

**Redland**  
CITY COUNCIL

# **MINUTES**

## **GENERAL MEETING**

**Wednesday, 22 January 2025**

The Council Chambers  
91 - 93 Bloomfield Street  
CLEVELAND QLD

## Order Of Business

<b>1</b>	<b>Declaration of Opening</b> .....	<b>4</b>
<b>2</b>	<b>Record of Attendance and Leave of Absence</b> .....	<b>5</b>
<b>3</b>	<b>Devotional Segment</b> .....	<b>6</b>
<b>4</b>	<b>Recognition of Achievement</b> .....	<b>7</b>
4.1	Redlands Coast Australia Day Awards.....	7
<b>5</b>	<b>Receipt and Confirmation of Minutes</b> .....	<b>8</b>
<b>6</b>	<b>Declaration of Prescribed Conflict of Interests and Declarable Conflict of Interests</b> .....	<b>9</b>
6.1	Declarable Conflict of Interest – Mayor Jos Mitchell .....	9
<b>7</b>	<b>Matters Outstanding from Previous Council Meetings</b> .....	<b>10</b>
7.1	Draft Birkdale Community Precinct Local Government Infrastructure Designation Consultation Report .....	10
7.2	Indoor Sports Facilities Planning .....	11
7.3	Petition - Cr Shane Rendalls - Request for Council to Reverse the Full Cost Recovery Policy for Moreton Bay Marine Facilities .....	12
7.4	Council's Programs Related to the Environmental Protection Biodiversity Act - Response to Notice of Motion .....	13
<b>8</b>	<b>Mayoral Minute</b> .....	<b>14</b>
<b>9</b>	<b>Public Participation</b> .....	<b>15</b>
<b>10</b>	<b>Petitions and Presentations</b> .....	<b>16</b>
10.1	Petition – Cr Peter Mitchell – Request from residents to clarify event parking on Topatig Street, Cleveland .....	16
<b>11</b>	<b>Motion to Alter the Order of Business</b> .....	<b>17</b>
11.1	Add an Item to the Confidential agenda .....	17
11.2	Withdraw an Item from the Agenda .....	17
<b>12</b>	<b>Reports from the Office of the CEO</b> .....	<b>18</b>
<b>13</b>	<b>Reports from Organisational Services</b> .....	<b>19</b>
13.1	December 2024 Monthly Financial Report .....	19
<b>14</b>	<b>Reports from Advocacy, Major Projects and Economic Development</b> .....	<b>36</b>
<b>15</b>	<b>Reports from Community &amp; Customer Services</b> .....	<b>37</b>
15.1	01/25 Major Amendment - North East Capalaba (Finucane Road) .....	37
15.2	Jones Road to Old Cleveland Road Draft Local Area Plan - Preliminary Consultation .....	38
<b>16</b>	<b>Reports from Infrastructure &amp; Operations</b> .....	<b>722</b>
<b>17</b>	<b>Notices of Intention to Repeal or Amend a Resolution</b> .....	<b>723</b>

<b>18</b>	<b>Notices of Motion.....</b>	<b>724</b>
<b>19</b>	<b>Urgent Business Without Notice .....</b>	<b>725</b>
<b>20</b>	<b>Confidential Items .....</b>	<b>726</b>
20.1	Kinross Road Stage 2 Wastewater Gravity Main Upgrade Project Delivery .....	726
20.2	Office of the Independent Assessor Referral – Suspected Conduct Breach of a Councillor C/24/00988 .....	726
<b>21</b>	<b>Meeting Closure .....</b>	<b>728</b>

**1 DECLARATION OF OPENING**

The Mayor declared the meeting open at 9.30am and acknowledged the Quandamooka people, who are the traditional custodians of the land on which Council meets.

The Mayor also paid Council's respect to their elders, past and present, and extended that respect to other indigenous Australians who were present.

**2 RECORD OF ATTENDANCE AND LEAVE OF ABSENCE**

**MEMBERS PRESENT:** Cr Jos Mitchell (Mayor), Cr Wendy Boglary (Division 1), Cr Peter Mitchell (Division 2), Cr Paul Gollè (Division 3), Cr Lance Hewlett (Division 4), Cr Shane Rendalls (Division 5), Cr Julie Talty (Division 6), Cr Rowanne McKenzie (Division 7), Cr Tracey Huges (Division 8), Cr Jason Colley (Division 9), Cr Paul Bishop (Division 10)

**ABSENCES:** Nil

**EXECUTIVE LEADERSHIP TEAM:** Louise Rusan (Acting Chief Executive Officer), Amanda Pafumi (General Manager Organisational Services), David Jeanes (Acting General Manager Community & Customer Services), Dr Nicole Davis (General Manager Infrastructure & Operations), Christopher Isles (General Manager Advocacy, Major Projects & Economic Development), Sandra Bridgeman (Executive Group Manager Financial Services & Chief Financial), Clare Burgin (Acting Service Manager Legal Services), Micah Beaumont (Acting Executive Group Manager People, Culture & Organisational Performance)

**MINUTES:** Marita Traini (Governance Service Manager)  
Marina Roddy (Governance Adviser)

**COUNCILLOR ABSENCES DURING THE MEETING**

Cr Jos Mitchell left the meeting at 10.11am (at the commencement of item 20.2) and returned at 10.12am (at the conclusion of item 20.2).

**3        DEVOTIONAL SEGMENT**

Pastor Grant Cunningham from Champions Church, also a member of the Minister's Fellowship, led Council in a brief Devotional segment.

---



**4 RECOGNITION OF ACHIEVEMENT****4.1 REDLANDS COAST AUSTRALIA DAY AWARDS**

Mayor Jos Mitchell recognised the Redlands Coast Australia Day Awards held on 21 January 2025.

*I would like to mention this fabulous community facing event. The feedback was fantastic and I would like to acknowledge the amazing people that we have in our community. It was a room full of wonderful people who have given so much in so many areas across our community. It was wonderful to see a celebration of that and the recognition that those people received.*

*Thank you to everyone who was there in support and thank you very much to council staff. The events team did another incredible job.*

*I read out a quote last night that I think really epitomises the feeling that was in the room and across the broader community. This quote, made by Winston Churchill, said “we make a living by what we get but we make a life by what we give”. Nominees and award recipients are true examples of this.*

**5 RECEIPT AND CONFIRMATION OF MINUTES****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/1**

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

**That the minutes of the General Meeting held on 18 December 2024 be confirmed.**

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.



**6 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS****6.1 DECLARABLE CONFLICT OF INTEREST – MAYOR JOS MITCHELL**

Mayor Jos Mitchell declared a Conflict of Interest in Item 20.2 – *Office of the Independent Assessor Referral – Suspected Conduct Breach of a Councillor C/24/00988* stating that she is a party to the matter.

Mayor Jos Mitchell chose to exclude herself from the meeting while the matter was discussed and the vote was taken.

**7 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS****7.1 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:

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.

**7.2 INDOOR SPORTS FACILITIES PLANNING**

At the General Meeting 18 September (Item 16.1 refers), Council resolved as follows:

1. *To endorse officers to investigate opportunities for a new indoor sports facility to be established in Redlands Coast as a legacy outcome in the lead up to the Brisbane 2032 Olympic and Paralympic Games.*
2. *To endorse the development of an Indoor Sports Facility Action Plan for the Redlands Coast identifying priority locations, funding requirements and opportunities for refurbishing existing facilities to obtain a minimum of six indoor courts.*
3. *To endorse the development of a feasibility study on the priority site(s) identified by the indoor sports court action plan.*
4. *To bring a report to Council on the outcomes of Brisbane 2032 Olympic and Paralympic Games indoor sports facility investigation and the Indoor Sports Facility Action Plan.*

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

**7.3 PETITION - CR SHANE RENDALLS - REQUEST FOR COUNCIL TO REVERSE THE FULL COST RECOVERY POLICY FOR MORETON BAY MARINE FACILITIES**

At the General Meeting 20 November 2024 (Item 10.2 refers), Council resolved as follows:

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

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

**7.4 COUNCIL'S PROGRAMS RELATED TO THE ENVIRONMENTAL PROTECTION BIODIVERSITY ACT - RESPONSE TO NOTICE OF MOTION**

At the General Meeting 21 August 2024 (Item 15.1 refers), Council resolved as follows:

*That Council resolves to note this report and a further detailed report be provided 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.*

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

**8 MAYORAL MINUTE**

Nil

---



**9 PUBLIC PARTICIPATION**

Nil

---



**10 PETITIONS AND PRESENTATIONS****10.1 PETITION – CR PETER MITCHELL – REQUEST FROM RESIDENTS TO CLARIFY EVENT PARKING ON TOPATIG STREET, CLEVELAND****COUNCIL RESOLUTION 2025/2**

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

**That the petition is of an operational nature and be received and referred to the Chief Executive Officer for consideration.**

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.



**11 MOTION TO ALTER THE ORDER OF BUSINESS****11.1 ADD AN ITEM TO THE CONFIDENTIAL AGENDA****COUNCIL RESOLUTION 2025/3**

Moved by: Cr Jason Colley

Seconded by: Cr Rowanne McKenzie

**That Council accept a late confidential report, *Office of the Independent Assessor – Office of the Independent Assessor Referral – Suspected Conduct Breach of a Councillor C/24/00988*, as Item 20.2 to the agenda.**

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.

**11.2 WITHDRAW AN ITEM FROM THE AGENDA****COUNCIL RESOLUTION 2025/4**

Moved by: Cr Tracey Huges

Seconded by: Cr Rowanne McKenzie

**That Item 15.1 *01/25 Major Amendment – North East Capalaba (Finucane Road)* be withdrawn from the agenda.**

**CARRIED 6/5**

Crs Paul Gollè, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges and Jason Colley voted FOR the motion.

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Lance Hewlett and Paul Bishop voted AGAINST the motion.

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

Nil

---



**13 REPORTS FROM ORGANISATIONAL SERVICES****13.1 DECEMBER 2024 MONTHLY FINANCIAL REPORT****Objective Reference:** A11702750**Authorising Officer:** Sandra Bridgeman, Executive Group Manager Financial Services & Chief Financial Officer**Responsible Officer:** Peter Paterson, Financial Controller**Report Author:** Quasir Nasir, Acting Corporate Financial Reporting Team Manager**Attachments:** 1. December 2024 Monthly Financial Report [↓](#)**PURPOSE**

To note the year to date financial results as at 31 December 2024.

**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*****2024-2025 first budget review***

Council adopted its revised budget at the General Meeting on 18 December 2024 and the updated budget numbers are reflected in this report.

**STRATEGIC IMPLICATIONS**

Council has either achieved or favourably exceeded the following key financial sustainability ratios as at the end of December 2024.

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

The Asset Sustainability Ratio did not meet the target at the end of December 2024 and continues to be a stretch target for Council with renewal spends of \$13.28M and depreciation expense of \$40.22M year to date on infrastructure assets. This ratio is an indication of how Council currently maintains, replaces and renews its existing infrastructure assets as they reach the end of their useful lives. Capital spend on non-renewal projects increases the asset base and therefore increases depreciation expense, resulting in a lower asset sustainability 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 2024 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 2024 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 2024.

### 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 from 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 2024	Consulted on financial results and outcomes.

Financial Services Group officers	Year to date 31 December 2024	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date 31 December 2024	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 2024 as presented in the attached Monthly Financial Report.

**Option Two**

That Council resolves to request additional information.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/5**

**Moved by:** Cr Paul Bishop

**Seconded by:** Cr Wendy Boglary

**That Council resolves to note the financial position, results and ratios for December 2024 as presented in the attached Monthly Financial Report.**

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.



## CONTENTS

1. Executive Summary	3
2. Key Performance Indicators	3
3. Statement of Comprehensive Income	4
4. Capital Expenditure	6
5. Statement of Financial Position	7
6. Statement of Cash Flows	9
7. Investment & Borrowings Report	10
8. Constrained Cash Reserves	11
9. City Water Statements	12
10. City Waste Statements	12
11. Appendix: Additional and Non-financial Information	13
12. Glossary	14

## 1. EXECUTIVE SUMMARY

This monthly report illustrates the financial performance and position of Redland City Council compared to its adopted budget at an organisational level for the period ended 31 December 2024. The year to date annual revised budget referred to in this report incorporates the changes from the budget review adopted by Council on 18 December 2024.

### Key Financial Highlights and Overview

Key Financial Results (\$'000)	Annual Revised Budget	YTD Budget	YTD Actual	YTD Variance	YTD Variance %	Status Favourable ✓ Unfavourable ✗
Operating Surplus / (Deficit)	2,684	8,765	5,504	(3,261)	-37%	✗
Recurrent Revenue	386,699	197,221	194,978	(2,243)	-1%	✗
Recurrent Expenditure	384,015	188,456	189,474	1,018	1%	✗
Capital Works Expenditure	140,083	43,397	37,714	(5,683)	-13%	✓
Closing Cash & Cash Equivalents	181,048	227,917	210,064	(17,853)	-8%	✗
Short-Term Investment	50,000	50,000	50,000	-	0%	✓

Council reported a year to date operating surplus of \$5.50M which is unfavourable to budget by \$3.26M. This is mainly due to higher than budgeted depreciation expense, lower than budgeted levies and utility charges, and lower than budgeted grants subsidies and contributions revenue, partially offset by lower than budgeted materials and services expenditure. Variances to budget are closely monitored and will be addressed within the appropriate budget review as required.

Council's capital works expenditure is behind budget by \$5.68M due to timing of works for a number of infrastructure projects.

Council's cash balance is behind budget at 31 December mainly due to timing of cash flows, with higher than budgeted payments to suppliers, and lower than budgeted receipts from customers. This is partially offset by lower than budgeted payments for property, plant and equipment, and higher than budgeted receipt of capital grants, subsidies and contributions. Constrained cash reserves represent 58% of the cash balance.

## 2. KEY PERFORMANCE INDICATORS

During 2024, a new Financial Management (Sustainability) Guideline (the Guideline) was developed by the Department of Housing, Local Government, Planning and Public Works following consultation with local governments and other stakeholders which supersedes the Financial Management (Sustainability) Guideline 2013. The Guideline applies to all Queensland local governments for calculating the relevant financial sustainability measures detailed in the *Local Government Regulation 2012* and are presented below.

Type	Financial Sustainability Measures	Target	Annual Revised Budget	YTD Actual	Status Achieved ✓ Not achieved ✗
Financial Capacity	Council-Controlled Revenue*	Contextual - No target specified	90.15%	89.99%	N/A
	Population Growth Ratio*	Contextual - No target specified	1.88%	1.88%	N/A
Operating Performance	Operating Surplus Ratio	Greater than 0%	0.70%	2.78%	✓
	Operating Cash Ratio	Greater than 0%	21.03%	24.65%	✓
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	8.95	10.47	✓
Asset Management	Asset Sustainability Ratio	Greater than 60%	92.87%	33.03%	✗
	Asset Consumption Ratio	Greater than 60%	67.40%	61.53%	✓
	Asset Renewal Funding Ratio*	Contextual - No target specified	100.00%	100.00%	N/A
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	1.10	1.25	✓
Level of Debt	Net Financial Liabilities Ratio**	Less than 60% (on average over the long-term)	-21.41%	-67.22%	✓

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

\*\* The Net Financial Liabilities Ratio is negative as current assets are greater than total liabilities. This measure is presented in addition to the nine financial sustainability measures required to provide more information to the community.



## 3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 December 2024					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Recurrent revenue</b>					
Rates charges	132,519	132,519	66,485	<b>66,536</b>	51
Levies and utility charges	202,583	202,583	102,837	<b>101,146</b>	(1,691)
Less: Pensioner remissions and rebates	(3,896)	(3,896)	(1,969)	<b>(1,959)</b>	10
Fees	20,936	22,442	12,700	<b>12,268</b>	(432)
Rental income	1,128	1,239	581	<b>580</b>	(1)
Interest received	13,583	13,583	6,710	<b>6,976</b>	266
Sales revenue	4,990	4,990	2,577	<b>2,690</b>	113
Other income	935	935	697	<b>907</b>	210
Grants, subsidies and contributions	9,534	12,305	6,603	<b>5,834</b>	(769)
<b>Total recurrent revenue</b>	<b>382,312</b>	<b>386,699</b>	<b>197,221</b>	<b>194,978</b>	<b>(2,243)</b>
<b>Recurrent expenses</b>					
Employee benefits	117,020	117,084	59,659	<b>60,002</b>	343
Materials and services	185,222	186,266	88,239	<b>85,792</b>	(2,447)
Finance costs	3,995	3,995	1,731	<b>1,668</b>	(63)
Depreciation and amortisation	78,067	78,067	39,034	<b>42,398</b>	3,364
Other expenditure	620	(249)	368	<b>401</b>	33
Net internal costs	(1,148)	(1,148)	(575)	<b>(787)</b>	(212)
<b>Total recurrent expenses</b>	<b>383,777</b>	<b>384,015</b>	<b>188,456</b>	<b>189,474</b>	<b>1,018</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>(1,465)</b>	<b>2,684</b>	<b>8,765</b>	<b>5,504</b>	<b>(3,261)</b>
<b>Capital revenue</b>					
Grants, subsidies and contributions	20,232	28,409	8,981	<b>8,003</b>	(978)
Non-cash contributions	121,013	121,013	-	<b>6</b>	6
<b>Total capital revenue</b>	<b>141,244</b>	<b>149,421</b>	<b>8,981</b>	<b>8,009</b>	<b>(972)</b>
<b>Capital expenses</b>					
(Gain) / loss on disposal of non-current assets	9,603	9,603	4,801	<b>108</b>	(4,693)
<b>Total capital expenses</b>	<b>9,603</b>	<b>9,603</b>	<b>4,801</b>	<b>108</b>	<b>(4,693)</b>
<b>TOTAL INCOME</b>	<b>523,556</b>	<b>536,121</b>	<b>206,202</b>	<b>202,987</b>	<b>(3,215)</b>
<b>TOTAL EXPENSES</b>	<b>393,380</b>	<b>393,618</b>	<b>193,257</b>	<b>189,582</b>	<b>(3,675)</b>
<b>NET RESULT</b>	<b>130,177</b>	<b>142,503</b>	<b>12,945</b>	<b>13,405</b>	<b>460</b>
<b>Other comprehensive income / (loss)</b>					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>130,177</b>	<b>142,503</b>	<b>12,945</b>	<b>13,405</b>	<b>460</b>

### 3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

#### LEVIES AND UTILITY CHARGES ANALYSIS For the period ending 31 December 2024

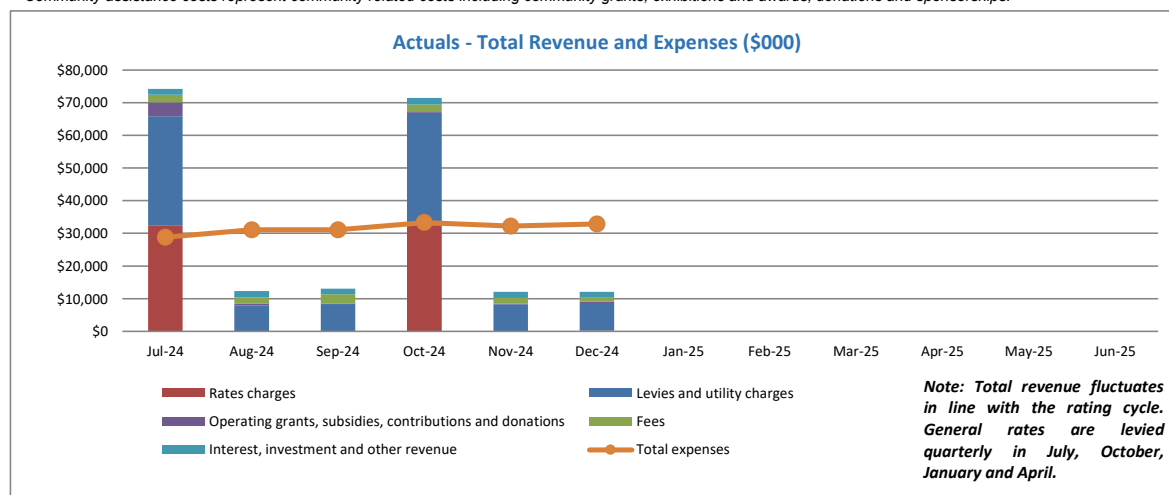
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Levies and utility charges</b>					
Refuse collection rate charge	38,288	38,288	19,090	19,323	233
SES separate charge	479	479	239	240	1
Environment & Coastal Management Separate Charge	14,970	14,970	7,485	7,496	11
Separate charge landfill remediation	3,096	3,096	1,546	1,552	6
Wastewater charges	60,831	60,831	30,437	30,780	343
Water access charges	24,845	24,845	12,407	12,462	55
Water consumption charges	60,074	60,074	31,633	29,293	(2,340)
<b>Total levies and utility charges</b>	<b>202,583</b>	<b>202,583</b>	<b>102,837</b>	<b>101,146</b>	<b>(1,691)</b>

#### MATERIALS AND SERVICES ANALYSIS For the period ending 31 December 2024

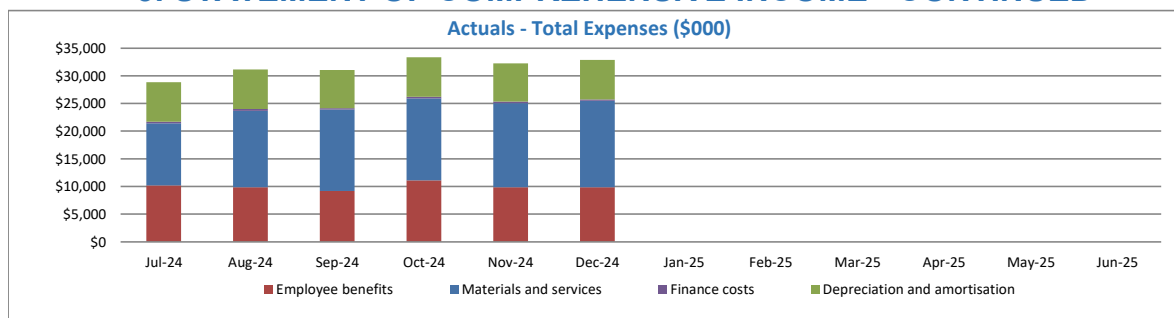
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
<b>Materials and services</b>					
Contractors	54,322	55,798	22,880	22,903	23
Consultants	6,593	7,372	2,849	2,128	(721)
Other Council outsourcing costs*	32,430	30,958	14,724	14,060	(664)
Purchase of materials	64,458	65,061	33,703	31,269	(2,434)
Office administration costs	5,028	3,053	2,322	3,284	962
Electricity charges	5,550	6,548	2,914	3,105	191
Plant operations	4,111	4,111	2,127	2,120	(7)
Information technology resources	7,964	7,966	4,000	4,275	275
General insurance	2,158	2,804	1,466	1,372	(94)
Community assistance**	1,863	1,843	883	955	72
Other material and service expenses	746	752	371	321	(50)
<b>Total materials and services</b>	<b>185,222</b>	<b>186,266</b>	<b>88,239</b>	<b>85,792</b>	<b>(2,447)</b>

\* Other Council outsourcing costs are various outsourced costs including refuse collection and disposal, waste disposal, legal services, traffic control, external training, valuation fees, etc.

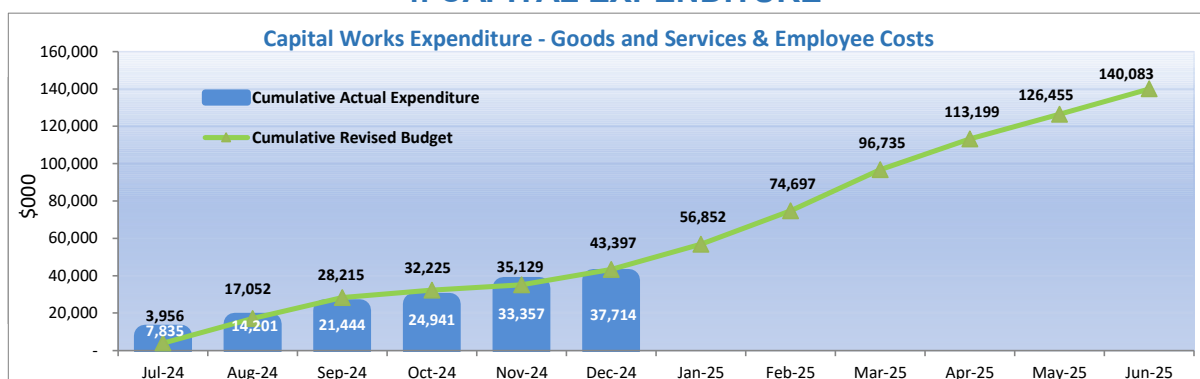
\*\* Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.



### 3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED



### 4. CAPITAL EXPENDITURE



	Annual Revised Budget \$'000	YTD Budget \$'000	YTD Actual \$'000	YTD Variance \$'000
Capitalised goods and services*	130,796	41,249	33,592	(7,657)
Capitalised employee costs	9,287	2,148	4,122	1,974
<b>Total</b>	<b>140,083</b>	<b>43,397</b>	<b>37,714</b>	<b>(5,683)</b>

\* Excludes capital prepayments.

### Notable Programs and Projects

The table below lists Council's capital expenditure on major programs and projects.

Capital Investment		YTD Actual \$'000
Wellington St / Panorama Dr upgrade	Road widening / lane duplication of Wellington St / Panorama Dr.	5,788
Kinross Road sewerage trunk	New sewage pump station (Lorikeet Dr) and trunk sewer main to Cleveland WWTP.	3,780
Weinam Creek development	Continuation of works at Weinam Creek Priority Development Area.	3,447
Willard's Farm restoration program	Make the building safe and preserve the heritage values.	1,828
Fleet replacement	Current fleet replacement program.	1,624

## 5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 December 2024				
	Annual	Annual	YTD	YTD
	Original Budget \$'000	Revised Budget \$'000	Budget \$'000	Actual \$'000
<b>CURRENT ASSETS</b>				
Cash and cash equivalents	190,355	181,048	227,917	210,064
Short-term investment - CBA	50,000	50,000	50,000	50,000
Trade and other receivables	52,508	50,791	41,586	46,217
Inventories	1,123	1,042	1,042	1,011
Other current assets	3,052	5,838	5,838	6,491
<b>Total current assets</b>	<b>297,038</b>	<b>288,720</b>	<b>326,383</b>	<b>313,783</b>
<b>NON-CURRENT ASSETS</b>				
Investment property	1,403	1,474	1,474	1,474
Property, plant and equipment	3,266,103	3,472,720	3,299,008	3,294,697
Intangible assets	294	304	476	481
Right-of-use assets	2,469	2,523	2,995	3,001
Other financial assets	73	73	73	73
Investment in other entities	11,357	11,769	11,769	11,769
Equity investment	-	2,831	2,831	2,831
<b>Total non-current assets</b>	<b>3,281,699</b>	<b>3,491,694</b>	<b>3,318,626</b>	<b>3,314,326</b>
<b>TOTAL ASSETS</b>	<b>3,578,737</b>	<b>3,780,413</b>	<b>3,645,009</b>	<b>3,628,109</b>
<b>CURRENT LIABILITIES</b>				
Trade and other payables	38,992	56,810	66,639	44,294
Borrowings - current	5,252	6,391	6,391	6,391
Lease liability - current	781	537	900	900
Provisions - current	10,540	13,742	17,039	17,644
Other current liabilities	6,080	4,250	9,379	13,321
<b>Total current liabilities</b>	<b>61,645</b>	<b>81,730</b>	<b>100,348</b>	<b>82,550</b>
<b>NON-CURRENT LIABILITIES</b>				
Borrowings - non-current	85,169	84,052	54,765	54,747
Lease liability - non-current	2,112	2,508	2,811	2,284
Provisions - non-current	22,036	32,603	32,103	33,414
Other non-current liabilities	4,368	5,026	10,046	9,717
<b>Total non-current liabilities</b>	<b>113,685</b>	<b>124,189</b>	<b>99,725</b>	<b>100,162</b>
<b>TOTAL LIABILITIES</b>	<b>175,331</b>	<b>205,918</b>	<b>200,073</b>	<b>182,712</b>
<b>NET COMMUNITY ASSETS</b>	<b>3,403,407</b>	<b>3,574,495</b>	<b>3,444,936</b>	<b>3,445,397</b>
<b>COMMUNITY EQUITY</b>				
Asset revaluation surplus	1,441,319	1,612,203	1,612,203	1,612,203
Retained surplus	1,871,903	1,850,722	1,720,660	1,711,964
Constrained cash reserves	90,184	111,570	112,073	121,230
<b>TOTAL COMMUNITY EQUITY</b>	<b>3,403,407</b>	<b>3,574,495</b>	<b>3,444,936</b>	<b>3,445,397</b>

















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

Nil

---



**15        REPORTS FROM COMMUNITY & CUSTOMER SERVICES**

**15.1      01/25 MAJOR AMENDMENT - NORTH EAST CAPALABA (FINUCANE ROAD)**

This item was withdrawn (refer Item 11.2 for details).

**15.2 JONES ROAD TO OLD CLEVELAND ROAD DRAFT LOCAL AREA PLAN - PRELIMINARY CONSULTATION****Objective Reference:** A11729515**Authorising Officer:** David Jeanes, Acting General Manager Community & Customer Services**Responsible Officer:** Michael Anderson, Acting Group Manager City Planning & Assessment**Report Author:** Dean Butcher, Principal Strategic Planner

- Attachments:**
1. Planning report [↓](#)
  2. Urban design framework [↓](#)
  3. Access and movement report [↓](#)
  4. Infrastructure capacity assessment [↓](#)
  5. Local area plan scenarios [↓](#)

**PURPOSE**

To seek Council's endorsement to undertake a preliminary phase of non-statutory public consultation on the draft Jones Road to Old Cleveland Road Local Area Plan (JROCR LAP) proposed land use scenarios.

**BACKGROUND**

**19 April 2023:** At its General Meeting, Council resolved to endorse the Redlands Coast Local Area Planning Framework. The framework established a process for progressing local area plans and is identified as a 2021-2026 key initiative under Goal 5: liveable neighbourhoods of Our Future Redlands – A Corporate Plan to 2026 and Beyond.

**15 December 2023:** The final SEQ Regional Plan (*ShapingSEQ 2023*) was released by the State Government. For the Redlands Coast, the new population projections were increased from 188,000 at 2041 (*ShapingSEQ 2017*) to 211,500 at 2046. The plan also incorporates a strategy to identify and prioritise sites in high amenity areas for higher residential densities.

**February 2024:** Officers commenced preparation of the JROCR LAP. Initial work included the preparation of a background planning report and a preliminary engagement with key stakeholders and businesses within the study area.

**April 2024:** PSA Consulting was engaged as the lead consultant to deliver the urban design strategy, access and movement strategy and JROCR LAP scenarios.

**August 2024:** The final urban design strategy, final access and movement strategy and draft JROCR LAP scenarios were provided to officers.

**September 2024:** H2One was engaged to prepare a water supply and sewerage network capacity assessment (infrastructure capacity assessment).

**1 October 2024:** The final Redland Housing Strategy 2024 – 2046 was finalised. Implementation action 1 seeks to expand and consolidate the medium density residential zone, with a primary focus on areas proximate to higher-order centres.

**11 October 2024:** The draft infrastructure capacity assessment was provided to officers. It outlined a small number of upgrades required to support future growth in the JROCR LAP study area.

## ISSUES

### Site description

The study area, located in the suburb of Capalaba, is approximately 200m northeast of the Capalaba principal centre zone. It is bounded by Old Cleveland Road East to the east, Old Cleveland Road to the south, Jones Road in the north and Anderson Street/Coolnwynpin Creek to the west (refer to Figure 1).



Figure 1: Jones Road to Old Cleveland Road local area plan study area



The study area is approximately 21 hectares in size and comprises the following zones (refer to Figure 2):

- Medium density residential zone
- Mixed use zone
- Low density residential zone
- Recreation and open space zone
- Conservation zone

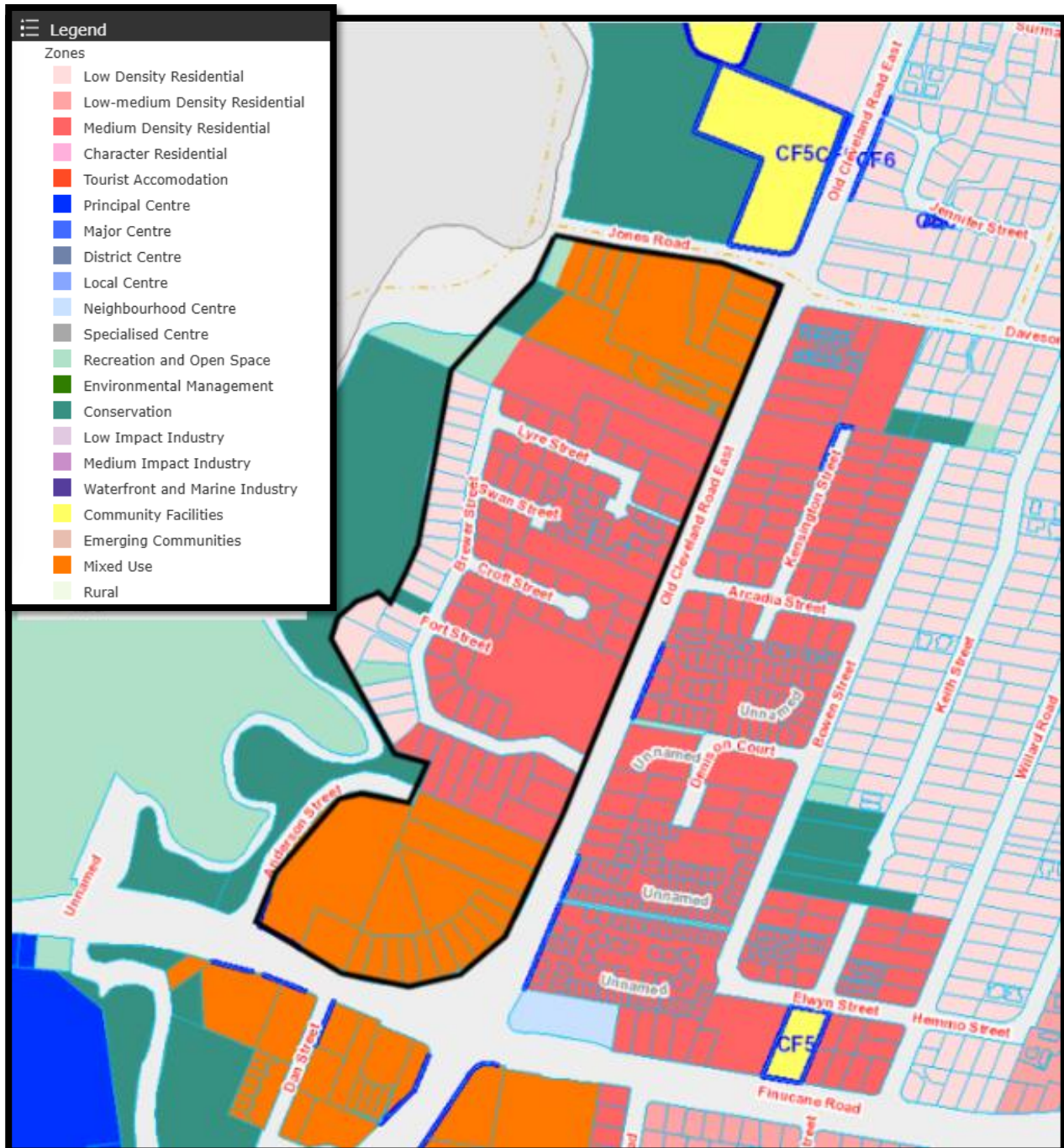


Figure 2: Redland City Plan 2018 (version 10) zone map



Existing development

Existing development within the study area is diverse and can be broadly described as follows:

*Northern mixed use zone*

Predominantly characterised by noise-emitting industrial activities, such as a containers for change collection point, metal recycling centre, industrial sheds and workshops. A small number of commercial tenancies, including an indoor gym, also operate in this area. The majority of these landholdings take access from Jones Road and lots vary in size from 1,000m<sup>2</sup> – 10,000m<sup>2</sup>.

*Central residential zones*

Predominantly comprised of detached dwelling houses on 600m<sup>2</sup> – 700m<sup>2</sup> lots. A small number of larger residential landholdings exist across this area, which range in size from 1,500m<sup>2</sup> – 15,000m<sup>2</sup>. The area also accommodates two town house developments and an aged care facility (Capella Bay).

*Southern mixed use zone*

Features a mixture of commercial tenancies and a service station. A significant parcel of vacant land in single ownership is located at 238-254 Old Cleveland Road East. This is hereafter referred to as the 'Bunnings site'.

Site selection

The LAP Framework includes guiding principles for LAP site prioritisation, based on level of opportunity, development pressures, social pressures, land and planning constraints, governance challenges, change management, level of planning risk and housing supply and diversity. In considering these principles, the Jones Road to Old Cleveland Road (JROCR) area ranked as a high priority location for the following reasons:

- The study area is in a strategic location, with high amenity areas to the north and west, access to current and future public transport options, and proximity to employment, business, and lifestyle opportunities, including the regional open space network and future Birkdale Community Precinct.
- There is redevelopment potential due to the age of the existing dwelling stock.
- There is an opportunity to facilitate a high-quality design outcome at 238-254 Old Cleveland Road East - a key future development site and potential gateway for the precinct.
- There is an opportunity to improve the efficiency of the access and movement network across the study area.
- Rationalising zone boundaries could reduce interface issues and reverse amenity impacts in the longer-term – see the 'land use conflicts (zoning)' section below for further context.
- There is an opportunity to expand the medium density residential (MDR) zone and support increased housing diversity in proximity to the Capalaba principal regional activity centre (PRAC), consistent with the outcomes espoused in the final Redland Housing Strategy 2024-2046.

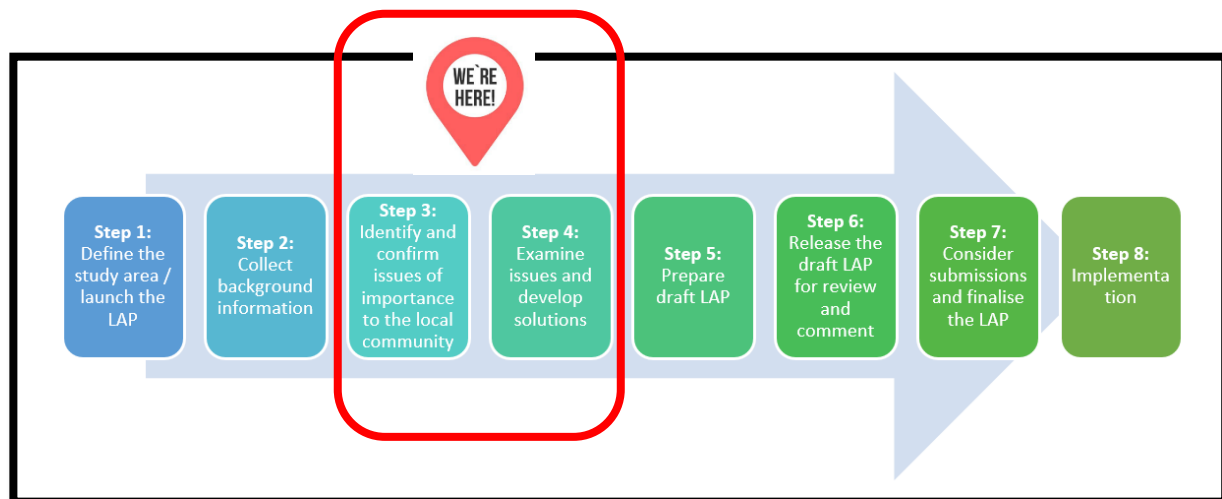
### Land use conflicts (zoning)

The current zoning configuration in the study area is a legacy planning issue that presents several challenges. From a residential amenity perspective, point-source emissions (for example light, dust and noise) from existing industrial activities can adversely impact quality of life for residents and discourage landowners from pursuing redevelopment opportunities (for example higher density residential development). From a business perspective, emission-based complaints may adversely impact both existing and future (planned) operations.

The development of a comprehensive local area plan offers a strategic opportunity to address these issues by establishing appropriate buffer zones, realigning zone boundaries, and clearly defining the preferred future land use intent for the area.

### Key project stages and next steps

The LAP framework outlines the key steps in the LAP formulation process (refer to Figure 3). Recognising that successful LAP preparation requires collaboration between Council and the local community, the framework emphasises the importance of early engagement to ensure stakeholders are informed and involved in decisions that affect them. Consistent with the LAP framework, this report recommends undertaking a preliminary phase of public consultation on the draft LAP scenarios before preparing the draft LAP (step 5). If supported by Council, this draft LAP could inform a future major amendment to City Plan.



*Figure 3: Key steps in preparing a LAP (extract from the Redlands Coast LAP framework)*

### Background studies

#### *Planning Report*

The planning report (refer to Attachment 1) was prepared by Council's Strategic Planning unit. It provides a detailed overview of the existing site and surrounds, planning history, property information, planning and environmental constraints and infrastructure. The report also contains a Strengths, Weaknesses, Opportunities and Constraints (SWOT) analysis and a compendium of relevant maps, including City Plan overlays and State Government environmental mapping.

*Urban design framework (LatStudios)*

The urban design framework (refer to Attachment 2) presents an analysis of existing site conditions and key land use considerations for the study area. It addresses the management of interface issues, proposes improvements to the active transport network and establishes clear urban design objectives for the precinct. Drawing on case studies from across South East Queensland, it explores potential development typologies that could be facilitated through location-specific urban design provisions. The framework establishes the following five urban design principles to guide future development of the LAP:

1. Shady, green, and safe places: Create sub-tropical streets that provide safe, desirable and walkable connections.
2. A connected community: Improve connections to Capalaba town centre, public transport (PT) and the open space network.
3. Managed interfaces and transitions: Manage interfaces by establishing buffers, activating frontages, and establishing a gateway entrance to the precinct.
4. Resilient and climate responsive: Minimise development in hazard areas, consider building orientation and protect/enhance ecological values within the study area.
5. Adaptable for future growth: Rationalise zone boundaries to better manage interface issues between residential and industrial/mixed use land uses.

*Access and movement strategy (PSA)*

The access and movement report (refer to Attachment 3) outlines key recommendations for improving connectivity and safety within the JROCR LAP study area. It highlights the need for a major signalised intersection upgrade at Old Cleveland Road East and Brewer Street, along with minor improvements to other intersections. It proposes a new road connection from Brewer Street to the proposed Bunnings development site and advises against establishing a through-road from Brewer Street to Anderson Street to prevent rat-running near residential areas. The strategy recommends establishing a sub-tropical boulevard street with a shared path along Brewer Street, linking Capalaba Town Centre with the future Birkdale Community Precinct. Additionally, it suggests completing missing pathway connections, considering the adoption of town centre parking rates for new development, and enhancing crime prevention through environmental design (CPTED) outcomes along key pedestrian corridors. These improvements include upgrading creek crossings, removing overgrown vegetation, and enhancing lighting.

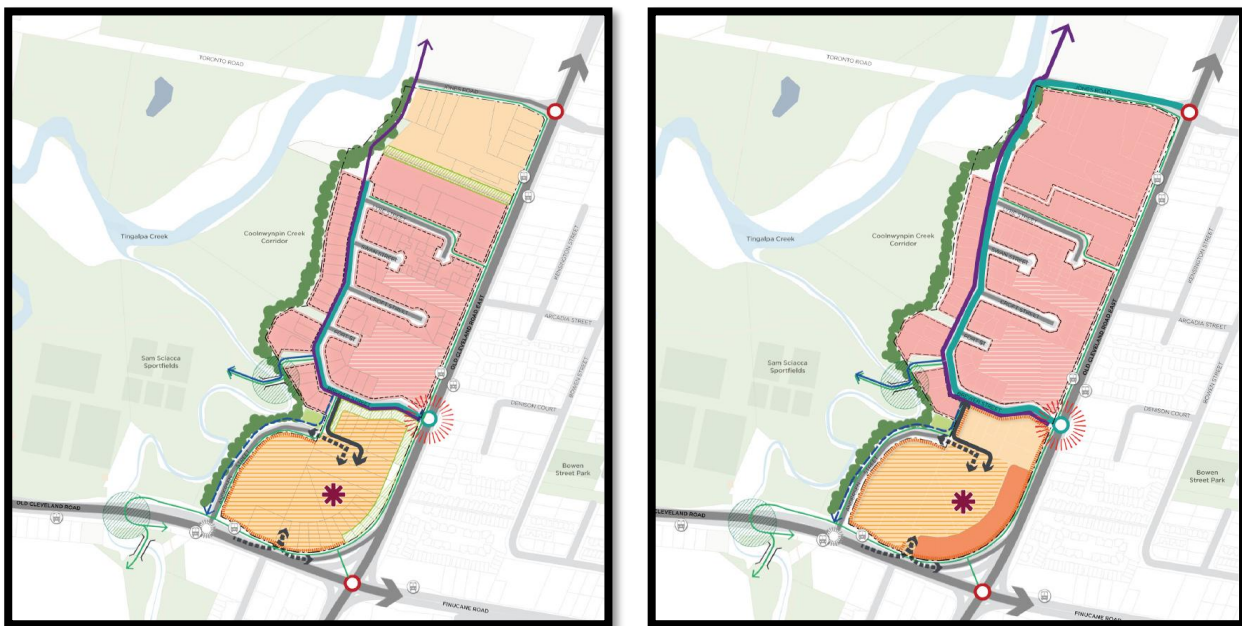
*Draft infrastructure capacity assessment (H2One)*

The infrastructure capacity assessment (refer to Attachment 4) evaluates potential augmentations required to the wastewater and water network to support future growth in the JROCR LAP study area. The assessment identifies several upgrades to the wastewater network, including a new incoming gravity sewer, pump and wet well upgrade at sewer pump station 23, as well as potential upgrades to emergency storage capacity. It also proposes an alternative servicing strategy involving discharge towards the Thorneside Sewerage Treatment plant, with the potential future decommissioning of the Capalaba Sewerage Treatment Plant. For the water network, the assessment suggests a new 150mm water main will be required to meet fire flow requirements.

Should Council resolve to further consider proposed land use changes following further consultation with the community, the augmentations discussed above would need to be reviewed and considered more thoroughly. Any potential increase in demand from this area would also need to be considered as part of the wider treatment plant upgrade program that Council has underway. Ultimately, this information will inform future iterations of Council's Netserv Plan and Local Government Infrastructure Plan (LGIP).

#### *Draft LAP scenarios*

As outlined in the preceding sections, Council has commenced preparation of the JROCR LAP to provide a clear direction for future growth in the area. The two LAP scenario maps (refer to Figures 4 and 5), described as the 'medium' and 'high' change scenarios, draw upon the analysis and insights contained in the background studies. They outline how future development; infrastructure improvements and urban design outcomes might be realised in the area over time. These maps form part of Attachment 5: Options Analysis (refer page 7 onwards for higher resolution imagery).



**Figures 4 and 5: Medium change (left) and high change (right) scenarios**

The key land use proposals and differences between each scenario is outlined below (refer to Table 1).

	Medium change scenario	High change scenario
Zoning and building heights	<ul style="list-style-type: none"> <li>Retain the northern mixed use zone adjoining Jones Road and the nominal 15m (approx. 5 storeys) maximum building height.</li> <li>Rezone low density residential land on the western side of Brewer Street to medium density residential. Adopt a nominal 15m (approx. 5 storeys) maximum building height.</li> <li>Retain the existing medium density residential zoning in the centre of the study area and the nominal 13m</li> </ul>	<ul style="list-style-type: none"> <li>Rezone the northern mixed use zone to medium density residential. Adopt a 21m (approx. 7 storeys) nominal maximum building height for this part of the study area.</li> <li>Rezone low density residential land on the western side of Brewer Street to medium density residential.</li> <li>Adopt a nominal 15m (approx. 5 storeys) maximum building height across the entirety of the central medium density residential zone.</li> </ul>

	Medium change scenario	High change scenario
	<p>maximum building height (approx. 4 storeys).</p> <ul style="list-style-type: none"> <li>Rezone Bunnings' landholdings at 238-254 Old Cleveland Road East, creating a consolidated mixed use zone that extends from Old Cleveland Road to Brewer Street. Provide for increased building heights (21m or approx. 7 storeys) at 194-200 Old Cleveland Road.</li> </ul>	<ul style="list-style-type: none"> <li>Rezone the landholdings at 238-254 Old Cleveland Road East, creating a consolidated mixed use zone that extends from Old Cleveland Road to Brewer Street. Increase nominal building heights in this area to 30m. Also provide for increased (21m or approx. 7 storeys) building heights at 194-200 Old Cleveland Road.</li> </ul>
Access and movement	<ul style="list-style-type: none"> <li>Provide for a major signalised upgrade at the Brewer Street/ Old Cleveland Road East intersection, including an east-west pedestrian connection.</li> <li>Complete missing pathway connections.</li> <li>Establish a 2.5m wide shared path linking along Brewer Street to the future Birkdale Community Precinct.</li> <li>Provide a single consolidated access from Brewer Street to the Bunnings site at 238-254 Old Cleveland Road East.</li> <li>Via Anderson Street, provide for service vehicle access to the Bunnings site (<b>Note:</b> a through connection to Brewer Street that enables 'rat-running' is not supported).</li> <li>Establish the missing active transport connection from the Anderson Street stub through to Brewer Street.</li> <li>Upgrade the bridge connection and improve active transport connectivity to the Sam Sciacca Sporting fields in the west.</li> </ul>	<ul style="list-style-type: none"> <li>Provide for a major signalised upgrade at the Brewer Street/ Old Cleveland Road East intersection, including an east-west pedestrian connection.</li> <li>Complete missing pathway connections.</li> <li>Establish a 2.5m wide shared path linking along Brewer Street to the future Birkdale Community Precinct.</li> <li>Provide a single consolidated access from Brewer Street to the Bunnings site at 238-254 Old Cleveland Road East.</li> <li>Provide a new road and pathway connection linking Lyre Street to Jones Road.</li> <li>Via Anderson Street, provide for service vehicle access to the Bunnings site (<b>Note:</b> a through connection to Brewer Street that enables 'rat-running' is not supported).</li> <li>Establish the missing active transport connection from the Anderson Street stub through to Brewer Street.</li> <li>Upgrade the bridge connection and improve active transport connectivity to the Sam Sciacca Sporting fields in the west.</li> </ul>
Interface management	<ul style="list-style-type: none"> <li>Provide for a buffer between the northern mixed use zone and central medium density residential zone.</li> <li>Establish land use buffers along the northern and eastern frontages of the Bunnings site to improve visual amenity, screen parking areas and reduce the visual bulk/scale of future development.</li> <li>Through redevelopment of key sites, facilitate the establishment of active frontages along the southern and eastern boundaries of the mixed use zone.</li> </ul>	<ul style="list-style-type: none"> <li>Rezone the northern mixed use zone to medium density residential, reducing reverse amenity impacts as industrial land uses are eventually redeveloped into higher density residential development over time.</li> <li>Through redevelopment of key sites, facilitate the establishment of active frontages surrounding the southern mixed use zone.</li> <li>Facilitate the establishment of additional ground floor retail tenancies along frontages to Old Cleveland Road and Old Cleveland Road East.</li> </ul>
Urban design	<ul style="list-style-type: none"> <li>Facilitate the delivery of a gateway building on the Bunnings site that signifies precinct entry through architectural significance and visual impact.</li> </ul>	<ul style="list-style-type: none"> <li>Facilitate the delivery of a gateway building on the Bunnings site that signifies precinct entry through architectural significance and visual impact.</li> </ul>

**Table 1: Key land use proposals and differences between the medium and high change scenarios.**



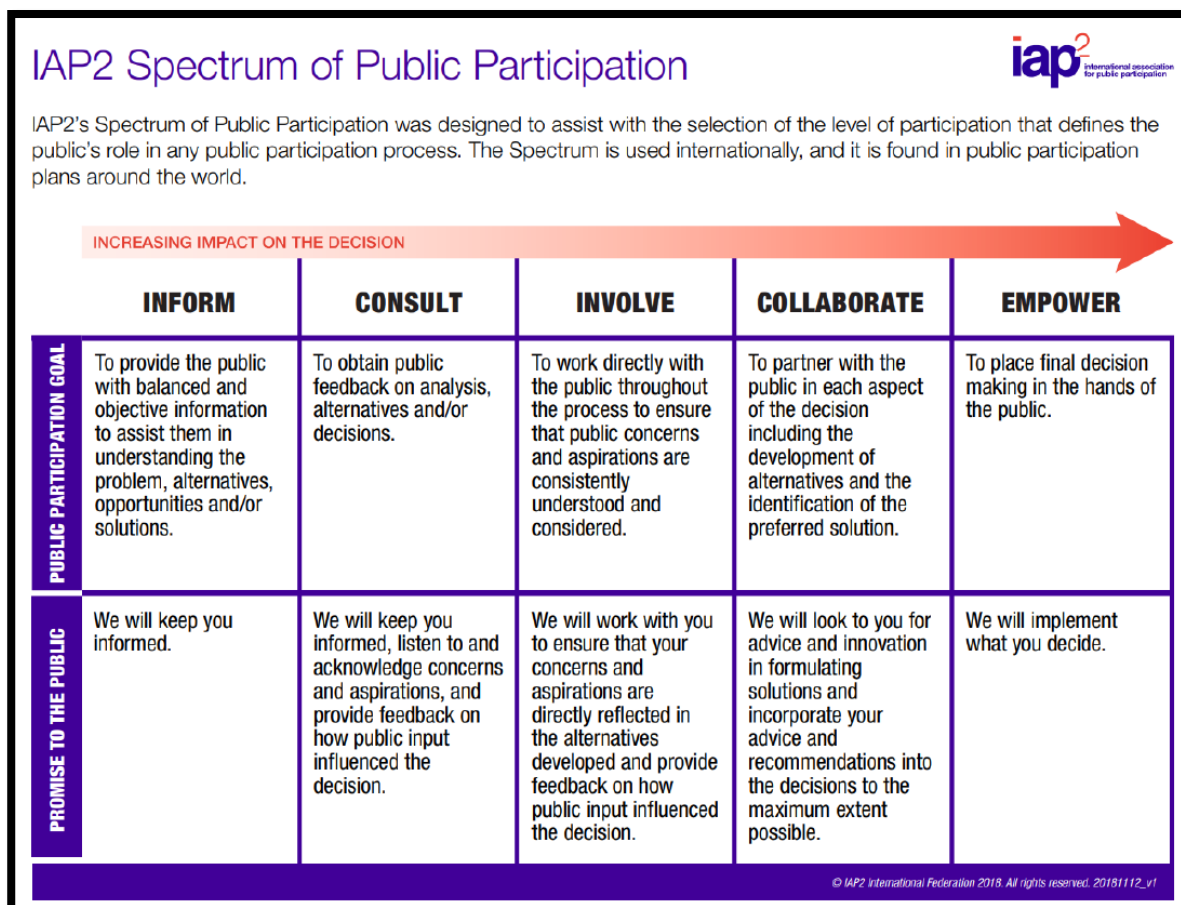
### Why develop and consult on two local area plan scenarios?

The two LAP scenarios are intended to form the basis of preliminary consultation with the community. They present possibilities for future development, infrastructure improvements, and urban design within the study area, albeit at different development intensities. The rationale for consulting on two scenario maps, as opposed to a single scenario map, is as follows:

- **Tangible proposals/refinement of ideas:** Presenting scenarios facilitates community discussion on the specific merits and drawbacks of each option. This approach will enable Council to gather targeted feedback, which can be used to refine and combine preferred elements into a final, optimised plan that considers community aspirations.
- **Community engagement:** Scenario-based consultation may encourage participation from residents, businesses, and other stakeholders, allowing them to visualise and compare potential futures for their area.
- **Involving the community in decisions that impact them:** Presenting multiple scenarios for input enhances community involvement in shaping the area's future. This approach invites residents to participate in the planning journey, fostering a sense of shared responsibility and avoiding the perception of a predetermined outcome.

### Public consultation

Under Council's community engagement policy (POL – 3050), the appropriate level of community engagement for a project at this stage of development is 'inform and consult'.



*Figures 6: IAP2 spectrum of public participation*

Officers are proposing to conduct a five-week community engagement program in stages. The consultation will aim to:

- Inform the community about the commencement of the public consultation period.
- Explain the project's purpose and goals.
- Test ideas and gather feedback on two draft LAP scenarios from key stakeholders and the broader community.

Feedback collected during this period will be used to generate a public submission report and inform the development of the draft LAP, including a future Council decision on whether to proceed with a major amendment to City Plan. The primary feedback mechanism will be an online survey hosted on the project web page. While subject to further refinement, engagement activities and key project information are likely to be made available via:

- Letters to residents, landowners, and business owners/operators within the study area
- Newsletter, brochures or similar for stakeholders in proximity to the study area
- The Your Say project web page
- Display information at Council's service centres and Capalaba library
- Media releases
- Geo-targeted social media posts
- Bookable meet-the-planner sessions

## STRATEGIC IMPLICATIONS

### Legislative Requirements

This report recommends undertaking a preliminary phase of non-statutory public consultation on the draft LAP scenarios. Should Council later decide to proceed with a major amendment to City Plan to implement the JROCR LAP, the process outlined in the Ministers Guidelines and Rules (MGR) would be followed. The MGR, a statutory guideline under the *Planning Act 2016*, outlines mandatory steps, including formal public consultation.

### Risk Management

The risks involved have been discussed, where relevant, in the issues section. The strategic approach of undertaking a preliminary phase of public consultation has been proposed to reduce risks by identifying and addressing community concerns early in the planning process.

### Financial

Any public consultation activities requiring funding will be drawn from the City Planning and Assessment operational budget.

### People

Public consultation will predominantly involve staff resources from the City Planning and Assessment Group. Provision has been made for the attendance of project consultants at a minimum of two meet-the-planner sessions.

### Environmental

Environmental matters have been discussed, where relevant.



## Social

Social matters have been discussed, where relevant.

## Human Rights

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

## Alignment with Council's Policy and Plans

The officer recommendation aligns with the objectives contained in Council's Corporate Plan: *Our Future Redlands – A Corporate Plan to 2026 and Beyond*. This includes enhancing the unique character and liveability of our city for its communities through co-ordinated planning, place making, and management of community assets.

## CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillors	16 December 2024	Project overview, including discussion of draft JROCR LAP scenarios.
Divisional Councillor	22 April 2024 and 13 November 2024	Meeting 1: Advise of project commencement Meeting 2: Project overview, including discussion of draft JROCR LAP scenarios.
Service Manager – Water and Wastewater Infrastructure Asset Management	29 August 2024 and 17 October 2024.	Meeting 1: Project scope for infrastructure capacity assessment. Meeting 2: Discuss findings and implications of draft infrastructure capacity assessment.
Principal Adviser – Infrastructure Planning and Charging	29 August 2024	Discuss findings and implications of draft infrastructure capacity assessment.
Senior Transport Planner	11 July 2024	Discuss findings of access and movement strategy and project implications.

## OPTIONS

### Option One

That Council resolves to undertake a preliminary phase of non-statutory public consultation on the Jones Road to Old Cleveland Road Local Area Plan scenarios in Attachment 5, for a minimum period of 25 business days.

### Option Two

That Council resolves not to proceed with the Jones Road to Old Cleveland Road Local Area Plan or to undertake a preliminary phase of non-statutory public consultation.

**OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/6**

Moved by: Cr Tracey Huges

Seconded by: Cr Wendy Boglary

**That Council resolves to undertake a preliminary phase of non-statutory public consultation on the Jones Road to Old Cleveland Road Local Area Plan scenarios in Attachment 5, for a minimum period of 25 business days.**

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.







































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































































**16      REPORTS FROM INFRASTRUCTURE & OPERATIONS**

Nil

---



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

Nil

---



**18       NOTICES OF MOTION**

Nil

**19 URGENT BUSINESS WITHOUT NOTICE**

Nil

---



**20 CONFIDENTIAL ITEMS****20.1 KINROSS ROAD STAGE 2 WASTEWATER GRAVITY MAIN UPGRADE PROJECT DELIVERY****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/7**

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Julie Talty

That Council resolves as follows:

1. To note the multi-year Kinross Road Stage 2 Wastewater Gravity Main Upgrade Project and approve the total project budget to allow the delivery of the proposed project, noting the contract spend will be over multiple years.
2. To delegate authority to the Chief Executive Officer (CEO), under s.257(1)(b) of the *Local Government Act 2009* to make, vary, and discharge a contract over \$10 million, to complete the Kinross Road Stage 2 Wastewater Gravity Main Upgrade Project.
3. That this report and attachments remain confidential until after procurement has been finalised, but for maintaining confidentiality of private, commercial in confidence and legally privileged information in accordance with the *Right to Information Act 2009*.

**CARRIED 11/0**

Crs Jos Mitchell, Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.

**20.2 OFFICE OF THE INDEPENDENT ASSESSOR REFERRAL – SUSPECTED CONDUCT BREACH OF A COUNCILLOR C/24/00988****OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2025/8**

Moved by: Cr Peter Mitchell

Seconded by: Cr Rowanne McKenzie

That Council resolves as follows:

1. To not start an investigation pursuant to section 150AEA (1)(a)(i) of the *Local Government Act 2009*, about the Councillor's conduct after receiving a referral notice from the Office of Independent Assessor, where the complaint has been withdrawn (C/24/00988).
2. To note two further suspected conduct breach matters (C/25/00003 and C/25/00009) relating to the same matter and Councillor have been referred to Council and will be investigated in accordance with Council's Investigations Policy and will be presented to a future General Meeting for decision.
3. To note this report and attachments to the report remain private and confidential.

**CARRIED 10/0**

Crs Wendy Boglary, Peter Mitchell, Paul Gollè, Lance Hewlett, Shane Rendalls, Julie Talty, Rowanne McKenzie, Tracey Huges, Jason Colley and Paul Bishop voted FOR the motion.

Mayor Jos Mitchell chose to exclude herself from the meeting while the matter was discussed and the vote was taken.

Deputy Mayor Julie Talty assumed the Chair while the vote was taken.



---



21 MEETING CLOSURE

The Meeting closed at 10.13am.

The minutes of this meeting were confirmed at the General Meeting held on 19 February 2025.



.....  
CHAIRPERSON