

Redland
CITY COUNCIL

UNCONFIRMED

MINUTES

GENERAL MEETING

Wednesday, 21 January 2026

The Council Chambers
91 - 93 Bloomfield Street
CLEVELAND QLD

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**GENERAL MEETING
HELD AT THE COUNCIL CHAMBERS, 91 - 93 BLOOMFIELD STREET, CLEVELAND QLD
ON WEDNESDAY, 21 JANUARY 2026 AT 9:30 AM**

1 DECLARATION OF OPENING

The Mayor declared the meeting open at 9:32am 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)
VIRTUAL ATTENDANCE:	Nil
EXECUTIVE LEADERSHIP TEAM:	Louise Rusan (Chief Executive Officer), Christopher Isles (General Manager Infrastructure & Operations), Andrew Ross (Executive Group Manager Governance & Legal Services), Brooke Denholder (General Manager Community & Customer Services), Daniel Harris (Executive Group Manager Major Projects), Sandra Bridgeman (Acting General Manager Organisational Services), Micah Beaumont (Executive Group Manager People, Culture and Organisational Performance)
MINUTES:	Lizzi Striplin (Senior Governance Adviser), Janice Vanderreyden (Governance Adviser)

LEAVE OF ABSENCE

Nil

COUNCILLOR ABSENCES DURING THE MEETING

Cr Julie Talty left the meeting at 10:41am and returned at 10:44am (during Item 13.1).

Cr Peter Mitchell left the meeting at 10:47am and returned at 10:50am (during Item 13.3).

Cr Paul Gollè left the meeting at 10:50am and returned at 10:53am (during Item 13.3).

Cr Tracey Huges left the meeting at 11:36am and returned at 11:40am (during Item 19.1).

Cr Lance Hewlett left the meeting at 11:53am (before Council went into Closed Session) and did not return before the close of the meeting.

Cr Peter Mitchell left the meeting at 1:04pm and returned at 1:06pm (during Item 19.1).

Cr Jos Mitchell left the meeting at 1:09pm and returned at 1:13pm (during Item 19.1).

3 DEVOTIONAL SEGMENT

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

CONDOLENCES

3.1 BONDI INCIDENT

Mayor Jos Mitchell expressed condolences for the Bondi Incident – one minute's silence was observed.

On behalf of Redland City Council, I extend our deepest condolences to all affected by the horrific terrorist attack at Bondi Beach on 14 December 2025, which claimed 15 innocent lives and injured many more. Our community's thoughts and best wishes are with the victims' families, the Waverley community, and all Australians grieving this senseless act of violence.

Tomorrow's National Day of Mourning is an opportunity to honour the victims and pay tribute to the extraordinary courage shown by first responders and community members who put themselves in harm's way to protect others. I would encourage everyone to keep the victims and their families in their thoughts on this important day.

3.2 BRETT HOOKWAY

Brett was a highly valued member of our City Planning and Assessment team. All of Council has been deeply impacted by the loss of such a highly respected colleague. He was also a trusted colleague and friend to many across the organisation.

Brett began his career as a Graduate Strategic Planner in 2008. Over the following 17 years, he progressed to Senior Strategic Planner before moving into his role as Principal Strategic Planner in 2017. During this time, Brett played a key role in the preparation of two planning schemes (2006 and 2018), numerous planning scheme amendments, local area plans, and a range of policies and guidelines.

Over the past decade, Brett led efforts to ensure Council's land use interests were represented in the development of the 2017 and 2023 SEQ Regional Plans. He also represented Council on various stakeholder working groups, advancing land use investigations across Minjerribah following the 2011 Native Title Determination and Indigenous Land Use Agreements. His collaborative approach and commitment made him a trusted contributor to Council's strategic planning outcomes.

Beyond his professional achievements, Brett is remembered for his kindness, humility, and unwavering support for his colleagues. He was someone who always made time to help others and brought a sense of calm and wisdom to every challenge.

This loss is deeply felt across Council and we encourage everyone to check in with each other during this difficult time.

Our deepest condolences go to Brett's family and loved ones. Brett's approach, love of his family and the outdoors has left a lasting legacy for all who were fortunate to know him.

4 RECOGNITION OF ACHIEVEMENT

The Mayor gave recognition to the following employees for their long service with Council:

I would like to recognise some long-serving employees from Redland City Council's Infrastructure and Operations Team – Eddie Buchanan and Barry Gowlland.

4.1 EDDIE BUCHANAN – 40 YEARS SERVICE

Eddie started his career with Council 40 years ago as a labourer in the Works Department, where he built foundational skills in civil construction, drainage, road maintenance and safe work practices.

He progressed to ganger/leading hand in 1991, before being promoted to Supervisor in 1996 and then Senior Site Leader in 2001, where he was responsible for overseeing major road, drainage and streetscape works across the city.

Eddie now serves as Infrastructure Project Officer – a role he has held since 2011 – and is responsible for providing high-level construction advice, risk and quality oversight, and governance support across capital projects.

He has led and contributed to a range of major infrastructure projects within the city, including the Dunwich water main upgrade, island green seal program, Judy Holt Park remediation, and the Russell Island car park.

Eddie has also demonstrated exceptional service during disaster recovery events, including the 2011 floods and the recent cyclone, where he assisted with restoring community access to services under difficult conditions.

Widely recognised as the 'go-to' technical advisor for complex works, Eddie is also valued among the team for his practical problem solving, high safety and quality standards, and calm, reliable leadership.

4.2 BARRY GOWLLAND – 35 YEARS SERVICE

Barry started his career with Council 35 years ago, initially through TAFE training and then as a Mechanical Fitting Apprentice.

Following the completion of his full apprenticeship with Council, Barry worked as a qualified tradesperson in the fleet workshop before securing a trial position as a Pumping Station Assistant in the Water Services area in 2008.

He quickly became an integral member of the team and was elevated to Maintenance Supervisor, where his role included overseeing pumping station operations and maintenance programs.

Barry moved into Treatment Operations in 2021 and currently serves as Treatment Supervisor on North Stradbroke Island (Minjerribah), where he is responsible for the operation and oversight of all City Water assets on the island.

Barry is known for his outstanding technical expertise and provides valuable insights into site history and system functionality to support team learning and continuity.

The depth of asset knowledge and experience he brings to the role has helped to strengthen capability across both the maintenance and treatment teams.

I thank Eddie and Barry for their dedicated service to Council and wish them the very best for the future.

The Mayor also recognised Redland City Council's Chief Executive Officer for her long service with Council.

4.3 LOUISE RUSAN – 15 YEARS SERVICE

Louise Rusan commenced with Redland City Council on 17 January 2011 as the General Manager Customer Services and was appointed as Chief Executive Officer on 3 March 2025.

Before becoming CEO, Louise acted in the role on numerous occasions and undertook secondments as General Manager Infrastructure & Operations and General Manager Organisational Services. Louise has been a part of Council's Executive Leadership Team for the last 15 years, overseeing projects and programs and she now leads the operation of Redland City Council.

She has led major initiatives including Queensland's first autonomous vehicle trial and the use of drone technology for mosquito management. She has also championed innovative programs such as the Koala Guardians app and the Hear Here program.

I would like to congratulate Louise for 15 years of being a pivotal part of Redland City Council's Executive Leadership Team.

4.4 COUNCILLOR PETER MITCHELL - REDLANDS COAST ACTIVE TRANSPORT STRATEGY

Councillor Shane Rendalls gave recognition to Councillor Peter Mitchell for his involvement in the Redlands Coast Active Transport Strategy:

Last year was the 25 year anniversary of Bicycle Queensland, which is a big event for those of you who are pedalling healthiness across the City.

It was held in Parliament House and it was attended and convened by the Honourable Brent Mickelberg MP, the Minister for Transport and Main Roads and co-hosted with Bart Mellish MP - the Shadow Minister. There were also MPs from both persuasions, councillors and community members in attendance.

At the event, they initiated three inaugural awards for excellence and our colleague, Councillor Peter Mitchell received the first award - the Inaugural Excellence in Leadership Award.

Peter, with the team in Redland Council, has been a strong advocate for a connected and inclusive network of active transport. Whether it is cycleways, the design of our City so that people can get around safely, or whether it has been advocating for active transport users, Peter has been at the front and I think it is a lot of kudos both to Peter and to Council to receive this prestigious award.

I would like to quote Peter's statement when he received this award and I think it applies to everyone. "People who are riding or walking are problem solvers. They are solving problems with the environment. They are solving problems in the economy and they are solving problems with transportation. They are not beggars, they are not after a handout, they are part of the solution that we all need".

Thank you Peter.

5 RECEIPT AND CONFIRMATION OF MINUTES

COUNCIL RESOLUTION 2026/1

Moved by: Cr Tracey Huges

Seconded by: Cr Paul Bishop

That the minutes of the General Meeting held on 10 December 2025 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 PUBLIC PARTICIPATION

MOTION TO SUSPEND STANDING ORDERS AT 9:56AM

COUNCIL RESOLUTION 2026/2

Moved by: Cr Paul Bishop

Seconded by: Cr Wendy Boglary

That Standing Orders are suspended for a 10 minute public participation segment.

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.

1. Ms Lisa Roberts-Daintree of Russell Island, addressed Council regarding Cat Management.
2. Mr Damon Kendrick, resident of Russell Island and representing the Bay Islands Pool Community, addressed Council regarding the Bay Islands Aquatic Centre.

RESUMPTION OF STANDING ORDERS AT 10:10AM

COUNCIL RESOLUTION 2026/3

Moved by: Cr Paul Bishop

Seconded by: Cr Rowanne McKenzie

That the meeting Standing Orders resume.

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.

7 PETITIONS AND PRESENTATIONS

7.1 PETITION - COUNCILLOR JULIE TALTY - REQUEST FOR WATER PLAY PARK FOR THE REDLANDS COAST

COUNCIL RESOLUTION 2026/4

Moved by: Cr Julie Talty

Seconded by: Cr Paul Gollè

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.

8 MOTION TO ALTER THE ORDER OF BUSINESS

Nil.

9 MATTERS OUTSTANDING FROM PREVIOUS COUNCIL MEETINGS**9.1 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.

9.2 BIRKDALE COMMUNITY PRECINCT

At the General Meeting 16 April 2025 (Item 18.2 refers), Council resolved as follows:

1. *To acknowledge the Birkdale Community Precinct (BCP) is a site of special community interest containing recognised cultural, environmental and heritage values and note community interest in the planning, financial viability, and long-term stewardship of the site.*
2. *To request a report be brought to a future General Meeting, providing clarity and assurance on the following matters:*

a. Project Delivery:

Identify which elements of the Birkdale Community Precinct Master Plan are currently proposed for delivery in the lead-up to the Brisbane 2032 Olympic and Paralympic Games.

b. Financial Modelling and Legacy Planning:

Document the process, research, external expertise and methodology applied to the design, planning and future operations of the proposed Redland Whitewater Centre and Birkdale Swimming Lagoon.

c. Cultural, Environmental and Heritage Management:

Clarify how Council will ensure that site works will be undertaken consistent with best-practice land stewardship principles, including an update on the status of the Federal Conservation Agreement and Environment Protection and Biodiversity Conservation Act 1999 referral.

d. Consultation and Co-Design:

To realise the social value propositions that are possible for this intergenerational precinct, and to build on the work of the successful piloted community partnerships program, complete the Birkdale Community Precinct Activation Framework to encourage ongoing community stewardship and participation in master plan implementation.

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

9.3 CLEVELAND TOWN CENTRE REVITALISATION PROJECT UPDATE

At the General Meeting 10 December 2025 (Item 19.4 refers), Council resolved as follows:

1. *That the Cleveland Town Centre Revitalisation Project be designated a Major Project in accordance with the Funding Deed between Redland City Council and Redland Investment Corporation.*
2. *That Redland Investment Corporation continue to progress the Cleveland Town Centre Revitalisation Project for Phases 2 to 6 under the appropriate RIC governance policies with the support and collaboration of Council, noting the sourcing of consultants is subject to endorsement of the Project Steering Committee overseen by an independent Probity Advisor.*
3. *To endorse the project budget as identified in the report for Phases 1 to 6 of the Cleveland Revitalisation Project.*
4. *To note that the evaluation panel's recommendation for preferred development partner/s will be brought to a future General Meeting of Council.*
5. *To maintain the report as confidential including maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

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

9.4 INDOOR SPORTS FACILITIES PLANNING

At the General Meeting 17 September 2025 (Item 16.2 refers), Council resolved as follows:

1. *To endorse the Indoor Sports Facility Action Plan (Attachment 2).*
2. *To provide in-principle support for the preferred sites for a new indoor sports facility (Attachment 3).*
3. *To authorise officers to undertake the due diligence, master planning and business cases for the preferred sites over the next 12-18 months, including options for further co-location of Council and community facilities as part of a larger integrated precinct and project.*
4. *That a further report be brought to a future meeting of Council for consideration regarding the master planning process, business cases and next steps, which may include the potential refinement of preferred sites pending the results of future work as outlined at point 3.*
5. *To endorse the implementation of the following short-term actions to address current indoor court access constraints:*
 - a. *Advocacy to state primary and secondary schools to secure increased community access to indoor facilities.*
 - b. *Investigation into the feasibility of covering existing outdoor court facilities to expand all-weather use.*
 - c. *Engagement with the Queensland Government to explore co-investment opportunities for enhanced community access to school-based indoor sports infrastructure.*
6. *That the attachments 2 and 3 remain confidential until such time as all key due diligence investigations are completed and Council determines to proceed with a preferred development option, subject to maintaining the confidentiality of legally privileged, private and commercial in confidence information.*

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

9.5 NOTICE OF MOTION - CLEARING WATERCOURSES OF FLOOD DEBRIS TO MITIGATE FLOOD RISKS

At the General Meeting 12 November 2025 (Item 16.2 refers), Council resolved as follows:

1. *To request a schedule of works and timeframe for clearing of watercourses of flood debris to reduce the likelihood of flooding at:*
 - a. *Weinam Creek at Cliftonville Place Park and Moores Road to the mouth of the creek.*
 - b. *Serpentine Creek from 62-66 Serpentine Creek Road to mouth of the creek.*
 - c. *Pitt Street Wetlands from Salisbury Road and Hamilton Street to mouth of the watercourse.*
2. *To bring a report to the General Meeting of Council scheduled 18 March 2026.*

A report will be brought to the General Meeting of Council scheduled 18 March 2026.

9.6 POTENTIAL PROPERTY DISPOSALS - CAPALABA

At the General Meeting 12 November 2025 (Item 20.4 refers), Council resolved as follows:

That Council resolves as follows:

1. *To affirm Council's resolution made under Item 20.1 of the General Meeting of 18 September 2024, confirming that Lot 1 is to be disposed of at market value in accordance with the requirements of the Local Government Act 2009 and Local Government Regulation 2012.*
2. *That Council requests a further confidential report outlining options for the disposal of Lot 3 and that no disposal of Lot 3 be progressed or finalised until Council has considered this report at a future meeting.*
3. *That this report and all attachments remain confidential until the property disposal process has concluded, subject to maintaining the confidentiality of legally privileged, private and commercial-in-confidence information.*

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

9.7 NOTICE OF MOTION - COUNCILLOR SHANE RENDALLS - PUBLIC TOILETS RUSSELL ISLAND

At the General Meeting 15 October 2025 (Item 18.1 refers), Council resolved as follows:

1. *To develop options and costing for the delivery of public toilets within 200m of the Russell Island IGA (29-39 High Street, Russell Island).*
2. *To bring a report to the General Meeting of Council scheduled 21 January 2026.*

A report will be brought to the General Meeting of Council scheduled 18 February 2026 due to ongoing technical investigations and confirmation of deliverable solutions.

9.8 COMMUNITY FACILITY UPDATE - NEW SOUTHERN MORETON BAY ISLANDS YOUTH AND COMMUNITY CENTRE

At the General Meeting 10 December 2025 (Item 14.2 refers), Council resolved as follows:

That the item lie on the table.

10 DECLARATION OF PRESCRIBED CONFLICT OF INTERESTS AND DECLARABLE CONFLICT OF INTERESTS**10.1 DECLARABLE CONFLICT OF INTEREST – COUNCILLOR LANCE HEWLETT**

Councillor Lance Hewlett declared a Declarable Conflict of Interest in relation to *Item 19.1 Victoria Point Library*, stating that one of the proprietors of an organisation mentioned in this report sponsored a table at the Redlands Community Charity Breakfast events (last one held in 2019), which was an event organised by his wife. All proceeds went to the relevant charities.

Councillor Lance Hewlett considered his position and chose to exclude himself from the meeting while the matter was being discussed and the vote taken.

11 MAYORAL MINUTE

Nil.

12 REPORTS FROM THE OFFICE OF THE CEO

Nil.

13 REPORTS FROM ORGANISATIONAL SERVICES**13.1 DECEMBER 2025 MONTHLY FINANCIAL REPORT****Objective Reference:** A12759964**Authorising Officer:** Sandra Bridgeman, Acting General Manager Organisational Services**Responsible Officer:** Louise Miller, Service Manager Corporate Finance**Report Author:** Rose Lin, Acting Corporate Financial Reporting Manager**Attachments:** 1. December 2025 Monthly Financial Report [!\[\]\(160149d571be8bd3cba5ec8751b9d167_img.jpg\)](#)**PURPOSE**

To note the year-to-date financial results as at 31 December 2025.

BACKGROUND

Council adopts an annual budget and then reports on performance against the budget on a monthly basis. This 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

There are no issues to report. The purpose of the attached report is to provide financial information to Council based upon actual versus budgeted financial activity.

Management continues to monitor Council's operating result with a focus on delivering efficient and effective services to the community and being fiscally responsible with community assets and funds. The annual revised budget amounts presented in this report include the changes from the budget review adopted by Council on 10 December 2025.

STRATEGIC IMPLICATIONS

Council has either achieved or favourably exceeded the following key financial sustainability ratios at 31 December 2025:

- 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 2025 and remains unfavourable YTD for Council with renewal spend of \$17.82M and depreciation expense of \$42.05M 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 and can fluctuate month to month depending on the timing of capital work.

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 2025 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 2025 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 a summary of Council's financial position, results and ratios outcomes at the end of December 2025.

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 Council's *Our Future Redland City – Corporate Plan 2026-2031* Effective and Efficient Council goal, particularly the outcomes of:

- Transparent governance, innovation, and data-driven decision-making to deliver lasting social, cultural, environmental and economic benefits; and
- Council assets are sustainably managed to provide reliable, cost-effective services that meet community needs.

CONSULTATION

Consulted	Date	Comment
Council departmental officers	Year to date 31 December 2025	Consulted on financial results and outcomes.
Financial Services Group officers	Year to date 31 December 2025	Consulted on financial results and outcomes.
Executive Leadership Team and Senior Leadership Team	Year to date 31 December 2025	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 2025 as presented in the attached Monthly Financial Report.

Option Two

That Council resolves to request additional information.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2026/5

Moved by: Cr Wendy Boglary

Seconded by: Cr Paul Bishop

That Council resolves to note the financial position, results and ratios for December 2025 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.



Monthly Financial Report

December 2025



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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 2025. The annual revised budgeted balances for 2025-2026 include the changes from the budget review adopted by Council on 10 December 2025.

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)	(8,167)	678	3,537	2,859	422%	✓	
Recurrent Revenue	419,248	209,420	212,237	2,817	1%	✓	
Recurrent Expenditure	427,415	208,742	208,700	(42)	0%	✓	
Capital Works Expenditure	152,446	40,744	39,465	(1,279)	-3%	✓	
Closing Cash & Cash Equivalents	187,415	263,469	225,256	(38,213)	-15%	✗	
Short-Term Investment	50,000	50,000	50,000	-	0%	✓	

Council reported a year to date operating surplus of \$3.54M which is favourable to budget by \$2.86M. The favourable variance is impacted by:

- Higher recurrent revenue primarily related to income from ferry permits, planning and plumbing applications and work performed on private properties
- Lower water consumption that has resulted in levies and utility charges revenue as well as bulk water expenses being lower than budget
- Higher material and services costs that include unbudgeted costs for maintenance and critical tree management activities post ex-TC Alfred
- Lower depreciation expense which is expected to be a temporary timing difference.

Council's capital works expenditure is behind budget by \$1.28M. Council continues to prioritise the delivery of capital works and monitor the progress of projects against milestones.

2. KEY PERFORMANCE INDICATORS

Local Government Regulation 2012 requires Council to calculate and publish nine financial sustainability measures as part of the annual statutory financial reporting process. Council applies the guidance set out in the *Financial Management (Sustainability) Guideline 2024* to calculate the ratios and determine the target measures. Ratios are monitored monthly.

Type	Financial Sustainability Measures	Target	Annual Revised Budget	YTD Actual	Status
					Achieved ✓ Not achieved ✗
Financial Capacity	Council-Controlled Revenue ¹	Contextual - No target specified	92.41%	92.42%	N/A
	Population Growth Ratio ¹	Contextual - No target specified	1.23%	1.23%	N/A
Operating Performance	Operating Surplus Ratio ³	Greater than 0%	-1.92%	1.65%	✓
	Operating Cash Ratio	Greater than 0%	20.63%	22.12%	✓
Liquidity	Unrestricted Cash Expense Cover Ratio	Greater than 2 months	3.71	5.15	✓
Asset Management	Asset Sustainability Ratio	Greater than 60%	82.64%	42.37%	✗
	Asset Consumption Ratio	Greater than 60%	60.14%	60.98%	✓
	Asset Renewal Funding Ratio ¹	Contextual - No target specified	100.00%	100.00%	N/A
Debt Servicing Capacity	Leverage Ratio	0 - 4 times	1.15	1.77	✓
Level of Debt	Net Financial Liabilities Ratio ^{2,3}	Less than 60% (on average over the long-term)	-19.48%	-57.20%	✓

¹ 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.

² 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 The budget percentage for these ratios are calculated as at 30 June of each reporting year. The monthly ratio during the reporting year may not be representative of the end of year result.

3. STATEMENT OF COMPREHENSIVE INCOME

STATEMENT OF COMPREHENSIVE INCOME					
For the period ending 31 December 2025					
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Recurrent revenue					
Rates charges	143,632	143,632	72,060	71,583	(477)
Levies and utility charges	227,034	227,034	115,104	113,793	(1,311)
Less: Pensioner remissions and rebates	(4,102)	(4,102)	(2,051)	(2,003)	48
Fees	24,952	25,483	12,123	15,091	2,968
Rental income	964	1,118	526	626	100
Interest received	10,477	10,477	5,521	6,406	885
Sales revenue	5,250	5,393	2,451	3,090	639
Other income	589	649	346	998	652
Grants, subsidies and contributions	7,908	9,565	3,340	2,653	(687)
Total recurrent revenue	416,703	419,248	209,420	212,237	2,817
Recurrent expenses					
Employee benefits	124,045	127,776	64,586	64,897	311
Materials and services	194,783	202,498	96,395	99,320	2,925
Finance costs	5,090	5,090	2,551	2,333	(218)
Depreciation and amortisation	92,607	92,607	45,464	42,488	(2,976)
Other expenditure	680	680	378	341	(37)
Net internal costs	(1,205)	(1,236)	(632)	(679)	(47)
Total recurrent expenses	415,999	427,415	208,742	208,700	(42)
OPERATING SURPLUS / (DEFICIT)	704	(8,167)	678	3,537	2,859
Capital revenue					
Grants, subsidies and contributions	55,432	48,056	31,440	14,665	(16,775)
Non-cash contributions	18,067	18,067	-	-	-
Total capital revenue	73,499	66,123	31,440	14,665	(16,775)
Capital expenses					
(Gain) / loss on disposal of non-current assets	289	289	144	523	379
Total capital expenses	289	289	144	523	379
TOTAL INCOME	490,202	485,371	240,860	226,902	(13,958)
TOTAL EXPENSES	416,287	427,704	208,886	209,223	337
NET RESULT	73,915	57,667	31,974	17,679	(14,295)
Other comprehensive income / (loss)					
Items that will not be reclassified to a net result					
Revaluation of property, plant and equipment	-	-	-	-	-
TOTAL COMPREHENSIVE INCOME	73,915	57,667	31,974	17,679	(14,295)

3. STATEMENT OF COMPREHENSIVE INCOME - CONTINUED

LEVIES AND UTILITY CHARGES ANALYSIS

For the period ending 31 December 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Levies and utility charges					
Refuse collection rate charge	44,987	44,987	22,430	22,511	81
SES separate charge	540	540	270	270	-
Environment & Coastal Management Separate Charge	19,206	19,206	9,591	9,617	26
Separate charge landfill remediation	5,793	5,793	2,894	2,891	(3)
Wastewater charges	65,902	65,902	32,987	32,698	(289)
Water access charges	28,458	28,458	14,211	14,042	(169)
Water consumption charges	62,147	62,147	32,721	31,764	(957)
Total levies and utility charges	227,034	227,034	115,104	113,793	(1,311)

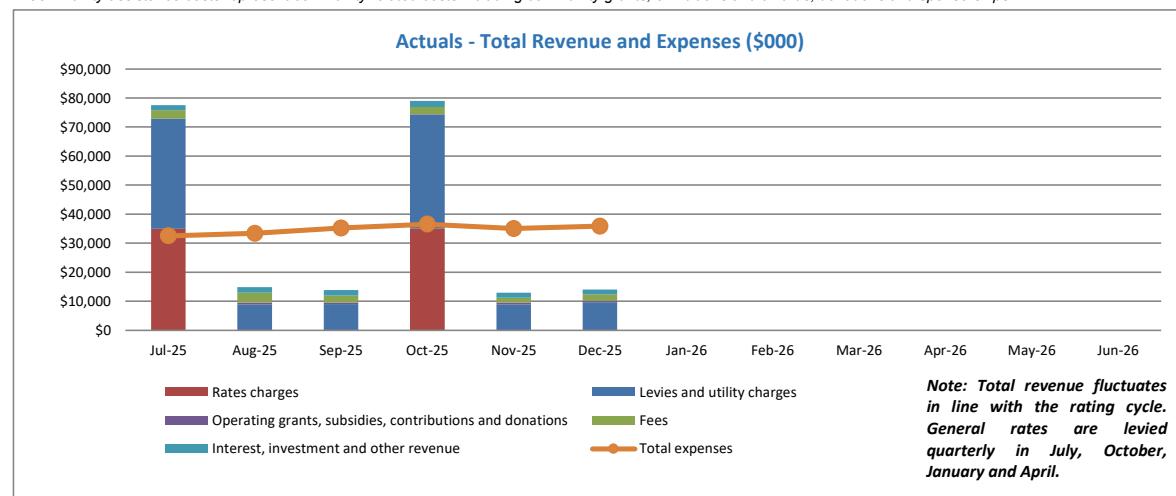
MATERIALS AND SERVICES ANALYSIS

For the period ending 31 December 2025

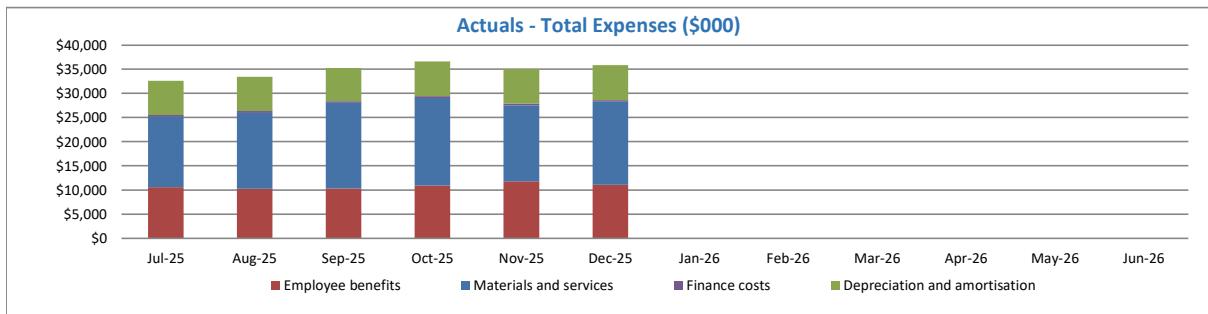
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Materials and services					
Contractors	59,363	68,421	29,099	29,237	138
Consultants	6,248	6,906	3,509	3,219	(290)
Other Council outsourcing costs*	31,473	32,489	15,457	15,607	150
Purchase of materials	65,319	63,680	32,863	32,455	(408)
Office administration costs	6,223	4,528	2,479	4,845	2,366
Electricity charges	6,803	6,803	3,392	3,763	371
Plant operations	4,028	3,983	1,888	2,204	316
Information technology resources	9,004	9,113	4,543	4,702	159
General insurance	3,717	3,717	1,858	1,863	5
Community assistance**	1,898	2,153	964	1,121	157
Other material and service expenses	707	705	343	304	(39)
Total materials and services	194,783	202,498	96,395	99,320	2,925

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

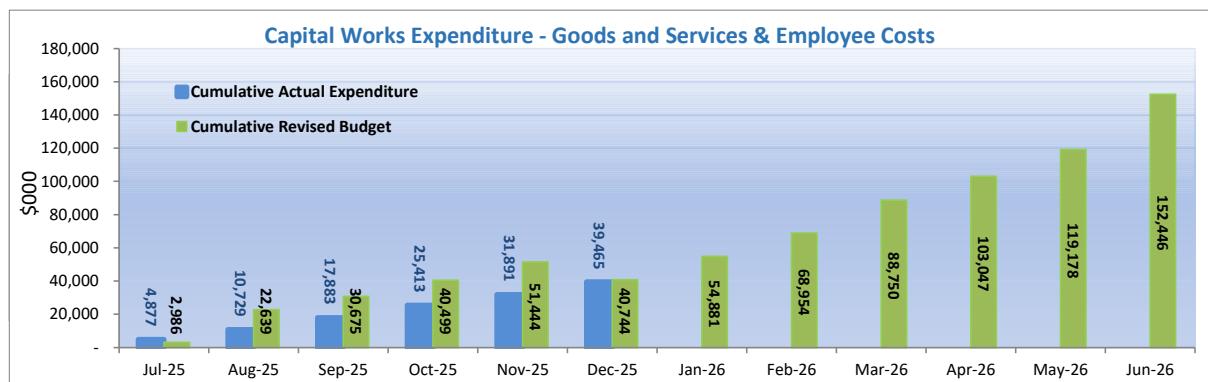
** Community assistance costs represent community related costs including community grants, exhibitions and awards, donations and sponsorships.



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*	142,723	38,518	35,088	(3,430)
Capitalised employee costs	9,723	2,226	4,377	2,151
Total	152,446	40,744	39,465	(1,279)

* Excludes capital prepayments.

Notable Projects

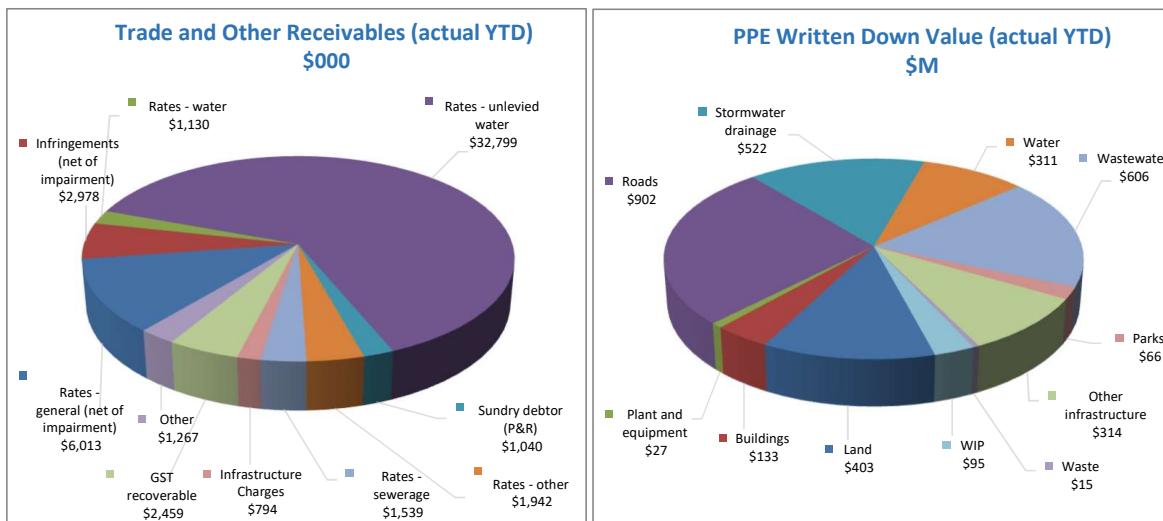
The table below lists Council's capital expenditure on major projects.

	Capital Investment	YTD Actual \$'000
Kinross Road Sewerage Trunk	New sewerage pump station (Lorikeet Dr) and trunk sewer main to Cleveland waste water treatment plant	5,891
Judy Holt Park	Recreational area expansion	2,082
Fleet replacement	Current fleet replacement	1,708
RPAC Forecourt Redevelopment	Staged redevelopment of Redlands Performing Arts Centre	1,003
Weinam Creek development	Continuation of works at Weinam Creek Priority Development Area.	946

5. STATEMENT OF FINANCIAL POSITION

STATEMENT OF FINANCIAL POSITION As at 31 December 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000
CURRENT ASSETS				
Cash and cash equivalents	162,341	187,415	263,469	225,256
Short-term investment - CBA	50,000	50,000	50,000	50,000
Trade and other receivables	57,676	63,514	54,154	51,961
Inventories	1,258	1,398	1,398	1,308
Non-current assets held for sale	-	2	2	-
Other current assets	3,980	3,420	3,418	7,362
Total current assets	275,255	305,749	372,441	335,887
NON-CURRENT ASSETS				
Investment property	1,474	3,379	3,379	3,379
Property, plant and equipment	3,524,262	3,474,662	3,392,458	3,394,102
Intangible assets	158	149	232	208
Right-of-use assets	1,747	9,717	10,113	10,051
Other financial assets	73	73	73	73
Investment in other entities	11,769	11,769	11,769	11,769
Equity investment	2,831	7,793	7,793	7,793
Total non-current assets	3,542,314	3,507,542	3,425,817	3,427,375
TOTAL ASSETS	3,817,569	3,813,291	3,798,258	3,763,262
CURRENT LIABILITIES				
Trade and other payables	41,118	54,429	64,135	44,402
Borrowings - current	6,391	8,278	8,278	8,278
Lease liability - current	237	600	900	900
Provisions - current	5,904	22,396	22,376	21,054
Other current liabilities	(267)	13,316	21,942	18,841
Total current liabilities	53,383	99,020	117,631	93,475
NON-CURRENT LIABILITIES				
Borrowings - non-current	94,658	92,759	75,619	75,604
Lease liability - non-current	1,595	9,615	9,877	9,751
Provisions - non-current	28,009	21,342	28,110	29,546
Other non-current liabilities	379	353	2,512	4,671
Total non-current liabilities	124,641	124,069	116,118	119,572
TOTAL LIABILITIES	178,024	223,088	233,749	213,047
NET COMMUNITY ASSETS	3,639,546	3,590,203	3,564,509	3,550,215
COMMUNITY EQUITY				
Asset revaluation surplus	1,612,203	1,710,032	1,710,032	1,710,032
Retained surplus	1,914,077	1,749,054	1,728,728	1,713,461
Constrained cash reserves	113,266	131,118	125,749	126,722
TOTAL COMMUNITY EQUITY	3,639,546	3,590,203	3,564,509	3,550,215

5. STATEMENT OF FINANCIAL POSITION - CONTINUED



RIGHT-OF-USE ASSETS As at 31 December 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
Right-of-use asset				
Buildings	48	107	294	272
Land	1,537	9,448	9,637	9,597
Plant and equipment	162	162	182	182
Closing balance	1,747	9,717	10,113	10,051

PROPERTY, PLANT AND EQUIPMENT (PPE) MOVEMENT* For the period ending 31 December 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual Balance \$000
PPE movement				
Opening balance (includes WIP from previous years)	3,447,968	3,397,600	3,397,600	3,397,600
Acquisitions and WIP in year movement	169,745	170,513	40,744	39,465
Depreciation in year	(91,648)	(91,648)	(44,984)	(41,921)
Disposals	(1,803)	(1,803)	(902)	(1,042)
Closing balance	3,524,262	3,474,662	3,392,458	3,394,102

* This table includes movement relating to property, plant and equipment only and is exclusive of intangible assets.

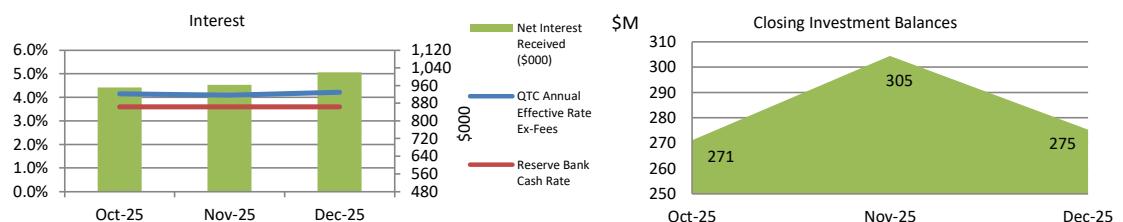
6. STATEMENT OF CASH FLOWS

STATEMENT OF CASH FLOWS				
For the period ending 31 December 2025				
	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from customers	382,776	383,510	202,823	202,856
Payments to suppliers and employees	(341,480)	(352,897)	(164,247)	(190,652)
Interest received	41,296	30,613	38,576	12,204
Rental income	10,477	10,477	5,521	7,671
Non-capital grants and contributions	964	1,118	526	626
Borrowing costs	8,007	9,664	3,472	3,039
Right-of-use assets interest expense	(2,714)	(2,714)	(2,714)	(2,708)
Net cash inflow / (outflow) from operating activities	57,728	48,857	45,231	20,661
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for property, plant and equipment	(151,678)	(152,446)	(40,744)	(39,465)
Proceeds from sale of property, plant and equipment	1,514	1,514	757	521
Capital grants, subsidies and contributions	55,432	48,056	31,441	16,890
Net cash inflow / (outflow) from investing activities	(94,731)	(102,875)	(8,546)	(22,054)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds of borrowings	15,211	15,211	-	-
Repayment of borrowings	(6,030)	(6,030)	(5,730)	(5,738)
Right-of-use lease payment	(525)	(525)	(262)	(389)
Net cash inflow / (outflow) from financing activities	8,657	8,657	(5,992)	(6,127)
Net increase / (decrease) in cash held	(28,346)	(45,361)	30,693	(7,520)
Cash and cash equivalents at the beginning of the year	190,687	232,776	232,776	232,776
Cash and cash equivalents at the end of the financial year / period	162,341	187,415	263,469	225,256
Cash Inflow (actual YTD)				
Total Cash Funding (Actual YTD)	231,603			
Total Cash Funding (Annual Revised Budget)	469,550			
% of Budget Achieved YTD	49%			
Cash Outflow (actual YTD)				
Total Cash Expenditure (Actual YTD)	239,123			
Total Cash Expenditure (Annual Revised Budget)	514,912			
% of Budget Achieved YTD	46%			

7. INVESTMENT & BORROWINGS REPORT

For the period ending 31 December 2025

INVESTMENT RETURNS



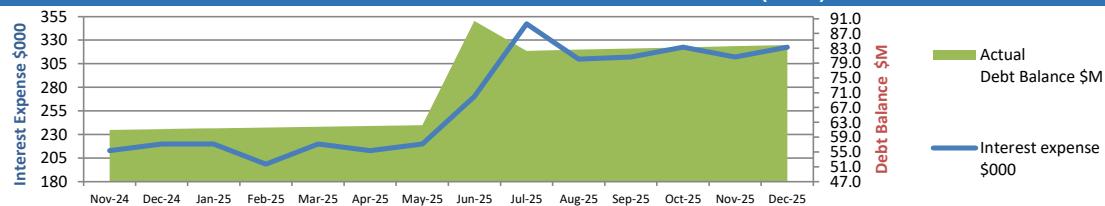
Total Investment at End of Month was \$275.26M

Council investments are currently held predominantly in interest earning at call facilities with Queensland Treasury Corporation (QTC) and a term deposit with Commonwealth Bank of Australia (CBA).

The movement in interest earned is indicative of both the interest rate and the surplus cash balances held with QTC, the latter of which is affected by business cash flow requirements on a monthly basis as well as the rating cycle.

Council adopted its Investment Policy (FIN-001-P) in June 2025 for the 2025-2026 financial year

BORROWINGS AND BORROWING COSTS (QTC)



The debt balance increased in June 2025 due to new borrowings of \$27.92M as part of Council's Capital Works Plan.

In July 2025 the debt balance decreased due to the \$8.45M Annual Debt Service Payment (ADSP), being \$5.74M principal and \$2.71M interest. Interest will accrue monthly on a daily balance until next ADSP in July 2026 which is reflected in the increasing debt balance.

Total Borrowings at End of Month were \$83.88M

Council adopted its Debt Policy (FIN-009-P) in June 2025 for the 2025-2026 financial year

BORROWINGS For the period ending 31 December 2025

	Annual	Annual	YTD	YTD
	Original Budget \$'000	Revised Budget \$'000	Budget \$'000	Actual Balance \$'000
Borrowings				
Opening balance	(90,413)	(90,401)	(90,401)	(90,401)
Accrued interest on borrowings	(3,868)	(3,869)	(1,940)	(1,927)
Interest paid on borrowings	2,714	2,714	2,714	2,708
Principal repaid	5,730	5,730	5,730	5,738
Loan drawdown	(15,211)	(15,211)	-	-
Closing balance	(101,049)	(101,037)	(83,897)	(83,882)

8. CONSTRAINED CASH RESERVES

Reserves as at 31 December 2025	Purpose of reserve	Opening	To Reserve	From	Closing
		Balance \$000	\$000	Reserve \$000	Balance \$000
Special Projects Reserve:					
Aquatic Paradise Revetment Wall Reserve	To fund Aquatic Paradise revetment wall works program	241	67	(2)	306
Weinam Creek Reserve	Maintenance and improvements associated with Weinam Creek projects	138	274	(2)	410
Waste Levy Reserve	To fund Waste Levy Program	-	2,510	(2,510)	-
Raby Bay Revetment Wall Reserve	To fund Raby Bay revetment wall works program	3,449	1,437	(256)	4,630
		3,828	4,288	(2,770)	5,346
Constrained Works Reserve:					
Public Parks Trunk Infrastructure Reserve	Capital projects for public parks trunk infrastructure	8,998	3,653	(182)	12,469
Marine Trunk Infrastructure Reserve	Provision of marine facilities south of Redland Bay	183	-	-	183
Land for Community Facilities Trunk Infrastructure Reserve	Land for community facilities trunk infrastructure	5,659	130	-	5,789
Water Supply Trunk Infrastructure Reserve	Upgrade, expansion or new projects for water supply trunk infrastructure	17,279	197	-	17,476
Sewerage Trunk Infrastructure Reserve	Upgrade, expansion or new projects for sewerage trunk infrastructure	14,568	2,271	(5,656)	11,183
Local Roads Trunk Infrastructure Reserve	Capital projects for local roads trunk infrastructure	30,003	5,735	(143)	35,595
Cycleways Trunk Infrastructure Reserve	Capital projects for cycleways trunk infrastructure	16,420	1,957	(162)	18,215
Stormwater Trunk Infrastructure Reserve	Capital projects for stormwater trunk infrastructure	12,348	611	-	12,959
Tree Planting Reserve	Acquisition and planting of trees on footpaths	465	39	-	504
Koala Tree off-set Planting Reserve	Acquisition and planting of trees for koala habitat	24	18	-	42
Special Property Reserve	Acquisition of property in line with the strategic property framework	4,980	674	-	5,654
		110,927	15,285	(6,143)	120,069
Separate Charge Reserve:					
Environment & Coastal Management Separate Charge Reserve	Ongoing conservation and maintenance operations	-	9,616	(8,309)	1,307
SES Separate Charge Reserve	On-going costs of maintaining the Redland SES	28	270	(298)	-
		28	9,886	(8,607)	1,307
TOTALS		114,783	29,459	(17,520)	126,722
Closing cash and cash equivalents					225,256
Reserves as percentage of cash balance					56.26%

9. CITY WATER STATEMENTS

CITY WATER SUMMARY OPERATING STATEMENT

For the period ending 31 December 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	165,406	164,886	84,002	83,701	(301)
Total expenses	93,371	95,658	47,970	47,951	(19)
Earnings before interest, tax and depreciation (EBITD)	72,034	69,227	36,032	35,750	(282)
External interest expense	991	991	499	526	27
Internal interest expense	19,061	19,061	9,530	9,530	-
Depreciation	33,732	33,732	16,701	16,159	(542)
Operating surplus / (deficit)	18,251	15,444	9,302	9,535	233

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Capital contributions, donations, grants and subsidies	8,646	12,946	11,348	2,469	(8,879)
Net transfer (to) / from constrained capital reserves	3,684	(1,884)	(2,365)	3,186	5,551
Non-cash contributions	1,530	1,530	-	-	-
Funding from utility revenue	23,910	25,178	(6,083)	7,208	13,291
Total sources of capital funding	37,770	37,770	2,900	12,863	9,963
Contributed assets	1,530	1,530	-	-	-
Capitalised expenditure	35,993	35,994	2,300	12,079	9,779
Loan redemption	247	247	600	784	184
Total application of capital funds	37,770	37,770	2,900	12,863	9,963

10. CITY WASTE STATEMENTS

CITY WASTE OPERATING STATEMENT

For the period ending 31 December 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Total revenue	47,902	47,692	23,799	24,014	215
Total expenses	37,765	37,111	18,697	19,797	1,100
Earnings before interest, tax and depreciation (EBITD)	10,137	10,580	5,102	4,217	(885)
External interest expense	5	5	2	2	-
Depreciation	922	922	461	235	(226)
Operating surplus / (deficit)	9,210	9,654	4,639	3,980	(659)

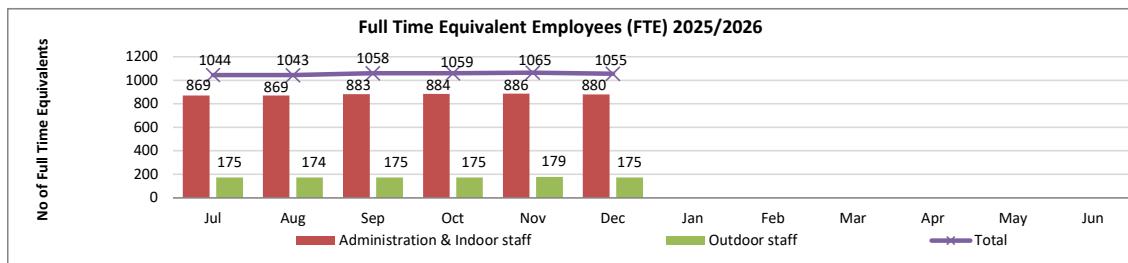
CITY WASTE CAPITAL FUNDING STATEMENT

For the period ending 31 December 2025

	Annual Original Budget \$000	Annual Revised Budget \$000	YTD Budget \$000	YTD Actual \$000	YTD Variance \$000
Funding from utility revenue	1,702	1,702	200	204	4
Total sources of capital funding	1,702	1,702	200	204	4
Capitalised expenditure	1,666	1,666	182	206	24
Loan redemption	37	37	18	(2)	(20)
Total application of capital funds	1,702	1,702	200	204	4

11. APPENDIX: ADDITIONAL AND NON-FINANCIAL INFORMATION

Workforce Reporting



December 2025: Headcount		Employee Type			
Department Level		Casual	Full Time	Part Time	Total
Office of CEO and People, Culture and Organisational Performance		3	47	12	62
Organisational Services		2	202	29	233
Community and Customer Services		67	318	77	462
Infrastructure and Operations		9	388	24	421
Total		81	955	142	1,178

Note: FTE employees includes all full time employees at a value of 1 and all other employees, at a value less than 1. The table above demonstrates the headcount by department. The table includes contract of service and temporary personnel. It includes casual staff in their non-substantive roles as at the end of the period where relevant.

Overdue Rates Debtors & Statistics

Comparison December 2025 to December 2024									
Days Overdue	Dec-25	% Overdue	Dec-24	% Overdue	\$ Variance	% Variance	Rates & Charges Statistics		
0 - 30	\$0	0.0%	\$0	0.0%	\$0	0.0%	Levied (Billed) Rates & Charges since 1 July		
31 - 60	\$5,731,824	2.8%	\$4,955,862	2.7%	\$775,962	0.1%	Rate arrears b/fwd 1 July		
61 - 90	\$769	0.0%	\$0	0.0%	\$769	0.0%	Total		
91 - 180	\$2,338,578	1.2%	\$1,883,107	1.0%	\$455,471	0.2%	Balance of overdue rates & charges		
>180	\$4,223,235	2.1%	\$3,649,192	2.0%	\$574,043	0.1%	Percentage Overdue		
Total	\$12,294,406	6.1%	\$10,488,161	5.7%	\$1,806,245	0.4%	Dec-25	Dec-24	

12. GLOSSARY

Key Terms

Written Down Value:

This is the value of an asset after accounting for depreciation or amortisation, and it is also called book value or net book value.

Work In Progress (WIP):

This represents an unfinished project that costs are still being added to. When a project is completed, the costs will be either capitalised (allocated to relevant asset class) or written off.

Current Replacement Cost:

The amount of money required to replace an existing asset with an equally valued or similar asset at the current market price.

Written Down Replacement Cost:

An asset's current replacement cost less accumulated depreciation.

Book Value of Debt:

The book value of Council's debt (QTC or other loans) as at the reporting date (i.e. 30 June).

Infrastructure Assets:

Those significant, long-life assets that provide ratepayers with access to social and economic facilities. Examples include water and sewerage treatment plants, roads, bridges, drainage, buildings, and other community assets (does not include right of use assets).

Definition of Ratios

Council Controlled Revenue Ratio:

This is an indicator of a Council's financial flexibility, ability to influence its operating income, and capacity to respond to unexpected financial shocks

Net Rates, Levies and Charges add Fees and Charges

Total Operating Revenue

Population Growth:

This is a key driver of a Council's operating income, service needs, and infrastructure requirements into the future

Prior year estimated population

Previous year estimated population - 1

Operating Surplus Ratio*:

This is an indicator of the extent to which revenues raised cover operational expenses only or are available for capital funding purposes

Operating Result

Total Operating Revenue

Operating Cash Ratio:

This measures the ability to cover core operational expenses and generate a cash surplus excluding depreciation, amortisation, and finance costs

Operating Result add Depreciation and Amortisation add Finance Costs*

Total Operating Revenue

Unrestricted Cash Expense Cover Ratio:

This is an indicator of the unconstrained liquidity available to meet ongoing and emergent financial demands. It represents the number of months Council can continue operating based on current monthly expenses

(Total Cash and Cash Equivalents add Current Investments add Available Ongoing QTC Working Capital Facility Limit less Externally Restricted Cash)

x 12

(Total Operating Expenditure less Depreciation and Amortisation less Finance Costs*)

Asset Sustainability Ratio:

This ratio indicates whether Council is renewing or replacing existing non-financial assets at the same rate that its overall stock of assets is wearing out

Capital Expenditure on Replacement of Infrastructure Assets (Renewals)

Depreciation Expenditure on Infrastructure Assets

Asset Consumption Ratio:

This measures the extent to which Council's infrastructure assets have been consumed to what it would cost to build a new asset with the same benefit to the community

Written Down Replacement Cost of Depreciable Infrastructure Assets

Current Replacement Cost of Depreciable Infrastructure Assets

Asset Renewal Funding Ratio:

This ratio measures the ability of a Council to fund its projected asset renewal/replacements in the future

Total of **Planned** Capital Expenditure on Asset Renewals over 10 years

Total of **Required** Capital Expenditure on Asset Renewals over 10 years

Leverage Ratio:

This is an indicator of a Council's ability to repay its existing debt. It measures the relative size of the Council's debt to its operating performance

Book Value of Debt**

Total Operating Revenue less Total Operating Expenditure add Depreciation and Amortisation and Finance Costs

Net Financial Liabilities:

This is an indicator of the extent to which the net financial liabilities of Council can be serviced by operating revenues

Total Liabilities - Current Assets

Total Operating Revenue

* Finance costs only include interest charged on Council's existing QTC debt balances and any other Council loans

** Book Value of Debt only includes the book value of the Council's debt (QTC or other loans) as at the reporting date

13.2 AMENDMENT TO DATE OF SPECIAL BUDGET MEETING FOR 2026**Objective Reference:** A12795481**Authorising Officer:** Sandra Bridgeman, Acting General Manager Organisational Services**Responsible Officer:** Peter Cardiff, Acting Executive Group Manager Governance and Legal Services**Report Author:** Lizzi Striplin, Senior Governance Services Adviser**Attachments:** Nil**PURPOSE**

To seek approval to amend the date of the Special Budget Meeting for 2026.

BACKGROUND

Section 170 of the *Local Government Regulation 2012* requires Council to adopt its annual budget after 31 May in the year before the financial year, but before 1 August in the financial year, or on a later date approved by the Minister.

The meeting at which the budget is presented and adopted is classified as a 'Special Meeting', meaning the only business that may be conducted is that stated in the meeting notice.

ISSUES

Council's Meeting Schedule for 2026 was adopted at the General Meeting on 17 September 2025 and included a Special Budget Meeting scheduled for Thursday 25 June 2026.

Subsequently, the Australian Local Government Association (ALGA) has confirmed the dates for its National General Assembly as 23-25 June 2026, which some Councillors are expected to attend.

To avoid a scheduling conflict, it is proposed that the Special Budget Meeting be rescheduled to Tuesday 30 June 2026.

STRATEGIC IMPLICATIONS**Legislative Requirements**

The recommendation of this report satisfies all legislative requirements.

Risk Management

There are no risks associated with this report.

Financial

There are no financial implications associated with this report.

People

Rescheduling the Special Budget meeting will not adversely affect Council's elected representatives or the broader community.

Environmental

There are no environmental implications associated with this report.

Social

There are no social implications associated with this report.

Human Rights

Consideration has been given to human rights, and no implications have been found associated with this report.

Alignment with Council's Policy and Plans

This report aligns with *Our Future Redlands – A Corporate Plan 2026 and Beyond*.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Acting General Manager Organisational Services	13 January 2026	Supported
Executive Leadership Team	January 2026	Supported

OPTIONS**Option One**

That Council resolves to amend the adopted 2026 Meeting Schedule to change the date of the Special Budget Meeting from 25 June 2026 to 30 June 2026, with the meeting to commence at 9.30am.

Option Two

That Council resolves to retain the scheduled date for the Special Budget Meeting of Council as Thursday 25 June 2026, with no amendment to the 2026 Meeting Schedule.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2026/6

Moved by: Cr Julie Talty

Seconded by: Cr Paul Bishop

That Council resolves to amend the adopted 2026 Meeting Schedule to change the date of the Special Budget Meeting from 25 June 2026 to 30 June 2026, with the meeting to commence at 9.30am.

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.

13.3 AUDIT & RISK MANAGEMENT COMMITTEE CHAIRPERSON'S ANNUAL REPORT 2024-2025**Objective Reference:** [A12752759](#)**Authorising Officer:** [Sandra Bridgeman, Acting General Manager Organisational Services](#)**Responsible Officer:** [Sandra Bridgeman, Acting General Manager Organisational Services](#)**Report Author:** [Kailesh Naidu, Principal Adviser Audit and Integrity Services](#)**Attachments:** 1. [Redland City Council ARMC Chair's Report 2024-2025](#) **PURPOSE**

To present Council with an annual overview of the responsibilities, activities, and key matters considered by the Audit & Risk Management Committee (ARMC) during the 2024–2025 financial year.

BACKGROUND

The ARMC supports Council in discharging its governance responsibilities under the *Local Government Act 2009* and other relevant legislative and regulatory requirements. Operating in an independent advisory capacity, the ARMC provides assurance to Council that appropriate frameworks for financial management, risk management, internal control and governance are in place and operating effectively.

The roles, responsibilities and authority of the ARMC are set out in Council's Audit & Risk Management Committee Charter. The Charter establishes clear expectations for the Committee's operations and ensures its activities remain aligned with Council's governance objectives and risk appetite.

The Chairperson's Annual Report summarises the ARMC's work for the year and outlines how the Committee has supported Council in strengthening governance, accountability, and transparency. During 2024–2025, the ARMC focused on the following key areas:

- Financial reporting and statements, including review of the integrity of Council's financial reporting processes, the appropriateness of accounting policies and the robustness of significant judgements and estimates.
- External audit engagement, through regular liaison with Queensland Audit Office to support the timely completion of statutory audits and to monitor the management of audit findings and recommendations.
- Internal audit oversight, including endorsement and monitoring of the Internal Audit Plan, consideration of audit outcomes and oversight of management actions arising from internal audit recommendations.
- Internal control environment, with a focus on assessing whether key controls are operating effectively to support sound governance and organisational accountability.
- Fraud and corruption control, including oversight of prevention, detection, and response arrangements, and consideration of the effectiveness of relevant policies, frameworks and controls.
- Risk management, through review of Council's risk management framework and risk profile to ensure key strategic, operational, financial and compliance risks are appropriately identified, managed and monitored.

- Legislative and regulatory compliance, including oversight of Council's compliance arrangements and consideration of emerging legislative and regulatory changes that may impact Council operations.

Through its work in these areas, the ARMC continues to provide assurance and advice that supports continuous improvement across Council's governance and risk management practices.

ISSUES

The Chairperson's Annual Report for 2024–2025, prepared by Mr Mitchell Petrie, is attached for Council's consideration. The report provides a comprehensive account of the ARMC's activities, deliberations, and contributions over the financial year, consistent with the responsibilities outlined in the Committee's Charter.

The report confirms that the ARMC has effectively fulfilled its obligations during the reporting period. The Committee is satisfied that its responsibilities relating to financial oversight, risk management, internal audit and broader governance matters were appropriately and diligently discharged during the year. This provides Council with assurance that the ARMC has delivered effective oversight and constructive advice to support a strong governance framework and sound risk management practices.

STRATEGIC IMPLICATIONS

Legislative Requirements

While the preparation of an ARMC Chairperson's Annual Report is not a statutory requirement, the report supports Council's governance obligations under the *Local Government Act 2009* and the *Local Government Regulation 2012*. It provides transparency regarding the Committee's activities and reinforces Council's commitment to sound governance and accountability.

Risk Management

Effective risk management underpins good governance. The ARMC's oversight of Council's risk management framework and risk profile supports the identification, assessment, and management of key risks and ensures alignment with Council's strategic objectives.

Financial

There are no direct workforce implications arising from this report. However, the ARMC's work, and recommendations contribute to fostering a culture of ethical behaviour, accountability, and continuous improvement across Council.

People

While this report has no direct implications for personnel matters, the ARMC's recommendations may indirectly encourage a culture of ethical behaviour and integrity across Council by promoting good governance and accountability.

Environmental

The report has no direct environmental implications. Environmental risks are, however, considered by the ARMC as part of Council's broader risk management and governance framework.

Social

The report has no direct social implications. Indirectly, the ARMC's focus on strong governance, risk management, and financial oversight supports transparent and responsible decision-making for the benefit of the community.

Human Rights

The matters considered by the ARMC are primarily financial, risk, and governance related and do not directly impact human rights. Nevertheless, effective governance and ethical oversight support organisational practices that are consistent with human rights principles.

Alignment with Council's Policy and Plans

GOV-010-P Internal Audit Policy

GOV-011-P Audit & Risk Management Committee Policy

Our Future Redlands - A Corporate Plan to 2026 and Beyond

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Councillor Member - Mayor	16-19 December 2025	Draft report provided for feedback. Feedback received has been included in the report.
Councillor Member – Division 1 Councillor		
Independent ARMC Chair		
Independent ARMC Member x 2		

OPTIONS**Option One**

That Council resolves to note the Audit & Risk Management Committee Chairperson's Annual Report for 2024-2025 as attached.

Option Two

That Council requests further information before noting the Audit & Risk Management Committee Chairperson's Annual Report for 2024-2025.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2026/7

Moved by: Cr Wendy Boglary

Seconded by: Cr Jason Colley

That Council resolves to note the Audit & Risk Management Committee Chairperson's Annual Report for 2024-2025 as attached.

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.

Audit & Risk Management Committee

Chair's Report 2024-2025

1.0 Purpose of this report

This Audit & Risk Management Committee (Committee) Annual Report has been prepared to provide Councillors with a summary of the responsibilities, work, and deliberations of the Committee in the year ended 30 June 2025.

2.0 Legislative requirement

Under the *Local Government Act 2009* and *Local Government Regulation 2012*, Redland City Council has established an Audit & Risk Management Committee.

3.0 Purpose of the Committee

The primary objective of the Committee is to promote good corporate governance through the provision of independent assurance, oversight and advice to Council and the Chief Executive Officer on matters relating to fraud and corruption control, risk management, internal control, governance, compliance, audit, financial statement preparation and financial reporting.

The scope of the Committee's oversight and monitoring activities incorporates the activities of Council's administration, including its controlled entities.

Queensland Treasury's Audit Committee Guidelines note that the existence of an independent Audit Committee is recognised internationally as an important feature of good corporate governance. An audit committee can benefit an organisation by:

- Promoting the integrity and quality of internal and external reports on financial reporting and internal controls.
- Fostering and promoting a more effective and efficient audit process by providing an independent review of the internal audit annual audit plan and reports as well as external statutory financial reports.
- Providing a 'no surprises' environment, particularly regarding the prompt identification of risks and threats to the agency.
- Providing a depth of knowledge that assists management discharge its responsibilities in the most effective and efficient manner.

Council approved the most recent version of the Audit & Risk Management Committee Charter on 17 July 2024.

Matters outside the scope of the Committee

The Committee's role, as set out in its Charter, does not extend to matters normally assigned to a Finance Committee. That is the Committee has no responsibility for, nor decision-making authority over, budget adoption or financial decision-making, for which accountability rests with Councillors and Council Management.

The Committee's oversight of internal controls, governance and risk management is limited to the administrative and operational functions of Council and its controlled entities and does not extend to the conduct or decision-making of elected officials.



4.0 Membership

A Council's audit committee must comprise at least three but no more than six members, including at least one member who has significant experience and skills in financial matters. It must include a minimum of one Councillor and maximum of two Councillors.

The Audit and Risk Management Committee for the 2024–2025 year comprised the following members:

- Mr Mitchell Petrie – Independent Chairperson
- Ms Mary Goodwin – Independent Member
- Mayor Jos Mitchell – Councillor Member
- Cr Wendy Boglary – Councillor Member

Mr Petrie, a former audit assurance partner at KPMG, brings extensive expertise in audit, enterprise risk, governance and board advisory services across various sectors, including Queensland state and local government entities.

Ms Goodwin contributes deep experience in senior leadership roles, particularly in governance, risk, strategy and procurement, across public and private sectors, including local government.

The participation of elected Councillors adds valuable insights into the strategic direction and priorities of Council.

Since the end of the 2025 financial year, Council appointed an additional independent member to the Committee, Ms Louise Dudley. Louise brings significant experience and expertise to the Committee across a range of areas.

The Chief Executive Officer, Executive Leadership Team, Group Manager Corporate Governance, and representatives from Redland Investment Corporation and the Queensland Audit Office attended Committee meetings as standing invitees. The Principal Adviser Internal Audit served as Committee Secretary. Council officers regularly presented reports and provided information in response to Committee requests to support informed oversight and decision-making.

5.0 Meetings held during the year

The Committee convened four times this financial year, including a dedicated session to review the draft annual financial statements ahead of their submission to the Queensland Audit Office. Meeting dates were:

- 22 August 2024
- 19 September 2024
- 9 April 2025
- 5 June 2025

An annual calendar of Committee activities has been prepared which aligns with the responsibilities set out in the Committee's Charter. This calendar forms the basis of the agendas for each meeting. Agenda papers are prepared and distributed prior to each meeting.

Minutes of each Committee meeting are provided to Council after each meeting. Following feedback from members of the Committee, minutes of Committee meetings have included more detail of Committee deliberations.

Members of the Committee periodically meet out-of-session with the Chief Executive Officer and other members of management, as well as internal and external audit service providers to discuss matters relevant to the Committee's activities.

6.0 Activities during the year ended 30 June 2025

During the year ended 30 June 2025 the Committee's scope of monitoring and oversight activities included the following:

6.1 *Financial Statements and Reporting*

The Committee reviewed and considered the process applied to preparing the annual statutory financial statements. This included:

- Understanding significant judgements and estimates and the application of accounting standards, including asset revaluations, provisioning for landfill remediation, etc.
- Understanding the accounting treatment and disclosure of significant, unusual transactions
- Reviewing the financial sustainability ratios required to be disclosed (noting that required disclosures significantly increased this year)
- Consideration of the financial statements of controlled entities
- Adequacy of disclosures including comparison to other Councils
- Reviews of draft financial statements prior to the commencement of the year-end external audit process
- Out of session meeting with members of the Finance team to discuss the draft financial statements in detail
- Out of session meeting with the Queensland Audit Office (external auditor) to discuss their audit approach and audit results.

The Committee concluded that the annual statutory financial statements were of a high quality and that sufficient and appropriate processes were applied in the preparation of those statements. This conclusion was supported by the findings of the external auditor.

6.2 *External Audit*

Throughout the year the Committee was provided with reports from the external auditor, the Queensland Audit Office, on the proposed audit plan, the progress of the audit, any internal control deficiencies identified and the external auditor's comments on a range of other relevant matters. As was the case in 2024, the 2025 external audit was solely undertaken by the Queensland Audit Office.

During the year the external auditor did not identify any significant financial reporting deficiencies and concluded that Council's internal control environment was "effective". There were some deficiencies identified which were reported, the mitigation of which will be monitored by the Committee.

The audit opinion provided by the external auditors on the financial statements for the year ended 30 June 2025 was Unmodified (an unqualified audit opinion). The audit opinion on the financial statements of Redland Investment Corporation Pty Ltd was also Unmodified.

Consistent with good practice, the Committee met with the external auditors in an "in-camera" session at the completion of the audit process to discuss the audit process and the auditor's interaction with Council.

The Committee was satisfied that the external audit process was appropriate, and the external auditor was independent.

6.3 *Internal Audit*

Internal Audit delivers independent assurance to Councillors and senior management that the internal control frameworks within Council and its controlled entities are both efficient and effective. By systematically evaluating controls, risk management processes and governance arrangements, Internal Audit helps to ensure that Council's strategic objectives are met and that all activities comply with relevant legislation and policies.

The Committee plays a key role in enhancing the independence and effectiveness of the Internal Audit function by fostering a collaborative yet independent relationship between Internal Audit and the broader organisation.

Operating under the authority of Council's Internal Audit Policy (GOV-10-P) and the Internal Audit Charter, the Internal Audit function has a clear mandate that defines its roles and responsibilities. To preserve its objectivity, Internal Audit reports its findings and recommendations directly to the Chief Executive Officer and the Audit and Risk Management Committee. The Corporate Governance group oversees the function's administrative matters, ensuring that Internal Audit remains properly resourced and managed.

For the 2024–2025 financial year, Council continued to engage Scyne Advisory as its co-sourced audit service provider. This partnership combined in-house expertise with Scyne Advisory's specialist skills, enabling a robust and comprehensive audit program that addressed emerging risks and reinforced best-practice controls across the business.

The annual Internal Audit work program is developed through a risk-based planning process. In preparing the plan, Internal Audit consults extensively with management, the Audit and Risk Management Committee and representatives of the Queensland Audit Office. This collaborative approach ensures audit activities focus on the highest-priority risks and deliver maximum value by identifying opportunities for improvement where they matter most.

In 2024–2025, Internal Audit issued 10 internal audit reports with 88 recommendations (87 for Council and 1 for Redland Investment Corporation). Internal Audit also tracked 18 recommendations (17 for Council and 1 for Redland Investment Corporation) made by the Queensland Audit Office. Internal Audit's findings confirmed that a satisfactory internal control environment exists within Council.

Audit recommendations 2024–2025	Council	RIC
Open recommendations at 1 July 2024	77	-
Recommendations added during the reporting period	104	2
Recommendations implemented during the reporting period	112	-
Open recommendations at 30 June 2025	69	2

6.4 *Governance and Internal Control*

Through the activities of the external auditor and internal audit, the Committee monitored the governance and internal control environment of Council.

The Committee was kept informed throughout the year by the Chief Executive Officer of significant matters which may have had an impact on Council's internal control environment. These updates were very useful for the Committee in performing its role.

The Committee received regular reports on the progress of the Digital Transformation Program including the governance and risk management applied to that program. The Committee was impressed with progress and the manner in which the program is being managed.

The Committee also received regular reports on the management of Cyber security risks and the ongoing improvements to Asset Management processes and data. The Committee has noted that progress in improving Asset Management processes requires some attention. The Committee will continue to closely monitor this important function in 2025-2026.

This year the Committee requested for the Chair of the Board of Redland Investment Corporation to attend one of the Committee's meetings to discuss corporate governance and internal control matters relevant to that controlled entity (note that the Chief Executive Officer of Redland Investment Corporation attends most Committee meetings during the year). The Committee has been pleased to see improvements this year in RIC's statutory financial reporting as well as management of IT risks.

The Committee has been mindful of the current macro-economic environment and the challenges most local governments have been facing in terms of financial sustainability including attracting and retaining human resources. Such circumstances can put pressure on an organisation's internal control environment. The Committee will continue to monitor how Council responds to these challenges whilst endeavouring to maintain an appropriate internal control environment.

6.5 *Fraud and Corruption Control*

The Committee supported the decision of Council in the 2022-2023 year to enhance the Ethics & Integrity function which has further strengthened Council's corporate governance processes and internal control environment. Regular reports were provided to the Committee on the function's progress and the outcomes of its work.

During the year the Committee contributed to the review and enhancement of the function's Charter. The Committee understands that since the end of the financial year, following some restructuring within Council's Administration, the Ethics and Integrity function has been transferred under the leadership of Internal Audit.

The Committee also monitored how the risk of significant fraud is managed through the activities of the external auditor and internal audit. The Committee receives reports from Management from time to time on attempted frauds (particularly cyber-type frauds) and any action proposed to be implemented to further reduce risk.

6.6 Risk Management

At each meeting the Committee receives a report on the operation of Council's Enterprise Risk Management framework. This includes periodic reporting on significant risks, insurance risks and other activities such as the activities of Management's Operational Risk Management Committee.

The Committee has a strong interest in working with the Executive Leadership Team to continue to develop Council's Enterprise Risk Management framework and processes.

During the year the Committee welcomed the appointment of BDO, Chartered Accountants, to assist management further develop risk management processes and reporting. The Committee will in the coming year continue its focus on Council's risk management processes particularly risk management reporting.

The Committee is mindful that an effective Enterprise Risk Management framework needs to support, not hinder, the effective and efficient management of Council.

6.7 Legislative and Policy Compliance

The Committee receives regular reports from the General Counsel which, amongst other things, include comments on any significant changes to the legislative environment. The Committee also receives, at least annually, attestations confirming compliance with key legislative obligations.

7.0 Areas of focus for 2025-2026

In the coming year, the Committee plans to work with Council and Management to continue to maintain and enhance its corporate governance framework and processes with a focus on a range of areas in particular, including:

- Digital Transformation Project (risk and governance oversight of the project including benefits realisation)
- Asset management framework and processes
- Continuing to support risk management being further embedded and more aligned with governance and assurance activities and processes to not only manage strategic and operational risks but to also maximise opportunities to extract value.

These were also the areas of focus for the Committee in 2024-2025.

8.0 Conclusion

The Committee confirms to Council that the responsibilities and activities of the Committee as set out in its Charter were satisfactorily undertaken for the year ended 30 June 2025.

**Mitchell Petrie**

Chair, RCC Audit & Risk Management Committee
19 December 2025

14 REPORTS FROM COMMUNITY & CUSTOMER SERVICES**14.1 NEW LEASE - NORTH STRADBROKE ISLAND ARTS AND POTTERY GROUP INCORPORATED****Objective Reference:** A12660426**Authorising Officer:** Brooke Denholder, General Manager Community & Customer Services**Responsible Officer:** Andrew Wells, Acting Group Manager Communities**Report Author:** Monique Whitewood, Service Manager Community Investment
Anita McKay, Community Leasing Officer**Attachments:** 1. North Stradbroke Island Arts and Pottery Group Incorporated (NSIAAP) - Site Plan and Images [↓](#)**PURPOSE**

To seek approval for a new lease for North Stradbroke Island Arts and Pottery Group Incorporated (NSIAAP) over Lot 2 on D90450, described as 44 Mitchell Crescent, Dunwich.

BACKGROUND

NSIAAP is an incorporated, not-for-profit organisation that has occupied the site at Lot 2 on D90450, described as 44 Mitchell Crescent, Dunwich for over 30 years.

Established in 1988, NSIAAP serves as a creative and social hub for both the local and broader island community. Its programs support professional development and foster community participation in arts and cultural activities. Through weekly open studios, NSIAAP promotes inclusive, cross-generational engagement, strengthening social connections and contributing to improved mental health and well-being.

ISSUES

NSIAAP is situated on a State-owned reserve, for which Council is trustee. The proposed new trustee lease is consistent with the designated primary purpose of park and recreation.

The previous lease expired in 2022 and was not renewed due to the native title interests in that area.

Seeking clarity on tenure options, Council consulted with the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD). In August 2024, NRMMRRD advised a 12-month Licence to Occupy (LTO) would be an acceptable agreement. However, NSIAAP declined the short-term arrangement, citing limitations on long-term planning and as a result, continued operating without formal tenure.

After further engagement with NRMMRRD and consultation with the State Member for Oodgeroo, Council was advised in October 2025 that due to ongoing Environmental Management Register (EMR) investigations, a resolution may be prolonged. However, as trustee, Council may proceed to authorise NSIAAP's use for a period deemed appropriate.

Based on this advice and in line with Council's standard and consistent approach for new community leases, a new 10-year lease is proposed.

It has been identified that the existing lease plan which is used to define the lease footprint does not provide adequate access to the site. To resolve this, a new lease plan will be prepared, as outlined in Attachment 1.

STRATEGIC IMPLICATIONS

Legislative Requirements

The *Local Government Regulation 2012* (the Regulation) describes land as a 'valuable non-current asset' and prescribes a number of options available to enter into a contract to dispose of that asset. The disposal may include all or any part of an interest in land; in this case, the interest being the granting of a lease.

The prescribed method of disposing of land is sale by tender or auction. However, the Regulation provides for exceptions to this rule in certain circumstances.

In particular, reference is made to sub paragraph 236(1)(c)(iii) of the Regulation which provides:

236(1)(c)(iii) - The disposal is for the purpose of renewing the lease of land to the existing tenant of the land.

The term 'disposal of land' refers to the process by which a governing authority or landowner relinquishes ownership, control, or interest in a parcel of property. This may be done in a variety of ways, including but not limited to, sale, lease, exchange, or gifting of land assets.

It is considered that this proposed lease can be made in accordance with the exception contained within the *Local Government Regulation 2012* provisions.

Risk Management

NSIAAP is required to maintain public liability insurance and property insurance for the building.

On 1 May 2025, inspections were conducted to assess building condition, asbestos risks, and electrical safety. These inspections revealed concerns regarding legislative compliance and general building maintenance related to occupant safety.

To proceed with a new lease, Council must be satisfied that all legislative requirements concerning occupant safety and building condition are met. As of 12 December 2025, NSIAAP had provided evidence confirming legislative compliance and Council is satisfied that NSIAAP meets these obligations.

In view of the building's age and condition, Council has requested of NSIAAP a maintenance plan to address items identified in the building condition report. NSIAAP has prepared a detailed maintenance plan and schedule and will implement these measures immediately upon approval of the new lease to ensure the building remains safe and properly maintained throughout the lease term.

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.

The Native title interest will be addressed with as part of the lease terms, which are subject to native title interests to be surrendered to the State.

Financial

The lessee bears all costs associated with the preparation and registration of the lease including the new lease plan. Maintenance of the premises is the responsibility of 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 assessment has been requested but is not yet completed to confirm that NSIAAP is financially sound and capable of meeting its obligations under the proposed lease. This assessment will be completed prior to the signing of the lease.

People

There are no known staff implications associated with this report.

Environmental

There are no known environmental implications associated with this report.

Social

A new lease agreement will allow NSIAAP to remain a vital creative and social hub for the local and wider island community, supporting diverse island-based potters and securing the venue as a long-term cultural destination.

Human Rights

Human rights have been considered in accordance with section 58(5) of the *Human Rights Act 2019* (Qld), and the proposed lease is compatible with human rights.

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
Senior Management Accountant, Business Partnering, Financial Services	12 December 2025	Financial sustainability check requested.
Councillor Division 2, State Member for Oodgeroo, North Stradbroke Island Arts and Pottery Group Inc, General Manager Community and Customer Services, Acting Group Manager Communities, Service Manager Community Investment	13 November 2025	Meeting held to discuss the land, tenure arrangements, building maintenance and legislative requirements.
Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMMRRD)	23 September 2025	Correspondence from NRMMRRD that they would not object to Council issuing a long-term lease.
State Member for Oodgeroo	29 May and 22 September 2025	Correspondence and discussions with State Member for Oodgeroo.
Councillor Division 2	December 2022 – Current	Ongoing correspondence with Councillor Division 2.
External consultants	1 May 2025	Building condition assessment inspection, asbestos assessment inspection and electrical safety inspection completed.
Legal Services	September 2023 – August 2024	Consulted and advice sought.
North Stradbroke Island Arts and Pottery Group Inc	December 2022 – current	Ongoing correspondence with NSIAAP regarding the land, tenure arrangements, building maintenance and legislative requirements.

OPTIONS

Option One

That Council resolves as follows:

1. To approve a new lease to North Stradbroke Island Arts and Pottery Group Incorporated over Lot 2 on D90450, described as 44 Mitchell Crescent, Dunwich as shown in 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 note Officers' existing delegations, to apply any necessary administrative amendments and execute all documents to negotiate, make, vary and discharge the relevant lease arrangements regarding this matter.

Option Two

That Council does not approve a new lease to North Stradbroke Island Arts and Pottery Group Incorporated and investigates alternative arrangements for the site.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2026/8

Moved by: Cr Peter Mitchell
Seconded by: Cr Paul Bishop

That Council resolves as follows:

1. To approve a new lease to North Stradbroke Island Arts and Pottery Group Incorporated over Lot 2 on D90450, described as 44 Mitchell Crescent, Dunwich as shown in 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 note Officers' existing delegations, to apply any necessary administrative amendments and execute all documents to negotiate, make, vary and discharge the relevant lease arrangements regarding this matter.

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.

Attachment 1 – Site Plan and Images

North Stradbroke Island Arts and Pottery Group Incorporated
Lot 2 on D90450

Proposed lease area outlined in **Red** below



External area of NSIAAP

Reference: *CT Management Group – May 2025*

15 REPORTS FROM INFRASTRUCTURE & OPERATIONS**15.1 REDLANDS COAST 2032 LEGACY WORKING GROUP MEETING SUMMARY****Objective Reference:** A12700309**Authorising Officer:** Christopher Isles, General Manager Infrastructure & Operations**Responsible Officer:** Daniel Harris, Executive Group Manager Major Projects**Report Author:** Kristen Banks, Manager Major Projects**Attachments:** 1. Redlands Coast 2032 Legacy Working Group meeting summary - 24 November 2025 [\[Attachment\]](#)**PURPOSE**

To note this report and summary (Attachment 1) of the Redlands Coast 2032 Legacy Working Group meeting held on Monday 24 November 2025.

BACKGROUND

Legacy is recognised by the International Olympic Committee (IOC) as a key part of the Brisbane 2032 Olympic and Paralympic Games. It is an IOC requirement that the host city develops a Legacy Plan as part of the Games Delivery Plan. This has been developed by the Queensland Government.

The purpose of the Brisbane 2032 Legacy Plan – *Elevate 2042* – is to drive economic, social and environmental outcomes and ensure lasting benefits before, during and after the Games.

At its General Meeting held 19 January 2022 Council endorsed the establishment of the Redlands Coast 2032 Legacy Working Group (Legacy Working Group) as a mechanism for advising Council on legacy planning relating to opportunities afforded by the Brisbane 2032 Olympic and Paralympic Games.

Legacy Working Group members

Members of the Legacy Working Group represent a broad range of community interests and are all highly regarded in their respective fields. Members include:

- Mayor Jos Mitchell (Chair)
- Andrew (Andy) Bradley: Sustainability expert, community sport and active recreation.
- Anne Livingstone: Disability sector, accessibility and inclusion, health and wellbeing, innovation and research, business, industry and trade.
- Daniel Fitzgibbon OAM: Olympics/Paralympics/high-performance sport.
- Dr Caroline Riot: Olympics/Paralympics/high-performance sport, sustainability expert, business, industry and trade, tourism and events, innovation and research, education and training.
- Delvene Cockatoo-Collins: Cultural diversity, including Quandamooka traditional custodian representatives, business, industry and trade, tourism and events, arts and culture.
- John Brennan OAM: Olympics/Paralympics/high-performance sport, tourism and events, community sport and active recreation.
- Michael Choi OAM: Cultural diversity, business, industry and trade; health and well-being.

- Michael Mrowka: Sustainability expert, transport.
- Noemie Fox OAM: Olympics/Paralympics/high-performance sport, sustainability expert, business, industry and trade, education and training.
- Sandra Jacob: Business, industry and trade, tourism and events, disability sector accessibility and inclusion, transport.

Terms of Reference

Under its Terms of Reference, the Legacy Working Group operates in an advisory capacity, its purpose is to:

- Inform the development of a Redlands Coast 2032 Legacy Plan that accelerates delivery of Council's long term strategic plans and maximises local, regional and international opportunities for the benefit of Redlands Coast aligned with the Games Legacy Plan.
- Ensure community views and aspirations are represented and reflected in the development of a Redlands Coast 2032 Legacy Plan.
- Assist Council with strategies to encourage community participation and support for the legacy programs and initiatives.
- Provide a forum for discussions with other community and business groups and individuals regarding relevant legacy opportunities, benefits and risks.
- Identify desirable legacy opportunities and outcomes that should be pursued in the lead up to, during and beyond Brisbane 2032.
- Enable a powerful advocacy voice on Brisbane 2032 legacy issues and other related regional opportunities.
- The Legacy Working Group does not make decisions on behalf of Redland City Council.

A report is to be provided to a General Meeting following each Legacy Working Group meeting.

ISSUES

Summary of the Legacy Working Group Meeting

The Legacy Working Group, which previously met in 2023, was reconvened on Monday 24 November 2025. The following items formed the agenda for the meeting:

1. Welcome
2. Group reflection
3. Games landscape
4. Council update
5. General business
6. Meeting summary

A summary of the meeting is at Attachment 1.

Next steps

The next Legacy Working Group meeting will be on Friday 30 January 2026, with meetings to be held bi-monthly. A report detailing outcomes of the meeting will be presented at a future General Meeting.

STRATEGIC IMPLICATIONS

Legislative Requirements

There are no known legislative impacts associated with the contents of this report.

Risk Management

There are no known risk impacts associated with the contents of this report.

Financial

The Legacy Working Group are honorary members, unremunerated and non-pensionable. Budget for the development of the Redlands Coast 2032 Legacy Plan is met within existing operational budget.

People

Administration of the Legacy Working Group is undertaken by a Council officer. No specific impacts are anticipated as a result of making a resolution in accordance with the recommendation of this report.

Environmental

Redlands Coast 2032 Legacy Planning will support a sustainable Games.

Social

The International Olympic Committee recognises 'legacy' as a key part of the Brisbane 2032 Olympic and Paralympic Games, noting a specific objective of the Games is to deliver lasting benefits for people, and the considerable opportunity for the Games to change a community, a city, its image and its infrastructure.

Human Rights

No known human rights impacts are associated with the contents of this report.

Alignment with Council's Policy and Plans

The purpose of the Legacy Working Group aligns with Council's Corporate Plan *Our Future Redlands – A Corporate Plan to 2026 and Beyond*: Goals of City Leadership, Strong Communities, Quandamooka Culture, Natural Environment, Liveable Neighbourhoods, and Thriving Economy.

CONSULTATION

Consulted	Consultation Date	Comments/Actions
Mayor Jos Mitchell – Chair of Redlands Coast 2032 Legacy Working Group	28 November 2025	Review of Redlands Coast 2032 Legacy Working Group meeting minutes that inform report content and summary

OPTIONS

Option One

That Council resolves to note this report and attached summary (Attachment 1) of the Redlands Coast 2032 Legacy Working Group meeting held on Monday 24 November 2025.

Option Two

That Council resolves to request further information about the Redlands Coast 2032 Legacy Working Group.

OFFICER'S RECOMMENDATION/COUNCIL RESOLUTION 2026/9

Moved by: Cr Jason Colley

Seconded by: Cr Shane Rendalls

That Council resolves to note this report and attached summary (Attachment 1) of the Redlands Coast 2032 Legacy Working Group meeting held on Monday 24 November 2025.

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.

Attachment 1 – Summary of the Redlands Coast 2032 Legacy Working Group Meeting 24 November 2025

The Redlands Coast 2032 Legacy Working Group (Legacy Working Group) met from 9am-11am on Monday 24 November 2025 at the Alexandra Hills Conference Centre.

A summary of the meeting follows:

1. Welcome

- Legacy Working Group Chair, Mayor Jos Mitchell opened the meeting and acknowledged the Traditional Owners.
- Mayor Mitchell and Group members introduced themselves and areas of interest.
- No conflicts of interest were declared.

2. Group reflection

- Kristen Banks, Manager – Major Projects provided an overview of the Legacy Working Group's purpose under the Terms of Reference and previous meeting timeline.
- Themes from a Legacy Working Group survey regarding how members would like to continue to collaborate and feedback of the draft vision themes prepared by Urbis were shared.
- Mayor Mitchell led a group discussion about future meetings and the Legacy Working Group's purpose. Members agreed to increase the proposed frequency of meetings from quarterly to bi-monthly and requested more information about Council's role an event venue city and the Redland Whitewater Centre.

3. Games landscape

- Kristen Banks, Manager – Major Projects provided a general presentation on the Brisbane 2032 Olympic and Paralympic Games landscape including announcement of the Brisbane 2032 procurement portal.
- Mayor Jos Mitchell led a group discussion about the member's role as advocates, areas of skills and expertise and what themes could be focussed on at future meetings. These included workforce planning including accessibility considerations, export readiness, transport, infrastructure pipeline demand, tourism, promoting local food suppliers and networks, and high-speed network capability.

4. Council update

- Kristen Banks, Manager – Major Projects provided a presentation on Birkdale Community Precinct.

5. General business

- Legacy Working Group members requested supporting information to promote their role and involvement in the city's legacy planning.

6. Meeting summary

- The next meeting will be held on Friday 30 January 2026.

16 NOTICES OF INTENTION TO REPEAL OR AMEND A RESOLUTION

Nil.

17 NOTICES OF MOTION

Nil.

18 URGENT BUSINESS WITHOUT NOTICE

Nil.

19 CONFIDENTIAL ITEMS**MOTION TO DISCUSS ITEM IN CLOSED SESSION****COUNCIL RESOLUTION 2026/10**

Moved by: Cr Rowanne McKenzie

Seconded by: Cr Paul Bishop

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

19.1 Victoria Point Library

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.

CARRIED 9/0

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

Crs Lance Hewlett and Tracey Huges were not present when the vote was taken.

MOTION TO MOVE INTO CLOSED SESSION AT 11:39AM**COUNCIL RESOLUTION 2026/11**

Moved by: Cr Paul Bishop

Seconded by: Cr Jason Colley

That Council moves into Closed Session to discuss Item 19.1.

CARRIED 9/0

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

Cr Lance Hewlett was not present as he was not eligible to vote (refer Item 10.1 for details).

Cr Tracey Huges was not present when the motion was put.

MOTION TO MOVE INTO OPEN SESSION AT 1:25PM**COUNCIL RESOLUTION 2026/12**

Moved by: Cr Paul Gollè

Seconded by: Cr Paul Bishop

That Council moves out of Closed Session.

CARRIED 10/0

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

Cr Lance Hewlett was not present as he was not eligible to vote (refer Item 10.1 for details).

19.1 VICTORIA POINT LIBRARY**OFFICERS RECOMMENDATION**

Moved by: Cr Wendy Boglary

That Council resolves as follows:

1. To endorse the progression of Option One of this report.
2. To authorise in-principle the allocation of sufficient funds through normal budget processes to progress Option One.
3. That the report and attachments remain confidential, or as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private, and commercial in confidence information.

The motion lapsed for want of a seconder.

COUNCIL RESOLUTION 2026/13

Moved by: Cr Julie Talty

Seconded by: Cr Paul Gollè

That Council resolves as follows:

1. To endorse the progression of Option Two of this report including the ability to negotiate lease terms that improve the overall net present value (NPV) of this option.
2. To authorise in-principle the allocation of sufficient funds through normal budget processes to progress Option Two.
3. To note the Chief Executive Officer's existing delegation under s.257(1)(b) of the *Local Government Act 2009* to negotiate, make, vary and discharge resultant contracts and related documentation.
4. That the report and attachments remain confidential, or as required by any legal or statutory obligation, subject to maintaining the confidentiality of legally privileged, private, and commercial in confidence information.

CARRIED 8/2

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

Crs Jos Mitchell and Wendy Boglary voted AGAINST the motion.

Cr Lance Hewlett was not present as he was not eligible to vote (refer Item 10.1 for details).

20 MEETING CLOSURE

The Meeting closed at 1:28pm.

The minutes of this meeting were confirmed at the General Meeting held on 18 February 2026.

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CHAIRPERSON