

**Redland**  
CITY COUNCIL

# **AGENDA**

## **GENERAL MEETING**

**Wednesday, 17 January 2024**  
**commencing at 9.30am**

**The Council Chambers**  
**91 - 93 Bloomfield Street**  
**CLEVELAND QLD**

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## **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 extends 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**

General Meeting – 13 December 2023.



## 6 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS

Councillors are reminded of their responsibilities in relation to a Councillor's Prescribed Conflict of Interest and Declarable Conflict of Interest at a meeting. For full details see Chapter 5B of the *Local Government Act 2009*.

In summary:

### Obligation of Councillor with Prescribed Conflict of Interest

Section 150EL of the *Local Government Act 2009* requires Councillors to declare a Prescribed Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the prescribed conflict of interest.*
- (3) The declaration must include the following particulars:
  - (a) *For a gift, loan or contract – the value of the gift, loan or contract;*
  - (b) *For an application for which a submission has been made – the matters the subject of the application and submission;*
  - (c) *The name of any entity, other than the Councillor, that has an interest in the matter;*
  - (d) *The nature of the Councillor's relationship with the entity mentioned in (c) above;*
  - (e) *Details of the Councillor's, and any other entity's, interest in the matter.*

### Dealing with Prescribed Conflict of Interest at a Meeting

Pursuant to Section 150EM of the *Local Government Act 2009*, if a Councillor declares a Prescribed Conflict of Interest in a matter, ***the Councillor must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the matter is discussed and voted on.***

### Obligation of Councillor with Declarable Conflict of Interest

Section 150EQ of the *Local Government Act 2009* requires Councillors to declare a Declarable Conflict of Interest in a matter as soon as they become aware of their interest in the matter, either:

- (1) *at a local government meeting, or*
- (2) *as soon as practicable, by giving the Chief Executive Officer written notice of the declarable conflict of interest.*
- (3) The declaration must include the following particulars:
  - (a) *The nature of the declarable conflict of interest;*
  - (b) *If the declarable conflict of interest arises because of the councillor's relationship with a related party:*
    - (i) *The name of the related party; and*
    - (ii) *The nature of the relationship of the related party to the Councillor; and*
    - (iii) *The nature of the related party's interests in the matter;*

- (c) *If the Councillor's or related party's personal interests arise because of the receipt of a gift or loan from another person:*
- (i) *The name of the other person; and*
  - (ii) *The nature of the relationship of the other person to the Councillor or related party; and*
  - (iii) *The nature of the other person's interests in the matter; and*
  - (iv) *The value of the gift or loan, and the date the gift was given or loan was made.*

### **Procedure if Councillor has Declarable Conflict of Interest**

Pursuant to Section 150ES of the *Local Government Act 2009*, eligible Councillors at the meeting must, by resolution, decide whether the Councillor who has declared the interest:

- (1) *May participate in a decision about the matter at the meeting, including by voting on the matter; or*
- (2) *Must leave the place at which the meeting is being held, including any area set aside for the public, and stay away from the place while the eligible Councillors discuss and vote on the matter.*

### **Duty to report another Councillor's Prescribed Conflict of Interest or Declarable Conflict of Interest**

Pursuant to section 150EW of the *Local Government Act 2009*, a Councillor who reasonably believes or reasonably suspects another Councillor has a Prescribed Conflict of Interest or a Declarable Conflict of Interest in a matter must:

- (1) *Immediately inform the person who is presiding at the meeting about the belief or suspicion; or*
- (2) *As soon as practicable, inform the Chief Executive Officer of the belief or suspicion.*

*The Councillor must also inform the person presiding, or the Chief Executive Officer, of the facts and circumstances forming the basis of the belief or suspicion.*

### **Record of Prescribed and Declarable Conflicts of Interest**

Where a Councillor informs the meeting of a Prescribed or Declarable Conflict of Interest, section 150FA of the *Local Government Act 2009* requires the following information to be recorded in the minutes of the meeting:

- (1) The name of the Councillor who may have a prescribed or declarable conflict of interest in the matter;
- (2) The particulars of the prescribed or declarable conflict of interest;
- (3) If another Councillor informs the meeting of a belief of suspicion, about another Councillor's Conflict of Interest:
  - (a) The action the Councillor takes;
  - (b) Any decision by eligible Councillors; and
  - (c) The name of each eligible Councillor who voted in relation to whether the Councillor has a declarable conflict of Interest, and how each eligible Councillor voted.
- (4) Whether the Councillor participated in deciding the matter, or was present for deciding the matter;
- (5) For a matter to which the Prescribed or Declarable Conflict of Interest relates:
  - (a) *The name of the Councillor who has declared the conflict of interest;*

- (b) The nature of the personal interest, as described by the Councillor;*
  - (c) The decision made;*
  - (d) Whether the Councillor participated in the meeting under an approval by the Minister;*
  - (e) If the Councillor voted on the matter, how they voted; and*
  - (f) How the majority of Councillors voted on the matter.*
- (6) If the Councillor has a Declarable Conflict of Interest, in addition to the information above, the following information must be recorded in the minutes:
- (a) The decision and reasons for the decision as to whether the Councillor with the Declarable Conflict of Interest may participate in the decision, or must not participate in the decision; and
  - (b) The name of each eligible Councillor who voted on the decision, and how the eligible Councillor voted.

## **7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS**

### **7.1 SUBORDINATE LOCAL LAW NO. 4 (LOCAL GOVERNMENT CONTROLLED AREAS, FACILITIES AND ROADS) (2015) 2023 COMMUNITY CONSULTATION**

At the General Meeting 15 February 2023 (Item 13.3 refers), Council resolved as follows:

*That in accordance with Council's Local Law-Making Process adopted on 20 March 2019; pursuant to section 29 of the Local Government Act 2009, Council resolves as follows:*

- 1. To receive and note the Community Consultation Feedback Review (Attachment 3) of this report.*
- 2. To request officers provide Councillors with a detailed briefing of the proposed changes, discuss concerns including pedestrian and rider safety, infrastructure requirements and solutions at a Councillor workshop to be held on 13 March 2023.*
- 3. To request officers to bring back a further report to a future General Meeting with recommendations and the amended Subordinate Local Law No. 4 (Local Government Controlled Areas, Facilities and Roads) 2015 to a future meeting of Council.*

A report will be brought to a future meeting of Council addressing dot point 3 above.

**7.2 NOTICE OF MOTION - CR JULIE TALTY - REPORT ON COUNCIL'S PROGRAMS RELATED TO THE ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT**

At the General Meeting 19 July 2023 (Item 18.1 refers), Council resolved as follows:

*That Council resolves as follows:*

1. *That Council undertakes a comprehensive report on the programs and infrastructure provision including expenditure, both operational and capital, in relation to koalas and threatened species management, and native vegetation rehabilitation and revegetation.*
2. *That a report be brought back to Council, and made publicly available on the Council website, explaining the success or other outcomes over the last ten years, and where known, planned in the coming five years in relation to koalas and threatened species management, and native vegetation rehabilitation and revegetation.*
3. *That the report be provided to the Federal Government to assist in Environmental Protection Biosecurity Conservation (EPBC) assessment of community infrastructure.*

A report will be brought to a future meeting of Council.

### **7.3 DRAFT BIRKDALE COMMUNITY PRECINCT LOCAL GOVERNMENT INFRASTRUCTURE DESIGNATION CONSULTATION REPORT**

At the General Meeting 13 September 2023 (Item 14.1 refers), Council resolved as follows:

*That Council resolves as follows.*

- 1. To endorse the Birkdale Community Precinct Local Government Infrastructure Designation Consultation Summary Report, including responses to submissions.*
- 2. To note that officers will continue to progress amendments to the Birkdale Community Precinct Local Government Infrastructure Designation based on the Consultation Report, and that a report seeking Council endorsement to make the designation will be brought to a future meeting of Council.*
- 3. To thank the community for its participation in the consultation.*

A report will be brought to a future meeting of Council.

**7.4 PETITION - REQUEST FOR ROAD ACCESS CLEVELAND-REDLAND BAY ROAD THORNLANDS**

At the General Meeting 15 November 2023 (Item 10.3 refers), Council resolved as follows:

*That Council resolves as follows:*

*That the petition be received and referred to the Chief Executive Officer for consideration and report to the local government.*

A report addressing this matter is listed as Item 15.5 of this agenda.

## **8 MAYORAL MINUTE**

In accordance with s.6.9 of 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.



## 9 PUBLIC PARTICIPATION

In accordance with s.6.10 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.

**10      PETITIONS AND PRESENTATIONS**

Nil.

**11 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.

**12      REPORTS FROM THE OFFICE OF THE CEO**

Nil.

## 13 REPORTS FROM ORGANISATIONAL SERVICES

### 13.1 DECEMBER 2023 MONTHLY FINANCIAL REPORT

**Objective Reference:** A8048324

**Authorising Officer:** Deborah Corbett-Hall, Executive Group Manager Financial Services & Chief Financial Officer

**Responsible Officer:** Deborah Corbett-Hall, Executive Group Manager Financial Services & Chief Financial Officer

**Report Author:** Udaya Panambala Arachchilage, Corporate Financial Reporting Manager

**Attachments:** 1. December 2023 Monthly Financial Report [↓](#)

#### PURPOSE

To note the year to date financial results as at 31 December 2023.

#### BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This is not only a legislative 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.

#### ISSUES

##### ***2023-2024 budget review***

Council adopted its revised budget at the General Meeting on 13 December 2023 and the updated budget numbers are reflected in this report. The capital portfolio continues to be reprioritised and delivered.

#### STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial sustainability ratios as at the end of December 2023.

- Operating Surplus Ratio
- Operating Cash Ratio
- Unrestricted Cash Expense Cover Ratio
- Asset Sustainability Ratio
- Asset Consumption Ratio
- Leverage Ratio
- Net Financial Liabilities Ratio

The Council-Controlled Revenue, Population Growth, and Asset Renewal Funding Ratios are reported for contextual purposes only. Population Growth and Asset Renewal Funding Ratios will not materially change from month to month.

#### Legislative Requirements

The December 2023 financial report is 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

The December 2023 financial report has been noted by the Executive Leadership Team and relevant officers who can provide further clarification and advice around actual to budget variances.

## Financial

There is no direct financial impact to Council as a result of this report, however it provides an indication of financial outcomes at the end of December 2023.

## 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.

## Human Rights

There are no human rights implications for this report 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 Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*:

Efficient and effective organisation objectives

- 7.1 Improve the efficiency and effectiveness of Council's service delivery to decrease costs, and enhance customer experience and community outcomes.
- 7.4 Demonstrate good governance through transparent, accountable processes and sustainable practices and asset management.

## CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date 31 December 2023	Consulted on financial results and outcomes
Financial Services Group officers	Year to date 31 December 2023	Consulted on financial results and outcomes
Executive Leadership Team and Senior Leadership Team	Year to date 31 December 2023	Recipients of variance analysis between actual and budget. Consulted as required

**OPTIONS****Option One**

That Council resolves to note the financial position, results and ratios for December 2023 as presented in the attached Monthly Financial Report.

**Option Two**

That Council resolves to request additional information.

**OFFICER'S RECOMMENDATION**

**That Council resolves to note the financial position, results and ratios for December 2023 as presented in the attached Monthly Financial Report.**

































**14      REPORTS FROM ADVOCACY, MAJOR PROJECTS AND ECONOMIC  
DEVELOPMENT**

Nil.

## 15 REPORTS FROM COMMUNITY & CUSTOMER SERVICES

### 15.1 NEW LEASE - REDLAND COMMUNITY CENTRE INCORPORATED

**Objective Reference:** A7990649

**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services

**Responsible Officer:** Brooke Denholder, Group Manager Communities

**Report Author:** Anita McKay, Senior Venues Leasing Officer

**Attachments:** 1. [Site Plan - Redland Community Centre Inc](#) [↓](#)

#### PURPOSE

To seek approval, as joint landowner, for a new lease for Redland Community Centre Incorporated (the Community Centre) over Lot 10 on SP101323, described as 29 Loraine Street, Capalaba.

#### BACKGROUND

On 28 February 1996, Redland City Council (Council) resolved to enter into a partnership with the State Government to construct a community facility at 29 Loraine Street, Capalaba. Council contributed \$400,000 towards the project, and in return acquired a 35% interest in the property and owns the land as tenants in common with the State of Queensland represented by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (the Department).

The Community Centre is a non-profit community-based organisation, endorsed by the Federal Government as a public benevolent institution and registered as a charity with the Australian Charities and Not for Profits Commission (ACNC). The Community Centre supports people in the Redland City area and suburbs of Wynnum and Manly through a valuable 'solutions hub' model which provides person-centred and culturally aware services including disaster assistance, emergency relief, counselling, homelessness support, community workshops and activities.

#### ISSUES

Since the facility was opened, the Department has negotiated and prepared lease documents for co-signing by Council. The lease currently held by the Community Centre expired on 30 September 2023 and remains in place under the holding over clause. The Department has negotiated and drafted a new five-year lease with the Community Centre. The lease now requires co-signing, as joint landowners by Council.

#### STRATEGIC IMPLICATIONS

##### Legislative Requirements

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agrees by resolution that it is appropriate to dispose of an interest in land to a community organisation other than by tender or auction.

The Community Centre meets the Regulation's definition of a community organisation, as it is an entity that carries on activities for a public purpose and whose primary objective is not directed at making a profit.

Council is permitted to issue the Community Centre a lease under s.236(1)(b)(ii) of the Regulation.

## **Risk Management**

The Community Centre is required to maintain public liability insurance for an amount no less than \$20M. Property insurance for the building is under Council's policy through Risk and Liability Services.

Council's City Sport and Venues Unit and Facilities Services Unit completed an inspection on 10 June 2022 to ensure legislative compliance with regard to occupant safety and building condition. The completed building inspection confirmed that the Community Centre is compliant with all matters.

The Community Centre holds a funding agreement for service delivery with the Department. Financial and sustainability checks were undertaken by the Department at the time of issuing the service delivery contract.

An agreement has been in place since 1998 between Council and the Department outlining the responsibilities of each owner proportionate to the respective interest in the facility, being the State of Queensland (65%) and Council (35%).

The Department uses a standard form lease document containing provisions to mitigate risk including defining permitted uses, safety obligations, warranties and insurances, in addition to lease inspections and reviews. Leasing Property is listed as an Operational Risk ID 1001027: Assets and Property (Leasing Property) with related mitigation controls including a consolidated lease register accessible by stakeholders.

## **Financial**

The lessee bears all costs associated with the preparation and registration of the lease. Maintenance of the premises is a shared responsibility between the Department, Council and the lessee in accordance with the terms in the standard lease agreement. The lessee also bears utility costs associated with water, sewage and electricity.

Council conducted a financial sustainability check on 13 June 2022 which confirmed the organisation is financially sound.

## **People**

There are no known staff implications.

## **Environmental**

There are no known environmental implications.

## **Social**

A new lease agreement will allow the Community Centre to continue providing disaster relief, emergency relief, counselling, homelessness support, community workshops and activities to people within the Redland City area.

## **Human Rights**

There are no known human rights implications associated with this report.

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

*Our Future Redlands – A Corporate Plan to 2026 and Beyond*, particularly:

Goal 2. Strong Communities



- 2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.
- 2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

#### Goal 5. Liveable Neighbourhoods

- 5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

#### CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Division 8	23 November 2023	Councillor, Division 8 advised of five-year lease term.
Service Manager, Legal Services	23 November 2023	Provided legal approval of new lease prepared by the Department.
Community Land and Facilities Panel. Panel consists of: Group Manager, Communities, Strategic Property Manager, Service Managers of Strengthening Communities, Facilities Services, Legal Services and Environment and Education	20 November 2023	Provided in principle support of proposed five-year lease.
The State of Queensland, Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	29 May 2023 24 May 2022	Proposed new lease agreement issued by the Department to Council.  Correspondence commenced between Council and the Department on the new lease agreement.
Service Manager Business Partnering, Financial Services	13 June 2022	Financial sustainability check completed
Sport and Recreation Officer, City Sport and Venues	10 June 2022	Legislative compliance and building inspection completed.

## OPTIONS

### Option One

That Council resolves as follows:

1. To approve a new lease as joint landowner with the State of Queensland represented by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts to Redland Community Centre Incorporated over Lot 10 on SP101323, described as 29 Loraine Street, Capalaba as shown in Attachment 1, with a lease term of five years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies, allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.

### Option Two

That Council does not approve a new lease to Redland Community Centre Incorporated and investigates alternative arrangements for the site.

## OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To approve a new lease as joint landowner with the State of Queensland represented by the Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts to Redland Community Centre Incorporated over Lot 10 on SP101323, described as 29 Loraine Street, Capalaba as shown in Attachment 1, with a lease term of five years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies, allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.



**15.2 NEW LEASE - COOCHIEMUDLO MEN'S SHED INCORPORATED****Objective Reference:** A7990672**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services**Responsible Officer:** Brooke Denholder, Group Manager Communities**Report Author:** Anita McKay, Senior Venues Leasing Officer**Attachments:** 1. Site Plan - Coochiemudlo Men's Shed Inc [↓](#)**PURPOSE**

To seek approval for a new lease for Coochiemudlo Men's Shed Incorporated (the Men's Shed) over part of Lot 4 on SP115493, described as 43-45 Elizabeth Street, Coochiemudlo Island.

**BACKGROUND**

The Men's Shed became an incorporated, not-for-profit organisation in 2016 and occupies one bay of the three-bay shed at Laurie Burns Recreation Reserve (the Reserve) situated at Lot 4 on SP115493, described as 43-45 Elizabeth Street, Coochiemudlo Island.

The Men's Shed provides a safe and secure facility, where men can exchange ideas, discuss any issues, engage in manual or social activities and share skills and knowledge. An inclusive and active environment with the atmosphere of old-fashioned mateship is provided to members of all ages, supporting good health and wellbeing.

In 2019, Council built a three-bay shed to replace two sheds occupied by a gym and the Coochiemudlo Recreation Club Opportunity Shop (Op Shop) at the Reserve that were deemed to be at end of useful life. The new shed re-accommodated the existing ancillary community uses and allowed the Men's Shed to establish a permanent location.

The Men's Shed has occupied one bay and a storage room at the shed since 2019 under a Licence to Occupy (LTO) agreement.

**ISSUES**Compliance with the *Land Act 1994*

The Men's Shed is situated on state owned reserve, held by Council as trustee. Legal Services has provided advice that tenure arrangements for tenants with exclusive use of a building should be on a registered lease with Titles Queensland. An LTO is not a tenure recognised under the *Land Act 1994* and is not a registered interest on reserve title. The LTO expires on 28 February 2024. At the Community Land and Facilities Panel (CLFP) meeting, support was provided to enter into a new trustee lease for 10 years. The Men's Shed is supportive of this decision.

The new trustee lease is consistent with the primary purpose of the land and will be registered under the Written Authority (1) (2020) from the Minister for Department of Resources.

Noise Impact Study

In 2018 as part of the Development Application for the new facility, a Noise Impact Study (the Study) was required to determine the noise levels that would be imposed on the Men's Shed. The Study demonstrated that the proposed use of power tools and wood chisels does not achieve compliance with the noise criteria under the Redlands Planning Scheme.

Therefore, as part of the Development Approval, power tools, wood chisels and other excessive noise generating equipment is prohibited. Despite the outcome of the Study and results of the report, the Men's Shed agreed to take occupancy of the facility and use the space for other men's wellbeing activities. The results of the report were recorded as a condition within the LTO agreement, which will also be conditioned with the new trustee lease agreement.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agrees by resolution that it is appropriate to dispose of an interest in land to a community organisation other than by tender or auction.

The Men's Shed meets the Regulation's definition of a community organisation, as it is an entity that carries out activities for a public purpose and whose primary object is not directed at making a profit.

Council is permitted to resolve to issue the Men's Shed a lease under s.236(1)(b)(ii) of the Regulation.

### **Risk Management**

The Men's Shed is required to maintain public liability insurance. Property insurance for the building is insured under Council's policy through Risk and Liability Services.

Council's City Sport and Venues Unit and Facilities Services Unit completed an inspection on 5 December 2023 to ensure legislative compliance regarding occupant safety and building condition. The building inspection completed has confirmed the Men's Shed is compliant with all matters.

Council uses a standard form lease document containing provisions to mitigate risk including defining permitted uses, safety obligations, warranties and insurances, in addition to lease inspections and reviews. Leasing Property is listed as an Operational Risk ID 1001027: Assets and Property (Leasing Property) with related mitigation controls including a consolidated lease register accessible by stakeholders.

### **Financial**

The lessee bears all costs associated with the preparation and registration of the lease. Maintenance of the premises is a shared responsibility between Council and the lessee in accordance with the standard lease agreement. The lessee also bears utility costs associated to water, sewage and electricity.

A sustainability check conducted on 27 November 2023 confirmed the Men's Shed is financially sound.

### **People**

There are no known staff implications.

### **Environmental**

The results identified in the Noise Impact Study mitigates any environmental implications.

## Social

A new lease agreement will allow the Men's Shed to continue to provide a safe and secure facility where men can exchange ideas, discuss any issues, engage in manual or social activities and share skills and knowledge.

## Human Rights

There are no known human rights implications associated with this report.

## Alignment with Council's Policy and Plans

*Our Future Redlands – A Corporate Plan to 2026 and Beyond*, particularly:

### Goal 2. Strong Communities

2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

### Goal 5. Liveable Neighbourhoods

5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Senior Venues Leasing Officer, City Sport and Venues and Building Services Coordinator, Facilities Services	05 December 2023	Legislative compliance and building inspection completed.
Councillor Division 4	05 December 2023	Councillor, Division 4 advised of 10-year lease term.
Service Manager Business Partnering, Financial Services	27 November 2023	Financial sustainability check completed.
Community Land and Facilities Panel. Panel consists of: Group Manager, Communities, Strategic Property Manager, Service Managers of Strengthening Communities, Facilities Services, Civic and Open Space Asset Management, Legal Services and Environment and Education	20 November 2023	Provided in principle support of proposed 10-year lease.
Coochiemudlo Island Men's Shed Inc.	24 November 2023 19 November 2023  05 September 2023	The Men's Shed advised 10-year lease supported subject to Council approval. Confirmation from the Men's Shed their intention to enter into new agreement.  Tenure intention letter sent to the Men's Shed.

## OPTIONS

### Option One

That Council resolves as follows:

1. To approve and discharge a new trustee lease to Coochiemudlo Men's Shed Incorporated over part Lot 4 on SL115493 situated at 43-45 Elizabeth Street, Coochiemudlo Island, as shown on Attachment 1, with a lease term of 10 years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.

### Option Two

That Council does not approve a new lease to Coochiemudlo Men's Shed Incorporated and investigates alternative arrangements for the site.

## OFFICER'S RECOMMENDATION

That Council resolves as follows:

1. To approve and discharge a new trustee lease to Coochiemudlo Men's Shed Incorporated over part Lot 4 on SL115493 situated at 43-45 Elizabeth Street, Coochiemudlo Island, as shown on Attachment 1, with a lease term of 10 years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.





### 15.3 NEW LEASE - REDLANDS CENTRE FOR WOMEN INCORPORATED

**Objective Reference:** A7993037

**Authorising Officer:** Louise Rusan, General Manager Community & Customer Services

**Responsible Officer:** Brooke Denholder, Group Manager Communities

**Report Author:** Anita McKay, Senior Venues Leasing Officer

**Attachments:** 1. Site Plan - Redlands Centre for Women Inc [↓](#)

#### PURPOSE

To seek approval for a new lease for Redlands Centre for Women Incorporated (RCW) over Lot 10 on SP289024, described as 120 Shore Street North, Cleveland.

#### BACKGROUND

RCW is an incorporated, not-for-profit organisation that has occupied the site at Lot 10 on SP289024, described as 120 Shore Street North, Cleveland since 2019. RCW exists to uplift women and provide a range of programs and services for women to help them establish confidence, direction, support, friendships and knowledge, in order to liver stronger, more fulfilled lives.

The historic building known as the old Stationmaster's Cottage was gifted to Redland City Council (Council) by the Redlands Returned Services League (RSL) in 2017 and relocated from 204 Middle Street, Cleveland to Linear Park at 120 Shore Street North, Cleveland. Council administered an Expression of Interest (EOI) campaign for the Stationmaster's Cottage in 2018. RCW was the successful applicant of the EOI campaign and was offered a lease agreement, moving into the premises in 2019.

The current lease is due to expire on 31 August 2024. A new lease is proposed for a five year period.

#### ISSUES

RCW is situated on state-owned reserve, held by Council as trustee. The new trustee lease is consistent with the primary purpose of the land and will be registered under the Written Authority (1) (2020) from the Minister for Department of Resources.

#### STRATEGIC IMPLICATIONS

##### Legislative Requirements

The *Local Government Regulation 2012* (the Regulation) s.236(1)(b)(ii) requires that Council agrees by resolution that it is appropriate to dispose of an interest in land to a community organisation other than by tender or auction.

RCW meets the Regulation's definition of a community organisation, as it is an entity that carries out activities for a public purpose and whose primary object is not directed at making a profit.

Council is permitted to resolve to issue RCW a lease under s.236(1)(b)(ii) of the Regulation.

##### Risk Management

RCW is required to maintain public liability insurance. Property insurance for the building is insured under Council's policy through Risk and Liability Services.

Council's City Sport and Venues Unit and Facilities Services Unit completed an inspection of the site on 29 November 2023 to ensure legislative compliance with regard to occupant safety and building condition. The completed building inspection confirmed that RCW is compliant with all matters.

Council uses a standard form lease document containing provisions to mitigate risk including defining permitted uses, safety obligations, warranties and insurances, in addition to lease inspections and reviews. Leasing Property is listed as an Operational Risk ID 1001027: Assets and Property (Leasing Property) with related mitigation controls including a consolidated lease register accessible by stakeholders.

### **Financial**

The lessee bears all costs associated with the preparation and registration of the lease. Maintenance of the premises is a shared responsibility between Council and the lessee in accordance with the terms in the standard lease agreement. The lessee also bears utility costs associated with water, sewage and electricity.

A financial sustainability check conducted on 30 October 2023 confirmed RCW is financially sound.

### **People**

There are no known staff implications.

### **Environmental**

There are no known environmental implications.

### **Social**

A new lease agreement will allow RCW to continue to provide women in the Redlands a sense of belonging within the community and opportunities to help them establish confidence, direction, support, friendships and knowledge, in order to live stronger, more fulfilled lives.

### **Human Rights**

There are no known human rights implications associated with this report.

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

*Our Future Redlands – A Corporate Plan to 2026 and Beyond*, particularly:

#### **Goal 2. Strong Communities**

- 2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.
- 2.4 Enhance community inclusion where people of all locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

#### **Goal 5. Liveable Neighbourhoods**

- 5.1 Enhance the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

CDV-001-P Community Leasing Policy supports leases to not-for-profit community organisations.

**CONSULTATION**

<b>Consulted</b>	<b>Consultation Date</b>	<b>Comments/Actions</b>
Senior Venues Leasing Officer, City Sport and Venues	29 November 2023	Legislative compliance and building inspection completed.
Councillor Division 2	27 November 2023	Councillor, Division 2 advised of five-year lease term.
Redlands Centre for Women Inc.	27 November 2023 9 October 2023 21 September 2023	RCW advised five-year lease term supported subject to Council approval. Confirmation from RCW their intention to enter into new lease agreement. Tenure intention letter sent to RCW.
Community Land and Facilities Panel. Panel consists of: Group Manager, Communities, Strategic Property Manager, Service Managers of Strengthening Communities, Facilities Services, Civic and Open Space Asset Management, Legal Services and Environment and Education	20 November 2023	Provided in principle support of proposed five-year lease.
Service Manager Business Partnering, Financial Services	30 October 2023	Financial sustainability check completed.

**OPTIONS****Option One**

That Council resolves as follows:

1. To approve a new lease to Redlands Centre for Women Incorporated over Lot 10 on SP289024, described as 120 Shore Street North, Cleveland as shown in Attachment 1, with a lease term of five years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies, allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.

**Option Two**

That Council does not approve a new lease to Redlands Centre for Women Incorporated and investigates alternative arrangements for the site.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To approve a new lease to Redlands Centre for Women Incorporated over Lot 10 on SP289024, described as 120 Shore Street North, Cleveland as shown in Attachment 1, with a lease term of five years.
2. To agree in accordance with s.236(2) of the *Local Government Regulation 2012* that s.236(1)(b)(ii) of the *Local Government Regulation 2012* applies, allowing the proposed lease to a community organisation, other than by tender or auction.
3. To authorise the Chief Executive Officer to apply any necessary administrative amendments and execute all documents in regard to this matter.



**15.4 STRONGER COMMUNITIES STRATEGY AND YOUNG PEOPLE'S ACTION PLAN 2024-2027****Objective Reference:** A8066610**Authorising Officer:** Shane Hackett, Acting General Manager Community & Customer Services**Responsible Officer:** Brooke Denholder, Group Manager Communities**Report Author:** Jennifer Fredericks, Service Manager Strengthening Communities**Attachments:**

1. [Redlands Coast Stronger Communities Strategy 2024-2027](#) ↓
2. [Redlands Coast Young People's Action Plan 2024-2027](#) ↓

**PURPOSE**

To seek endorsement of the Draft *Redlands Coast Stronger Communities Strategy 2024-2027* (the Strategy) (Attachment 1) and the Draft *Redlands Coast Young People's Action Plan 2024-2027* (the Action Plan) (Attachment 2).

**BACKGROUND**

Council's *Our Future Redlands – A Corporate Plan to 2026 and Beyond*, Goal 2 Strong Communities identifies Key Initiative 1: Stronger Communities Strategy – 'Implement the Stronger Communities Strategy and Action Plans to help ensure the city has the services and social infrastructure to support the health and wellbeing of people of all ages and abilities.'

The Strategy sets out a strategic framework for the planning and delivery of programs and initiatives that strengthen the social fabric of our city, our naturally wonderful lifestyle and connected communities, and our readiness to embrace opportunities.

The Action Plan sets out how Council will continue to deliver, partner and advocate for safe, welcoming and self-reliant communities that support pathways and opportunities for approximately 24,700 young people (12 to 24 years) on Redlands Coast.

In January 2023, Council partnered with an external consultancy to undertake community engagement to support the development of the Strategy and strategic themes. In May 2023, Councillors were briefed on the first stage of community engagement outcomes and the future development process. Further consultation and analysis of community engagement responses was undertaken to inform the Strategy. The Action Plan was drafted in parallel, drawing on insights from the Strategy engagement with relevance to young people.

The Strategy and Action Plan were open for broadscale external community engagement from 15 November to 5 December 2023 via Your Say Redlands Coast and a range of communication channels and activities. Internal consultation was undertaken simultaneously over the same period. In December 2023, Councillors were briefed on the outcomes of engagement activities and community sentiment, and guidance was sought on progressing the Strategy and Action Plan.

Following consideration of all feedback and incorporation of amendments, the Strategy and Action Plan are submitted to Council for endorsement.

**ISSUES**

Development of the Strategy and Action Plan was informed by:

- Preliminary internal engagement with key stakeholders.
- Review of engagement activity undertaken by Council, including customer satisfaction survey.

- Desktop review of other South East Queensland Council's community strategies and action plans.
- Personas created to affirm the Strategy and Action Plan.

#### Community engagement activities

A three-phase engagement program was undertaken to identify common local enablers and barriers and to inform strategic themes and actions:

- Engagement Activity 1: community and social support sector, including Federal, State and non-government entities providing insights at a systemic level on vulnerable communities in the city.
- Engagement Activity 2: localised engagement with community groups on the mainland and residential islands.
- Engagement Activity 3: a series of in-depth interviews with key sector stakeholders, and focused workshops with Traditional Custodian Elders in Council from Minjerribah.

Representatives from the following sectors and communities of practice participated in this engagement:

- Disability
- Ageing
- Health, Mental Health, Addiction
- Domestic and Family Violence / Sexual Violence
- Youth and Youth Justice
- Housing and Homelessness Support
- Community Safety
- First Nation Policy and Advocacy
- Community Volunteering / Social inclusion

Broad community engagement was undertaken on the Draft Strategy and Action Plan:

- Documents were provided to human and social support networks for review and feedback
- Redlands Coast Your Say webpages were open between 15 November and 5 December 2023
- Static displays at Council Libraries on the mainland and residential islands
- Posters and postcards at SMBI ferry terminals
- In-person engagement undertaken at local community events and schools
- Second round of internal engagement

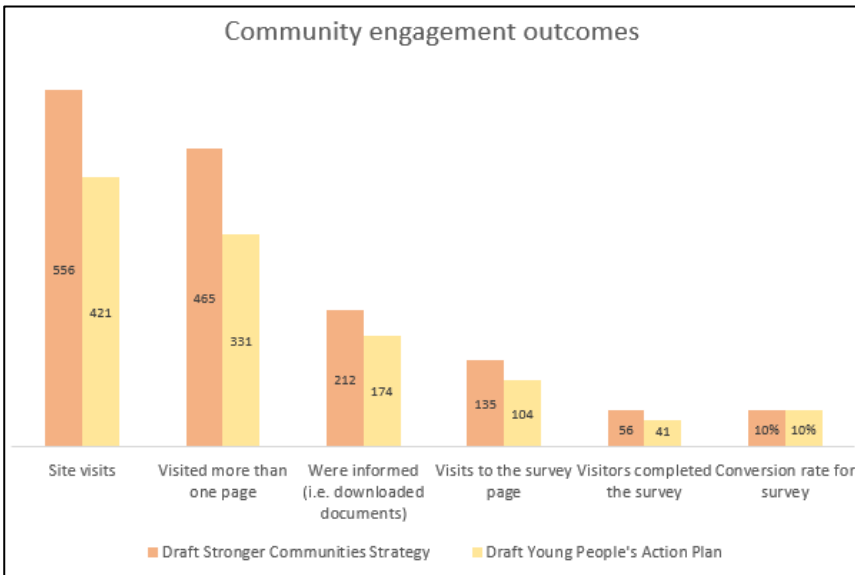
Targeted engagement was undertaken for the Draft Action Plan:

- 16 schools and colleges approached.
- Four school visits, including student engagement.
- 22 youth organisations approached.
- Council trainee workshop.
- Redlands Coast Youth Network engaged.

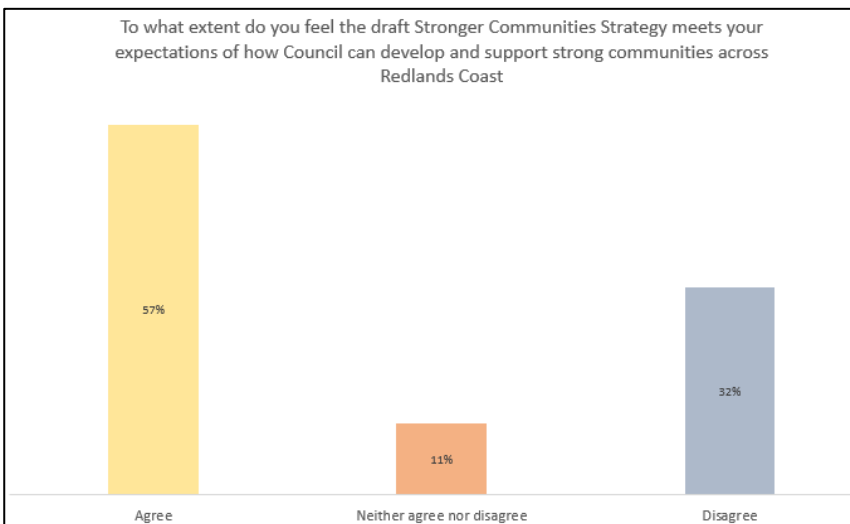
Communication and engagement activities, including newspaper advertisements and social media posts, were used to raise community awareness of the consultation period.

Community engagement outcomes

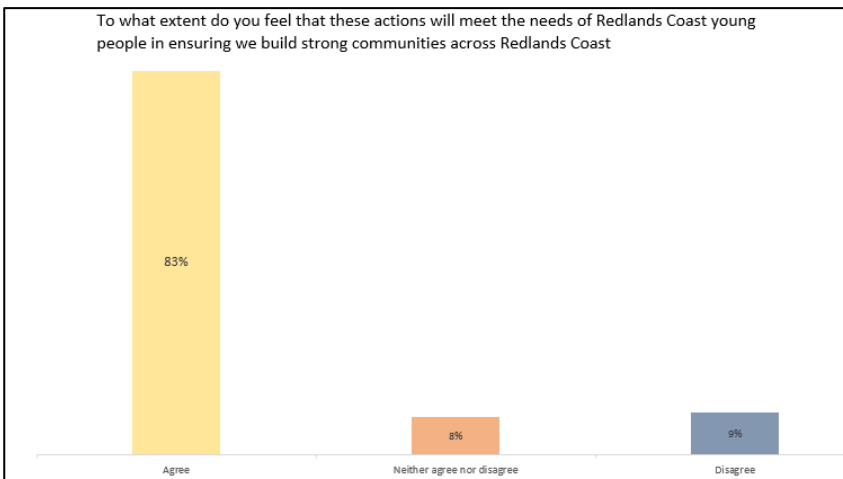
Redlands Coast Your Say online surveys were open for a 21-day period yielding the following results:



Overall sentiment from community consultation survey for draft Stronger Communities Strategy



Overall sentiment from community consultation survey for draft Young People’s Action Plan





Community sentiment and key themes from combined engagement channels is as follows:

### Strategy

- Historic perceived lack of effective community information, engagement and consultation.
- Improve social infrastructure and access, e.g. suitable bike paths and family friendly amenities such as playgrounds.
- Southern Moreton Bay Islands community-specific concerns include the need for better access to services and infrastructure improvements.
- Enhance inclusion, accessibility and participation opportunities of Council initiatives, including for disabled residents.
- Address limited affordable housing, especially for older people and those with special needs.
- Improve the provision of transport infrastructure and encourage the use of public transport.

### Action Plan

- Enhance social connection and relationships by establishing dedicated spaces for young people, e.g. youth hubs, indoor sports centres.
- There is limited access to free events or festivals.
- Celebrate the successes and achievements of local young people to assist in countering negative portrayals in the media.
- Increase awareness of local initiatives such as Redlands Coast Youth Week.
- Take a balanced approach to perceptions and relative prevalence of youth crime.
- Enhance safety and accessibility of community facilities and public spaces (e.g. skate parks, basketball courts) through improved lighting.
- Adopt more inclusive approaches to recognise and support young people, including those from culturally diverse backgrounds, those with disabilities, and the LGBTQIA+ community.

### Overview of draft Stronger Communities Strategy

The 2027 vision for Stronger Communities is Redlands Coast has resilient and inclusive communities where residents of all ages and abilities are safe, connected and supported.

Supporting this vision are four strategic themes:

**People:** People of all ages, abilities, cultures and socio-economic status are welcomed. Our strong and vibrant community spirit is nurtured by welcoming communities that respect culture and heritage, support each other in times of need, and care for residents.

**Places:** The unique character and liveability of Redlands Coast is preserved and bettered through placemaking, planning and management of community assets. Our neighbourhoods are vibrant and liveable and reflect our local character.

**Partnerships:** Working together, we forge strong and enduring partnerships and relationships to achieve great outcomes for Redlands Coast. A strong sense of collective purpose drives individuals, groups and agencies to work together, sharing knowledge and resources.

**Participation:** Redlands Coast residents actively participate in a range of meaningful social and civic activities to enhance wellbeing, build trust and influence local policy and priorities.

Participation in communities is essential to strengthening our local values and lifestyle that are highly regarded by residents and visitors.

### Overview of the draft Young People's Action Plan

The 2027 vision for young people is to build safe and self-reliant communities that provide our young people with good access to social infrastructure and services, housing options, welcoming places and a range of suitable sport, recreational, cultural, educational and employment opportunities.

Thematic goals for the draft Young People's Action Plan include:

1. Redlands Coast communities are safe and welcoming for young people.
2. We build strong relationships that create connections and pathways for young people to navigate their needs.
3. Redlands Coast creates, promotes and fosters access, inclusion and participation opportunities for all young people.
4. The accomplishments and positive contributions young people make to Redlands Coast are acknowledged and celebrated.

## **STRATEGIC IMPLICATIONS**

### **Legislative Requirements**

To meet its obligations under the *Local Government Act 2009*, Council must prepare a corporate plan, *Our Future Redlands – A Corporate Plan to 2026 and Beyond*.

Corporate plan Goal 2 Strong Communities identifies a Key Initiative to implement the Stronger Communities Strategy and Action Plans, which support the delivery of the corporate plan and provide strategic and tactical approaches to building resilient communities for all Redlands Coast residents.

### **Risk Management**

The Strategy and Action Plan are aligned to managing community economic and social risks under the quadruple bottom line principles of Council's Corporate Plan.

### **Financial**

Financial Year (FY) 2023-2024 Budget – Strategy and Action Plan implementation will be delivered with existing operational funding.

Financial implications for FY 2024-2025 and beyond will be considered as part of the annual budget development process.

### **People**

The Strategy and Action Plan will be delivered within Council's existing operational structures and resources.

### **Environmental**

There are no environmental implications for this report.

### **Social**

The Strategy and Action Plan draw on Council's Community Resilience Framework which details our approach to addressing community vulnerability.

## Human Rights

Consideration has been given to human rights and section 58 (5) of the *Human Rights Act 2019* and there are no known human rights implications associated with this report.

## Alignment with Council's Policy and Plans

The Strategy and Action Plan align with:

### *Our Future Redlands – A Corporate Plan to 2026 and Beyond*

1.4 Advocate for services and funding across our city to enhance social, cultural, environmental and economic outcomes.

2.1 Enhance the health, safety and wellbeing of our community through the delivery of inclusive and responsive services focused on preserving and improving our naturally wonderful lifestyle by leveraging partnerships, networks, facilities and infrastructure.

2.2 Promote and celebrate our local heritage and diverse cultures through local arts, festivals and events to foster creativity and connectivity across the community.

2.3 Build the community's capacity to adapt to changes in the physical, social and economic environment.

2.4 Enhance community inclusion where people of locations, ages, abilities and cultures can participate and have access to the necessary services and facilities.

The Strategy and Action Plan supports the following Council policies, plans and frameworks:

- Business Continuity Plan
- Redland City Council Disaster Plan
- CDV-003-P Redland Youth Engagement Policy
- CDV-009-P Homelessness Policy
- CDV-005-P Community Safety Policy
- GTS-001-P Financial Assistance to the Community Sector Policy
- CDV-001-P Community Leasing Policy

## CONSULTATION

Draft Strategy and Action Plan in development

Consulted	Consultation Date	Comments/Actions
Councillor briefing	29 May 2023	To provide an update on community engagement activities and outcomes for the Strategy
Interviews with key sector stakeholders	April 2023	7 sector stakeholders from a range of support areas 2 focused workshops with Traditional Custodian Elders in Council
Community groups engagement	March 2023	4 workshops held, one each for Minjerribah, Macleay Island, Coochiemudlo Island and Capalaba
Community and social support sector engagement	February 2023	Workshop with key sector representatives
Strategic Planners Network and key internal stakeholders	February 2023	Preliminary internal consultation
Strategy and Transformation	February 2023	Preliminary internal consultation
Communications, Engagement and Tourism	January 2023	Community engagement plan developed

### Broadscale engagement on Draft Strategy and Action Plan

Consulted	Consultation Date	Comments/Actions
Councillor Briefing	11 December 2023	To provide an update on outcomes of engagement activities and community sentiment, seek guidance on next steps
Your Say Redlands Coast	15 November – 5 December 2023	Draft documents published for broadscale community consultation
Communication and marketing activity	November-December 2023	Newspaper and social media advertisements
Strategic Planners Network and key internal stakeholders	November-December 2023	Round 2 internal consultation
In-person community engagement (draft strategy and action plan)	November-December 2023	Community markets on Minjerribah, Macleay Island and Coochiemudlo Island; Indigiscapes eco market Capalaba; and lighting of the Christmas Tree Cleveland Australian Industry Trade College, Wellington Point High School, Alexandra Hills High School, and Redlands College Council trainee workshop

### OPTIONS

#### Option One

That Council resolves to endorse the Draft *Stronger Communities Strategy 2024-2027* and the Draft *Young People's Action Plan 2024-2027*.

#### Option Two

That Council resolves to endorse the Draft *Stronger Communities Strategy 2024-2027* and the Draft *Young People's Action Plan 2024-2027*, with agreed amendments.

#### Option Three

That Council resolves to not endorse the Draft *Stronger Communities Strategy 2024-2027* and the Draft *Young People's Action Plan 2024-2027*.

### OFFICER'S RECOMMENDATION

**That Council resolves to endorse the Draft *Stronger Communities Strategy 2024-2027* and the Draft *Young People's Action Plan 2024-2027*.**



























































































**15.5 PETITION REPORT - REQUEST FOR ROAD ACCESS TO CLEVELAND-REDLAND BAY ROAD, THORNLANDS**

**Objective Reference:** A8068985

**Authorising Officer:** Shane Hackett, Acting General Manager Community & Customer Services

**Responsible Officer:** David Jeanes, Group Manager City Planning & Assessment

**Report Author:** Daniel Manathinga, Planning Officer

**Attachments:** Nil

**PURPOSE**

At the 15 November 2023 General Meeting, Council resolved to receive a petition and refer this to the Chief Executive Officer for consideration and a report to the local government.

**BACKGROUND**

Council received a petition seeking that road access directly to Cleveland-Redland Bay Road be granted for the new development that is being undertaken over 314-318 Cleveland-Redland Bay Road, Thornlands. Cleveland-Redland Bay Road is a state-controlled road.

The petition raises the concern that the development will impact the road network of Arctic Street in relation to safety, congestion and access for emergency vehicles requiring access to Cleveland-Redland Bay Road.

The principal petitioner is Mr Dean Halhead with 28 signatures supporting the petition.

**DEVELOPMENT HISTORY**

**RAL22/0076 Reconfiguring a lot one (1) into eight (8) including road reserve and operational works approval**

Council granted approval, under delegated authority, for reconfiguring a lot one (1) into eight (8) and operational works associated with the reconfiguration on 3 January 2023 (Figure 1). A referral response was received from the State Assessment and Referral Agency (SARA) prohibiting direct vehicle access to Cleveland-Redland Bay Road.

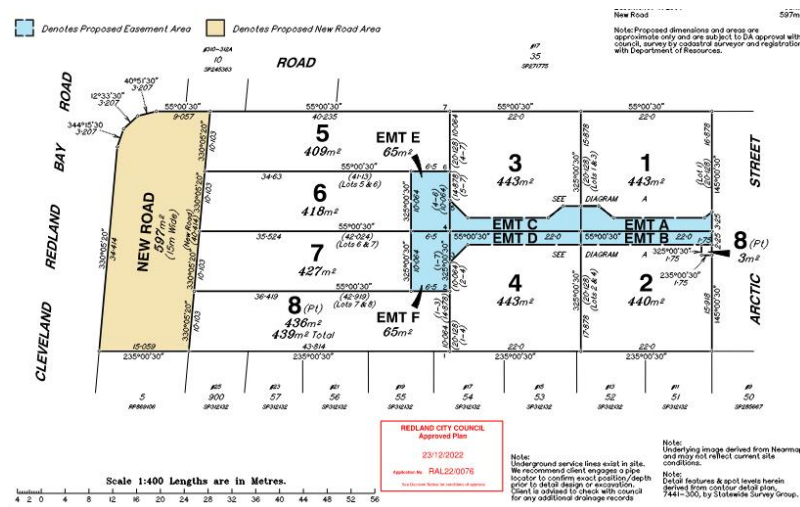


Figure 1: approved subdivision plan

**RAL22/0076.02 Change to development approval for reconfiguring a lot one (1) into eight (8) including road reserve and operational works approval**

Council granted approval, under delegated authority, to change the development approval on 30 August 2023 and approved a combined reconfiguration and operational works as depicted below (Figure 2).

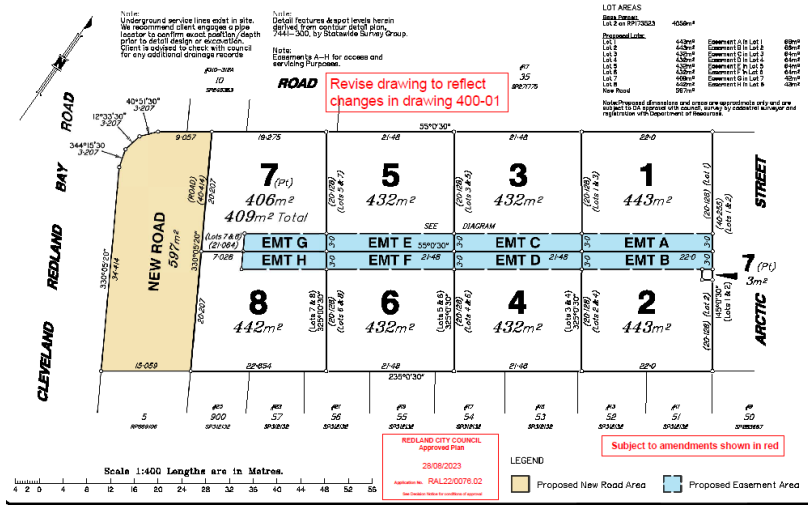


Figure 2: current approved subdivision plan

**CAR23/0406- Concurrence Agency Referral for dual occupancy (x8)**

Council provided a pre-referral response, under delegated authority, approving an eight (8) dual occupancy development over the site subject to development conditions imposed under Queensland Development Code MP1.3 (Figure 3).

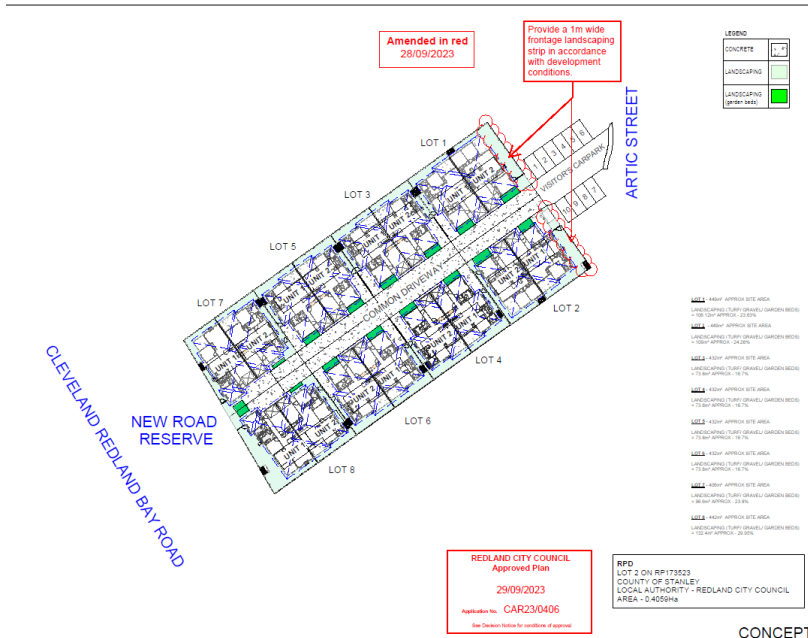


Figure 3: approved site plan

The development applications have been decided and are now lawful development permits. Council has no power to change the access arrangements to provide direct access to Cleveland-Redland Bay Road. Despite this, for the purposes of transparency, the following outlines how the applications were assessed pursuant to the matters raised in the petition.

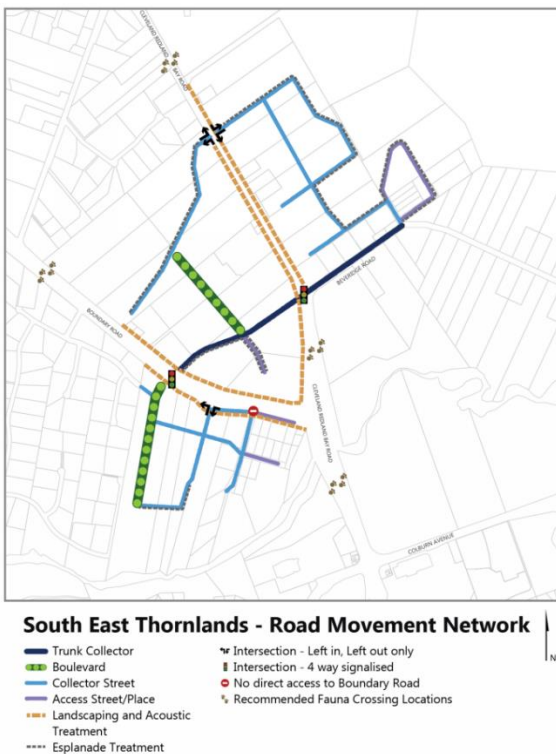
**APPLICATION ASSESSMENT**

**State-controlled road**

Cleveland-Redland Bay Road is a state-controlled arterial road, which required referral to SARA as part of the original development application (RAL22/0076). SARA provided a response, dated 14 September 2022, conditioning that direct vehicle access to Cleveland-Redland Bay Road is prohibited. Council has no jurisdiction to grant access to Cleveland-Redland Bay Road on this basis.

**City Plan**

The site is part of the South-East Thornlands Structure Plan (SETSP) which provides the intended road movement network for precinct (Figure 4). As depicted below, vehicle access is intended at the intersections of Cleveland-Redland Bay Road/Panorama Drive/Beveridge Road and Waterline Boulevard/Cleveland-Redland Bay Road. Granting direct road access to Cleveland-Redland Bay Road would be contrary to the SETSP road movement network.



**Figure 4: South East Thornlands – Road Movement Network**

The creation of new access points directly to an arterial road such as Cleveland-Redland Bay Road is contrary to assessment benchmarks of City Plan. Specifically, the reconfiguring a lot code and transport, servicing, access and parking code seeks that *‘wherever possible, reconfiguration enables alternative access for lots adjoining major roads.’* and *‘access to trunk collector, sub-arterial and arterial roads is restricted to optimise the safety and efficiency of those roads.’* Granting direct road access to Cleveland-Redland Bay Road would be contrary to the assessment benchmarks of City Plan.

## Arctic Street

Arctic Street is an 'Access Street' which is designed to accommodate a traffic catchment of 100 lots or 1000 vehicle movements per day as defined in the planning scheme policy 2 – infrastructure works within City Plan. Having regard to the existing and proposed development along Arctic Street the increase in traffic would not exceed the road design capacity as summarised below (Table 1).

Aspect	Rate
Dwellings along Arctic Street	35
Average vehicle movements per day	11 per dwelling (Guide to Traffic Generating Developments)
Anticipated traffic volume	385 vehicle movements per day or 38.5% of road design capacity

*Table 1: Traffic summary*

Arctic Street is suitably designed to accommodate emergency and waste collection vehicles inclusive of the development (RAL22/0076.02), which is required to provide 10 public parking spaces within the road verge to minimise amenity impacts.

## STRATEGIC IMPLICATIONS

### Legislative Requirements

The development applications have been assessed and decided in accordance with the *Planning Act 2016*.

### Risk Management

Standard development applications risks apply.

### Financial

There are no financial implications that apply.

### People

There are no implications for staff associated with this report.

### Environmental

Not applicable.

### Social

Not applicable.

### Human Rights

There are no known human rights implications associated with this report.

### Alignment with Council's Policy and Plans

The assessment and officer's recommendation align with Council's policies and plans as described within the 'Application Assessment' section of this report.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
N/A	N/A	N/A



**OPTIONS****Option One**

That Council resolves as follows:

1. To note the relevant matters considered in the assessment of the development applications over 314-318 Cleveland-Redland Bay Road, Thornlands.
2. To note that development approvals are in effect for the development of 314-318 Cleveland-Redland Bay Road, Thornlands and that Council has no power to change the access arrangements.
3. For Council officers to write to the principal petitioner to advise that the matter is one within the scope of the Queensland State Government's Department of Transport and Main Roads.

**Option Two**

That Council resolves to seek further information.

**OFFICER'S RECOMMENDATION**

That Council resolves as follows:

1. To note the relevant matters considered in the assessment of the development applications over 314-318 Cleveland-Redland Bay Road, Thornlands.
2. To note that development approvals are in effect for the development of 314-318 Cleveland-Redland Bay Road, Thornlands and that Council has no power to change the access arrangements.
3. For Council officers to write to the principal petitioner to advise that the matter is one within the scope of the Queensland State Government's Department of Transport and Main Roads.

**16      REPORTS FROM INFRASTRUCTURE & OPERATIONS**

Nil.

**17 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION**

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

## **18 NOTICES OF MOTION**

In accordance with s.6.16 Council Meeting Standing Orders.

## 19 URGENT BUSINESS WITHOUT NOTICE

In accordance with s.6.17 of Council Meeting Standing Orders, a Councillor may bring forward an item of urgent business if the meeting resolves that the matter is urgent.

<b>Urgent Business Checklist</b>	<b>YES</b>	<b>NO</b>
To achieve an outcome, does this matter have to be dealt with at a general meeting of Council?		
Does this matter require a decision that only Council make?		
Can the matter wait to be placed on the agenda for the next Council Meeting?		
Is it in the public interest to raise this matter at this meeting?		
Can the matter be dealt with administratively?		
If the matter relates to a request for information, has the request been made to the CEO or a General Manager Previously?		

## 20 CONFIDENTIAL ITEMS

### COUNCIL MOTION

That Council considers the confidential report(s) listed below in a meeting closed to the public in accordance with section 254J of the *Local Government Regulation 2012*:

#### 20.1 Redland Investment Corporation Business Plan and Budget 2023-2024 and Audited Financial Statements 2022-2023

This matter is considered to be confidential under section 254J(3)(c) and (g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with the local government's budget and negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

##### Overview

To present Redland Investment Corporation's (RIC's) Business Plan and budget 2023-2024 and Annual Financial Statements for 2022-2023 to Council as required by the Service Agreement between RIC and Redland City Council.

#### 20.2 Suspected Conduct Breach

This matter is considered to be confidential under section 254J(3)(f) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with matters that may directly affect the health and safety of an individual or a group of individuals.

##### Overview

In accordance with 150J and 150AG of the *Local Government Act 2009* (the Act), Council must decide whether or not the subject Councillor has engaged in a conduct breach and under section 150AH of the Act, determine any disciplinary action if a conduct breach has occurred.

#### 20.3 Digital Transformation Implementation Partner - Contract

This matter is considered to be confidential under section 254J(3)(g) of the *Local Government Regulation 2012*, and the Council is satisfied that discussion of this matter in an open meeting would, on balance, be contrary to the public interest as it deals with negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

##### Overview

To seek Council's approval to enter a multi-year contract for Implementation Partner services to assist Council to implement the TechnologyOne limited OneCouncil solution consistent with the Significant Contracting Plan endorsed by Council in September 2023 and the June 2023 resolutions to establish the multi-year Digital Transformation Program.

**21 MEETING CLOSURE**