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Ipswich City Council

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15 March 2019

NOTICE OF MEETING

Notice is hereby given that the ORDINARY MEETING OF COUNCIL is to be held on **TUESDAY, 19 MARCH 2019** commencing at **9.00 am** in the Council Chambers, on the 2nd Floor of the Administration Building, 45 Roderick Street, Ipswich.

The business papers for the meeting are attached to this notice.



BUSINESS

- A. OPENING OF MEETING:
- B. WELCOME TO COUNTRY OR ACKNOWLEDGEMENT OF COUNTRY:
- C. OPENING PRAYER:
- D. APOLOGIES AND LEAVE OF ABSENCE:
- E. CONDOLENCES AND MEMORIALS:
- F. PETITIONS AND PRESENTATIONS:
- G. CONFIRMATION OF MINUTES:
 - 1. [Ipswich City Council – Minutes of Meeting of 26 February 2019](#)
- H. RECEPTION AND CONSIDERATION OF COMMITTEE REPORTS:
 - 2. [Economic Development Committee's Report](#)
 - 3. [Growth and Infrastructure Committee's Report](#)
 - 4. [Communities Committee's Report](#)
 - 5. [Environment Committee's Report](#)
 - 6. [Governance Committee's Report](#)
- I. CONSIDERATION OF NOTIFIED MOTIONS:
- J. RECEPTION OF NOTICES OF MOTION FOR FUTURE MEETINGS:
- K. QUESTIONS:
- L. OFFICERS' REPORTS:
 - [Cameron Park – Covenant and Impact on Valuation for Land Disposal](#)
- M. CONSIDERATION OF ITEMS PLACED ON THE AGENDA BY A COUNCILLOR IN ACCORDANCE WITH SECTION 6 AND 8 OF THE SUBORDINATE LOCAL LAW (2.1 COUNCIL MEETINGS):

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COUNCIL ORDINARY MEETING

26 February 2019

Held in the Council Chambers, Administration Building

The meeting commenced at 9.03 am

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee members present being Simone Webbe, Jan Taylor, Stan Gallo, Steve Greenwood and Robert Jones to address the Council on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Charter they will also declare Conflict of Interests and potential Conflict of Interests.

ATTENDANCE AT COMMENCEMENT

MEMBER'S ATTENDANCE:

Greg Chemello (Interim Administrator)

INTERIM MANAGEMENT COMMITTEE:

Simone Webbe, Jan Taylor, Stan Gallo, Steve Greenwood and Robert Jones

ACKNOWLEDGEMENT OF COUNTRY

Ipswich City Council respectfully acknowledges the Traditional Owners as custodians of the land upon which we meet. We pay our respects to their elders, past, present and emerging, as the keepers of the traditions, cultures and stories of a proud people.

OPENING PRAYER

Let us in silence pray or reflect upon our responsibilities to the people of Ipswich.

We meet today to serve our community,
to use our resources wisely and well,
to represent all members of our community fairly,
and to make decisions that promote the common good.

**CONFIRMATION OF
MINUTES OF ORDINARY
MEETING**

The Interim Administrator of the Ipswich City Council resolves:

That the Minutes of the Council Ordinary Meeting held on 29 January 2019 be confirmed subject to an amendment to Recommendation I of the Officer's Report titled Cameron Park – Future Use of Parkland and Facilities. The amendment replaces the current recommendation I with the following recommendation:

- I. That prior to the transfer of the land to Swifts Leagues Club Ltd, Council register a covenant on the title for the land, restricting the use of the land (in perpetuity or until released by Council) so as to ensure that the land continues to be used for community purposes and otherwise in accordance with its current zoning of Recreation. Such covenant to be consistent with Council's planning scheme and in compliance with *Land Title Act 1994*, the *Planning Act 2016* and any other relevant legislation.

DISCUSSION

The Interim Administrator noted that an amendment to the unconfirmed minutes from 29 January 2019 was proposed in relation to a discussion where council agreed it would be appropriate to seek a covenant on land for Swifts. Legal advice has been received to ensure the recommendation was legally accurate and this is now reflected in the amendment.

The Interim Administrator called for any discussion on the matter.

Simone Webbe queried whether it would be appropriate to inform council of the legal advice so that there is a clear understanding of why the recommendation needs to read "or until released by council" and the circumstances in which council could release the covenant.

Simone also suggested that it may be prudent to request the valuers to price the land before and after impact of the covenant so that a clear decision can be made as to whether the covenant is a good idea or not in terms of the overall public interest for the community as it is an asset of the council.

The Interim Administrator suggested that he would adopt the minutes as amended with an addition that a report be submitted to the next committee meeting to consider the legal advice and the implications on the valuations as Simone had discussed.

**PROPOSED
AMENDMENT**

The Interim Administrator of the Ipswich City Council resolves:

That the amendment to the minutes in relation to Cameron Park - Future Use of Parkland and Facilities be further amended by the addition of a further recommendation J:

- J. That a report be submitted to the next Communities Committee in relation to the Officer's report titled Cameron Park – Future Use of Parkland and Facilities outlining the legal advice for the amended recommendation and the implications on the valuation.

The motion was put and carried.

**RECEPTION AND
CONSIDERATION OF
COMMITTEE REPORTS**

The Interim Administrator of the Ipswich City Council resolves:

That the Economic Development Committee Report No. 2019(02) of 19 February 2019 be received and adopted.

DISCUSSION

The Interim Administrator made comment about event sponsorship and the discussion that occurred at committee in terms of council officers to prepare a report for the Committee so that the smaller valued grants for event sponsorship could be dealt with under delegation by council officers. This was to encourage future councillors to focus on strategic issues as opposed to some of the detailed operational smaller grants. It was noted that all grants, including those approved under delegation, would still be reported to council.

The motion was put and carried.

The Interim Administrator of the Ipswich City Council resolves:

That the Growth and Infrastructure Committee Report No. 2019(02) of 19 February 2019 be received and adopted.

DISCUSSION

The Interim Administrator noted that a key issue during discussion at committee was the need in future reports on easements of land or proposed easements or resumptions of land, to have clearer information included, without going into commercial or confidential detail, around the status of discussions with owners and stakeholders and clearer statements about the potential implications for owners and stakeholders if land is resumed for certain public purposes. The Interim Administrator noted that these discussions could transgress into private or commercial matters that would need to be dealt with in confidence.

The Interim Administrator of the Ipswich City Council resolves:

That the Communities Committee Report No. 2019(02) of 19 February 2019 be received and adopted.

The motion was put and carried.

The Interim Administrator of the Ipswich City Council resolves:

That the Environment Committee Report No. 2019(02) of 19 February 2019 be received and adopted.

DISCUSSION

The Interim Administrator made comment on the following matters:

The contract with Visy for the recycling of Ipswich Waste for a year with a year extension gives council time to proceed and resolve issues through the sub-regional expression of interest campaign council is undertaking with other councils. The whole sub-regional waste management expression of interest process is a great strategy for council to deal with waste in a strategic and sub-regional way rather than council by council. This is a two year contract continuing with the current waste management arrangements until council resolves a better long term solution.

A further report is to be prepared on the Ipswich Nature Centre Masterplan. The Interim Administrator advised that this did not mean he was against the proposed redevelopment of the nature centre. It just meant that greater clarity is required around the strategy, the underlying usage and how important it is for the city in an economic and community sense before proceeding to commit to a Masterplan.

With the Riverview Recycling and Refuse Centre residents of certain Brisbane suburbs can use the centre any day of the week using their Brisbane City Council Vouchers and the voucher for 100 kg entitles them to 100 kg of waste. This represented a fair and equitable process across both local governments.

The motion was put and carried.

The Interim Administrator of the Ipswich City Council resolves:

That the Governance Committee Report No. 2019(02) of 19 February 2019 be received and adopted.

The motion was put and carried.

OFFICER'S REPORT



PLANNING FOR FUTURE AUDIT AND RISK MANAGEMENT COMMITTEE MEETINGS FOR 2019

That the report by the Chief Audit Executive dated 4 February 2019 concerning the proposed structured and planned agenda for the Audit and Risk Management Committee for the period 1 January 2019 to 31 December 2019, be received and adopted.

In considering the report, the following matters were raised by the Interim Administrator and Interim Management Committee members:

RECOMMENDATION:

That the Interim Administrator of Ipswich City Council resolves:

- A. That the 2019 Audit and Risk Management Committee meetings as scheduled normally a week prior to the Governance Committee meetings in the months of February, June, August, September (date determined by COO Finance and Corporate Services) and November, be accepted.
- B. That the proposed draft agenda discussion topics detailed in Attachment 1 of the report by the Chief Audit Executive dated 4 February 2019, be adopted.

The motion was put and carried.

DISCUSSION

The Interim Administrator thanked Rob Jones for his assistance.

The report outlines the Audit and Risk Management Committee as having an independent Chair, an independent majority of members and a minority of future councillors. The Interim Administrator made comment that this was an appropriate way for governance for the council in the future.

The motion was put and carried.

MEETING CLOSED

The meeting closed at 9.15 am.

ITEM 5

Council Ordinary Meeting	
Mtg Date: 26/02/2019	OAR: YES
Authorisation: David Farmer	

4 February 2019

MEMORANDUM

TO: CHIEF EXECUTIVE OFFICER

FROM: CHIEF AUDIT EXECUTIVE

RE: PLANNING OF FUTURE AUDIT AND RISK MANAGEMENT COMMITTEE MEETINGS
FOR 2019

INTRODUCTION

At the Audit and Risk Management Committee held on 13 February 2019 it was requested that this report be sent to the Council Ordinary Meeting for formal adoption.

This is an updated report from the 5 October 2018 report by the Chief Audit Executive concerning the proposed structured and planned agenda for the Audit and Risk Management Committee for the period 1 January 2019 to 31 December 2019.

RELATED PARTIES

There are no related party matters associated with this report.

ADVANCE IPSWICH THEME LINKAGE

The intention is for the Audit and Risk Management Committee activity to support all five themes:

- Strengthening our Local Economy and Building Prosperity (Jobs)
- Managing Growth and Delivering Key Infrastructure
- Caring for Our Community
- Caring for Our Environment
- Listening, Leading and Financial Management.

BACKGROUND

Quarterly meetings are scheduled in the week prior to the Governance Committee meetings which makes it possible to take the report through the same month's cycle. The September meeting is scheduled on an 'if required' basis, subject to the unaudited financial statements being tabled.

Ipswich City Council is in the process of reviewing the Audit and Risk Management Committee approach and activities. Leading practice suggests:

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- 1) Audit committee structure
 - a. The existence of an independent audit committee is recognised internationally as an important feature of good corporate governance.
 - b. The appointment of an external member as Chair strengthens the actual and perceived independence of the committee. - At ICC the intention is for the majority to be independents with an independent Chair.
 - c. Better practice entities recognise the benefits of an audit committee with members who have a broad range of skills and experience.
 - d. The Council should appoint members who collectively possess broad business, resource management and public sector experience, and general knowledge of the areas.
 - e. Formal and informal reporting arrangements to the Council should be in place to facilitate the audit committee reporting on the committee's activities, key risk areas, and internal audit and QAO audit coverage.
- 2) Agenda and responsibilities of the audit committee for strong governance, internal controls and risk management
 - a. An important responsibility that can be undertaken by the audit committee is to review actions taken by management to implement internal audit and QAO recommendations and recommendations made by external reviews or evaluations.
 - b. Some committees find it beneficial to set time aside before each meeting for the audit committee members to discuss the agenda and any issues they wish to discuss in more depth with management. This 'committee-only' time also allows audit committee members to discuss issues with other members before management representatives and other observers join the meeting.
 - c. A key task of the audit committee is to obtain assurance from management that agency systems of internal control are of a high standard and that they are cost-effective and functioning as intended. The audit committee does this through its review of the agency's internal control framework, the findings of internal and external audit and the consideration of management responses to those findings.
 - d. Risk oversight is an important function of the Audit and Risk Management Committee that includes a focus on the framework, monitoring, regular reporting from the risk function and Compliance. (e.g. WH&S, Complaints and Legal)
- 3) Timing and duration of meetings
 - a. Audit committee meetings are generally spread across the year with one meeting timed to fit in with the entity's financial statements timetable and timings to be as close as possible just before or after key deadline times.
 - b. It should also be scheduled to ensure sufficient work to be included and to be timeous to ensure maximum value is obtained.
 - c. The audit committee should also discuss if they believe the length of the meeting is sufficient for them to achieve their objective to meet expectations and requirements. - It is intended that ICC meetings be initially scheduled for 2 hours.
- 4) Presentations from management relating to key systems or issues
 - a. Presentations or attendance by senior managers at an audit committee can be useful in building trust and effective communication links between the committee and management, to facilitate further discussion on action to implement audit recommendations, or to explain why any recommendation has not been addressed appropriately or in a timely way. - It is intended that at ICC for the

regular quarterly meetings specific presentations from management on key systems and processes will be requested (refer current 2019 annual plan)

5) Private sessions with QAO and Internal Audit

- a. It should be standard practice for the committee to have a members-only session with QAO and Internal Audit at least once a year. Having separate private sessions with QAO and Internal Audit representatives provides a valuable opportunity for the committee to raise issues, ask questions and seek feedback from the QAO and Internal Audit separately without management/advisers present. - It is intended that at ICC a "private session" will be held at each quarterly meeting.

References:

- A) Public sector audit committees : independent assurance and advice for accountable authorities / Australian National Audit Office, 2015.
- B) Audit Committee Guidelines: Improving Accountability and Performance/ Queensland Treasury, 2012.

BENEFITS

A planned structured agenda for the Audit and Risk Management Committee helps the Committee focus efficiently on particular matters of importance at pertinent times of the year and provides advance notice to all members and attendees of the probable Audit and Risk Management Committee date.

RESOURCE IMPLICATIONS

No additional resources are required because of this report. However management will have to consider their implications to implement the recommendations as per the individual reports.

RISK MANAGEMENT IMPLICATIONS

Each of the individual reports provides findings, risk ratings and recommendations. The importance is for management to implement the individual recommendations well to either address or diminish the exposure for Council, or explain why it is acceptable to not implement the suggested improvements.

LEGAL/POLICY BASIS

Local Government Act 2009

Local Government Regulation 2012

COMMUNITY AND OTHER CONSULTATION

Graeme Stratford
Robert Jones
Stan Gallo
Greg Chemello
Annette Quayle

QAO

CONCLUSIONS

The practice of adopting a formal Agenda Plan is in line with modern professional practices for Audit and Risk Management Committees. The structured Agenda Plan has enhanced certainty and precision in relation to the Audit and Risk Management Committee's Corporate Governance activities.

It is proposed that the Audit and Risk Management Committee meeting dates be set one week prior to the Governance Committee meetings, and scheduled for a 1:00 p.m. to 3:00 p.m. timeslot, unless otherwise requested by the Audit and Risk Management Committee. Please find the proposed meeting dates and agenda attached.

ATTACHMENTS

Name of Attachment	Attachment
Attachment 1 – Planned Dates Audit and Risk Management Committee 2019	 Attachment 1

RECOMMENDATION

- A. That the 2019 Audit and Risk Management Committee meetings as scheduled normally a week prior to the Governance Committee meetings in the months of February, June, August, September (date determined by COO Finance and Corporate Service) and November, be accepted.
- B. That the proposed draft agenda discussion topics detailed in Attachment 1 of the report by the Chief Audit Executive dated 4 February 2019, be adopted.

Frederick Beck
CHIEF AUDIT EXECUTIVE

“Together, we proudly enhance the quality of life for our community”

PLANNED AGENDA IPSWICH CITY COUNCIL AUDIT AND RISK MANAGEMENT COMMITTEE (1 January 2019 to 31 December 2019) - Updated 4/02/2019		
MEETING DATE	AGENDA TO INCLUDE	Area
13 February 2019 Normally one week prior to the Governance Committee meeting in February 2019. 1:00 p.m. to 3:00 p.m.	<i>Standing agenda items</i> <ul style="list-style-type: none"> • Apologies • Declaring of conflict of interest by committee members • Approval of minutes - A&RM Committee October 2018 report • Business arising from previous meeting • Other matters from committee members • Correspondence from QAO, regulators etc. <i>Internal Audit</i> <ul style="list-style-type: none"> • Internal audit activities and progress report • Summary of recent internal audit reports released • External and internal audit recommendations status report <i>Compliance Reports</i> <ul style="list-style-type: none"> • Compliance matters breach (including complaints) reporting <i>Risk</i> <ul style="list-style-type: none"> • Risk management report • Risk profile – changes in risk register • Business continuity planning presentation • Implementation of the risk management framework <i>Internal Systems Processes and Controls - Deep Dive</i> <ul style="list-style-type: none"> • Procurement • Transformation projects progress • Payroll <i>External Audit</i> <ul style="list-style-type: none"> • Auditor General's 2018-2019 Client Strategy • Discuss any issues with QAO and Internal Audit in the absence of management 	A&RMC A&RMC A&RMC A&RMC A&RMC QAO IntAudit IntAudit IntAudit F&CS Risk Risk Risk Risk F&CS TPCT F&CS QAO QAO IntAudit
19 June 2019 Normally one week prior to the Governance Committee meeting in June 2019. 1:00 p.m. to 3:00 p.m.	<i>Standing agenda items</i> <ul style="list-style-type: none"> • Apologies • Declaring of conflict of interest by committee members • Approval of minutes - A&RM Committee February 2019 report • Business arising from previous meeting • Other matters from committee members • Correspondence from QAO, regulators etc. <i>Internal Audit</i> <ul style="list-style-type: none"> • Internal audit activities and progress report • Summary of recent internal audit reports released • External and internal audit recommendations status report • Audit plan progress • Annual internal audit plan <i>Compliance Reports</i> <ul style="list-style-type: none"> • Compliance matters breach (including complaints) reporting <i>Risk</i> <ul style="list-style-type: none"> • Risk management report • Risk profile – changes in risk register • Review of risk management policy 	A&RMC A&RMC A&RMC A&RMC A&RMC QAO IntAudit IntAudit IntAudit IntAudit IntAudit F&CS Risk Risk Risk

Attachment 1

	<ul style="list-style-type: none"> Review the operational effectiveness of internal control environment <i>Internal Systems Processes and Controls - Deep Dive</i> <ul style="list-style-type: none"> Information systems control framework presentation Transformation projects progress Waste and landfill issues <i>External Audit</i> <ul style="list-style-type: none"> Verbal progress report Discuss any issues with QAO and Internal Audit in the absence of management 	Risk F&CS TPCT HSRS QAO QAO IntAudit
28 August 2019	<i>Standing agenda items</i>	
Normally one week prior to the Governance Committee meeting in August 2019. 1:00 p.m. to 3:00 p.m.	<ul style="list-style-type: none"> Apologies Declaring of conflict of interest by committee members Approval of minutes - A&RM Committee June 2019 report Business arising from previous meeting Other matters from committee members Correspondence from QAO, regulators etc. <i>Internal Audit</i> <ul style="list-style-type: none"> Internal audit activities and progress report Internal audit performance review for year including key performance indicators report Annual assertion on Internal Auditing Standards Summary of recent internal audit reports released External and internal audit recommendations status report <i>Compliance Reports</i> <ul style="list-style-type: none"> Compliance matters breach (including complaints) reporting Lost and Stolen Items Report Taxation Report Valuation Policy, instructions, processes and controls <i>Risk</i> <ul style="list-style-type: none"> Risk management report Risk profile – changes in risk register Fraud Risk Management <i>Internal Systems Processes and Controls - Deep Dive</i> <ul style="list-style-type: none"> Information systems control framework presentation including aspects such as cybercrime and projects implementation Transformation projects progress Developer contributions <i>External Audit</i> <ul style="list-style-type: none"> Verbal progress report Discuss any issues with QAO and Internal Audit in the absence of management 	A&RMC A&RMC A&RMC A&RMC A&RMC QAO IntAudit IntAudit IntAudit IntAudit IntAudit F&CS F&CS F&CS F&CS Risk Risk Risk F&CS TPCT Planning QAO QAO IntAudit
?? September 2019	(Date determined when draft financial statements are ready and as determined by the COO F&CS)	
Before 15 September as soon as draft financial statements are available. 1:00 p.m. to 3:00	<i>Standing agenda items</i> <ul style="list-style-type: none"> Apologies Approval of Minutes - A&RM Committee August 2019 report Correspondence from QAO, Regulators etc. Business Arising from previous meetings 	A&RMC A&RMC A&RMC A&RMC

Attachment 1

p.m.	<ul style="list-style-type: none"> Other matters from committee members <i>Financial Statements</i> <ul style="list-style-type: none"> Review Draft Financial Statements and Draft Annual Report Discuss accounting and reporting matters Review related party transactions and disclosures <i>Other Matters</i> <ul style="list-style-type: none"> Review management attestations for financial statement representation letters <i>External Audit</i> <ul style="list-style-type: none"> Draft management report and verbal update Discuss any issues with QAO and Internal Audit in the absence of management 	A&RMC F&CS F&CS F&CS F&CS QAO QAO IntAudit
6 November 2019	<i>Standing agenda items</i>	
Normally one week prior to the Governance Committee meeting in November 2019. 1:00 p.m. to 3:00 p.m.	<ul style="list-style-type: none"> Apologies Declaring of conflict of interest by committee members Approval of minutes - A&RM Committee September 2019 report Business arising from previous meeting Other matters from committee members Correspondence from QAO, regulators etc. <i>Internal Audit</i> <ul style="list-style-type: none"> Internal audit activities and progress report Summary of recent internal audit reports released External and internal audit recommendations status report <i>Compliance Reports</i> <ul style="list-style-type: none"> Compliance matters breach (including complaints) reporting <i>Risk</i> <ul style="list-style-type: none"> Risk management report Risk profile – changes in risk register Review Insurance activities <i>Internal Systems Processes and Controls - Deep Dive</i> <ul style="list-style-type: none"> Transformation projects progress Asset Management Rates <i>Other Matters</i> <ul style="list-style-type: none"> 2020 Audit and Risk Management Committee Annual Plan Review of the ARMC Charter Audit and Risk Management Committee Self-Assessment Report Review of the Internal Audit Charter <i>External Audit</i> <ul style="list-style-type: none"> Matters arising from the 2019 QAO Audit Report Discuss any issues with QAO and Internal Audit in the absence of management 	A&RMC A&RMC A&RMC A&RMC A&RMC QAO IntAudit IntAudit IntAudit F&CS Risk Risk Risk TPCT WPR F&CS A&RMC A&RMC A&RMC IntAudit QAO QAO IntAudit

ECONOMIC DEVELOPMENT COMMITTEE NO. 2019(03)

12 MARCH 2019

REPORT

MEMBER'S ATTENDANCE: Greg Chemello (Chairperson)

**INTERIM MANAGEMENT
COMMITTEE ATTENDANCE:** Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo
and Simone Webbe

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe to address the Economic Development Committee on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

1. CATEGORY THREE EVENT SPONSORSHIPS MARCH 2019

With reference to a report by the Sponsorship Officer dated 22 February 2019 concerning applications for Category Three event sponsorship for the 2019 National Motoring Heritage Day – Picnic in the Park and the National Trust of Australia (Queensland) Ipswich Branch - Great Houses of Ipswich.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to allocate event sponsorship of \$1,500 to The Queensland Historic Motoring Council Inc. for the 2019 National Motoring Heritage Day – Picnic in the Park.
 - B. That Council (Interim Administrator of Ipswich City Council) resolve to allocate event sponsorship of \$1,800 to National Trust of Australia (Queensland) Ipswich Branch for their Great Houses of Ipswich.
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2. EVENT SPONSORSHIP OF THE 2019 IPSWICH CUP

With reference to a report by the Sponsorship Officer dated 22 February 2019 concerning an application for event sponsorship by Ipswich Turf Club Inc for the 2019 Channel Seven Ipswich Cup to be held on Saturday 15 June 2019.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That Council (Interim Administrator of Ipswich City Council) resolve to allocate event sponsorship of \$20,000 to Ipswich Turf Club Inc for the 2019 Channel Seven Ipswich Cup from the 2018–2019 Event Sponsorship Budget.

3. REVIEW OF ECONOMIC DEVELOPMENT POLICIES

With reference to a report by the Economic Development Manager dated 1 March 2019 concerning the review of the following policies:

- Appointment of Honorary Ambassadors for the City of Ipswich Policy
- International Relations Policy

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the policy titled 'Appointment of Honorary Ambassadors for the City of Ipswich Policy' as detailed in Attachment A of the report by the Economic Development Manager dated 26 February 2019 as recommended at the Policy and Administration Board No. 2012(10) of 20 November 2012 - City Management and Finance Committee No. 2012 (08) of 27 November 2012, be repealed.
- B. That the policy titled 'International Relations Policy' as detailed in Attachment B of the report by the Economic Development Manager dated 26 February 2019 as recommended at the Policy and Administration Board No. 2009(02) of 10 March 2009 – City Management and Finance Committee No. 2009(03) of 17 March 2009, be repealed.
- C. That the policy titled 'International Relations Policy' as detailed in Attachment D of the report by the Economic Development Manager dated 26 February 2019, be adopted.
-

The confidential papers associated with Item 4 are confidential as they include financial matters which are commercial in confidence.

4. BRISBANE BRONCOS PROMOTIONAL PARTNERSHIP

With reference to a report by the Marketing Services Manager dated 1 March 2019 concerning Council's ongoing promotional partnership with the Brisbane Broncos.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) prepare a Quote or Tender Consideration Plan for a promotional partnership in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.
 - B. That Council (Interim Administrator of Ipswich City Council) adopt the Quote or Tender Consideration Plan for a promotional partnership with Council as outlined in the report by the Marketing Services Manager dated 1 March 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
 - C. That Council (Interim Administrator of Ipswich City Council) enter into a contract with Brisbane Broncos Corporation Pty Ltd for a promotional partnership on the terms described in the report and confidential attachments by the Marketing Services Manager dated 1 March 2019.
 - D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract with Brisbane Broncos Corporation Pty Ltd to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.
-

5. IPSWICH CENTRAL TO SPRINGFIELD CENTRAL PUBLIC TRANSPORT CORRIDOR

With reference to a report by the Economic Development Manager dated 1 March 2019 concerning a report on the Ipswich Central to Springfield Central Public Transport Corridor.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the report be received and the contents noted, as amended.
- B. That at a future meeting of the Economic Development Committee, a project and procurement plan for the Strategic Business Case be presented.

The Chief Operating Officer (Economic Development and Marketing) requested an amendment to the report to stipulate that funding will be sought from Council's 2019-2020 budget process and should that not be possible as part of the budget process, funding be pursued from state and/or commonwealth agencies.

The Interim Administrator and the Interim Management Committee agreed with the amendment and stated the importance of this matter in driving Ipswich growth and ensuring services are provided for the community.

12 MARCH 2019

ECONOMIC DEVELOPMENT COMMITTEE NO. 2019(03)

The Interim Management Committee also requested information on the prioritisation of projects and weighting criteria for matters such as this in the budget process. The Interim Administrator advised that this would be investigated as part of one of the transformational projects.

PRESENTATION – CITY BRANDING AND POSITIONING

The Chief Operating Officer (Economic Development and Marketing) provided the committee with a presentation on City Branding and Positioning.

The Interim Management Committee requested a comprehensive review of the criteria behind each logo and the criteria for creating different sub-brands particularly as a key driver for Ipswich at this point is the creation of organisational development/cohesion and a sense of belonging.

The Chief Operating Officer (Economic Development and Marketing) advised that he would create a framework for discussion with senior managers and then present a report to a future committee meeting.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting opened at 9.00 am.

The meeting closed at 9.18 am.

GROWTH AND INFRASTRUCTURE COMMITTEE NO. 2019(03)

12 MARCH 2019

REPORT

MEMBER'S ATTENDANCE: Greg Chemello (Chairperson)

INTERIM MANAGEMENT COMMITTEE ATTENDANCE: Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe to address the Growth and Infrastructure Committee on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

1. INFRASTRUCTURE DELIVERY PROGRESS AS AT 26 FEBRUARY 2019

With reference to a report by the Commercial Finance Manager dated 26 February 2019 concerning the Infrastructure Services monthly activity report for February 2019.

RECOMMENDATION

That the report be received and the contents noted.

2. ACQUISITION OF 13-15 JOHN STREET, ROSEWOOD (LOT 1 RP35584 AND LOT 2 ON RP35581) FOR ADDITIONAL OFFSTREET CARPARKING AND NEW MUSEUM IN THE CENTRAL ROSEWOOD TOWNSHIP BUSINESS AREA

With reference to a report by the Principal Officer (Open Space Land and Facilities Operations) dated 26 February 2019 concerning acquisition of 13-15 John Street Rosewood (Lot 1 on RP35584 and Lot 3 on RP35581) for additional off street car parking and a new museum in the central Rosewood township business area.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) not pursue the acquisition of 13-15 John Street, Rosewood (Lot 1 on RP35584 and Lot 3 on RP35581) as detailed in the report by the Principal Officer (Open Space Land and Facilities Operations) dated 26 February 2019.

- B. That the Division 10 Divisional allocation not be allocated to the proposed acquisition of 13-15 John Street, Rosewood (Lot 1 on RP35584 and Lot 3 on RP35581).
-

3. ACQUISITION OF DRAINAGE EASEMENT FOR LOCAL DRAINAGE REHABILITATION AT ARTHUR SUMMERVILLES ROAD, KARALEE

With reference to a report by the Senior Property Officer dated 14 February 2019 concerning the acquisition of an easement for drainage purposes for the Local Drainage Rehabilitation Project at Arthur Summervilles Road, Karalee.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the Interim Administrator of Ipswich City Council ("Council"), having duly considered this report dated 14 February 2019, be of the opinion that the following properties (shown in Attachment B and C) ('the Land') require an easement for drainage purposes:
- a. Part of Lot 1 on SP249521, 122 Arthur Summervilles Road, Karalee (236m²)
 - b. Part of Lot 2 on SP249521, 124 Arthur Summervilles Road, Karalee (367m²).
- B. That the Interim Administrator of Ipswich City Council ("Council") exercise its power as a "constructing authority" under the *Acquisition of Land Act 1967* and acquire the easement, (as described in Recommendation A of this report dated 14 February 2019) for drainage purposes.
- C. That the Chief Executive Officer be authorised to negotiate compensation and perform any other matters, arising out of the *Acquisition of Land Act 1967* or otherwise, and to do any other acts necessary to implement the Interim Administrator of Ipswich City Council's decision in accordance with section 13(3) of the *Local Government Act 2009*, to acquire the easement.
-

4. LEASE TO THE DEPARTMENT OF TRANSPORT AND MAIN ROADS, 180-250 BRIGGS ROAD, FLINDERS VIEW, LOT 314 ON CROWN PLAN I169

With reference to a report by the Senior Property Officer dated 18 February 2019 concerning the proposed lease between Ipswich City Council (Council) and the Department of Transport and Main Roads (DTMR) over part of 180-250 Briggs Road, Flinders View (the land) described as Lot 314 on Crown Plan I169.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the Interim Administrator of Ipswich City Council ("Council"), resolve pursuant to section 236(2) of the *Local Government Regulation 2012* (the Regulation) that the exemptions under sections 236 (1)(b)(i) of the Regulation apply to the disposal of the leasehold interest over part of 180-250 Briggs Road, Flinders View and described as Lot 314 on Crown Plan I169 ("the land"), by way of leasehold arrangement between Council and the Department of Transport and Main Roads on a 'peppercorn' basis.
 - B. That the Interim Administrator of Ipswich City Council ("Council") enter into a lease with the Department of Transport and Main Roads ("the lessee") for a period of two (2) years.
 - C. That the Chief Executive Officer be authorised to negotiate and finalise terms of the lease to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2019*.
-

5. HERITAGE AND MONUMENTS ADVISORY COMMITTEE MEETING NO. 207

With reference to a report by the Strategic Planning Manager dated 5 March 2019 attaching the minutes of the Heritage and Monuments Advisory Committee (meeting number 207) which was held on Thursday, 21 February 2019.

RECOMMENDATION

- A. That the report by the Strategic Planning Manager dated 5 March 2019 and the attached minutes be received and the contents noted.
 - B. That the Interim Administrator of Ipswich City Council resolve that Josh Tarrant be invited to be a representative for the Queensland Museum Network on the Heritage and Monuments Advisory Committee.
-

6. EXERCISE OF DELEGATIONS REPORT

With reference to a report by the Acting Development Planning Manager dated 5 March 2019 concerning applications that have been determined by delegated authority for the period 7 February 2019 to 4 March 2019.

RECOMMENDATION

That the report be received and the contents noted.

7. COURT ACTION STATUS REPORT

With reference to a report by the Acting Development Planning Manager dated 5 March 2019 concerning the status of outstanding court actions.

RECOMMENDATION

That the report be received and the contents noted.

The Interim Administrator and the Interim Management Committee members queried how other significant matters of legal risk, other than court action matters, were reported. Steve Greenwood from the Interim Management Committee stated that this information would be useful for any future elected representatives to know and that this information could be as part of a committee report or some other means.

The Acting City Planner advised that he would investigate a process for reporting on other significant legal risk matters and provide comment back to the committee.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting opened at 9.30 am.

The meeting closed at 9.46 am.

COMMUNITIES COMMITTEE NO. 2019(03)

12 MARCH 2019

REPORT

MEMBER'S ATTENDANCE: Greg Chemello (Chairperson)

INTERIM MANAGEMENT COMMITTEE ATTENDANCE: Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe to address the Communities Committee on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

1. HEALTH AND AMENITY PLAN 2018–2019 – MID YEAR REPORT

With reference to a report by the Strategic Policy and Systems Manager dated 27 February 2019 concerning Council's Annual compliance strategy which is known as the Health and Amenity Plan 2018–2019 (HAP) and a mid-year report on its progress.

RECOMMENDATION

That the report be received and the contents noted.

2. HEALTH, SECURITY AND REGULATORY SERVICES MONTHLY ACTIVITY REPORT – FEBRUARY 2019

With reference to a joint report by the Manager, Strategic Policy and Systems and the Principal Officer (Business Operations) dated 1 March 2019 providing details on the monthly update of the activities of the Health, Security and Regulatory Services (HSRS) Department.

RECOMMENDATION

That the report be received and the contents noted.

3. TEMPORARY CLOSURE OF IPSWICH ART GALLERY

With reference to a report by the Director, Ipswich Art Gallery dated 20 February 2019 concerning the proposed temporary closure of the Ipswich Art Gallery during demount of the major exhibition titled 'Playing with Light'.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the scheduled temporary closure of the Ipswich Art Gallery to public visitors from Monday, 29 April to Friday, 10 May 2019 to enable demount of the major exhibition titled 'Playing with Light', be noted.
 - B. That the Director, Ipswich Art Gallery liaise with the Media Manager to ensure that every effort is made to inform the general public of the temporary closures of the Ipswich Art Gallery and that inconvenience to Gallery visitors is minimised.
-

4. YOUNG PERFORMING ARTIST BURSARY

With reference to a report by the Community Grants Coordinator dated 19 February 2019 concerning a request for a Young Performing Artist Bursary from Tameeka Catterall.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the provision of a Young Performing Artist Bursary to Tameeka Catterall in the amount of \$500.00 towards costs associated with participating in the Australia Dance Festival in Sydney in September 2019, be approved.

DIVISIONAL BOUNDARY REVIEW SURVEY – SHAPE YOUR COUNCIL

The Interim Administrator reported that the divisional boundary review survey which was launched to the community last week is progressing well. To date over 500 responses have been received with a lot of these responses providing very lengthy commentary.

COMMUNITY REFERENCE GROUPS

The Interim Administrator reported that the Expression of Interest process calling for applications from interested community members to participate in five community reference groups which align to Council's five Advance Ipswich strategic plan themes and standing committees of council is now open.

12 MARCH 2019

COMMUNITIES COMMITTEE NO. 2019(03)

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting opened at 9.56 am.

The meeting closed at 10.01 am.

12 MARCH 2019

COMMUNITIES COMMITTEE NO. 2019(03)

NOTES

ENVIRONMENT COMMITTEE NO. 2019(03)

12 MARCH 2019

REPORT

MEMBER'S ATTENDANCE: Greg Chemello (Chairperson)

**INTERIM MANAGEMENT
COMMITTEE ATTENDANCE:** Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo
and Simone Webbe

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe to address the Environment Committee on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

1. RECYCLING AND REFUSE CENTRE FEES AND CHARGES

With reference to a report by the Acting Ipswich Waste Services Manager dated 4 March 2019 concerning the Recycling and Refuse Centre Fees and Charges.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That the 2018–2019 Ipswich City Council Register of Fees and Charges be amended to provide free disposal for:
- (i) glass bottles and jars at the Riverview and Rosewood Recycling and Refuse Centres to Ipswich residents; and
 - (ii) paint and eligible products accepted through the Paintback scheme, in accordance with the limits specified in the Paintback scheme, to the general public and commercial operators.
- B. That from 1 July 2019, the following materials be accepted at the Recycling and Refuse Centres from Ipswich residents at no charge:
- Riverview and Rosewood Recycling and Refuse Centres
- Scrap metal and aluminium
 - Car batteries
 - Cardboard
 - Motor Oil (20L limit)

Riverview Recycling and Refuse Centre only

- E-Waste

2. REVIEW OF THE DOMESTIC WASTE COLLECTION AND THE TEMPORARY CANCELLATION OF THE DOMESTIC REFUSE AND RECYCLING COLLECTION SERVICES POLICIES

With reference to a report by the Acting Ipswich Waste Services Manager dated 4 March 2019 concerning a review of the Domestic Waste Collection and the Temporary Cancellation of the Domestic Refuse and Recycling Collection Services policies.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That a community consultation process be undertaken to seek community feedback on the proposed changes to the Domestic Waste Collection Policy as detailed in Attachment C of the report by the Acting Ipswich Waste Services Manager dated 4 March 2019.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting opened at 10.14 am.

The meeting closed at 10.22 am.

GOVERNANCE COMMITTEE NO. 2019(03)

12 MARCH 2019

REPORT

MEMBER'S ATTENDANCE: Greg Chemello (Chairperson)

**INTERIM MANAGEMENT
COMMITTEE ATTENDANCE:** Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo
and Simone Webbe

Pursuant to section 13 of Council's Local Law No 2 (Council Meetings) 2013, the Interim Administrator invited the Interim Management Committee being Jan Taylor, Robert Jones, Steve Greenwood, Stan Gallo and Simone Webbe to address the Governance Committee on any matters before it.

The Interim Administrator advised that he is bound to declare Conflict of Interests and potential Conflict of Interests and that the members of the Interim Management Committee are not legally bound, however in accordance with the Interim Management Committee Charter they will also declare Conflict of Interests and potential Conflict of Interests.

The confidential papers associated with Item 1 are confidential as the information is not public and contains commercial in confidence information.

1. **QUEENSLAND URBAN UTILITIES QUARTERLY REPORT FOR THE QUARTER ENDED
DECEMBER 2018**

With reference to a report by the Acting Strategic Client Office Manager dated 28 February 2019 concerning Queensland Urban Utilities' (QUU) Quarterly Report for the quarter ended 31 December 2018.

RECOMMENDATION

That the report be received and the contents noted.

2. **REQUEST FOR RATES CONCESSION – 3 HALY COURT, GAILES**

With reference to a report by the Rates/Property Coordinator dated 27 February 2019 concerning a request from the Kanduboda Mindfulness Meditation Centre Inc., for a rates concession of the general rates on their property at 3 Haly Court, Gales.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the request for the rate concession, 100% remission of the differential general rates, for the property at 3 Haly Court, Gailes, owned by the Kanduboda Mindfulness Meditation Centre Inc., be granted and backdated to 16 December 2018 (date of occupation).

3. REQUEST FOR RATES CONCESSION – 83, 84 AND 85 CHERMSIDE ROAD, EAST IPSWICH

With reference to a report by the Rates/Property Coordinator dated 27 February 2019 concerning a request from the Alzheimer's Association Of Queensland Inc., for a rates concession of the general rates on their properties at 83, 84 and 85 Chermside Road, East Ipswich.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the request for the rate concession, 100% remission of the differential general rates, for the properties at 83, 84 and 85 Chermside Road, East Ipswich, owned by the Alzheimer's Association Of Queensland Inc., be granted and backdated to 1 January 2019.

4. RATE NOTICE – ISSUE DATES 2019–2020

With reference to a report by the Rates/Property Coordinator dated 19 February 2019 concerning the proposed rate issue timetable for the year ending 30 June 2020.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the timetable for the issue of rate notices for the 2019–2020 financial year, as detailed below, be adopted:

Period	Issue Date	Due Date	Since last Due Date
July-Sept 2019	Friday, 12 July 2019	Thursday, 15 August 2019	13 Weeks
Oct-Dec 2019	Friday, 11 October 2019	Thursday, 14 November 2019	13 Weeks
Jan-March 2020	Friday, 10 January 2020	Thursday, 13 February 2020	13 Weeks
April-June 2020	Thursday, 9 April 2020	Thursday, 14 May 2020	13 Weeks

5. CHANGES TO CIVIC CENTRE FEES AND CHARGES STRUCTURE

With reference to a report by the Civic Centre and Performing Arts Manager dated 4 March 2019 concerning changes to the Civic Centre's Fees and Charges structure.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve to note the amended Fees and Charges structure for the Civic Centre for implementation from 1 July 2019.

The Interim Administrator queried whether there were clear policies and procedures around waiving and discounting fees and charges for the Civic Centre and whether there was a need for these to be presented to committee.

The Chief Operating Officer (Arts, Social Development and Community Engagement) advised that the next step in the process would be to review all policies and procedures associated with waiving and discounting fees and charges for the Civic Centre and that rather than a policy or procedure could form part of a CEO Directive. The statistics could then form part of the dashboard for general department reporting.

6. MONTH-END PERFORMANCE – JANUARY 2019

With reference to a report by the Finance Manager dated 25 February 2019 concerning Council performance for the period ending 31 January 2019, submitted in accordance with Section 204 of the *Local Government Regulation 2012*.

RECOMMENDATION

That the report be received and the contents noted.

7. FEES AND CHARGES MINOR AMENDMENTS

With reference to a report by the Treasury Accounting Manager dated 4 March 2019 concerning proposed minor amendments to Council's current fees and charges.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve that the amendments to Fees and Charges, as detailed in Attachment A to the report by the Treasury Accounting Manager dated 28 February 2019, be adopted.

Simone Webbe from the Interim Management Committee suggested that in terms of an officer's flexibility to determine an applicable fee on a per event basis (for food trucks), a form be developed that would be filled out and placed on file to help protect the integrity of an officer in the event of a dispute.

8. QUOTE OR TENDER CONSIDERATION PLAN: INTERGRAPH (HEXAGON) SPATIAL SOFTWARE AGREEMENT

With reference to a report by the Interim Information and Communications Technology (ICT) Manager dated 19 February 2019 concerning the Quote or Tender Consideration Plan for the Intergraph (Hexagon) Spatial Software Agreement.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Council (Interim Administrator of Ipswich City Council) resolve to prepare a Quote or Tender Consideration Plan to ensure Council can utilise a robust and industry leading spatial platform in accordance with section 230(1)(a) of the *Local Government Regulation 2012*.
 - B. That Council (Interim Administrator of Ipswich City Council) resolve to adopt the Quote or Tender Consideration Plan to ensure Council can utilise a robust and industry leading spatial platform as set out in Attachment A to the report by the Interim Information and Communications Technology Manager dated 19 February 2019 in accordance with section 230(1)(b) of the *Local Government Regulation 2012*.
 - C. That Council (Interim Administrator of Ipswich City Council) resolve to enter into a contract with (Hexagon) Spatial Software for a spatial platform on the same terms and conditions as the current contract with (Hexagon) Spatial Software.
 - D. That the Chief Executive Officer be authorised to negotiate and finalise the terms of the contract to be executed by Council and to do any other acts necessary to implement Council's decision in accordance with section 13(3) of the *Local Government Act 2009*.
-

9. MEMBERSHIP OF AUDIT AND RISK MANAGEMENT COMMITTEE

With reference to a report by the Administration Support Manager dated 5 March 2019 concerning the extension of two Interim Management Committee members being Mr Rob Jones and Mr Stan Gallo to the Audit and Risk Management Committee.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

- A. That Mr Rob Jones (Member of the Interim Management Committee) be extended as a member of the Audit and Risk Management Committee for the period to 31 December 2019.
 - B. That Mr Stan Gallo (Member of the Interim Management Committee) be extended as a member of the Audit and Risk Management Committee for the period to 31 December 2019.
-

12 MARCH 2019

GOVERNANCE COMMITTEE NO. 2019(03)

The confidential papers associated with Item 10 are confidential as they contain financial information.

10. BUDGET AMENDMENT – FEBRUARY 2019

With reference to a report by the Finance Manager dated 6 March 2019 concerning amendment of the 2018-2020 budget, submitted in accordance with Section 170(3) of the *Local Government Regulation 2012*.

RECOMMENDATION

That the Interim Administrator of Ipswich City Council resolve:

That the proposed amended 2018-2019 Budget and Long Term Financial Forecast, as detailed in Attachments A, B and C to the report by the Finance Manager dated 6 March 2019, be adopted.

PROCEDURAL MOTIONS AND FORMAL MATTERS

The meeting opened at 10.32 am.

The meeting closed at 10.54 am.

12 MARCH 2019

GOVERNANCE COMMITTEE NO. 2019(03)

NOTES

BM:BM
A5411505

Council Ordinary Meeting	
Mtg Date: 19.03.19	OAR: YES
Authorisation: Andrew Knight	

5 March 2019

MEMORANDUM

TO: CHIEF OPERATING OFFICER (FINANCE AND CORPORATE SERVICES)

FROM: SENIOR PROPERTY OFFICER

RE: CAMERON PARK – COVENANT AND IMPACT ON VALUATION FOR LAND DISPOSAL

INTRODUCTION

This is a report by the Senior Property Officer dated 5 March 2019 concerning the covenant to be registered on the title and the possible implications on the valuation for the disposal of part of 95a Brisbane Road, Booval described as Part of Lot 169 on SP24111.

RELATED PARTIES

There are no related parties that have been formally identified. However, Swifts Leagues Club Ltd (Swifts) are being funded by an undisclosed third party to purchase the land from Ipswich City Council (Council).

ADVANCE IPSWICH THEME LINKAGE

Managing growth and delivering key infrastructure.

PURPOSE OF REPORT/BACKGROUND

At Council's Ordinary Meeting on 29 January 2019, Council resolved to dispose of part of Cameron Park to the current lessee of the sports club facility, Swifts Leagues Club. The portion of Cameron Park proposed to be disposed of has been surveyed to include the existing facilities of the sports club facility with a total area of 1.624 hectares (see Attachment A). Council have agreed to dispose of the proposed land to Swifts at market value (see Confidential Attachment C) and without going to the tender, because Swifts are a not-for-profit community organisation.

Registered Covenant on Title

The proposal of a caveat to be registered on the title of land to be disposed to Swifts acts to safeguard the use of the land for community use and recreational purposes in accordance with its current zoning of Recreation into the future. Property Services has considered whether a caveat is the most appropriate form of constraint to register on the title for this application (see Confidential Attachment D). It is the view of Property Services that a covenant is the appropriate legal instrument to ensure the land is protected as described above and as per Part 6, Division 4A of the *Land Title Act 1994*. It is imperative that the covenant be consistent with the Planning Scheme under the *Planning Act 2016*, otherwise it will have no effect.

The Form 31 Covenant has been drafted (see Confidential Attachment E).

Implications of Covenant on Valuation of Proposed Land

Property Services have received a second independent valuation from a valuer outside of Council's panel providers (see Confidential Attachment F). The valuation amount is within a reasonably acceptable market value range to the initial valuation amount and confirms the proposed disposal price on a vacant possession basis. In addition to this advice, Property Services requested both valuers to provide comment of the implications that the covenant imposes on the value of the proposed lot.

In summary, both the valuers have advised that the implications of registering the covenant on the title would adversely impact on the marketability of the property and therefore negatively impact on its value (see Confidential Attachment G). The covenant restricts the use of the property to be for recreation purposes only and there would likely be a very limited segment of the market that the property would appeal to if sold as vacant possession. It is difficult to quantify the impact on the value of the property given the lack of sales evidence of comparable properties imposed with a similar encumbrance. The second independent valuation of the proposed lot has been assessed at a hypothetical market value range of \$900,000 to \$1,100,000 with the covenant registered on the title and this is based on the valuer's professional opinion.

LEGAL/POLICY BASIS

This report and its recommendations are consistent with the following legislative provisions:

Land Act 1994

Planning Act 2016

Local Government Regulation 2012

COMMUNITY AND OTHER CONSULTATION

There has not been any community consultation undertaken regarding the disposal of the proposed land to Swifts. The land is being disposed of to Swifts under an exemption of the

Local Government Regulation 2012 (Qld). Under section 236 of the Regulation, Council has the ability to dispose of a valuable non-current asset without going through the tender and auction requirements of section 227, if the disposal is to a community organisation (refer to section 236(1)(b)(ii)), and Council has decided by resolution that the exemption contained in section 236(1) may apply (refer to section 236(2)).

We note that Council has recently fielded two enquiries from the local community and there was an article in the Queensland Times on 13 March 2019 regarding the sale of the proposed lot to Swifts. Please refer to Attachment B to review.

CONCLUSION

Both of the valuations received have been completed on a vacant possession basis and the valuation amounts are differing, however are within an acceptable market value range. The covenant to be registered on the title offers security in the fact that the property being disposed of will remain as community use for recreational purposes into the future. In the opinion of both of the valuer's, the covenant restricts the marketability of the property, in effect negatively impacting on the value of the property.

It is recommended that if the attached covenant is to be registered on the new land title of the proposed lot, Council reviews the sales price to \$1,000,000 and obtains further legal advice on the requirement of enacting the following special conditions on the sale to protect Council's and the communities interest;

1. If Swifts at any time decide to sell the proposed land and facilities, that Ipswich City Council gets the first right of refusal to purchase the land back for community use and;
2. If Swifts sell the land for an amount above the \$1,000,000 purchase price, then Ipswich City Council are entitled to 50% of the profit above the \$1,000,000 sale price.

ATTACHMENTS

Name of Attachment	Attachment
Survey Plan	Attachment A
Community Enquiries and Media Article	Attachment B
Confidential Attachment/s	Attachment
Valuation - Primary	Attachment C
Advice on Caveat/Covenant	Attachment D
Draft Contract and Draft Form 31 Covenant	Attachment E
Valuation - Secondary	Attachment F
Advice of Covenant Impact on Valuation	Attachment G

RECOMMENDATION

That the report be received and the contents noted.

Brett McGrath

SENIOR PROPERTY OFFICER

I concur with the recommendations contained in this report.

Bryce Hines

CHIEF OPERATING OFFICER (WORKS, PARKS AND RECREATION)

I concur with the recommendations contained in this report.

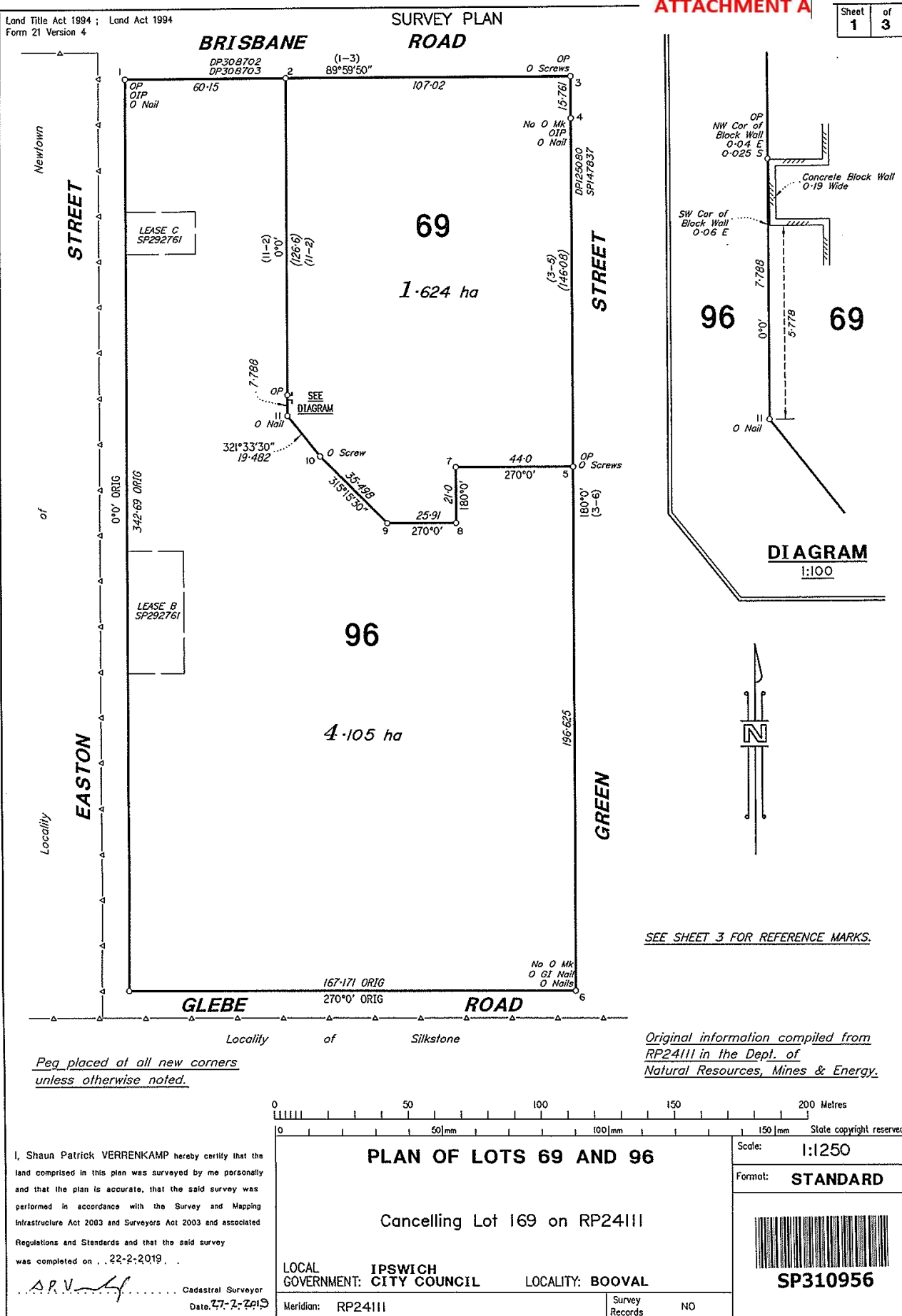
Andrew Knight

CHIEF OPERATING OFFICER (FINANCE AND CORPORATE SERVICES)

SURVEY PLAN

ATTACHMENT A

Sheet **1** of **3**



I, Shaun Patrick VERRENKAMP hereby certify that the land comprised in this plan was surveyed by me personally and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on . . . 22-2-2019 . . .

SPV

Cadastral Surveyor
Date: 22-2-2019

WARNING : Folded or Mutilated Plans will not be accepted.
Plans may be rolled.
Information may not be placed in the outer margins.

Sheet
2 of
3

(Dealing No.)

5. Lodged by

(Include address, phone number, reference, and Lodger Code)

1. Certificate of Registered Owners or Lessees.

I/We IPSWICH CITY COUNCIL

(Names in full)

* as Registered Owners of this land agree to this plan and dedicate the Public Use
Land as shown hereon in accordance with Section 50 of the Land Title Act 1994.

~~* as Lessees of this land agree to this plan.~~

Signature of * Registered Owners * Lessees

* Rule out whichever is inapplicable

2. Planning Body Approval.

*

hereby approves this plan in accordance with the :
%

Dated this day of

..... #

* Insert the name of the Planning Body.
Insert designation of signatory or delegation

% Insert applicable approving legislation.

3. Plans with Community Management Statement :

CMS Number :

Name :

4. References :

Dept File :
Local Govt :
Surveyor : 13865/2

6. Existing		Created		
Title Reference	Description	New Lots	Road	Secondary Interests
11285053	LOT 169 ON RP24111	69 & 96	---	---

ENCUMBRANCE LEASE ALLOCATIONS

Lease	Lots to be Encumbered
718851905 (Lease C on SP292761)	96
719167074 (Lease B on SP292761)	96

ADMINISTRATIVE ADVICES ALLOCATIONS

Dealing No.	Type	Lots to be Encumbered
ASI4039V	HERITAGE SITE QLD HERITAGE ACT 1992	96

LEASE A ON SPI47837 IS TO BE EXTINGUISHED PRIOR
TO THE REGISTRATION OF THIS PLAN.

REINSTATEMENT REPORT

- This survey agrees with previous Deposited Plans, DP308702 and DP308703.
- Brisbane Road was fixed by the original marks found at stations 1 and 3.
The distance from station 1 to station 3 is within 1mm of deed.
- Green Street was fixed by the original marks found at stations 3, 4, 5 and 6.
The distance from station 3 to station 6 is 15mm more than deed.
The angle from 1-3-6 is only 10° off the original right angle and agrees with previous surveys.

Development Approval:
No Development Approval
Required

9. Building Format Plans only.

I certify that :

- * As far as it is practical to determine, no part of the building shown on this plan encroaches onto adjoining lots or road;
- * Part of the building shown on this plan encroaches onto adjoining * lots and road

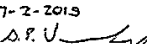
Cadastral Surveyor/Director * Date
* delete words not required

69 & 96 Por 169

Lots Orig

7. Orig Grant Allocation :

8. Passed & Endorsed :

By: Shaun Patrick Verrenkamp
Date : 27-2-2013
Signed : 
Designation : Cadastral Surveyor

10. Lodgement Fees :

Survey Deposit \$
Lodgement \$
..... New Titles \$
Photocopy \$
Postage \$
TOTAL \$

11. Insert
Plan
Number

SP310956

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST	
1	OIP	RP108081	269°59'50"	0.604	
1	O Nail in Conc Footpath	DP308702	356°23'	1.53	
2	Screw in Conc Footpath		3°02'	1.425	
3	O Screw in Conc Footpath	DP308702	39°41'	1.642	
3	O Screw in Conc Footpath	DP308702	64°05'	3.005	
4	OIP	SP147837	89°40'	1.453	
4	O Nail in Kerb	DP308702	169°05'20"	26.097	
5	O Screw in Kerb	SP308702	82°27'	4.413	
5	O Screw in Kerb	DP308702	276°0'	16.743	
6	O GI Nail in Conc	SP292761	168°46'50"	0.334	
6	O Nail in Kerb	SP147837	178°16'30"	3.09	
6	O Nail in Kerb	SP147837	83°22'	5.55	
7	Screw in Kerb		66°14'	2.189	
9	Screw in Conc Footpath		177°45'	3.435	
10	O Screw in Kerb	DP308702	93°02'30"	14.695	new conn
11	O Nail in Conc Footpath	DP308702	217°55'30"	10.12	new conn

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Plan
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SP310956

Park upgrades slated after Swifts sport club sale

The Queensland Times · 14 Mar 2019 · 03 · — Hayden Johnson

A POPULAR Booval park could be redeveloped and improved under an Ipswich City Council plan to dispose of the land.

The council is working to determine the value of the Brisbane Rd site for a sale to Swifts Leagues Club.

A clause in the council's resolution ensures proceeds from the sale can be used to "do a significant upgrade of Cameron Park to enable it to meet the desired standard of service and start to meet the potential."

"We are recommending to proceed with the sale of the footprint to the Swifts Club but to ensure there is a direct nexus in terms of community benefit from that sale," the council report notes.

Officers described Cameron Park as one that "does not meet our desired standard of service".

"To date, the park has delivered an acceptable standard of service because it is surrounded with low density residential but medium residential change is starting to occur which is increasing demands," the report notes.

In the past year, the council has installed new exercise equipment at the park.

A council spokesman said the land sale to Swifts was progressing.

"It is required that the price paid for the property is in accordance with independent valuation," he said.

"Under the resolution of council, the property is to be sold to Swifts."

SALE TO SAVE SWIFTS

Club hunts for new business partner

The Queensland Times · 13 Mar 2019 · 01 · HAYDEN JOHNSON hayden.johnson@qt.com.au

“WE CAN’T SAY MUCH MORE UNTIL AFTER SALE IS ENACTED.



KERRI CERRATO

A POWERHOUSE Brisbane leagues club could expand its footprint to Ipswich, shaking the fabric of the city’s rugby league scene.

Easts Leagues Club has been in talks about joining with Booval’s Swifts Leagues Club, the QT understands.

Swifts Leagues Club is preparing to buy its leased land off Ipswich City Council but requires cash from a third party to complete the purchase.

Discussions are understood to have occurred between Swifts and Easts Leagues Club at Coorparoo.

Easts Tigers has had a longstanding rivalry with the Ipswich Jets in the Intrust Super Cup and any push for the Brisbane club to expand into Ipswich is likely to raise eyebrows.

The council is progressing an independent valuation of Swifts’ Booval property to determine a sale price.

According to a council report, Swifts indicated it would seek a business partner “if they obtained ownership of the site”.

Swifts finance manager Kerri Cerrato heard rumours about a joint-venture with Easts but said she was not sure if they were accurate.

“Finer details haven’t been worked out,” she said.

“We can’t say much more until after sale is enacted.”

Swifts chairman John Hughes denied any partnership between the two clubs and said the club was waiting on a sale price from the council.

Mr Hughes said Swifts would need to borrow money to buy the Booval property, but would not say whether Easts was involved in lending.

“We’ve approached a number of sources,” he said.

“I’m not prepared to tell you who I’ve approached.”

Mr Hughes said Swifts had been in discussions with Easts, but only about football.

“Swifts does not have a business partner and to my knowledge has not considered one,” he said.

The chairman’s comments contradict those made to the council.

A report to the council noted Swifts “had indicated they would be seeking a business partner if they obtained ownership of the site”.

Swifts has leased land on Brisbane Rd, including Cameron Park, from the council under a long-term lease.

The sports club includes a large number of poker machine licences besides a liquor and gaming venue, which is used to support the adjacent bowls club.

Because the site is reaching the end of its usable life, the council undertook an assessment on the building which found up to \$2 million needed to be spent on maintenance in the next 10 years.

According to a council report the community club pays \$16,358 in rent each year in addition to rates.

As at January 2, Swifts was in arrears for both rent and rates.

Easts Leagues Club is landlocked at Coorparoo.

“ WE’VE APPROACHED A NUMBER OF SOURCES. I’M NOT PREPARED TO TELL YOU WHO I’VE APPROACHED.

JOHN HUGHES

The two clubs are linked at a board level through brothers Paul and Des Morris.

Paul is the vice-chairman of Swifts while Des has had a long association with Easts.

Rugby League Ipswich chairman Gary Parker wanted to know the finer details of the proposal before he made comment.

“Easts over the years have approached players from Ipswich and surrounding area to go and play for them,” he said.

According to the council resolution, surplus proceeds from the sale will be used to redevelop or upgrade Cameron Park.

Easts did not respond to a request for comment.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 5 March 2019 8:04 AM
To: [REDACTED]
Attachments: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Sent: Tuesday, 5 March 2019 7:41 AM

To: [REDACTED]
Subject: RE: FUTURE OF CAMERON PARK

[REDACTED]

[REDACTED]

Thanks for your email, [REDACTED]. I understand your concern and I hope that the following update will give you some peace of mind.

At the council meeting on 29 January 2019, I resolved to dispose of a portion of Cameron Park to the current leaseholder and community organisation, Swifts Leagues Club. The land disposed of encompasses approximately 1.66 hectares and aligns closely to the current leasehold area of the Swifts leagues Club facility. This area is surplus to council's needs and will be offered for disposal to the leaseholder at market value. The proceeds from the sale will contribute to the future redevelopment and upgrade of Cameron Park.

Council has placed a restriction on the disposal that a covenant will be registered on the title restricting the use of the land (in perpetuity or until released by council) so to ensure that the land continues to be used for community purposes and otherwise in accordance with its current zoning of 'recreation'. The remaining are of Cameron Park, inclusive of all its improvements such as the War Memorial, Park Facilities and recreation equipment in Cameron Park, will continued to be owned by council to ensure the park's preservation into the future.

If you have any further questions, please let me know.



From: [REDACTED]

2019 11:50 AM

Subject: RE: FUTURE OF CAMERON PARK

[REDACTED]

[REDACTED]

[REDACTED]

At its meeting on 29 January 2019, Council resolved to dispose of a portion of Cameron Park to the current leaseholder and community organisation being Swifts Leagues Club. The land disposed of encompasses approximately 1.66 hectares and aligns approximately to the current leasehold area of the Swifts leagues Club facility. This area is surplus to Council's needs and will be offered for disposal to the leaseholder at market value. The proceeds from the sale will contribute to the future redevelopment and upgrade of Cameron Park.

Council has placed a restriction on the disposal that a covenant will be registered on the title restricting the use of the land (in perpetuity or until released by Council) so as to ensure that the land continues to be used for community purposes and otherwise in accordance with its current zoning of Recreation. The remaining are of Cameron Park inclusive of all its improvements such as the War Memorial, Park Facilities and Recreation equipment in Cameron Park will continued to be owned by Council to ensure the park's preservation into the future.

Cheers

[REDACTED]

February 2019 4:35 PM

Subject: Re: FUTURE OF CAMERON PARK

[REDACTED]