balance - \$M:	Cash Held at Period End
Cash Capacity in Months: <i>This provides an indication as to the number of months cash held at period end would cover operating cash outflows</i>	$\frac{\text{Cash Held at Period End}}{[(\text{Cash Operating Costs} + \text{Interest Expense}) / \text{Period in Year}]}$
Debt to Asset Ratio: <i>This is total debt as a percentage of total assets, i.e. to what extent will our long term debt be covered by total assets</i>	$\frac{\text{Current and Non-current loans}}{\text{Total Assets}}$
Operating Performance: <i>This ratio provides an indication of Redland City Council's cash flow capabilities</i>	$\frac{\text{Net Cash from Operations + Interest Revenue and Expense}}{\text{Cash Operating Revenue + Interest Revenue}}$
Operating Surplus Ratio*: <i>This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes</i>	$\frac{\text{Net Operating Surplus}}{\text{Total Operating Revenue}}$
Net Financial Liabilities*: <i>This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues</i>	$\frac{\text{Total Liabilities - Current Assets}}{\text{Total Operating Revenue}}$
Interest Cover Ratio: <i>This ratio demonstrates the extent which operating revenues are being used to meet the financing charges</i>	$\frac{\text{Net Interest Expense on Debt Service}}{\text{Total Operating Revenue}}$
Asset Sustainability Ratio*: <i>This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out</i>	$\frac{\text{Capital Expenditure on Replacement of Assets (Renewals)}}{\text{Depreciation Expenditure}}$
Asset Consumption Ratio: <i>The average proportion of 'as new' value remaining in the infrastructure assets. This ratio seeks to highlight the aged condition of our physical assets</i>	$\frac{\text{WDV of Infrastructure Assets}}{\text{Gross Current Replacement Cost of Infrastructure Assets}}$

* These targets are set to be achieved on average over the longer term and therefore are not necessarily expected to be met on a monthly basis.

11.2 PORTFOLIO 3 (CR JULIE TALTY)**CITY PLANNING AND ASSESSMENT****11.2.1 DECISIONS MADE UNDER DELEGATED AUTHORITY FOR CATEGORY 1, 2 & 3 DEVELOPMENT APPLICATIONS**

Datworks Filename: Reports to Council – City Planning and Assessment

Attachment: [Decisions Made under Delegated Authority 25.01.2015 to 07.02.2015](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officer:

David Jeanes
Group Manager City Planning & Assessment

Author:

Debra Weeks
Group Support officer

PURPOSE

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

This information is provided for public interest.

BACKGROUND

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

Category 1 – Minor Complying Code Assessments 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 Development for a decision.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

Decisions Made Under Delegate Authority 25.01.2015 to 31.01.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
ROL005743	Standard format - 1 into 3	Category1	Dirk Arnold Consulting Architects	270-272 Wellington Street, Ormiston QLD 4160	Permissible Change	29/01/2015	Development Permt	1
BWP002724	Design and Siting - Dwelling House	Category1	Casey Jackson Homes Pty Ltd	147 Gordon Street, Ormiston QLD 4160	Concurrence Agency Response	29/01/2015	Approved	1
MCU013225	Dwelling House	Category1	Diana Louise Gillies Paul Laxon	2 Samarinda Drive, Point Lookout QLD 4183	Permissible Change	28/01/2015	Development Permt	2
ROL005867	Reconfiguring a Lot - 2 into 2 Lots (boundary realignment)	Category1	East Coast Surveys Pty Ltd	2 Samarinda Drive, Point Lookout QLD 4183	Code Assessment	28/01/2015	Development Permt	2
BWP002697	Building Over/near relevant infrastructure - Dwelling House	Category1	Bartley Burns Certifiers & Planners	65 Brindabella Circuit, Thornlands QLD 4164	Concurrence Agency Response	30/01/2015	Approved	3
MCU013398	Display Dwellings	Category1	Villa World Redlands Pty Ltd	310-312 Redland Bay Road, Thornlands QLD 4164	Code Assessment	28/01/2015	Development Permt	4
BWP002727	Design & Siting - Dwelling House	Category1	Building Code Approval Group Pty Ltd	43 Willis Close, Redland Bay QLD 4165	Concurrence Agency Response	30/01/2015	Approved	5

Decisions Made Under Delegate Authority 25.01.2015 to 31.01.2015

BWP002739	Design & Siting - Gazebo	Category1	Building Code Approval Group Pty Ltd	13 Thornton Drive, Thornlands QLD 4164	Concurrence Agency Response	30/01/2015	Approved	6
MCU012788	Multiple Dwelling x 4	Category1	Building Code Approval Group Pty Ltd Irene Ann Reay Reiner De Haan Thomson	8 Oaklands Street, Alexandra Hills QLD 4161	Permissible Change	28/01/2015	Development Permt	7
MCU013386	Dwelling House	Category1	Henley Properties (Qld) Pty Ltd	31-33 Stanley Street, Capalaba QLD 4157	Code Assessment	27/01/2015	Development Permt	9
ROL005872	1 into 2 Standard Format	Category1	Renee Joan Fiteni-Souter Adam Paul Souter	31 Lynch Crescent, Birkdale QLD 4159	Compliance Assessment	28/01/2015	Compliance Permit	10

Category 2

ROL005683	Standard Format - 2 Lots into 3	Category2	Javica Property Solutions Pty Ltd	16 Matilda Street, Wellington Point QLD 4160	Permissible Change	28/01/2015	Development Permt	1
OPW001787	Operational Works - Domestic Driveway Crossover	Category2	Philip Murray Impey	18 Como Street, Ormiston QLD 4160	Code Assessment	27/01/2015	Development Permt	1
OPW001593.4	Operational Works - Waterline Stage 4 - 36 lots	Category2	Sheehy & Partners Pty Ltd Villa World Redlands Pty Ltd	268 Redland Bay Road, Thornlands QLD 4164	Code Assessment	30/01/2015	Development Permt	4
MC011933	Multiple Dwelling x 6	Category2	Ashcroft Architects Pty Ltd (Redland Bay) Philip Impey Architect	24 Boat Street, Victoria Point QLD 4165	Extension to Relevant Period	29/01/2015	Approved	4

Decisions Made Under Delegate Authority 25.01.2015 to 31.01.2015

SB005136	Combined MCU Rezoning to RA & Standard Format Reconfiguration - 90 lots (25 lots in Stage 1) (ASG FILE)	Category2	Buckley Vann Town Planning Consultants	41-73 Unwin Road, Redland Bay QLD 4165	Extension to Relevant Period	28/01/2015	Approved	6
OPW001592.5	Operational works - ROL - ERA Stage 5 - 32 Lots	Category2	Sheehy & Partners Pty Ltd	401-451 Redland Bay Road, Capalaba QLD 4157	Code Assessment	30/01/2015	Development Permt	7
OPW001743	Operational Works - Multiple dwelling x 22	Category2	Projects And Designs Pty Ltd	154 Finucane Road, Alexandra Hills QLD 4161	Compliance Assessment3	28/01/2015	Compliance Certificate	8

Decisions Made Under Delegated Authority 01.02.2015 to 07.02.2015

Application	Description	Category	Applicant	Property Address	Application Type	Decision Date	Decision	Division
Category 1								
BWP002746	Design & Siting - Carport	Category1	The Certifier Pty Ltd	13 Saranah Place, Wellington Point QLD 4160	Concurrence Agency Response	03/02/2015	Approved	1
ROL005874	Standard Format: 1 into 2 Lots	Category1	Philip Impey Architect	22 Piermont Place, Cleveland QLD 4163	Code Assessment	03/02/2015	Development Permit	2
BWP002721	Design and Siting - Additions and Alterations	Category1	Building Approval South East Pty Ltd	4 Barton Street, Dunwich QLD 4183	Concurrence Agency Response	02/02/2015	Approved	2
MC012143	Dual Occupancy	Category1	Reno Pace Halyna Tkacz Frank A Vidgen	4 Galeen Street, Point Lookout QLD 4183	Extension to Relevant Period	04/02/2015	Approved	2
BWP002736	Design and Siting - Carport	Category1	Donald Morice Howie	11 Kruger Street, Redland Bay QLD 4165	Concurrence Agency Response	05/02/2015	Approved	5
MCU013406	Dwelling House - ADA	Category1	Bay Island Designs	23 Alexander Street, Macleay Island QLD 4184	Code Assessment	06/02/2015	Development Permit	5
BWP002730	Design & Siting- Dwelling House	Category1	Platinum Building Approvals	65 Bankswood Drive, Redland Bay QLD 4165	Concurrence Agency Response	03/02/2015	Approved	6
BWP002731	Design & Siting- Retaining Wall	Category1	C & B Gorge C/- Suncoast Building Approvals	57 Balthazar Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	02/02/2015	Approved	6
BWP002733	Design & Siting- Dwelling House	Category1	Henley Properties Qld Pty Ltd	3 Beachwood Street, Redland Bay QLD 4165	Concurrence Agency Response	03/02/2015	Approved	6

Decisions Made Under Delegated Authority 01.02.2015 to 07.02.2015

BWP002735	Design & Siting-Dwelling House	Category1	Bold Properties	53 Balthazar Circuit, Mount Cotton QLD 4165	Concurrence Agency Response	05/02/2015	Approved	6
ROL005792	Standard Format 1 into 2	Category1	Grace Dutton Mark Beresford Decourcy Dutton	17 Stanley Street, Capalaba QLD 4157	Permissible Change	04/02/2015	Development Permit	9
BWP002718	Design & Siting - Proposed Extensions	Category1	Applied Building Approvals	35-39 Stanley Street, Capalaba QLD 4157	Concurrence Agency Response	05/02/2015	Approved	9
BWP002737	Design & Siting - Additions -roofed Patio	Category1	Andrew George Cossart Debra Maree Cossart	23 Boom Court, Birkdale QLD 4159	Concurrence Agency Response	05/02/2015	Approved	10
Category 2								
OPW001788	Operational works (Civil) Warehouse	Category2	Energex Limited	36 Enterprise Street, Cleveland QLD 4163	Compliance Assessment	05/02/2015	Compliance Certificate	2
OPW001778	Operational Works - ROL 1 into 2	Category2	HCE Engineers	23 Jaidan Place, Victoria Point QLD 4165	Code Assessment	06/02/2015	Development Permit	4
MC012111	Retail Warehouse	Category2	Bunnings Properties Pty Ltd	1 Pittwin Road North, Capalaba QLD 4157	Extension to Relevant Period	05/02/2015	Approved	9
Category 3								
MC012008	Shops, Drive Through Restaurants, Refreshment Establishment & Commercial Offices	Category3	Jensen Bowers Group	110 Birkdale Road, Birkdale QLD 4159	Permissible Change	06/02/2015	Development Permit	10

11.2.2 APPEALS LIST CURRENT AS AT 9 FEBRUARY 2015**Dataworks Filename:** Reports to Council – City Planning & Assessment**Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Responsible Officer:****David Jeanes
Group Manager City Planning & Assessment****Author:****Chris Vize
Service Manager Planning Assessment**

PURPOSE

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

BACKGROUND

Information on appeals may be found as follows:

1. Planning and Environment Court

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

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

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

The database contains:

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

ISSUES

1.	File Number:	Appeal 1963 of 2009 (MC010715)
Applicant:		JT George Nominees P/L
Application Details:		Preliminary Approval for MCU for neighbourhood centre, open space and residential uses (concept master plan). Cnr Taylor Rd & Woodlands Dve, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted amended plans that are considered a minor change to the application. Council and other parties are currently considering the amended plans. The matter has been adjourned to 27 March 2015.

2.	File Number:	Appeal 2675 of 2009. (MC010624)
Applicant:		L M Wigan
Application Details:		Material Change of Use for residential development (Res A & Res B) and preliminary approval for operational works. 84-122 Taylor Road, Thornlands.
Appeal Details:		Applicant appeal against refusal.
Current Status:		The appellant has submitted amended plans that are considered a minor change to the application. The matter has been adjourned to 25 February 2015.

3.	File Number:	Appeal 4521 of 2013 (MCU012995)
Applicant:		D Polzi and ML Polzi
Application Details:		Material Change of Use for a Landscape Supply Depot.
Appeal Details:		Submitter appeal against development permit approval.
Current Status:		Listed for review 4 March 2015.

4.	File Number:	Appeal 4564 of 2013 (ROL005669)
Applicant:		Ausbuid Projects Pty Ltd
Application Details:		Reconfiguration of Lots (6 into 259) and Material Change of Use (Dwelling Houses).
Appeal Details:		Applicant appeal against refusal.
Current Status:		Adjourned until 9 April 2015.

5.	File Number:	Appeal 1760 of 2014 (ROL005698)
Applicant:		Ausbuild Pty Ltd
Application Details:		Reconfiguration of Lots (8 lots) and Material Change of Use (Dwelling Houses).
Appeal Details:		Applicant appeal against refusal.
Current Status:		Matter taken to the general meeting of 10 December and is now adjourned to 25 February 2015 to allow parties to undertake the identified actions.

6.	File Number:	Appeal 4191 of 2014 (SB005471)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot (1 into 99 lots).
Appeal Details:		Originating application for a permissible change to the Court Approval 1171 of 2013.
Hearing Date:		Permissible change approved by the Court on 30 January 2015.

7.	File Number:	Appeal 4802 of 2014 (OPW001288)
Applicant:		Birkdale Flowers Pty Ltd
Application Details:		Operational Works subsequent to reconfiguring a lot (1 into 28 lots).
Appeal Details:		Originating application seeking enforcement orders for removal of encroachments upon adjoining land and compliance with relevant approvals.
Current Status:		The parties are to attend a without prejudice mediation in February 2015 to discuss the matter.

8.	File Number:	Appeals 178, 179, 180 & 181 of 2015 (ROL005722 – ROL005725 inclusive)
Applicant:		Villa World Development Pty Ltd
Application Details:		Reconfiguring a Lot - 1 into 37 lots (Stage 4), 1 into 32 lots (Stage 5), 1 into 32 lots (Stage 6) and 1 into 33 lots (Stage 7).
Appeal Details:		Applicant appeals against refusal of request for Negotiation Infrastructure Charges Notices.
Current Status:		Parties are to attend a without prejudice mediation on or before 13 March 2015.

OFFICER'S RECOMMENDATION

That Council resolves to note this report.

11.3 PORTFOLIO 4 (CR LANCE HEWLETT)**COMMUNITY & CULTURAL SERVICES, ENVIRONMENT & REGULATION****11.3.1 VOLUNTARY FLYING-FOX ROOST STATEMENT OF MANAGEMENT INTENT**

Datworks Filename: EM Native Animal Protection - Flying-fox

Attachment: [RCC Statement of Management Intent for Flying-Fox Roosts](#)

Authorising Officer:



Louise Rusan
General Manager Community & Customer Services

Responsible Officers: **Gary Photinos**
Manager Environment & Regulation Group
Ben McMullen
Service Manager Environment & Education Unit

Author: **Candy Daunt**
Senior Advisor Environment

PURPOSE

To adopt, on a voluntary basis, a Flying-fox Roost Statement of Management Intent (SoMI) as attached, as a new section 7.24 amending the existing Council Conservation Land Management Strategy 2010 (GL-3070-001).

BACKGROUND

- Native wildlife is protected under the Nature Conservation Act 1992. Across Australia, the Grey-headed flying-fox is listed as vulnerable under the *Environment Protection and Biodiversity Protection Act 1999*.
- Management of flying-foxes has historically been the jurisdiction of the State Government. From November 2013, the *Nature Conservation Act 1992* authorised local government to manage flying-fox roosts, subject to a Code of Practice, in defined urban flying-fox management areas (UFFMA). Section 41 A of the *Nature Conservation (Wildlife Management) Regulation 2006* identifies the UFFMA actions local government may undertake, in conjunction with the code of practice.
- Council resolved on 19 March, 2014 to request officers to prepare a discussion paper on *Flying-Fox Roost Management in the Redlands*. The paper was distributed to Councillors and also the community in the affected areas in May 2014.
- A Councillor workshop on the management of Redlands flying-fox roost sites was held on 9 December 2014. The workshop discussed various roost site management options and gave Councillors the opportunity to provide direction to

officers for the development of a Statement of Management Intent for flying-foxes (SoMI).

- Council has already approved a Conservation Land Management Strategy 2010 which outlines how our open spaces and conservation areas are managed. It is appropriate that any statement of management intent for flying-foxes be incorporated into this document.

ISSUES

Habitat, Movements and the Ecology of Flying-Foxes

Flying-foxes play an important role in maintaining the ecological health and function of native forests in South East Queensland.

Flying-foxes are highly mobile animals choosing roost sites based on various ecological drivers such as proximity to food resources and micro climate of the area. Different species of flying-foxes occupy different ecological niches and as such establish roosts in response to natural cycles. Fluctuations in the size and location of roosts occasionally generate unrest with individual members of the community. Flying-foxes are considered a 'national population'.

During the day all flying-fox species roost in communal groups. These roosts provide resting and refuge sites, as well as breeding and social interaction.

Individual flying-foxes will use a number of roosts over the national range and they show a strong fidelity to the various roosts they use.

Different flying-fox species may roost together.

Flying Foxes in Redlands

Three species of flying-fox occur in the Redlands, the Black flying-foxes, and Grey-headed flying-foxes and the Little red flying-foxes.

There are currently 23 known flying-fox roost sites in Redland City, although all are not currently in use; they are located on the mainland and islands, all within the urban areas.

An increase in the number of flying-foxes present in a roost located in Council reserve described as Valentine Park, (Lawn Terrace, Capalaba), has generated regular complaints from a small number of residents living adjacent to the site over the past 12 months. Council has undertaken understory weed species removal which increased the fire break buffer adjacent to the private properties. This work was undertaken on Council owned land.

Residents' concerns in Close Proximity to Roost Sites

- Noise

Flying-foxes are generally quiet during the day but can become vocal when leaving and returning to a roost, or when disturbed. During the months of March and April noise levels are higher as this is their mating season. During this time both sexes will

return frequently to the roost at night and are vocal when competing for breeding partners and fighting over territorial spaces.

- Odour

The odour that is associated with flying-foxes is their own natural smell which helps them communicate and identify each other. During the mating season the heightened odour is from the male scent glands, as it is with a variety of other mammals. It is not from their faeces.

- Mess

Flying-fox faeces and urine can land on footpaths, vehicles, outdoor furniture, play equipment etc, in the yards of residents both near and further away from roost sites. Flying-foxes eat food with high sugar and liquid content, and their digestive systems process food quickly. For this reason most 'mess' occurs in, and adjacent to properties where they are feeding.

- Perceived human health risks

Hendra Virus is a virus passed from flying-foxes to horses. It cannot be passed from flying-foxes to humans; it can only be contracted by a human through close contact with an infected horse. It is identified that stress in flying-foxes can contribute to the risk of Hendra Virus outbreaks. Currently all flying-fox roosts in the Redlands are located in the urban areas of the city.

The Department of Agriculture, Fisheries and Forestry (DAFF) state that Australian Bat Lyssavirus (ABLV) is found in less than 1% of flying-foxes. It can only be transmitted to humans by bites or scratches from an infected flying-fox or saliva into an open wound. If the public do not touch or handle flying-foxes, especially injured ones, it is not a concern.

Queensland Health has identified that "contact or exposure to bat faeces, urine or blood do not pose a risk of exposure to ABLV, nor do living, playing or walking near [bat] flying-fox roosting areas." Residents raising concerns about the risk to human health from flying-foxes are directed to Queensland Health.

Changes to State Government Legislation

On 29 November 2013, the State Government introduced a new approach to flying-fox roost management to allow local governments to make their own decisions about how to best manage individual flying-fox roosts in urban areas, and authorises them to act on these decisions without the need for a permit under the *Nature Conservation Act 1992*.

The Department of Environment and Heritage Protection introduced codes of practice to govern flying-fox roost management:

- *Code of Practice – Ecologically sustainable management of flying-fox roosts which defines how local government may manage roosts within the urban flying-fox management areas (UFFMA).*
 - *Code of Practice – low impact activities affecting flying-fox roosts in accordance with section 41B of the Nature Conservation (Wildlife Management Regulation 2006).*
-

All management activities are limited to non-lethal methods, and may only be undertaken in accordance with the code of practices to ensure acceptable welfare outcomes for flying-foxes.

A key element of state government's flying-fox management program is the ability for local government to prepare a Statement of Management Intent. The Statement of Management Intent is completely voluntary and serves to communicate and articulate a Council's plans on how it intends to manage existing and new roosts in its urban flying management areas.

More recently the *Nature Conservation Act 1992* has been amended to give the Minister for Environment and Heritage Protection the ability to require the local government to prepare and publish a Statement of Management Intent for roost management in its urban flying-fox management areas (UFFMA). Examples of where this action may be taken include situations where there is a potential breach in the code of practice or where there has been inadequate community engagement.

As the Minister has not required us, or any other Council in Queensland to prepare a SoMI, it is acknowledged that any SoMI at this time is on a voluntarily basis only. It should be noted that over seven other Councils have also undertaken or are undertaking a similar voluntary approach.

Proposed Redland City Council Statement of Management Intent for Urban Flying Fox Roosts

It is proposed that Council inserts a new section titled "Statement of Management Intent for Urban Flying Fox Roosts" into its existing Conservation Land Management Strategy 2010. This current strategy provides "a one stop shop" for managing conservation land in the Redlands.

This new section states in part,

"Where Council owned or managed land is used as a roost site by flying-foxes, Council will:

- Not disperse flying-foxes or destroy flying-fox roost sites
- Continue to reinforce education to the community
- Continue to revegetate previously used roosts in areas of less conflict
- Identify sites for enhancement as potential future roost sites
- Continue to monitor and map our roost sites in partnership with Department of Environment and Heritage Protection and volunteers
- Continue to liaise closely with other local Councils, researchers and Department of Environment and Heritage Protection officers
- Advocate on behalf of the community to State Government agencies to assist with flying-fox management
- Ensure that Council's operational management of the land (eg weed control, fire management etc), is undertaken in accordance with the 'Code of Practice – Ecologically sustainable management of flying-fox roosts'; Procedure 3070-001-002 Working around Flying-foxes and Roost Sites and any other legislative requirements"

STRATEGIC IMPLICATIONS

Legislative Requirements

The Grey-headed flying-fox is listed as nationally vulnerable under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). A referral to the Australian Government, Department of the Environment may be required to obtain approval under the EPBC Act for any action that has the potential to significantly impact on important Grey-headed flying-fox populations.

Flying-foxes are protected under the *Nature Conservation Act 1992* (NCA). Under the NCA, an unauthorised person may face a penalty of up to 1000 penalty units or one year imprisonment if they attempt to destroy a flying-fox roost, or drive flying-foxes away from a roost. Significant penalties also apply for unauthorised disturbance of a flying-fox roost.

Risk Management

Council's voluntary adoption of a Statement of Management Intent for flying-fox roosts in Redlands, articulates Council's management intent for new and existing roosts to all stakeholders. This will ensure the community is well informed of Council's approach to managing flying-fox roost sites on Council controlled lands.

Financial

If Council voluntarily adopts the SoMI it will incur costs associated with provision of educational information to the community and data collection about roost sites across the city. These costs can be accommodated within existing budgets within the Environment and Education; and Parks and Conservation teams.

People

There are no implications on staffing or human resources policies.

Environmental

The Statement of Management Intent contributes to the achievement of a diverse and healthy natural environment with an abundance of native flora and fauna.

Social

The Statement of Management Intent promotes community awareness, commitment and action in caring for the environment.

Alignment with Council's Policy and Plans

The Statement of Management Intent aligns with the intent of the Corporate Plan - Healthy Natural Environment.

CONSULTATION

The following Council officers have been consulted in the development of this report, Statement of Management Intent and the Flying-fox Education & Communications Plan:

- Environmental Education – Wildlife Officers;
- Parks and Conservation Service Manager;

- Principal Advisor Policy and Strategy, City Spaces;
- Advisor Communications; and
- All Councillors through a briefing note distributed in December 2014.

OPTIONS

1. Voluntarily adopt the Flying-fox Roost Statement of Management Intent (SoMI) as attached, as a new section 7.24 amending the existing Council Conservation Land Management Strategy 2010 (GL-3070-001), for management of existing and new flying-fox roost sites in the City.
2. Not voluntarily adopt the Flying-fox Roost Statement of Management Intent (SoMI) as attached, as a new section 7.24 amending the existing Council Conservation Land Management Strategy 2010 (GL-3070-001).

OFFICER'S RECOMMENDATION

That Council resolves to voluntarily adopt Flying-fox Roost Statement of Management Intent (SoMI) as attached, as a new section 7.24 amending the existing Council Conservation Land Management Strategy 2010 (GL-3070-001), for management of flying-fox roost sites in the City.

7.24 Statement of Management Intent for Flying-fox roost management in Redland City Council

7.24.1 Authority

Under the *Nature Conservation Act 1992*, the State Government introduced a new approach to flying-fox roost management to allow local governments to make their own decisions about how to best manage individual flying-fox roosts on Council controlled lands in designated Urban Flying-Fox Areas (UFFMA). The legislation authorises local government to act on these decisions without the need for a permit under the *Nature Conservation Act 1992*.

Outside an UFFMA, local governments require a flying-fox roost management permit (FFRMP) from Environment and Heritage Protection (EHP) to undertake flying-fox management activities. A non-council applicant requires a FFRMP irrespective of the location of the roost.

If a roost is on **private land(s)**, low impact activities may be undertaken by the landholder(s) as described under the '*Code of practice – Low impact activities affecting flying-fox roosts*'. Council does not become involved in approvals for these activities.

Purpose

The purpose of this Statement of Management Intent (SoMI) is to articulate the approach that Redland City Council will take in the management of flying-fox roosts in designated Urban Flying-Fox Management Areas in Redland City Council.

Location of the UFFMA in Redland City Council

An UFFMA map for Redlands (Attachment 1) and has been drawn from www.ehp.qld.gov.au of the EHP. This map may be updated from time to time by State Government.

Council intentions and considerations

Where **Council owned** or managed land is used as a roost site by flying-foxes, Council will:

- Not disperse flying-foxes or destroy flying-fox roost sites
- Continue to reinforce education to the community
- Continue to revegetate previously used roosts in areas of less conflict
- Identify sites for enhancement as potential future roost sites
- Continue to monitor and map our roost sites in partnership with Department of Environment and Heritage Protection and volunteers
- Continue to liaise closely with other local Councils, researchers and Department of Environment and Heritage Protection officers
- Advocate on behalf of the community to State Government agencies to assist with flying-fox management
- Ensure that Council's operational management of the land (eg weed control, fire management etc), is undertaken in accordance '*Code of Practice – Ecologically sustainable management of flying-fox roosts*', *Procedure 3070-001-002 Working around Flying-foxes and Roost Sites* and any other legislative requirements

Related Documents and Policy

- *Animal Care and Protection Act 2001*
- *Environment Protection and Biodiversity Act 1999*
- *Nature Conservation Act 1992*
- Queensland Government
 - *Code of Practice – Ecologically sustainable management of flying-fox roosts.*
 - *Code of Practice – Low impact activities affecting flying-fox roosts.*
 - *Flying-Fox Roost Management Guideline*
- Redland City Council
 - *Redland City Council Procedure POL 3070-001-002 'Working around flying-foxes and roost sites'*
 - *Redlands Flying-fox Education and Communication Plan*
- Australian Government *National Recovery Plan for the Grey-headed Flying-fox*

Further information

Contact Council on 3829 8999 to discuss this SoMI for flying-fox Management in Redland City Council.

Contact EHP website further information on the State Government flying-fox framework and permits required for flying-fox roost management permit (FFRMP) outside an UFFMA.

11.3.2 SURRENDER OF TRUST LAND - CLEVELAND RAILWAY PRECINCT**Dataworks Filename:** Queensland Railways (Property Division)**Attachment:** [Site Plan of Surrender of Trust Land – Cleveland Railway Precinct](#)**Responsible/Authorising Officer:****Louise Rusan
General Manager Community & Customer
Services****Author:** **Merv Elliott
Property Services Manager**

PURPOSE

The purpose of this report is to seek Council approval for the surrender of land held in Trust by Council for park purposes to the Crown.

BACKGROUND

Council holds in Trust for park purposes Lot 975 CP862965 situated adjacent to the Cleveland rail line. The land is vacant and is vegetated bush land.

The Department of Transport and Main Roads has written to Council requesting Council to surrender its Trusteeship of Lot 975 to the Crown in order that it may be included in adjoining land in the ownership of Queensland Rail to allow for a redevelopment proposal to be submitted for consideration by Council.

ISSUESSummary

The proposed future use of this parcel is to allow for its redevelopment as a free car parking station that will provide an extra 20 to 30 car spaces for commuters. The balance of the land in the ownership of Queensland Rail will be the subject of a development application to be submitted to Council for consideration.

Environmental Issues

An ecological assessment of the site and adjoining rail land has been carried out by BAAM consulting. This report and recommendations will be addressed by Council at the DA stage. In summary the recommendations in this report are listed below:

Although not specifically required under Commonwealth or State legislation, the loss of any Koala habitat trees should be offset at a minimum rate of 3:1 to comply with contemporary Koala policies. The replacement plantings would be best planted within the vegetated corridor to the west and/or within the nearby Black Swamp, to provide resources for the local Koala population.

Any such replacement plantings would also serve to offset the loss of habitat values for other arboreal species currently using the site, including Grey-headed Flying-fox.

Koala exclusion fencing should also be maintained throughout the study area to prevent Koala from entering high traffic areas.

Finally, a qualified fauna spotter should inspect all vegetation prior to clearing and may be required to stay during clearing of vegetation to minimise any impacts to resident fauna that's may be present.

STRATEGIC IMPLICATIONS

Legislative Requirements

Surrender of the subject property will be in accordance with the requirements of the Land Act.

Risk Management

Surrender of the allotment will minimise risk management issues for Council.

Financial

Council will negotiate compensation from developer at DA stage to compensate for offset planting. No further costs will be borne by Council as a result of the recommendation.

People

Not applicable

Environmental

See comments under Environment in Issues section above.

Social

It is anticipated that social advantages will be achieved by future development of the site by way of the provision of additional commuter car parks.

Alignment with Council's Policy and Plans

Supports Council's policy and plans to encourage development.

CONSULTATION

Principal Property Consultant has consulted with:

1. Group Manager Environment and Regulation – no objection
2. Service Manager Parks and Conservation - no objection as site is a maintenance and management problem with delinquent behaviour becoming a regular occurrence. The existing pathway needs to be retained in Council's possession.
3. Cr Bolgary – no objection

OPTIONS**Option 1**

1. That Council agree to the surrender to the Crown of Lot 975 CP862965 subject to the dedication of the northern pathway as road.
2. That Council agree to the change of zoning from Open Space to a MC5 zone in accordance with adjoining land zone.
3. CEO or delegate be authorised to sign all associated documents.

Option 2

Not agree to the surrender to the Crown of Lot 975 CP862965.

OFFICER'S RECOMMENDATION

That Council resolves to:

1. **Agree to the surrender to the Crown of Lot 975 CP862965 subject to the dedication of the northern pathway as road;**
2. **That Council agree to the change of zoning from Open Space to a MC5 zone in accordance with adjoining land zone; and**
3. **That the Chief Executive Officer be authorised (under s.257(1)(b) of the *Local Government Act 2009*) to sign all associated documents.**

DRAWING

Sheet 1 of 1



Based on or contains data provided by the State of Queensland (Department of Natural Resources and Mines) 2014. In consideration of the State permitting use of the data you acknowledge and agree that the State gives no warranty in relation to the data (including accuracy, reliability, completeness, currency or suitability) and accepts no liability (including without limitation liability in negligence) for any loss, damage or costs (including consequential damage) relating to any use of the data. Data must not be used for direct marketing or be used in breach of the privacy laws.

Imagery - Redland digital ortho-rectified mosaic
Acquisition date - 18/05/2013 - 24/09/2013
Resolution - 10 cm



Prepared by
IPSWICH OFFICE
RESOURCE ASSESSMENT
and INFORMATION
SOUTH REGION
DEPARTMENT OF NATURAL
RESOURCES and MINES

LAND REFERRED TO SHOWN

PROPOSAL

Scale 1:500
Plan at A3 paper size

PARISH: CLEVELAND COUNTY: STANLEY
LOCALITY: CLEVELAND LOCAL AUTH: CITY OF REDLAND

DWG 14/263

© The State of Queensland (Department of Natural Resources & Mines) 2014.
Base data extracted from the Digital Cadastral Data Base on the 25/11/2014.

Compiled from: DCCDE and sketch on file
File Ref: Case 122014/008746
Map Ref: 9542 14443
Date: 25/11/2014
Drawn by: NWF SJK

11.4 PORTFOLIO 5 (CR PAUL GLEESON)**INFRASTRUCTURE & OPERATIONS****11.4.1 PUBLIC VEHICLE ACCESS TO THE BASIN AT AMITY**

Datworks Filename: CP Caravan Parks & Camping Grounds–
Amity Point

Responsible/Authorising Officer:



Gary Soutar
General Manager Infrastructure &
Operations

Author:

David Katavic
Service Manager Parks & Conservation

PURPOSE

The purpose of this report is to respond to Cr Ogilvie's request for a report to be presented on public vehicle access to the Basin at Amity Point. In conjunction this report also takes into consideration a petition requesting that there should be access for vehicles to the Basin area at Amity Point.

BACKGROUND

At the General Meeting on 19 September 2014 Council resolved that a report be prepared for Council's consideration on the potential of facilitating public vehicle access to the area known as the Basin at Amity.

In addition to this on 30 October 2014, Council resolved to accept a petition with 70 signatures requesting that Council extend the road from the Amity Point Community Club to the area known as the Basin which would involve construction of a 350m track, parking area and access platform and stairs to the 'Basin'.

This land (Lot 2 SP251715) is a 138,543m² lot and is zoned Reserve with Redland City Council (RCC) as Trustee.

Up until late 2012, RCC permitted vehicular access through the then Council-controlled camping area. However, since the reserve has been under the control of Minjerribah Camping (MC) access is still permitted but on a restricted basis.

Currently vehicles have access through the MC-controlled reserve for 7 days per week between the hours of 8am and 4pm. MC prefer to provide this access for the elderly and infirmed and only when the onsite manager lifts the boom gate for access.

On 25 November 2014 officers from the City Spaces Group presented a workshop on this matter to Councillors and the Executive Leadership Team. From this workshop, officers were requested to bring a report to an upcoming General Meeting.

ISSUES

- Council officers have reviewed both requests from Cr Ogilvie and the petitioners and they believe that it would be a very expensive option to create an alternative access through Lot 2 SP251715. The reserve consists of coastal vegetation which was filled using mine tailings in the 1970s, which are known to be slightly radioactive. Depending on the depth of these tailings, this could increase the road construction cost due to stability issues.
- The initial assessment also indicates that the sub-base material is unstable and the road and car park would need to be constructed from bitumen.
- Any works would require numerous permits from various state and federal government agencies along with amendments to the state endorsed *Land Management Plan 2007*.
- There would be a requirement to lodge an application for Material Change of Use from Recreation Reserve to Road Reserve.

Current access to the Basin is through Minjerribah-controlled Amity Point Camping Reserve

- Pedestrians are granted access 24 hours per day seven days per week.
- Emergency vehicles are granted access 24 hours per day seven days per week.
- These conditions are as approved by the Chief Executive Officer of Minjerribah Camping. Local residents have been advised of this access via an information flyer and a public meeting that was held in the community hall.
- Persons wishing to launch watercraft can do so at either the public boat ramp or from the adjacent beach both of which would provide access to the Basin reserve.

STRATEGIC IMPLICATIONS

Legislative Requirements

The project will be required to meet all obligations in accordance with Federal and State legislation in relation to tree clearing and working within a marine environment.

Risk Management

The initial risks identified are that the reserve contains radioactive material and there would need to be adequate foreshore stabilisation to provide public access.

Should Council wish to proceed with this project, a full and detailed risk assessment would need to be undertaken.

Financial

- An estimated cost to construct a 380m bitumen road would be approximately \$350,000.
- In addition to this, budget would need to be allocated for the construction of a car park and launching ramp for small non-motorised crafts and pedestrian use at an estimated cost of \$52,000.

- Currently this project does not form part of Council's 10-year capital works or operational plan.
- In total, a preliminary estimate for this project would be in the vicinity of \$402,000 and this does not take into consideration any costs associated with future maintenance.

People

Although it is restricted, currently the residents do have limited access to the Basin reserve through the Amity Point Camping access road.

While the Basin reserve is a favourite destination with residents, they also have access to the Amity Point beach bathing reserve and boat ramp, all of which are in close proximity to the Basin reserve.

Environmental

Should Council wish to proceed with this project, a full environmental assessment of the site would need to be undertaken. This may include obtaining permits from the Federal Government through the *Environmental Protection & Biodiversity Conservation Act*, Queensland State Government departments such as Natural Resources & Mines (DERM), National Parks, Recreation, Sport and Racing, Environment & Heritage Protection and a Cultural Heritage assessment would need to be undertaken.

Social

Residents are frustrated that they no longer have free access from Claytons Road to the Basin reserve.

Alignment with Council's Policy and Plans

This project does not form part of Council's forecasting within the 10-year capital works or operational plans.

CONSULTATION

Consultation has been undertaken between City Spaces officers, Chief Executive Officer Minjeeribah Camping and an officer of Quandamooka Yoolooburrabee Aboriginal Corporation.

Council's Business & Infrastructure Finance team was also consulted in the preparation of this report.

OPTIONS

1. Council does not provide additional access to the Basin reserve by constructing a road or infrastructure through the Council-controlled reserve Lot 2 SP251715.
2. Council allocates funds for the design and construction of a 380m bitumen road along with a car park and kayak launching facility at an approximate cost of \$402,000.

OFFICER'S RECOMMENDATION

That Council resolves not to provide additional access to the Basin reserve by constructing a road or infrastructure through the Council-controlled reserve Lot 2 SP251715.

12 MAYORAL MINUTE

In accordance with s.35 *Redland City Council Meetings – Standing Orders*, the Mayor may put to the meeting a written motion called a 'Mayoral Minute', on any matter. Such motion may be put to the meeting without being seconded, may be put at that stage in the meeting considered appropriate by the Mayor and once passed becomes a resolution of Council.

13 NOTICES OF MOTION TO REPEAL OR AMEND RESOLUTIONS

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

14 NOTICES OF MOTION**14.1 NOTICE OF MOTION - CR BOGLARY****14.1.1 REVIEW OF BUSINESS GROW PROGRAM**

On 17 February 2015, in accordance with s.7(3) *Redland City Council Meetings - Standing Orders*, Cr Boglary gave notice that she intends to move as follows:

That Council resolves to review the operation and effectiveness of the small business advisory program ' Business Grow' with a view towards its re-establishment in the next financial year.

15 URGENT BUSINESS WITHOUT NOTICE

A Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

16 MEETING CLOSURE