REPORT

Coordination Committee Meeting

Tuesday 6 September 2016
commencing at 11.00am

Strathpine Chambers
220 Gympie Road, Strathpine

ENDORSED GM20160906

CHAIRPERSON’S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 6 September 2016 are recommended to the Council for adoption.

COUNCILLOR MIKE CHARLTON (DEPUTY MAYOR)
ACTING CHAIRPERSON
COORDINATION COMMITTEE
RESOLUTION
Moved by Cr Julie Greer
Seconded by Cr Matt Constance CARRIED 11/0

That the report and recommendations of the Coordination Committee meeting held 6 September 2016 be adopted.
LIST OF ITEMS

1 GOVERNANCE SESSION  (Cr Mike Charlton, Deputy Mayor)

ITEM 1.1  1885
LGAQ 120TH ANNUAL CONFERENCE - GOLD COAST - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

2 PLANNING & DEVELOPMENT SESSION  (Cr Mick Gillam)

ITEM 2.1  1888
2016 PUBLIC RELEASE OF UPDATED FLOOD INFORMATION FOR LOWER PINE RIVER - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 2.2  1893
LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) AMENDMENT 1 LOCAL BUY PANEL REQUEST FOR QUOTATION - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 2.3  1896
AMENDMENT TO SOUTH PINE SPORTS COMPLEX MASTER PLAN - DIVISION 9
COMMITTEE RECOMMENDATION
REPORT DETAIL

3 CORPORATE SERVICES SESSION  (Cr Mike Charlton, Deputy Mayor)

4 ASSET CONSTRUCTION & MAINTENANCE SESSION  (Cr Peter Flannery)

5 PARKS, RECREATION & SPORT SESSION  (Cr Darren Grimwade)

6 LIFESTYLE & AMENITY SESSION  (Cr Matt Constance)

7 ECONOMIC DEVELOPMENT & TOURISM SESSION  (Cr Julie Greer)

ITEM 7.1  1900
TEMPORARY CAR PARK - BRENDALE - DIVISION 9
COMMITTEE RECOMMENDATION
REPORT DETAIL

8 GENERAL BUSINESS

ITEM 8.1  1903
KALLANGUR MEMORIAL BOWLS CLUB 50TH ANNIVERSARY - DIVISION 7
COMMITTEE RECOMMENDATION

ITEM 8.2  1903
BEE GEES WAY DINNER - DIVISION 6

Closure
ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Mike Charlton (Deputy Mayor) (Acting Chairperson)
Cr Brooke Savige
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
Cr Koliana Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Matthew Constance
Cr Darren Grimwade

Officers:

Chief Executive Officer (Mr Daryl Hitzman)
Director Community & Environmental Services (Mr Bill Halpin)
Director Planning & Economic Development (Mr Stewart Pentland)
Director Engineering, Construction & Maintenance (Mr Tony Martini)
Director Executive & Property Services (Ms Anne Moffat)
Meeting Support Officer (Ms Judy Henry)

Apologies:
Cr Allan Sutherland (Mayor)
Cr Adrian Raedel who is representing Council at the Australian Regional Development Conference.

The Mayor is the Chairperson of the Coordination Committee.
Coordination Committee meetings comprise of Sessions chaired by Council’s nominated Spokesperson (or Proxy) for that portfolio, as follows:

<table>
<thead>
<tr>
<th>Session</th>
<th>Spokesperson</th>
<th>Proxy</th>
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<tbody>
<tr>
<td>1  Governance</td>
<td>Cr Allan Sutherland (Mayor)</td>
<td>Cr Mike Charlton (Deputy Mayor)</td>
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<td>2  Planning &amp; Development</td>
<td>Cr Mick Gillam</td>
<td>Cr Adam Hain</td>
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<td>3  Corporate Services</td>
<td>Cr Adrian Raedel</td>
<td>Cr Allan Sutherland (Mayor)/</td>
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<td>Cr Mike Charlton (Deputy Mayor)</td>
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<td>4  Asset Construction &amp; Maintenance</td>
<td>Cr Peter Flannery</td>
<td>Cr Allan Sutherland (Mayor)/</td>
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<tr>
<td>5  Parks, Recreation &amp; Sport</td>
<td>Cr Darren Grimwade</td>
<td>Cr Denise Sims</td>
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<td>6  Lifestyle &amp; Amenity</td>
<td>Cr Matt Constance</td>
<td>Cr Brooke Savige</td>
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<td>7  Economic Development &amp; Tourism</td>
<td>Cr Julie Greer</td>
<td>Cr Allan Sutherland (Mayor)/</td>
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<td>Cr Mike Charlton (Deputy Mayor)</td>
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<tr>
<td>8  General Business</td>
<td>Cr Allan Sutherland (Mayor)</td>
<td>Cr Mike Charlton (Deputy Mayor)</td>
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ITEM 1.1
LGAQ 120TH ANNUAL CONFERENCE - GOLD COAST - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A14099407 : 31 August 2016
Responsible Officer: TD, Junior Executive Assistant (EPS Executive Services)

Executive Summary
This report seeks consideration of attendance of Councillors to the Local Government Association of Queensland Inc. (LGAQ) 120th Annual Conference being held at The Gold Coast Convention & Exhibition Centre, on the Gold Coast from 18-20 October 2016.

COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims
Seconded by Cr Matt Constance  CARRIED 11/0

1. That Cr Mike Charlton (Deputy Mayor) and Cr Mick Gillam be Council's delegates to the LGAQ 120th Annual Conference.

2. That Crs Savige, Flannery, Hain, Greer, Winchester, Sims, Constance, Grimwade and Raedel attend the LGAQ 120th Annual Conference as observers.

3. That the Chief Executive Officer arrange for Officer attendance at this conference as appropriate.
OFFICER’S RECOMMENDATION

1. That Cr Mike Charlton (Deputy Mayor) and Cr Mick Gillam be Council's delegates to the LGAQ 120th Annual Conference.

2. That Crs Savige, Flannery, Hain, Greer, Winchester, Sims, Constance, Grimwade and Raedel attend the LGAQ 120th Annual Conference as observers.

3. That the Chief Executive Officer arrange for Officer attendance at this conference as appropriate.

REPORT DETAIL

1. Background
Advice has been received that the LGAQ Conference is to be held on the Gold Coast from 18-20 October 2016, with early bird registration closing 9 September 2016.

2. Explanation of Item
Held each October, the LGAQ Annual Conference provides an important opportunity for councils to not only network and learn but also to debate and vote on new policy. The Annual Conference consists of two and a half days of full plenary, split plenary and workshop sessions where participants will immerse themselves in the challenges facing local government and their communities. The event also serves as the Association’s Annual General Meeting.

The 120th LGAQ conference theme is ‘New World Order’ and will address issues surrounding economic and political challenges faced by local governments. Keynote speakers will discuss current challenges facing councils and the wider community. Delegates will also nominate a LGAQ president during the course of the conference.

3. Strategic Implications

3.1 Legislative/Legal Implications
There are no legislation/legal implications directly arising from this report.

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Office of the CEO - overall leadership and coordination of council activities.

3.3 Policy Implications
In accordance with Council’s Conference, Seminar, Study Tour and Travel Policy 10-2150-16.

3.4 Risk Management Implications
There are no risk management implications directly arising from this report.

3.5 Delegated Authority Implications
There are no delegated authority implications directly arising from this report.

3.6 Financial Implications
Appropriate funds have been provided in the 2015/16 budget.

3.7 Economic Benefit
Topics and motions associated with the conference will address a range of economic challenges facing local government.

3.8 Environmental Implications
Topics and motions associated with the conference will address a range of environmental challenges facing local government.
ITEM 1.1 LGAQ 120TH ANNUAL CONFERENCE - GOLD COAST - REGIONAL - A14099407 (Cont.)

3.9 Social Implications
Topics and motions associated with the conference will address a range of social challenges facing local government.

3.10 Consultation / Communication
Consultation undertaken with all Councillors and Directors.

ATTENDANCE
Ms Kate Isles attended the meeting at 11.03am for Items 2.1, 2.2 and 2.3.
ITEM 2.1
2016 PUBLIC RELEASE OF UPDATED FLOOD INFORMATION FOR LOWER PINE RIVER - REGIONAL

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A14051162 : 22 August 2016 - Refer Supporting Information A14065545
Responsible Officer: AC, Coordinator, Drainage Waterways and Coastal Planning (ECM Engineering)

Executive Summary
At the Council meeting held 24 November 2015, Council endorsed a suite of Regional Flood Database (RFD) reports incorporating updated flood information for 13 of the 14 catchments within MBRC. The Lower Pine River RFD models were still under review at that time and an interim report for Lower Pine River was included in the suite of supporting reports. The 13 updated catchment models plus the existing (non-updated) Lower Pine River model were incorporated within the new MBRC Planning Scheme.

An RFD update of the Lower Pine River flood model is now complete and it is appropriate that the report and associated flood data sets be endorsed by Council for public release and incorporation within the MBRC Planning Scheme.

The full list of current RFD reports, incorporating the updated report for Lower Pine River is included in the Supporting Information.

COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims
Seconded by Cr Peter Flannery  CARRIED 11/0


2. That the Council note that the updated Lower Pine River Model is included in the proposed Major Scheme amendment to the MBRC Planning Scheme which has been submitted to the Minister for State interest.
OFFICER'S RECOMMENDATION

That the Council adopt the, “Regional Floodplain Database 2016 Model Maintenance Report - Lower Pine River (LPR)”, prepared by BMT WBM and dated May 2016, for inclusion in the Moreton Bay Regional Council Planning Scheme and for use in all Council flood mapping products and information made available to the public.

REPORT DETAIL

1. Background

Regional Flood Database (RFD)

The following provides background information regarding the RFD.

The RFD comprises:

- River and creek flooding - this describes flooding resulting from extended periods of heavy rainfall that causes river and creek water levels to rise and escape the main channel.
- Overland flow path mapping - this describes generally low level overland flooding in small gullies, depressions and roadways.
- Storm tide hazard study - this describes coastal flooding resulting from cyclone or intense low pressure weather systems that cause higher than normal tide levels affecting coastal communities.

Key revisions

The key revisions and amendments adopted within the RFD models as part of their update and implementation under the new planning scheme included:

- **2014 LiDAR**
  Modelling was based on high quality aerial survey information captured for the entire region in 2014. This information has been used to update the topography in the various flood and storm tide models.

- **Separation of storm tide, river and creek and sea level rise processes**
  For the first draft of the planning scheme, flood risk areas were identified based on combined influences of storm tide, sea level rise, and river and creek flooding. In response to community feedback as part of the first round of planning scheme consultation, these processes have been considered separately.

- **Improved representation of in-channel conveyance**
  Updated representation of the flow capacity within the major waterways, in particular the upper reaches of the South Pine River and tributaries.

- **Uniform model resolution applied to public flood data sets**
  Previous version of the RFD utilised a 10m grid resolution for the 0.1% AEP flood, to improve model run-times and production efficiencies. In some areas, this resulted in inconsistencies in flood behaviour for the 1% and 0.1% events. The 5%, 1% and 0.1% AEP flood simulations now all use a 5m grid resolution to represent flood behaviour.

- **Representation of additional storm durations**
  Different points in the catchment respond differently to the duration of the design rainfall. Inclusion of shorter duration events provides better representation of flood behaviour in the upper and tributary sections of the larger catchments.

- **Defined Flood Event**
Application of a regionally consistent approach to modelling and representing the Defined Flood Event (DFE) across the region, both for river and creek as well as storm tide inundation for use in setting planning levels for future development.

While 13 of the 14 catchments were able to be updated prior to the adoption of the new MBRC Planning Scheme, it was not possible to complete the review of the Lower Pine River model in time. As a result, the Lower Pine Model incorporated into the Planning Scheme, did not incorporate the updates listed above.

2. Explanation of Item

Lower Pine River flood modelling

Updated flood modelling and reporting for the Lower Pine River is now complete. This catchment is the last to be completed since it relied on first completing the Upper Pine River and Sideling Creek flood models to provide flood inflows. Further, a key consideration in finalising the report was the investigation of the impact of recent amendments to the North Pine Dam operating rules.

North Pine Dam Operating Rules

The Operating Rules specify how the dam and its flood gates are operated during a flood event.

Previous modelling completed in mid-2014 incorporated the Operational Procedures for Flood Mitigation at North Pine Dam November 2013 (Revision 8), which was current at that time. More recently, Revision 9 of the Operational Procedures has been released.

The operating rules do not have an impact on flood behaviour upstream of the North Pine Dam. However, downstream of the dam, the changed operating rules and design discharge rates do impact on flood behaviour. Accordingly, an investigation into the magnitude of this impact was undertaken to inform Council’s position with regard to the adopted rules for flood planning and emergency management.

There are two significant differences between the Rev8 and Rev9 operational procedures:

- The operational full supply level in the dam has changed (1m lower in Revision 9).
- The rules controlling the rate of discharge from the dam during flood events have been modified (to take advantage of the additional storage offered by lowering the full supply level).

The full supply level in the dam has been reduced to around 90% of its previous design level, from 39.6m AHD in Rev8 to 38.6m AHD in Rev9 (i.e. lowered by 1.0m). This provides extra flood storage in the dam, roughly equivalent to 20,000ML. In conjunction with the reduced water level, Seqwater has developed new discharge rules that reduce the rate of discharge during a flood event, with the effect of holding back some floodwaters within this additional storage volume.

Figure 1 below illustrates the discharge curves for Rev8 and Rev9. For the Rev8 operating rules, a small increase in water level triggered a large increase in discharge. Under the Rev9 rules, increases in discharges happen at a reduced rate as storage within the dam is utilised. Beyond a dam level of 40.5m AHD, the same discharge rate applies.
COORDINATION COMMITTEE MEETING
6 September 2016

6 September 2016 Report

ITEM 2.1 2016 PUBLIC RELEASE OF UPDATED FLOOD INFORMATION FOR LOWER PINE RIVER - REGIONAL - A14051162 (Cont.)

Figure 1 - Design Discharge Curves for North Pine Dam.

Consultation with Seqwater

Informal discussions with Seqwater have been undertaken to better appreciate the real-world implementation of the dam operational rules during a flood event and to understand the likely longevity of the rules. Seqwater has advised that the operating rules are reviewed on a six-monthly basis and that the Rev9 rules are interim, in response to a number of management and maintenance actions currently being undertaken at the facility.

Importantly, implementation of the Rev9 rules has facilitated an opportunity for Seqwater to undertake upgrade works to better meet their dam safety obligations.

Further, it has been noted that long term forecasts of water demand in the region identify a need to return the dam to its full supply level of 39.6m AHD at some time in the next 20 years. It is expected that a return to a full supply level of 39.6m AHD would coincide with a further revision of the discharge rules to a form similar to that represented by Rev8.

Recommended North Pine Dam Operating Rules Representation

Based on advice from Seqwater, the Revision 9 operating rules should not be adopted for long term planning. The reductions in design flows offered by the Rev9 rules are, at best, temporary. In particular, it would be imprudent to use these resulting (lower) levels as the basis for determining flood planning levels for future development in these areas. Similarly, adopting the Revision 8 operating rules as a representation of current flood risks would result in an overly conservative estimate of the current situation with potential impacts on house valuations and insurance premiums.

Accordingly, the ‘Regional Floodplain Database: 2016 Model Maintenance Report - Lower Pine River (LPR)’ incorporates the November 2014 (Revision 9) Operating Rules to define existing flood risks (as documented in Council Flood Check Property Report), and the November 2013 (Revision 8) Operating Rules to define future flood planning levels.

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**Figure 1**

- **MOP FM NPD Rev 8 Nov 2013**
- **MOP FM NPD Rev 9 Nov 2014**

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**Legend:**
- **MOP FM NPD Rev 8 Nov 2013**
- **MOP FM NPD Rev 9 Nov 2014**

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**Axes:**
- **Dam Level (m AHD)**
- **Dam Outflow (m³/s)**

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**Plot Description:**
- The graph illustrates the design discharge curves for North Pine Dam under two operating rules: Revision 8 (Nov 2013) and Revision 9 (Nov 2014). The curves show how changes in dam level affect water outflow rates, highlighting the differences and implications for flood risk assessment and planning.
3. Strategic Implications

3.1 Legislative/Legal Implications
By adopting the recommendation in this report the Council will continue to meet recommendations contained in the final report of the Queensland Floods Commission of Inquiry to the effect that Councils should maintain up-to-date flood information and display on their websites all flood mapping they have commissioned or adopted.

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Disaster management - planning, preparation, response and recovery activities for community disaster events.

3.3 Policy Implications
There are no direct policy implications arising from this report. However, the flood information has been used to inform, and forms part of, the new planning scheme. The flood modelling information is an input to the flood risk categorisation process, so does not have direct policy implications in and of itself. However, it is recognised that the risk framework and policy response will impact land use and development opportunities.

3.4 Risk Management Implications
Endorsement of the flood studies and subsequent public release of comprehensive flood mapping will enable the community and Council to consider the implementation of appropriate flood risk management measures and responses. Over the long term, this is expected to result in reduced flood risk for the community and Council.

3.5 Delegated Authority Implications
There are no delegated authority implications arising from this report.

3.6 Financial Implications
Adequate ongoing funding must be provided to support continued flood model and mapping maintenance activity. Allowance has been made in the forward budget estimates for the ongoing operational cost of this work and will be reviewed on an annual basis.

3.7 Economic Benefit
Over the long term, it is expected that the availability of comprehensive flood information will encourage safer building practices in the floodplain and reduce economic impact as a result of flood damages.

3.8 Environmental Implications
There are no environmental implications arising from this report.

3.9 Social Implications
The increased availability of comprehensive flood information will result in improved community flood safety and well-being.

3.10 Consultation / Communication
The updated suite of flood information for this catchment has been discussed with Council in conjunction with preparation of various amendments to the MBRC Planning Scheme.
ITEM 2.2
LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) AMENDMENT 1 LOCAL BUY PANEL REQUEST FOR QUOTATION - REGIONAL

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A14063984 : 29 August 2016
Responsible Officer: KI, Manager Strategic Planning (PED Strategic Planning)

Executive Summary
Over the next three years Council is updating the long-term infrastructure planning requirements for the region and subsequently preparing a new Local Government Infrastructure Plan (LGIP). To support this process, four requests for quotations were sought from the Local Buy’s Supplier list BUS 245-0314 to secure specialist engineering and project management services to assist with the preparation of the LGIP. This is a budgeted project for 2016/17.

As the total project cost is in excess of $200,000, the endorsement of the relevant Director has to be reported to Council in accordance with Tendering and Contract Guidelines Corporate Directive 10-2180-011. Requests for quotations were submitted to four consultancies of which Council received two responses.

It is recommended that Council award the contract to Integrated Infrastructure Planning for the sum of $246,000 (excl. GST) as their proposal was evaluated as representing the best overall value to Council.

COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims
Seconded by Cr Brooke Savige
CARRIED 11/0

That Council appoint Integrated Infrastructure Planning Pty Ltd as the consultant for the Local Government Infrastructure Plan process for the amount of $246,000 (excl. GST).
OFFICER'S RECOMMENDATION

That Council appoint Integrated Infrastructure Planning Pty Ltd as the consultant for the Local Government Infrastructure Plan process for the amount of $246,000 (excl. GST).

REPORT DETAIL

1. Background

As required by State legislation, each local government must prepare a Local Government Infrastructure Plan (LGIP) which forms part of the planning scheme and documents the future trunk (major) infrastructure that is necessary to support the growth of the region over the following 10-15 years. The LGIP is needed to support the infrastructure charging framework of Council.

Due to the specialist nature of the project, Council require an experienced infrastructure planner to work in-house and coordinate with internal network planners to assist in the preparation and project management of the LGIP. The project is for a fixed price of $246,000 over three years.

Because the total project cost is in excess of $200,000, the endorsement of the relevant Director has to be reported to Council in accordance with Tendering and Contract Guidelines Corporate Directive 10-2180-011.

2. Explanation of Item

Council issued a total of four requests for quotation to consultancies from the Local Buy's Supplier list BUS 245-0314:

- Cardno Ltd
- Integrated Infrastructure Planning Pty Ltd
- Integran Pty Ltd
- PIE Solutions Pty Ltd

At the close of the request for quotation period, responses were submitted from Integrated Infrastructure Planning (IIP) and PIE Solutions (PIE). The quotes were assessed by a panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documents. The selection criteria consisted of three sections: resource availability with local knowledge and relevant project experience, ability to provide expertise “in-house” in Caboolture, value for money in delivering project outcomes.

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<th>RANK</th>
<th>CONSULTANT</th>
<th>EVALUATION SCORE</th>
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<tr>
<td>1</td>
<td>Integrated Infrastructure Planning Pty Ltd</td>
<td>82.33</td>
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<tr>
<td>2</td>
<td>PIE Solutions Pty Ltd</td>
<td>64.17</td>
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Integrated Infrastructure Planning Pty Ltd received the highest evaluation assessment score for the combined weighting and each individual selection criteria. The proposal clearly outlined previous local knowledge and significant work history with MBRC. The proposal has the lowest price of $246,000 (excl. GST) and has nominated 300 additional hours from senior staff to the project.

PIE Solutions Pty Ltd received the lowest score across all the evaluation criterion and submitted the highest priced quotation of $248,760 (excl. GST) The consultant has limited work history with MBRC and relies heavily on the use of their own software to build models. A licence would be required by Council outside of the procurement arrangements and the proposal does not demonstrate how the in-house or team support is provided through the scope.
3. **Strategic Implications**

3.1 **Legislative/Legal Implications**
Due to the value of work being greater than $200,000, a request for quotation process was undertaken with Local Buy’s prequalified suppliers for Planning, Design & Architecture BUS 245-0314 and the Department of Infrastructure, Local Government and Planning’s Panel of pre-approved LGIP reviewers - Buyers Guide (September 2015).

3.2 **Corporate Plan / Operational Plan**
This appointment is consistent with The Creating Opportunities: Land use and infrastructure planning - a sustainable planning and design framework to manage growth.

3.3 **Policy Implications**
This appointment has been assessed in accordance with the provisions of:
- Council’s Procurement Policy 10-2150-006
- Local Government Act 2009

3.4 **Risk Management Implications**
Any future risks associated with the appointment have been minimised with the panel evaluation assessment process.

3.5 **Delegated Authority Implications**
Directors have approval to endorse consultancies up to $250,000, however, when the total project cost is in excess of $200,000, the endorsement of the relevant Director has to be reported to Council in accordance with Tendering and Contract Guidelines Corporate Directive 10-2180-011.

3.6 **Financial Implications**
Council have allocated a set value of $250,000 for this project. As the successful application is IIP, the quoted value is now $246,000 (excl. GST). The budget has been approved for the 2016/17 financial year and future year budgets have been identified.

3.7 **Economic Benefit**
The evaluation assessment selection criteria has shown that IIP will provide the best overall value to Council.

3.8 **Environmental Implications**
There are no known environmental implications.

3.9 **Social Implications**
There are no known social implications associated with the project.

3.10 **Consultation / Communication**
Council is to be notified of appointment of the successful applicant. Council’s Procurement Unit chaired the Evaluation Panel and have been involved in the procurement process.
Perceived Conflict of Interest - Declaration

Pursuant to s173(4) of the Local Government Act 2009, Cr Brooke Savige declared a perceived conflict of interest could exist in the following matter (Item 2.3) as well as Item 7.1 due to a personal interest, as a result Cr Savige retired from the meeting at 11.09am, taking no part in the debate or recommendation regarding same.

ITEM 2.3
AMENDMENT TO SOUTH PINE SPORTS COMPLEX MASTER PLAN - DIVISION 9

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A14105553: 1 September 2016 - Refer Supporting Information A14106383
Responsible Officer: Ki, Manager (PED Strategic Planning)

Executive Summary
On 18 February 2014 Council endorsed the South Pine Sports Complex (SPSC) master plan. The master plan informs the design and construction of projects across the 74 hectare site owned by Council. On 1 February 2016 the new MBRC Planning Scheme commenced and through an adopted Council policy (2150-088 Preparation of Master Plans for Council-Controlled or Owned Sites) all previously endorsed master plans are considered Approved Master Plans as defined within the MBRC Planning Scheme. Under the MBRC Planning Scheme, Approved Master Plans guide development on Council-owned or controlled land. Any amendments to master plans require Council consideration under Council’s policy.

A minor amendment is proposed to the approved South Pine Sports Complex Master Plan to allow the establishment of a temporary car park facility.

COMMITTEE RECOMMENDATION

Moved by Cr James Houghton
Seconded by Cr Koliana Winchester  CARRIED 10/0
Cr Brooke Savige had declared a conflict of interest and had left the meeting.

That Council endorse the South Pine Sports Complex master plan dated August 2016.
OFFICER'S RECOMMENDATION

That Council endorse the South Pine Sports Complex master plan dated August 2016.

REPORT DETAIL

1. Background
The SPSC master planning project has been underway since the 2009/10 financial year and the master plan received endorsement by Council at its meeting on 18 February 2014.

Council’s new planning scheme commenced on 1 February 2016 and gave effect to all previously endorsed master plans through the adoption of a Council policy 2150-088 Preparation of Master Plans for Council-Controlled or Owned Sites. All previously endorsed master plans are now defined through the MBRC Planning Scheme as an Approved Master Plan. This ensures that through the planning scheme any proposed uses on Council-owned or controlled sites are carried out in accordance with the approved master plan.

Amendments to approved master plans are considered via Council’s policy. In the case of the SPSC master plan a minor amendment to the approved master plan is proposed to enable the establishment of a temporary car park facility.

2. Explanation of Item
The SPSC is located at South Pine Road, Brendale. The entire SPSC site comprises approximately 74 hectares over a number of parcels of Council-owned land. The SPSC is a regional sport and recreation facility servicing the southern suburbs of the Moreton Bay Region and to a lesser extent, the Brisbane north region.

An amendment to the Approved Master Plan is required to enable a temporary car park facility to be established on the site. The temporary facility will be managed by a separate temporary Licence agreement.

In amending the master plan, Council has consulted with the Department of Transport and Main Roads who support the establishment of the temporary car park facility. They have provided some considerations regarding the use and these considerations have been incorporated into the Licence agreement which is subject to separate consideration by Council.

3. Strategic Implications

3.1 Legislative/Legal Implications
The proposed amendment is provided for in accordance with the MBRC Planning Scheme and Council’s Policy 2150-088 Preparation of Master Plans for Council-Controlled or Owned Site.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Land use and infrastructure planning - a sustainable planning and design framework to manage growth.

3.3 Policy Implications
The amendment is provided in accordance with Council policy 2150-088 Preparation of Master Plans for Council-Controlled or Owned Site.

3.4 Risk Management Implications
A separate licence agreement is proposed to manage the use of the temporary car park facility.

3.5 Delegated Authority Implications
Nil
ITEM 2.3 AMENDMENT TO SOUTH PINE SPORTS COMPLEX MASTER PLAN - DIVISION 9 - A14105553 (Cont.)

3.6 Financial Implications
   Nil

3.7 Economic Benefit
   Nil

3.8 Environmental Implications
   Nil

3.9 Social Implications
   Nil

3.10 Consultation / Communication
   The minor and temporary nature of the amendment does not require the master plan to be consulted with the community. Consultation across Council department's and Department of Transport and Main Roads has been undertaken and considered.

ATTENDANCE

Ms Kate Isles left the meeting at 11.10am after consideration of Item 2.3.
3 CORPORATE SERVICES SESSION  (Cr Mike Charlton, Deputy Mayor)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION  (Cr Peter Flannery)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION  (Cr Darren Grimwade)

No items for consideration.

6 LIFESTYLE & AMENITY SESSION  (Cr Matt Constance)

No items for consideration.
Perceived Conflict of Interest - Declaration

Pursuant to s173(4) of the *Local Government Act 2009*, Cr Brooke Savige had declared a perceived conflict of interest could exist in the following matter due to a personal interest, as a result Cr Savige remained retired from the meeting, taking no part in the debate or recommendation regarding same.

**7 ECONOMIC DEVELOPMENT & TOURISM SESSION**

**ITEM 7.1**

**TEMPORARY CAR PARK - BRENDALE - DIVISION 9**

*Meeting / Session:* 7 ECONOMIC DEVELOPMENT & TOURISM
*Reference:* A13978871 : 1 September 2016 - Refer Supporting Information A13978846
*Responsible Officer:* MH, Manager Property & Commercial Services (EPS Property & Commercial Services)

**Executive Summary**

Council has been approached by the operators of the Eatons Hill Hotel and Function Centre (Hotel) seeking assistance to address possible car park capacity for larger events during the significant construction works in their precinct. The licence is proposed to be entered into with “Comiskey Management Services ATF NewPub Family Holdings Trust” the company name supplied by the Hotel.

This report seeks council approval to grant a licence for a temporary car park over part of 596 South Pine Road, Brendale (Lot 4 on RP902649) to the to ensure that disruption to the surrounding community is minimised during larger events at the Hotel.

**COMMITTEE RECOMMENDATION**

Moved by Cr Adam Hain
Seconded by Cr Koliana Winchester  CARRIED 10/0

Cr Brooke Savige had declared a conflict of interest and had left the meeting.

1. That Council authorise the Chief Executive Officer to grant a licence in favour of Comiskey Management Services ATF NewPub Family Holdings Trust over land at 596 South Pine Road, Brendale (Lot 4 on RP902649) for use as a temporary car park during the period 16 September 2016 to 30 June 2017.

2. That the Chief Executive Officer be authorised to determine appropriate terms for the licence and to otherwise do all things necessary to implement recommendation 1.
OFFICER’S RECOMMENDATION

1. That Council authorise the Chief Executive Officer to grant a licence in favour of Comiskey Management Services ATF NewPub Family Holdings Trust over land at 596 South Pine Road, Brendale (Lot 4 on RP902649) for use as a temporary car park during the period 16 September 2016 to 30 June 2017.

2. That the Chief Executive Officer be authorised to determine appropriate terms for the licence and to otherwise do all things necessary to implement recommendation 1.

REPORT DETAIL

1. Background
Council has been asked to assist in finding some capacity for car parking for larger events to assist the operator of the Hotel to accommodate patrons during major construction activity at their precinct. As a result of discussions with council at briefings on 10 May 2016 and 16 June 2016, officers have advanced discussions of the possibility of using part of the council-owned parcel on the entry to the South Pine Sporting Complex (SPSC) for this purpose with the operators of the Hotel. The location of the council parcel in relation to the Hotel is shown in Supporting Information #1.

2. Explanation of Item
The temporary car park will be utilised by Hotel patrons in the evenings when larger scale events are programmed for the period whilst there is disruption to car park availability at the Hotel precinct during major construction activity. The period of the licence being considered is to 30 June 2017.

The Hotel proposes to use the council land in its current form and as a result the licence terms will ensure that the licensee is responsible for all aspects of operation of the temporary car park, including the safety of the users, condition, usability and environmental management. Under the licence, the Hotel operator will be allowed to use the temporary car park between the hours of 7pm and 4am as agreed with the Department of Transport and Main Roads. The Department of Main Roads and Transport has requested they be given notice one month in advance of any event.

The Manager of Sport and Recreation has advised the South Pine Sports Association (SPSA) of the proposal and feedback from that organisation has indicated no primary concerns if the following matters are addressed in the licence:

- Licensee to address any traffic management concerns because of event conflict, the licence will request that a month’s notice of any event be given to the Manager Sport and Recreation so any additional requirements can be put in place to manage those clashes.
- Licensee to erect appropriate signage near the temporary car park entry gates during events indicating that the area is for Hotel parking.
- Licensee to ensure that SPSC gate opening/closing is managed when events are occurring.
- Licensee to ensure that safe passage for pedestrians from the temporary car park along the SPSC entry road.
- Licensee to ensure that litter left by patrons utilising the temporary car park is collected the morning after the event.
- Licensee to ensure that the temporary car park is secured when not in use.
- Licensee to relocate the current security gate on the entry road near South Pine Road to a position to the east of the temporary car park and then return it to its original position at the end of the licence.

All of these issues will be addressed in the terms of the licence.
ITEM 7.1 TEMPORARY CAR PARK - BRENADE - DIVISION 9 - A13978871 (Cont.)

The proposed area to be used as a temporary car park is included as Supporting Information #2. The licensee will be required to ensure that no other areas of Lot 4 are utilised under the licence terms. Also, the licensee will be required to maintain the whole of the parcel. A suitable access (minimum width 6 metres) to the parcel will be constructed by the licensee to ensure safe ingress/egress to the site by vehicles and pedestrians. The access is located approximately 160 metres from the intersection to accord with the master plan endorsed by Council at its meeting of the 18 February 2014.

The licensee will also be responsible for safety of patrons and property when they are moving between the Hotel and the temporary car park.

The licence will also indemnify Council from any claims in relation to use of the site.

3. Strategic Implications

3.1 Legislative/Legal Implications
The Council does not dispose of an interest in land if it grants a mere licence to use land. It follows that the contracting provisions of the Local Government Regulation 2012 requiring the Council to conduct an auction or tender for the disposal of an interest in land are not enlivened by the recommendation in this report.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Business development - projects and activities that assist businesses and promote investment and job creation in the region.

3.3 Policy Implications
Nil.

3.4 Risk Management Implications
The licensee will be responsible for all aspects of managing the temporary car park and the licence will give Council the right to request that corrective actions are undertaken immediately to correct any inadequacies in the operation of the temporary car park or to stop adverse impacts on external properties.

3.5 Delegated Authority Implications
Nil.

3.6 Financial Implications
No rent will be payable as this will benefit the local community.

3.7 Economic Benefit
Nil.

3.8 Environmental Implications
The licence will require the licensee to manage the environmental performance of the temporary car park facility.

3.9 Social Implications
This short term licence will assist in allowing more opportunity for the patrons of larger events at the Hotel to find spaces that do not impact on surrounding residences during the construction near the Hotel.

3.10 Consultation / Communication
This matter has been discussed with Councillors, Department of Transport and Main Roads, Strategic Planning Department, Sport and Recreation Department, Engineering Construction & Maintenance and the South Pine Sports Association and the Eatons Hill Hotel & Function Centre.

ATTENDANCE

Cr Savige returned to the meeting at 11.11am after consideration of Item 7.1.
8 GENERAL BUSINESS

ITEM 8.1
KALLANGUR MEMORIAL BOWLS CLUB 50TH ANNIVERSARY - DIVISION 7 (DS)

Cr Denise Sims reported on the 50th Anniversary celebrations of the Kallangur Memorial Bowls Club held this year. Cr Sims acknowledged the volunteers who in February 1967 planted the bowling green by hand, having teased couch grass out of wooden tomato cases, planting the pieces in rows and levelling with long pieces of wood. It took seven days for the small number of volunteers to plant the green. Cr Sims met several club members and was proud of the community spirit and friendliness displayed by the club to all members of the local community.

COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims
Seconded by Cr Peter Flannery  CARRIED 11/0

That a letter of congratulations be sent to the Kallangur Memorial Bowls Club in recognition of their 50th Anniversary celebrations.

ITEM 8.2
BEE GEES WAY DINNER - DIVISION 6 (KW)

Cr Koliana Winchester reported on the success of the Bee Gees Way Dinner held on Saturday 3 September in Redcliffe advising that the world famous Bee Gees Way had been transformed into a beautiful laneway restaurant with local restaurants catering for the event. Cr Winchester extended her thanks to Moreton Bay Region Industry and Tourism (MBRIT) for organising the event and to Council for their support.

Cr Mike Charlton (Deputy Mayor) reiterated Cr Winchester's comments in relation to the Bee Gees Way event.

CLOSURE

There being no further business the Acting Chairperson closed the meeting at 11.16am.