



AGENDA

Coordination Committee Meeting

Tuesday 7 August 2018
commencing at 10.30am

Redcliffe Chambers
Irene Street, Redcliffe

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 7 August 2018 commencing at 10.30am in Redcliffe Chambers, Irene Street, Redcliffe to give consideration to the matters listed on this agenda.

Daryl Hitzman
Chief Executive Officer

2 August 2018

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr M Charlton, Acting Mayor)

ITEM 1.1 **5**
2019 ASIA PACIFIC CITIES SUMMIT (2019APCS) & MAYORS' FORUM - ATTENDANCE - REGIONAL
REPORT DETAIL

ITEM 1.2 **8**
INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA QUEENSLAND ANNUAL CONFERENCE - REGIONAL
REPORT DETAIL

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

ITEM 2.1 **10**
UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL
REPORT DETAIL
SUPPORTING INFORMATION
#1 Moreton Bay Regional Council Charges Resolution No 8
#2 Moreton Bay Regional Council Charges Resolution Implementation Policy No 8

3 CORPORATE SERVICES SESSION (Cr M Constance)

ITEM 3.1 **129**
MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL
REPORT DETAIL
SUPPORTING INFORMATION
#1 Monthly Financial Report as at 30 June 2018

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

ITEM 4.1 **144**
PROPOSAL TO NAME AN UN-NAMED BRIDGE AT BUNYA ROAD, DRAPER - DIVISION 10
REPORT DETAIL

ITEM 4.2 **147**
BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX EXTENSION AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE - DIVISION 9
REPORT DETAIL
SUPPORTING INFORMATION
Confidential #1 Tender Evaluation

ITEM 4.3 **153**
WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL
REPORT DETAIL
SUPPORTING INFORMATION
Confidential #1 Tender Evaluation

ITEM 4.4

161

TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL

REPORT DETAIL

SUPPORTING INFORMATION

#1 Separable Portion Detail

Confidential #2 Tender Evaluation - Separable Portion 1

Confidential #3 Tender Evaluation - Separable Portion 2

Confidential #4 Tender Evaluation - Separable Portion 3

Confidential #5 Tender Evaluation - Separable Portion 4

Confidential #6 Tender Evaluation - Separable Portion 5

Confidential #7 Tender Evaluation - Separable Portion 6

Confidential #8 Tender Evaluation - Separable Portion 7

Confidential #9 Tender Evaluation - Separable Portion 8

Confidential #10 Tender Evaluation - Separable Portion 9

Confidential #11 Tender Evaluation - Separable Portion 10

5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)

ITEM 5.1

185

NEW LEASE - REDCLIFFE CITY JUNIOR CRICKET CLUB INC - DIVISION 6

REPORT DETAIL

SUPPORTING INFORMATION

#1 Redcliffe City Junior Cricket Club Inc - proposed lease area

6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)

8 REGIONAL INNOVATION (Cr D Grimwade)

9 GENERAL BUSINESS

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Mike Charlton (Acting Mayor) (Chairperson)

Officers:

Apologies:

Cr Allan Sutherland (Mayor)

The Mayor is the Chairperson of the Coordination Committee.

Coordination Committee meetings comprise of Sessions chaired by Council's nominated Spokesperson for that portfolio, as follows:

Session	Spokesperson
1 Governance	Cr Allan Sutherland (Mayor)
2 Planning & Development	Cr Mick Gillam
3 Corporate Services	Cr Matt Constance
4 Asset Construction & Maintenance	Cr Adam Hain
5 Parks, Recreation & Sport	Cr Koliانا Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade
9 General Business	Cr Allan Sutherland (Mayor)

1 GOVERNANCE SESSION

(Cr M Charlton, Acting Mayor)

ITEM 1.1

**2019 ASIA PACIFIC CITIES SUMMIT (2019APCS) & MAYORS' FORUM -
ATTENDANCE - REGIONAL**

Meeting / Session: 1 GOVERNANCE
Reference: A17308912 : 1 August 2018
Responsible Officer: LK, Executive Support Officer (CEO Executive Services)

Executive Summary

This report seeks consideration of Cr Allan Sutherland (Mayor) to participate in the 2019 Asia Pacific Cities Summit (2019APCS) & Mayors' Forum to be held in Brisbane from 7-10 July 2019.

OFFICER'S RECOMMENDATION

1. That Cr Allan Sutherland (Mayor) be authorised as Council's delegate to attend the 2019 Asia Pacific Cities Summit and Mayors' Forum to be held in Brisbane from 7-10 July 2019.
2. That the Chief Executive Officer arrange for officer attendance at this Summit as appropriate.

ITEM 1.1 2019 ASIA PACIFIC CITIES SUMMIT (2019APCS) & MAYORS' FORUM - ATTENDANCE - REGIONAL - A17308912 (Cont.)

REPORT DETAIL

1. Background

Advice has been received that the 12th Asia Pacific Cities Summit and Mayors' Forum will be held in Brisbane from 7-10 July 2019. Cr Allan Sutherland (Mayor) has expressed an interest in attending.

2. Explanation of Item

The Asia Pacific Cities Summit (APCS) and Mayors' Forum has achieved recognition as one of the Asia Pacific region's premier government and business events, connecting business and industry to civic leaders. Since its establishment in 1996, the APCS has become a leading platform for global cities and industry to identify common challenges, exchange knowledge and drive commercial outcomes.

The overarching theme of the 2019APCS is 'Driving Cities through Business and Innovation'. International government and industry experts will address the common issues and challenges confronting cities during the Summit, including:

- Innovation of Cities - empowering cities, residents and business through innovation and technology
- Mobility of Cities - moving and connecting people within cities
- Liveability of Cities - vibrant, diverse and inclusive cities
- Sustainability of Cities - driving resilient and healthy cities.

A key feature of the Summit is the Mayors' Forum, which will provide city leaders across the Asia Pacific with an exclusive opportunity to connect, share their insights, openly discuss issues facing their cities, and together, develop innovative solutions that promote growth and prosperity of cities across the region.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications arising as a direct result from this report.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications

Arrangements will be made in accordance with Council's Professional Development Policy 2150-089.

3.4 Risk Management Implications

There are no risk management implications arising as a direct result from this report.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result from this report.

3.6 Financial Implications

Appropriate funds have been provided in the Budget.

3.7 Economic Benefit

Topics associated with the conference will address a range of economic challenges facing local government.

3.8 Environmental Implications

Topics associated with the conference will address a range of environmental challenges facing local government.

Moreton Bay Regional Council

ITEM 1.1 2019 ASIA PACIFIC CITIES SUMMIT (2019APCS) & MAYORS' FORUM - ATTENDANCE - REGIONAL - A17308912 (Cont.)

3.9 Social Implications

Topics associated with the conference will address a range of social challenges facing local government.

3.10 Consultation / Communication

Consultation was undertaken with Councillors, the Chief Executive Officer and Directors.

ITEM 1.2
INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA QUEENSLAND
ANNUAL CONFERENCE - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A17307471 : 31 July 2018
Responsible Officer: LK, Executive Support Officer (CEO Executive Services)

Executive Summary

This report seeks consideration of Councillor attendance to the Institute of Public Works Engineering Australasia Queensland (IPWEAQ) Annual Conference to be held at The Marriott, Surfers Paradise from 10-12 October 2018.

OFFICER'S RECOMMENDATION

1. That Cr Adam Hain be authorised to attend the Institute of Public Works Engineering Australasia Queensland (IPWEAQ) Annual Conference.
2. That the Chief Executive Officer arrange for officer attendance at this conference as appropriate.

ITEM 1.2 INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALASIA QUEENSLAND ANNUAL CONFERENCE - REGIONAL - A17307471 (Cont.)

REPORT DETAIL

1. Background

Advice has been received that the IPWEAQ Annual Conference will be held at The Marriott, Surfers Paradise from 10-12 October 2018. Cr Adam Hain has expressed an interest in attending this conference.

2. Explanation of Item

As part of Council's annual Public Works Technical Subscription, the IPWEAQ provides complimentary delegate registrations to the IPWEAQ Annual Conference.

The program for the annual conference includes technical tours to various locations around the City of the Gold Coast, hosts of the 2018 Commonwealth Games, and encompasses Coast Engineering and Bikeways, Gold Coast Bridge, Gold Coast Light Rail and Water & Waste.

The program also includes sessions on Asset Design as Constructed (ADAC) implementation, engineering solutions for social issues, innovation, technology, leadership, effective communication with stakeholders and future challenges.

The topic of the Great Debate for 2018 is 'Tradition has no place in a modern workforce'.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications arising as a direct result from this report.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications

Arrangements will be made in accordance with Council's Professional Development Policy 2150-089.

3.4 Risk Management Implications

There are no risk management implications arising as a direct result from this report.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result from this report.

3.6 Financial Implications

Appropriate funds have been provided in the 2018/19 Budget.

3.7 Economic Benefit

Topics associated with the conference will address a range of economic challenges facing local government.

3.8 Environmental Implications

Topics associated with the conference will address a range of environmental challenges facing local government.

3.9 Social Implications

Topics associated with the conference will address a range of social challenges facing local government.

3.10 Consultation / Communication

Consultation was undertaken with Councillors, the Chief Executive Officer and Directors.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

**ITEM 2.1
UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY -
REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16793239 : 7 August 2018 - **Refer Supporting Information A17283368, A17283396**
Responsible Officer: BO'N, Manager Strategic Planning and Economic Development (PED Strategic Planning)

Executive Summary

This report recommends that Council amend its Charges Resolution and Charges Resolution Implementation Policy.

The Charges Resolution (CR) includes the charging framework, including details about offsets, credits and refunds. The CR has a companion Implementation Policy which provides guidance to applicants and officers on how to interpret parts of the CR.

An update to the CR and its implementation policy are proposed as part of Council's commitment to ongoing policy maintenance and development and will provide much needed clarity to Council officers when recalculating the cost of trunk infrastructure (land) and when assessing and determining a request for a conversion application under the *Planning Act 2016*.

OFFICER'S RECOMMENDATION

1. That the amended Charges Resolution (No 8) be adopted, taking effect from 14 August 2018.
2. That the amended Charges Resolution Implementation Policy (No 8) be adopted, taking effect from 14 August 2018.

*ITEM 2.1 UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL - A16793239
(Cont.)*

REPORT DETAIL

1. Background

An update to the CR and its implementation policy are proposed as part of Council's commitment to ongoing policy maintenance and development and will provide much needed clarity to Council officers when recalculating the cost of trunk infrastructure (land) and when assessing and determining a request for a conversion application under the *Planning Act 2016*.

2. Explanation of Item

Legal advice has been received recommending the amendment of section 18 (Conversion applications) and section 19 (Conversion criteria), and an amendment of Schedule 1: Dictionary. These changes also trigger minor updates to the Charges Resolution Implementation Policy to reference to correct sections of the CR.

Two additional amendments are proposed by Council officers. The first is to provide a default method for recalculating the cost of trunk land infrastructure. The methodology is consistent with that outlined in the *Guidance for the Minister's Guidelines and Rules* and is therefore a suitable method nominated by the Department of Infrastructure, Local Government and Planning (now the Department of State Development, Manufacturing, Infrastructure and Planning). The second is to reflect the changes made to the description of industrial use categories to align with the current Planning Regulation.

3. Strategic Implications

3.1 Legislative/Legal Implications

The proposed changes to conversion applications will provide the Council with a stronger position to defend any legal challenges where it decides not to agree to a Conversion application and an appeal to the Planning and Environment Court is made.

The proposed changes to the valuation of land to provide a default method brings Council's Resolution in line with the method outlined in the *Guidance for the Minister's Guidelines and Rules* and is therefore a suitable method nominated by the Department of Infrastructure, Local Government and Planning (now the Department of State Development, Manufacturing, Infrastructure and Planning). As such, the inclusion of the methodology will provide clarity to Council and applicants.

The proposed changes to reflect description of industrial use categories to align with the current Planning Regulation will provide clarity and consistency with the Planning Regulation 2017.

A Charges Resolution is a requirement under the Act. Council can only levy infrastructure charges if it has a Charges Resolution in place.

The purpose of the Implementation Policy is to state the policy position of the Local Government in relation to the application, interpretation and implementation of the MBRC Charges Resolution, to create a consistent and transparent approach to infrastructure charging. The intent is for the Implementation Policy to be updated regularly.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications

The following Policies are affected by this decision:

- MBRC Charges Resolution
- MBRC Charges Resolution Implementation Policy

3.4 Risk Management Implications

The proposed amendments to the Charges Resolution and Implementation Policy provide clarity to Council officers when assessing and determining a request for a conversion application under the Act.

*ITEM 2.1 UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL - A16793239
(Cont.)*

3.5 Delegated Authority Implications

There are no delegated authority implications arising from this report.

3.6 Financial Implications

Improved clarity on the criteria to be met for the conversion of infrastructure will reduce the risk that the Council will be obliged to fund infrastructure through infrastructure contributions that it otherwise should not.

Improved clarity on the valuation process for land will reduce the risk to Council when purchasing land for trunk infrastructure. The inclusion of the methodology will provide clarity to Council and applicants.

3.7 Economic Benefit

There are no economic benefit implications arising as a direct result of this report.

3.8 Environmental Implications

There are no environmental implications arising as a direct result of this report.

3.9 Social Implications

There are no social implications arising as a direct result of this report.

3.10 Consultation / Communication

The proposed amendments are minor and formal public consultation is not required to amend the Charges Resolution and Implementation Policy. Internally, Council's Development Services and Legal Services areas have been consulted. Consultation has also occurred with Unitywater.

SUPPORTING INFORMATION

Ref: [A17283368](#), [A17283396](#)

The following list of supporting information is provided for:

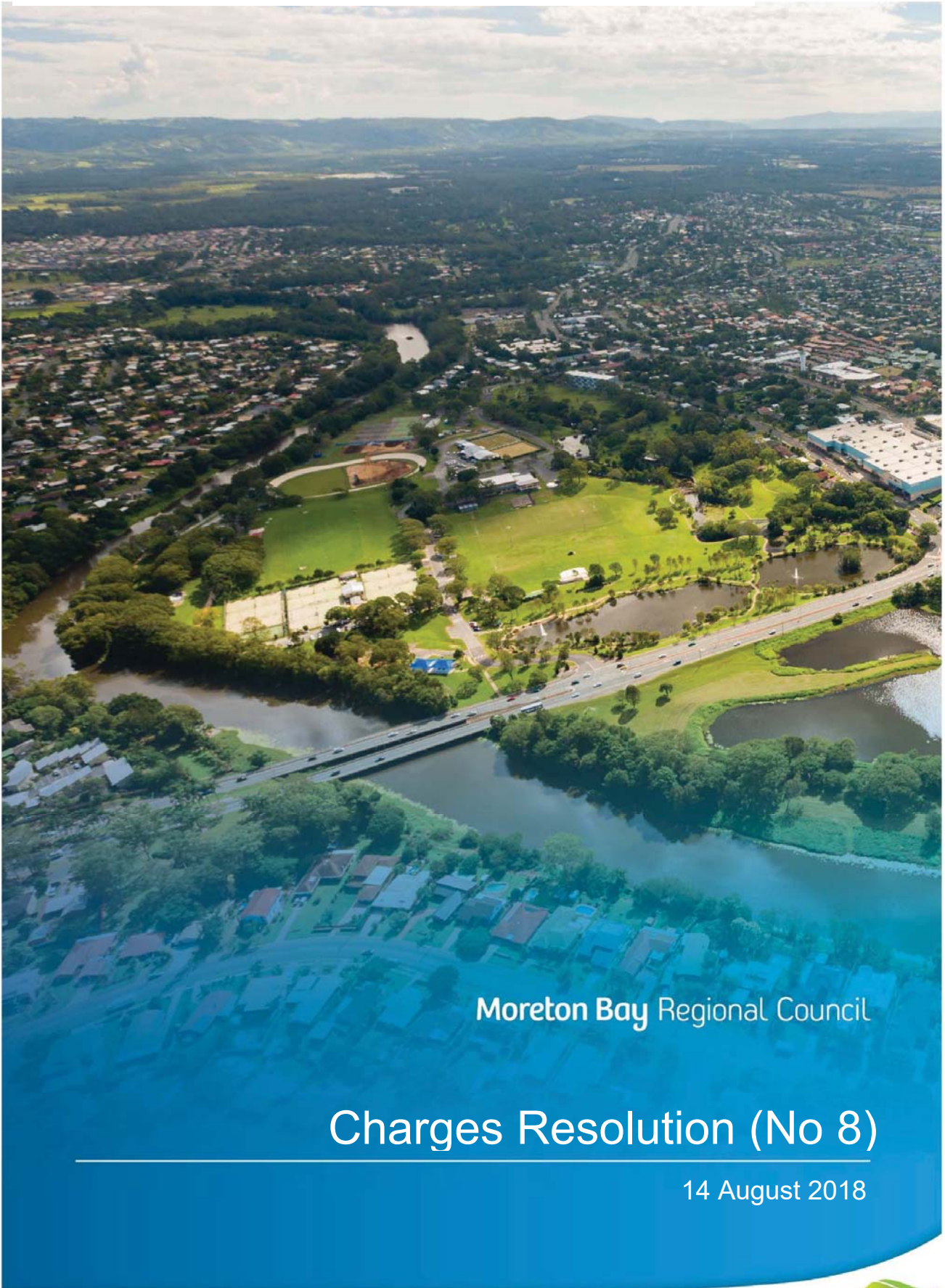
ITEM 2.1

UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL

#1 Moreton Bay Regional Council Charges Resolution No 8

#2 Moreton Bay Regional Council Charges Resolution Implementation Policy No 8

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)
#1 Moreton Bay Regional Council Charges Resolution No 8



Moreton Bay Regional Council

Charges Resolution (No 8)

14 August 2018

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council Charges Resolution (No 8) 14 August 2018

Table of Contents

Part 1 Introduction.....	1
Part 2 Adopted Charges	2
Part 3 Trunk Infrastructure	6
Part 4 Levied Charges	7
Part 5 Offset and refund for trunk infrastructure	12
Schedule 1: Dictionary	15
Schedule 2: Superseded Planning Scheme Tables.....	17
Schedule 3: Adopted Charges	21
Schedule 4: Method for re-calculating establishment cost (Land Contribution).....	23
Schedule 5: Method for re-calculating establishment cost (Work Contribution).....	25

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Part 1 Introduction

1. Short title

This resolution is made under section 113 of the *Planning Act 2016* and may be cited as *Moreton Bay Regional Council Charges Resolution (No 8) 2018*.

2. Application to Local Government Area

This resolution declares that an adopted charge applies to all of the Local Government area, except, for Local Government Infrastructure Networks, within the area covered by the Mango Hill Infrastructure Development Control Plan.

3. When resolution has effect

This resolution has effect for applications decided on and from 14 August 2018 and supersedes all previous resolutions relating to infrastructure charging.

The terms of the charges resolution current at the time a development approval is given will apply to any infrastructure charges notice given pursuant to that approval up until the levied infrastructure charges are paid in full. Provided that the terms of the charges resolution current at the time a change application or a request to extend the currency period is approved will apply to any infrastructure charges notice given pursuant to such approvals.

4. Interpretation

A term used in this resolution has the meaning assigned to that term in one of the following:

- (a) the Act and associated regulations;
- (b) the dictionary in Schedule 1;
- (c) *the Acts Interpretation Act 1954*; or
- (d) the Macquarie Dictionary.

In the event a term has been assigned a meaning in more than one of the instruments listed, the meaning contained in the instrument highest on the list will prevail.

The Moreton Bay Regional Council Charges Resolution has been drafted to work with both the MBRC Planning Scheme and the Relevant Superseded Planning Schemes.

For any levied charge the subject of an application under the MBRC Planning Scheme the methodology in this document applies and Tables 1 and 2 are applicable.

For any levied charge the subject of an application lodged under a Relevant Superseded Planning Scheme the methodology in this document applies and, any references to Table 1 and Table 2 should be read as Table S2.1 and Table S2.2 in Schedule 2 respectively.

Further clarification and direction regarding the interpretation of this resolution is contained in the Moreton Bay Regional Council Charges Resolution Implementation Policy (CR Implementation Policy).

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Part 2 Adopted Charges

5. Priority infrastructure area

The Priority Infrastructure Area for the Local Government is identified in the Local Government Infrastructure Plan.

6. Comparison of planning scheme use categories and adopted charge categories

For development under the MBRC Planning Scheme each defined land use stated in Column 2 of Table 1 has the corresponding adopted charge category stated in Column 1 of that table.

For any land use not stated in Column 2 of Table 1, the Local Government will, in consultation with the Distributor-retailer, determine the appropriate adopted charge category based on an assessment of the characteristics of the use and its likely demand on each of the trunk infrastructure networks listed in section 9 of this resolution.

Table 1 Adopted charge category for each defined land use - MBRC Planning Scheme

Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Residential development	
Residential Uses	Dwelling house Dual occupancy Dwelling unit Caretaker's accommodation Multiple dwelling
Accommodation (short term)	Hotel (residential component) Resort complex (residential component) Short-term accommodation Tourist park
Accommodation (long term)	Community residence Relocatable home park Retirement facility Rooming accommodation
Non Residential development	
Places of Assembly	Club Community use Function facility Funeral parlour Place of worship
Commercial (bulk goods)	Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom
Commercial (retail)	Adult store Food and drink outlet Service industry Service station Shop Shopping centre

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
Commercial (office)	Office Sales office
Educational Facility	Child care centre Community care centre Educational establishment
Entertainment	Hotel (non-residential component) Nightclub entertainment facility Resort complex (non-residential component) Theatre
Indoor Sport and Recreation	Indoor sport and recreation
Other Industry	Low impact industry Marine industry Medium impact industry Research and technology industry Rural industry Warehouse
High Impact Industry or Special Industry	High impact industry Special industry
Low Impact Rural	Animal husbandry Cropping Permanent plantation Renewable energy facility (wind farm only)
High Impact Rural	Aquaculture Intensive animal industry Intensive horticulture Wholesale nursery Winery
Essential Services	Detention facility Emergency services Health care services Hospital Residential care facility Veterinary services
Other Uses	Air services Animal keeping Bar Brothel Car wash Crematorium Environment facility Extractive industry Major electricity infrastructure Major sport, recreation and entertainment facility Motor sport facility Nature-based tourism Non-resident workforce accommodation Outdoor sport and recreation Outstation Parking station Port services Renewable energy facility (excluding a wind farm) Rural workers accommodation

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Column 1 Adopted charge category	Column 2 Defined land use under the Planning Scheme
	Substation Tourist attraction Transport depot Utility installation
Minor Uses	Cemetery Home based business Landing Market Park Roadside stall Telecommunications facility

7. Development exempt from infrastructure charges

An adopted charge will not be levied for Local Government Infrastructure Networks for:

- (a) development carried out by the Local Government when creating the uses identified in Table 2 (or Table S2.2 where the development application is lodged under a Relevant Superseded Planning Scheme) and when development is not for commercial gain;
- (b) development carried out by the Distributor-retailer solely for the purpose of accommodating Distributor-retailer network infrastructure;
- (c) boundary realignment applications;
- (d) an Education Establishment for the Flying Start for Queensland Children program;
- (e) material change of use and/or carrying out building work which is for a dwelling house on an existing lot;
- (f) a change of use that is categorised as accepted development subject to requirements under the MBRC Planning Scheme, in an existing building and that does not increase the gross floor area (GFA);
- (g) development that is identified as exempt from charges under section 113 (3) of the Act.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Table 2 Development exempt from charges - MBRC Planning Scheme

Defined land use under the Planning Scheme
Development undertaken by the Local Government for the following uses:
<ul style="list-style-type: none"> • Animal husbandry • Animal keeping • Cemetery • Community care centre • Community use • Educational establishment • Environment facility • Indoor sport and recreation • Intensive animal industry • Major sport, recreation and entertainment facility • Market • Office • Outdoor sport and recreation • Park • Parking station • Telecommunications facility • Tourist park • Utility installation

8. Adopted charge

The Local Government has resolved to apply the adopted charges in Schedule 3 for the following:

- (a) for the Local Government, for the Local Government Infrastructure Networks;
- (b) for the Distributor-retailer, for providing the Distributor-retailer Networks.

The Local Government declares that an adopted charge in Schedule 3, applies to that part of the Local Government area mentioned in section 2.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Part 3 Trunk Infrastructure

9. Trunk infrastructure

Trunk infrastructure for the water supply and sewerage networks is identified within the Netserv Plan. The trunk infrastructure items for the Local Government Infrastructure Networks are identified in the Local Government Infrastructure Plan and described in the CR Implementation Policy.

The desired standards of service for the trunk infrastructure networks are identified within the Local Government Infrastructure Plan and Netserv Plan.

The plans for trunk infrastructure are identified within the Local Government Infrastructure Plan and Netserv Plan.

The establishment cost of trunk infrastructure items is the cost identified within the Local Government Infrastructure Plan and Netserv Plan.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Part 4 Levied Charges

10. Application of adopted charges

The Local Government or Distributor-retailer will levy an adopted charge (Levied Charge) through the provision of an infrastructure charges notice upon the approval of an application for the following:

- (a) reconfiguring of a lot;
- (b) material change of use; and
- (c) building works that is for a material change of use that is categorised as accepted development subject to requirements under the MBRC Planning Scheme.

The levied charge for a particular type of development cannot exceed the maximum adopted charge for that development allowable under the Act.

11. Payment of levied charges

Unless stated otherwise in an infrastructure charges notice or infrastructure agreement, a levied charge is payable at the following time:

- (a) if the levied charge applies for reconfiguring of a lot – when the Local Government approves the plan of subdivision for the reconfiguration; or
- (b) if the levied charge applies for a material change of use – when the change happens; or
- (c) if the levied charge applies for building work – when the certificate of classification for the building or final inspection certificate for the building work is given.

An automatic increase provision will be applied at the time of payment of the levied charge where the charge in the charges notice is less than the maximum adopted charge for that development allowable under the Act at the time of the payment of the charge. In this situation, the PPI Index will be applied to the levied charge from the day the charge is levied to the day the charge is paid, or the levied charge will be increased to the maximum adopted charge allowable under the Act for that development at the time of payment under the charge, whichever is lesser.

12. Working out the levied charge

A levied charge for the Extra Demand created by reconfiguring a lot for all zones is calculated as follows, proportional to the networks that serve the created lots (refer to Table 4):

$$LC_{RaL} = (AC_{RaL} \times Q_{RaL}) - C$$

Where:

LC_{RaL} is the levied charge for reconfiguring a lot.

AC_{RaL} is the adopted charge for residential development (3 or more Bedroom dwelling) stated in Schedule 3.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Q_{RaL} is the total number of lots being created, excluding lots being transferred to the Local Government or Distributor-retailer for infrastructure such as roads, drainage and park.

C is the credit stated in section 14.

A levied charge for the Extra Demand created by a material change of use or carrying out building work for residential development as categorised in Table 1, proportional to the networks that serve the created lots (refer to Table 4), is calculated as follows:

$$LC_R = (\text{sum of } (AC_R \times Q_R) \text{ for each use}) - C$$

Where:

LC_R is the levied charge for a material change of use or carrying out building work for residential development.

AC_R is the adopted charge stated in section 13 which corresponds to the adopted charge category for each of the approved residential uses.

Q_R is the number of demand units corresponding to the approved residential uses.

C is the relevant credit stated in section 14.

A levied charge for the Extra Demand created by a material change of use or carrying out building work for non-residential development as categorised in Table 1, proportional to the networks that serve the created lots (refer to Table 4), is calculated as follows:

$$LC = (LC_{NR} + LC_{SW}) - C$$

Where:

LC is the levied charge for the total development

$$LC_{NR} = (\text{sum of } (AC_{NR} \times Q_{NR}) \text{ for each defined use})$$

$$LC_{SW} = (AC_{SW} \times Q_{SW})$$

LC_{NR} is the compound of the levied charge for a material change of use or carrying out building work for non-residential development for the transport, public parks and land for community facilities, water supply and sewerage trunk infrastructure networks.

LC_{SW} is the levied charge for a material change of use or carrying out building work for non-residential development for the stormwater trunk infrastructure network.

AC_{NR} is the adopted charge stated in section 13 for the transport, public parks and land for community facilities, water supply and sewerage trunk infrastructure networks which corresponds to the adopted charge category for each of the approved non-residential uses.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

AC_{SW} is the adopted charge stated in section 13 for the stormwater trunk infrastructure network which corresponds to the adopted charge category for each of the approved non-residential uses.

Q_{NR} is the number of demand units corresponding to the approved non-residential uses.

Q_{SW} is the Impervious Area of the development.

C is the relevant credit stated in section 14.

Where the Extra Demand created by a material change of use is the result of an existing residential use to be maintained, and a non-residential use proposed, then the calculation of LC_{NR} includes both the residential and non-residential uses.

13. The adopted charge

The adopted charge for:

- (a) reconfiguring a lot, is the adopted charge stated for residential development (3 or more Bedroom dwelling) in Schedule 3;
- (b) a material change of use or carrying out building work:
 - (i) for residential development as categorised in Table 1, is stated in Column 3 of Table S3.1 in Schedule 3;
 - (ii) for non-residential development as categorised in Table 1 other than other uses, is stated in Schedule 3, which comprises the following:
 - (A) the adopted charge for the transport, public parks and land for community facilities, water and sewerage trunk infrastructure networks in Column 3 of Table S3.1; and
 - (B) the adopted charge for the stormwater trunk infrastructure network in Column 4 of Table S3.1;
 - (iii) for development being other uses or other development not otherwise identified in paragraphs (i) or (ii), the Local Government, in consultation with the Distributor-retailer, shall determine the appropriate adopted charge based on an assessment of the characteristics of the use and its likely demand on each of the trunk infrastructure networks.

14. Credit for existing uses, existing use rights, previous uses or previous payments

The credit for the premises, is an amount which is the greater of the following:

- (a) the current adopted charge that would apply to the use of the premises for a purpose equivalent to its current use.
- (b) a previously paid monetary contribution or land contribution for a particular trunk infrastructure network under a previous charging regime listed in the Charges Implementation Policy which has been indexed in accordance with the PPI Index from the date of payment to the date of any new infrastructure charges notice issued over the land, excluding indexation for the period between 1 July 2011 and 30 June

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

2015. To exclude this period, the contribution is held at the 30 June 2011 value and is subsequently escalated using the PPI Index from a base date of 1 July 2015.

- (c) where the premises is subject to an existing lawful use, or a previous use that is no longer taking place on the premises if the use was lawful at the time it was carried out, to the extent all infrastructure requirements applying to that use had been complied with:
 - (i) for residential development, the amount stated for an adopted charge in Schedule 3 for the lawful use, indexed in the same manner as that prescribed in (b);
 - (ii) for non-residential development other than those categorised as other uses, the amount stated for an adopted charge in Schedule 3 for the lawful use indexed in the same manner as that prescribed in (b);
 - (iii) for non-residential development being other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount determined by the Local Government, in consultation with the Distributor-retailer.
- (d) other development on the premises if the development may be lawfully carried out without the need for a further development permit (including a development permit for building works), and the acceptable development status was allocated on the basis of a set scale or intensity threshold. To the extent those thresholds have not been exceeded, and all infrastructure requirements associated with the allocation of accepted development status have been complied with:
 - (i) for residential development, the amount stated for an adopted charge in Schedule 3 for the further use, indexed in the same manner as that prescribed in (a);
 - (i) for non-residential development other than those categorised as other uses, the amount stated for an adopted charge in Schedule 3 for the further use, indexed in the same manner as that prescribed in (a);
 - (ii) for non-residential development categorised as other uses or other development not otherwise identified in paragraphs (i) or (ii), an amount determined by the Local Government, in consultation with the Distributor-retailer;
- (e) the amount stated in Schedule 3 for residential development (3 or more bedroom dwelling).

The applicant is to provide satisfactory evidence as to the extent and lawfulness of any claim for a credit for a previous use no longer taking place or a credit for a past contribution or charge.

The credit will be applied to the levied charge for the relevant infrastructure authority, being either the Local Government or the Distributor-retailer for the relevant infrastructure network, in the proportions identified in Table 3.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Table 3 Proportional split for the calculation of credits

Column 1 Trunk infrastructure networks provided	Column 2 Percentage of credit	Column 3 MBRC proportion of credit	Column 4 Unitywater proportion of credit
Parks, transport, stormwater, water and sewer	100%	60%	40%
Parks, transport, stormwater, and water	100%	90%	10%
Parks, transport, and stormwater	100%	100%	0%

15. Break up agreement

The adopted charge is to be allocated in accordance with the break up agreement between the Local Government and the Distributor-retailer. The adopted charge is to be allocated to the trunk infrastructure networks identified in Table 4 administered by the Local Government and the Distributor-retailer in accordance with Table 4. All of the Local Government area is serviced by the Local Government Infrastructure Networks.

The adopted charge is proportional to the trunk infrastructure networks identified by the Local Government and Distributor-retailer to service the planned development. The proportional amounts are stated in Table 4.

Table 4 Charges Breakup

Column 1 Trunk infrastructure networks provided	Column 2 Percentage of adopted charge	Column 3 MBRC proportion of adopted charge	Column 4 Unitywater proportion of adopted charge
Parks, transport, stormwater, water and sewer	100%	60%	40%
Parks, transport, stormwater, and water	100%	90%	10%
Parks, transport, and stormwater	100%	100%	0%

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Part 5 Offset and refund for trunk infrastructure

16. Establishment cost

The establishment cost of trunk infrastructure items is the cost identified within the schedule of works in the Local Government Infrastructure Plan or Netserv Plan, or, for some land, calculated as an initial valuation of land (refer to the CR Implementation Policy Appendix 1).

17. Offsets and refunds

One of the following apply if a water approval under the SEQ Water Act or a development approval contains a necessary infrastructure condition for trunk infrastructure which services or is planned to service premises other than premises the subject of the relevant approval and a levied charge applies to the development the subject of the relevant approval:

- (a) an offset – where the establishment cost for the Trunk Infrastructure Contribution is equal to or less than the levied charge; or
- (b) a refund – where the establishment cost for the Trunk Infrastructure Contribution is more than the levied charge.

The establishment cost is the cost identified within the schedule of works in the Local Government Infrastructure Plan or Netserv Plan, or calculated as an initial land valuation or, when a notice from the applicant is received under section 137 of the Act, the establishment cost re-calculated in accordance with the process outlined in Schedule 4: Method for re-calculating establishment cost (Land Contribution) and Schedule 5: Method for re-calculating establishment cost (Work Contribution).

The offset will be applied to the levied charge for the relevant infrastructure authority, being either the Local Government or the Distributor-retailer for the relevant infrastructure network of the trunk infrastructure.

The refund will be equal to the difference between the establishment cost of the trunk infrastructure item and the levied charge for the respective Local Government Infrastructure Networks or the Distributor-retailer Networks.

18. Conversion application and criteria

- (1) This section applies if:
 - (a) a particular development condition under section 145 of the Act requires non-trunk infrastructure to be provided;
 - (b) the construction of the non-trunk infrastructure has not started; and
 - (c) the applicant for the development approval makes a conversion application in writing to the Local Government within 1 year after the development approval takes effect, to convert non-trunk infrastructure to trunk infrastructure.
- (2) The criteria for deciding a conversion application to convert a development condition about development infrastructure from non-trunk infrastructure to trunk infrastructure are as follows:
 - (a) The development infrastructure must service the following:

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

- (i) the planned development of the premises (**subject premises**) for an urban purpose (**proposed urban development**); and
 - (ii) the proposed development of premises in the locality of the subject premises (**other premises**) for an urban purpose (**future urban development**).
- (b) The development infrastructure must have the primary purpose of meeting the collective needs (demands) of the future urban development of the other premises for the following:
- (i) if stormwater infrastructure, the avoidance of general flooding from the runoff of the other premises in order to protect or minimise damage from flooding to the property or environment of other premises as opposed to the subject premises; and
 - (ii) if transport infrastructure, the provision of access to and from the other premises; and
 - (iii) if public parks infrastructure, the provision of recreation or sports facilities to service the other premises; and
 - (iv) if land for community facilities infrastructure, the provision of community facilities to service the other premises.
- (c) The development infrastructure must be specifically designed to provide additional capacity to service the future urban development of the other premises.

Example of development infrastructure which meets this criteria–

Development infrastructure which is specifically designed to exceed the minimum efficient need (demand) of the proposed urban development of the subject premises in order to provide additional capacity to meet the collective needs (demands) of the future urban development of the other premises.

Example of development infrastructure which does not meet this criteria–

Development infrastructure which is specifically designed to meet the minimum efficient need (demand) of the proposed urban development of the subject premises but also provides incidental benefits for the future urban development of the other premises.

- (d) The development infrastructure must:
- (i) be the same size or equivalent capacity of other trunk infrastructure stated in the Local Government Infrastructure Plan for the locality of the subject premises and other premises; and
 - (ii) perform a function and purpose which is in accordance with the function and purpose of other trunk infrastructure stated in the Local Government Infrastructure Plan for the locality of the subject premises and other premises.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

- (e) The development infrastructure must service:
 - (i) the proposed urban development and future urban development which are consistent with the planning assumptions in terms of scale, type, timing and location in the Local Government Infrastructure Plan; and
 - (ii) the subject premises and other premises which are completely inside the priority infrastructure area in the Local Government Infrastructure Plan.
- (f) The development infrastructure must be of a type, size and location, which is the least cost option based on the life cycle cost of the development infrastructure to service at the desired standards of service the proposed urban development of the subject premises and future urban development of the other premises.
- (g) The development infrastructure must comply with the following:
 - (i) for development infrastructure under the Act:
 - (A) the desired standards of service for trunk infrastructure stated in the Local Government Infrastructure Plan; and
 - (B) the assessment benchmarks for the design and construction of development infrastructure stated in the planning scheme.
- (h) The development infrastructure must be intended to be provided to and owned by the Local Government for development infrastructure under the Act.
- (i) The development infrastructure must not be about 1 or more of the following:
 - (i) a network, or part of a network, which is internal to the subject premises; and
 - (ii) connecting the subject premises to an external infrastructure network; and
 - (iii) protecting or maintain the safety or efficiency of the infrastructure network of which the development infrastructure is a component.
- (j) The development infrastructure must not be temporary infrastructure, unless it is the least cost option based on the life cycle cost of the development infrastructure to service at the desired standards of service the proposed urban development of the subject premises and future urban development of the other premises.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Schedule 1: Dictionary

“**Act**” means the *Planning Act 2016* and all subordinate legislation made under that Act.

“**Applicable local planning instrument**” means the following:

- (a) for the Moreton Bay Regional Council Planning Scheme Area - Moreton Bay Regional Council Planning Scheme 2016 and its associated Temporary Local Planning Instruments and planning scheme policies;
- (b) for the Caboolture Shire Plan Area - Caboolture Planning Scheme 2005 (Caboolture Shire Plan) and its associated Temporary Local Planning Instruments and planning scheme policies;
- (c) for PineRiversPlan Area - Pine Rivers Planning Scheme 2006 (PineRiversPlan) and its associated Temporary Local Planning Instruments and planning scheme policies; and
- (d) for Redcliffe City Planning Scheme Area - Redcliffe City Planning Scheme 2005 (Redcliffe City Planning Scheme) and its associated Temporary Local Planning Instruments and planning scheme policies.

“**Bedroom**” means a habitable room that:

- (a) is of sufficient floor area to accommodate the placement and use of a standard single bed; and
- (b) incorporates the level of privacy normally associated with private sleeping accommodation or can be modified with minimal effort to incorporate such privacy measures.

However, the term does not include multipurpose spaces such as family rooms, living rooms or similar, or any other room that is only likely to be used on an infrequent basis or by a short term visitor to the premises.

“**Caboolture Shire Plan area**” means the area to which the Caboolture Planning Scheme 2005 applies.

“**Distributor-retailer**” means the Northern SEQ Distributor-retailer Authority trading as Unitywater ABN: 89 791 717 472.

“**Distributor-retailer Networks**” water supply and sewerage infrastructure networks.

“**Extra Demand**” means the demand placed upon trunk infrastructure that will be generated by the development, consistent with section 120 of the Act.

“**First Principles Estimate**” means a cost estimate derived by calculating the cost of each item of a project by multiplying the quantity of work by historical unit rates. The project cost is then determined by the sum of the elemental costs. The unit rate is normally determined from a careful analysis of unit costs from a number of recently completed projects of the same type, with allowances being made for project differences. The cost estimate may be adjusted to consider differences in inflation, site conditions, market conditions, scale of the works, site location, design complexity, risk profile, ground condition, specialised construction methods and standard of material specification.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

“**Impervious area**” means the area of the premises that is impervious to rainfall or overland flow, including areas of the premises covered by compacted gravel.

“**Land contribution**” means land that is transferred to the Crown, the Local Government or the Distributor-retailer as trunk infrastructure in compliance with a condition of a development approval or by an agreement related to the development of land.

“**Local Government**” means Moreton Bay Regional Council (ABN: 92 967 232 136) and includes its predecessors, successors, transferees and assignees.

“**Local Government area**” means the area that is governed by the Moreton Bay Regional Council.

“**Local Government Infrastructure Networks**” means trunk infrastructure for the transport, public parks and land for community facilities and stormwater infrastructure networks.

“**Mango Hill infrastructure development control plan**” means the Mango Hill Infrastructure Development Control Plan 1998.

“**Moreton Bay Regional Council Infrastructure Charges Implementation Policy**” means the policy document adopted by the Local Government to define the rules for applying this resolution.

“**Netserv Plan**” was the Distributor-retailer’s plan for water and sewerage infrastructure as required by the SEQ Water Act.

“**PineRiversPlan area**” means the area to which the Pine Rivers Planning Scheme 2006 applies.

“**PPI Index**” means the 3 year moving average quarterly average Producer Price Index for construction (6427.0 – index number 3101 - Road and Bridge construction index for Queensland) published by the Australian Bureau of Statistics.

“**Local Government Infrastructure Plan**” means Part 4 and Schedule 3 of the Moreton Bay Regional Council Planning Scheme.

“**Redcliffe City Planning Scheme area**” means the area to which the Redcliffe City Planning Scheme 2005 applies.

“**Relevant superseded planning scheme**” means the Redcliffe City Planning Scheme 2005, the Pine Rivers Planning Scheme 2006 or the Caboolture Planning Scheme 2005.

“**Trunk Infrastructure contribution**” means a Land Contribution or a Work Contribution, or both.

“**Work contribution**” means work completed to deliver trunk infrastructure in compliance with a condition of development approval or by an agreement related to the development of land.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Schedule 2: Superseded Planning Scheme Tables

Table S2.1 Adopted charge category for each defined land use - relevant superseded planning schemes

Column 1 Adopted charge category	Column 2 Defined land use under the relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Residential development			
Residential Uses	Dependent Persons Accommodation; Dual Occupancy; Dwelling House; Caretaker's Residence; Multiple Dwelling.	Associated Unit; Detached House; Duplex Dwelling; Caretaker's Residence; High Density Multiple Dwelling Units; Infill Housing; Low Density Multiple Dwelling Units; Medium Density Multiple Dwelling Units.	Caretaker's Residence; Duplex Dwelling; House; Multiple Dwelling; Relative's Accommodation.
Accommodation (short term)	Accommodation Building; Caravan Park; Hotel (residential component).	Accommodation Units; Camping Grounds; Caravan/Transportable Home Park (where predominately caravan sites); Hotel (residential component); Motel; Tourist Cabins.	Accommodation Unit; Caravan Park; Hotel (residential component).
Accommodation (long term)	Relocatable Home Park; Retirement Village.	Caravan/Transportable Home Park (where predominately transportable home sites); Pensioner Units; Retirement Village (excluding Nursing Home component).	Special Needs Housing (when not a Hospital or High Aged Care or similar).
Non Residential development			
Places of Assembly	Funeral Parlour; Place of Worship.	Community Facilities; Funeral Parlour; Place of Worship.	Club.
Commercial (bulk goods)	Landscape Supplies Production; Landscape Supply Centre; Retail Showroom; Sales or Hire Yard; Vehicle Sales and Service.	Bulk Garden Supplies; Hardware Shop; Outdoor Sales; Retail Nursery; Showroom; Vehicle Sales.	Outdoor Sales Premises; Showroom/ Superstore.
Commercial (retail)	Restaurant; Service Station; Shop; Take Away Food Outlet.	Commercial Services; Fast Food Delivery Service; Food Outlet; Service Station; Shop.	Food Service; Service Station; Shop.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 33
Agenda

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Column 1 Adopted charge category	Column 2 Defined land use under the relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
Commercial (office)	Display Home; Estate Sales Office; Office.	Display Home; Estate Sales Office; Office (where not a medical centre).	Business Premises (where not a medical centre); Display Home/ Estate Sales Office .
Educational Facility	Childcare Centre; Educational Establishment.	Child Care Centre; Educational Establishment.	Community Well- being Facilities (when a Child Care Centre); Education Centre.
Entertainment	Hotel (non-residential component).	Hotel (non-residential component); Nightclub.	Hotel (non-residential component).
Indoor Sport and Recreation	Entertainment and Recreation (Indoors).	Indoor Entertainment and Sport.	Indoor Entertainment, Sport or Recreation.
Other Industry	General Industry; Motor Vehicle Repair Station; Rural Service Industry; Service Industry; Storage Facility; Warehouse.	Contractor's Depot; General Industry; Rural Industry; Service Industry; Warehouse.	General Industry; Service Trade; Warehouse.
High Impact Industry or Special Industry	Fuel Depot; Special Industry.	Concrete Batching Plant; Hazardous and Offensive Industry; Salvage Yard.	Industry with Significant Impacts.
Low Impact Rural	Agriculture; Animal Husbandry (Non Intensive); Farm Forestry.	Agriculture; Animal Accommodation; Dairy; Farm Forestry; Non Intensive Animal Husbandry.	
High Impact Rural	Animal Husbandry (Intensive); Aquaculture; Winery.	Intensive Animal Husbandry; Aquaculture.	
Essential Services	Hospital; Corrective Institution; Medical Centre; Special Care Facility; Surgery; Veterinary Establishment.	Office (when a Medical Centre); Hospital; Institution; Veterinary Clinic; Veterinary Hospital; Retirement Village (Nursing Home component only).	Business Premises (when a Medical Centre); Special Needs Housing (when a Hospital or High Aged Care or similar).
Other Uses	Adult Product Shop; Brothel; Car Parking Facility; Car Wash; Entertainment and Recreation (Outdoors); Extractive Industry; Local Utility; Major Utility;	Airstrip; Car Depot; Car Park; Cattery; Crematorium; Extractive Industry; Kennels; Local Utilities; Motor Sport;	Aerodrome; Car Park; Community Well- Being Infrastructure; Community Well- Being Facilities (when not a Child Care Centre); Entertainment

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Column 1 Adopted charge category	Column 2 Defined land use under the relevant superseded planning scheme		
	Caboolture Shire Plan Area	PineRiversPlan Area	Redcliffe City Planning Scheme Area
	Marina; Recycling Yard; Rural Worker's Dwelling; Transport Depot.	Outdoor Recreation; Passenger Terminal; Public Utilities; Shooting; Simulated Conflict; Special Use; Stock Sales Yard.	Outdoor; Government Infrastructure; Rural Activities; Sport and Recreation Outdoor; Stable; Transport Interchange; Utility Installation (when not a Telecommunication Facility).
Minor Uses	Cemetery; Dam; Home Based Business; Market; Park; Roadside Stall; Telecommunication Facility.	Bed and Breakfast Accommodation; Cemetery; Environmental Park; Domestic Storage; Home Business; Market; Major Telecommunication Facility; Park; Radio Station; Recycling Depot; Road Purposes.	Employment Related Storage; Home Based Business; Market; Park; Utility Installation (when a Telecommunication Facility).

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Table S2.2 Development exempt from charges - relevant superseded planning schemes

Defined land use under the relevant superseded planning scheme		
Column 1 Caboolture Shire Plan Area	Column 2 PineRiversPlan Area	Column 3 Redcliffe City Planning Scheme Area
Dependant Persons Accommodation Rural Worker's Dwelling	Associated Units (where used by a relative or of an equivalent size to a Secondary dwelling categorised as accepted development subject to requirements under the MBRC Planning Scheme.)	Relative's Accommodation
Development undertaken by the Local Government for the following uses:		
<ul style="list-style-type: none"> • Animal Husbandry (intensive) • Caravan Parking Facility • Cemetery • Entertainment and Recreation (Indoors) • Entertainment and Recreation (outdoors) • Local Utility • Major Utility • Market • Office • Park • Telecommunications Facility 	<ul style="list-style-type: none"> • Car Park • Camping Grounds • Indoor Entertainment and Sport • Local Utilities • Kennels • Major Telecommunication Facility • Market • Non-Intensive Animal Husbandry • Office • Outdoor Recreation • Cemetery • Community Facilities • Environmental Park • Park • Public Utilities • Passenger Terminal • Recycling Depot • Road Purposes • Salvage Yard • Special Use 	<ul style="list-style-type: none"> • Car Park • Caravan Park • Community Well-Being Facilities • Community Well-Being Infrastructure • Education Centre • Entertainment Outdoor • Government Infrastructure • Indoor Entertainment, Sport or Recreation • Market • Office • Park • Sport and Recreation Outdoor • Utility Installation

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Schedule 3: Adopted Charges

Table S3.1 Adopted charges

Column 1 Adopted charge category		Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater
			<i>The rates in this table are the prescribed amounts in Schedule 16 of the Planning Regulation 2017 at 11 August 2017. The rates will be automatically indexed in accordance with section 112 of the Act.</i>	
Residential development	Residential use as 3 or more Bedroom dwelling	Dwelling	\$28,335.90 per dwelling	n/a
	Residential use as 1 or 2 Bedroom dwelling	Dwelling	\$20,239.95 per dwelling	
	Accommodation (short term)	Tent/ caravan site	For a tent or caravan site in a tourist park: • \$4,718.55 per site	
		Cabin	For a cabin in a tourist park: • \$10,119.95 per 1 or 2 Bedroom cabin, or • \$14,167.95 per 3 or more Bedroom cabin	
		Suite	For a hotel or short-term accommodation: • \$10,119.95 per suite (1 or 2 Bedrooms) or • \$14,167.95 per suite (3 or more Bedrooms) or • \$10,119.95 per Bedroom (for a Bedroom that is not within a suite)	
	Accommodation (long term)	Dwelling site	For a relocatable home park: • \$20,239.95 per dwelling site (1 or 2 Bedrooms) or • \$28,335.90 per dwelling site (3 or more Bedrooms)	
		Suite	For a community residence, retirement facility or rooming accommodation: • \$20,239.95 per suite (1 or 2 Bedrooms) or • \$28,335.90 per suite (3 or more Bedrooms) • \$20,239.95 per Bedroom (for a Bedroom that is not within a suite)	

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 37
Agenda

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Column 1 Adopted charge category		Column 2 Demand unit	Column 3 Adopted charge	Column 4 Adopted charge for stormwater	
			<i>The rates in this table are the prescribed amounts in Schedule 16 of the Planning Regulation 2017 at 11 August 2017. The rates will be automatically indexed in accordance with section 112 of the Act.</i>		
Non-residential development	Places of Assembly	m ² GFA	\$70.85 per m ² GFA	\$10.10 per square metre of impervious area ¹	
	Commercial (bulk goods)	m ² GFA	\$141.65 per m ² GFA		
	Commercial (retail)	m ² GFA	\$182.15 per m ² of GFA		
	Commercial (office)	m ² GFA	\$141.65 per m ² GFA		
	Educational Facility (excluding "Flying Start for Queensland Children" program)	m ² GFA	\$141.65 per m ² GFA		
	Entertainment	m ² GFA	\$202.40 per m ² GFA (other than areas used as residential accommodation).		
	Indoor sport and recreation	m ² GFA	\$202.40 per m ² GFA (for other than court areas), and court areas at \$20.20 per m ² GFA		
	Other Industry	m ² GFA	\$50.60 per m ² GFA		
	High Impact Industry or Special Industry	m ² GFA	\$70.85 per m ² GFA		
	Essential services	m ² GFA	\$141.65 per m ² GFA		
	High impact rural	m ² GFA	\$20.20 per m ² GFA		nil
	Low impact rural	n/a	Nil charge		
	Minor uses	n/a	Nil charge		
	Other uses	n/a	The prescribed amount for another similar use that the Local Government and/or Distributor-retailer decides to apply to the use. If no other similar use exists, demand and adopted charge to be determined by the Local Government and/or Distributor-retailer prior to issue of the infrastructure charges notice.		

¹ In the Rural and Rural Residential zones, the first 1,000m² of compacted gravel area will not be levied the adopted charge for stormwater.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Schedule 4: Method for re-calculating establishment cost (Land Contribution)

The following methodology will be followed when recalculating the value of a Land Contribution.

1. If the land infrastructure has been identified in the LGIP, a valuation must be undertaken to determine the market value that would have applied on the day the development application, which is the subject of a condition to provide trunk infrastructure, first became properly made.
2. If the land infrastructure has not been identified in the LGIP, the valuation must be undertaken to determine the market value that would have applied on the day the development application that resulted in a condition to provide trunk infrastructure was approved.
3. The valuation of land infrastructure must be undertaken using the before and after method of valuation by:
 - (a) determining the value of the original land before any land is transferred to a local authority;
 - (b) determining the value of the remaining land that will not be transferred to a local authority; and
 - (c) subtracting the value determined for the remaining land that will not be transferred to a local authority from the value determined for the original land.
4. The valuation calculated using the before and after methodology at will be used as the value of the land to be transferred to the local authority.
5. The valuation report must:
 - (a) include supporting information regarding the highest and best use of the land which the valuer has relied on to form an opinion about the value;
 - (b) identify the area of land that is above the Q100 flood level and the area that is below the Q100 flood level;
 - (c) identify and consider all other real and relevant constraints including:
 - (i) vegetation protection;
 - (ii) ecological values including riparian buffers and corridors;
 - (iii) stormwater or drainage corridors;
 - (iv) slope;
 - (v) bushfire and landslide hazards;
 - (vi) heritage;
 - (vii) airport environs;
 - (viii) coastal erosion;
 - (ix) extractive resources;
 - (x) flooding;

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

- (xi) land use buffer requirements;
 - (xii) tenure related constraints; and
 - (xiii) restrictions such as easements, leases, licences and other dealings whether or not registered on title; and
- (d) contain relevant sales evidence and clear analysis of how those sales and any other information was relied upon in forming the valuation assessment.
6. The valuation of land must be undertaken by a certified practicing valuer who must act professionally as a neutral and independent expert and generally in accordance with the procedure outlined in Appendix 1, Section (4) of the Charges Resolution Implementation Policy (No 8) or as amended.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

Schedule 5: Method for re-calculating establishment cost (Work Contribution)

1. The following methodology will be followed when recalculating the value of a Work Contribution:
 - (a) The Local Government must provide to the applicant the scope of works including the standard to which the trunk infrastructure is to be provided and the location of the trunk infrastructure (the scope of works).
 - (b) The applicant must, at their cost, provide to the Local Government:
 - (i) A bill of quantities for the design, construction and commissioning of the trunk infrastructure in accordance with the scope of works (the bill of quantities). The bill of quantities must be based on approved Operational Works drawings.
 - (ii) A first principles estimate prepared by a qualified and registered Quantity Surveyor or RPEQ for the cost of designing, constructing and commissioning the trunk infrastructure specified in the bill of quantities (the cost estimate) and based on the approved Operational Works drawings.
 - (c) For larger scale trunk infrastructure works or in circumstances Council deems warranted, Council may advise an applicant that the establishment cost for the required trunk infrastructure works will be based on a competitive tendering process. Guidance will be provided in the CR Implementation Policy.
 - (d) The Local Government may accept the bill of quantities and cost estimate provided by the applicant.
 - (e) The Local Government may negotiate with the applicant prior to accepting the bill of quantities and cost estimate provided by the applicant.
 - (f) If the Local Government accepts the bill of quantities and the cost estimate, the cost estimate is the establishment cost of the infrastructure.
 - (g) If the Local Government does not accept the bill of quantities and cost estimate provided by the applicant it must, at its cost, have an assessment undertaken by an appropriately qualified person to:
 - (i) determine whether the bill of quantities is in accordance with the scope of works;
 - (ii) If the bill of quantities is in accordance with the scope of work determine whether the cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities; and
 - (iii) If the bill of quantities is in accordance with the scope of works, but the cost estimate is either inconsistent with current market costs or does not adopt a first principles estimating approach, provide a new cost estimate using a first principles estimating approach.
 - (h) If the Local Government rejected the bill of quantities or the cost estimate provided by the applicant, it must provide written notice to the applicant and propose the new bill of quantities or cost estimate and its reasons for doing so.
 - (i) Where a written notice of the Local Government's proposed bill of quantities or cost estimate has been given, the applicant may negotiate and agree with the Local Government regarding a cost estimate. The agreed cost estimate is the establishment cost of the infrastructure.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

- (j) If agreement cannot be reached, the Local Government must refer the bill of quantities and the cost estimate to an independent, suitably qualified person (the independent assessor) to:
 - (i) assess whether the local authority's bill of quantities is in accordance with the scope of works;
 - (ii) if the local authority's bill of quantities is in accordance with the scope of works, assess whether the local authority's cost estimate is consistent with current market costs calculated by applying a first principles estimating approach to the bill of quantities;
 - (iii) if the local authority's bill of quantities is not in accordance with the scope of works, prepare a bill of quantities that is, and provide an amended cost estimate using a first principles estimating approach;
 - (iv) if the local authority's bill of quantities is in accordance with the scope of works, but the cost estimate is either inconsistent with current market costs or does not adopt a first principles estimating approach, provide an amended cost estimate using a first principles estimating approach.

The independent assessor is to be appointed by the Local Government, at its discretion, in consultation with the applicant. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

The amended cost estimate determined by the independent assessor is the establishment cost of the infrastructure.

- (k) The Local Government must give an amended ICN to the applicant stating:
 - (i) The value of the establishment cost of the infrastructure which has been indexed to the date it is stated in the amended ICN using the Producer Price Index – Road and bridge construction index for Queensland.
 - (ii) That the establishment cost of the infrastructure stated in the amended ICN is indexed from the date that it is stated in the amended ICN to the date it is to be offset against the levied charge in accordance with the Producer Price Index – Road and bridge construction index for Queensland.

2. The specific inclusions for determining the value of the work component (works contribution) of an infrastructure contribution are:

- (a) limited to the construction of the trunk infrastructure to the standard of the network provider, without any associated works;
- (b) the cost of pre-construction and construction period professional services including planning, survey, geotechnical investigations, design, project management, contract administration and environmental studies. The maximum allowance for the professional services shall be 13%;
- (c) any cost under a construction contract (excluding for latent conditions, provisional items and sums) for the work not covered by any of the other inclusions listed herein;
- (d) contingency of no more than 5% of the value of the supply and installation/construction components of the works;
- (e) a portable long service leave payment for a construction contract;
- (f) any insurance premium for the work; and

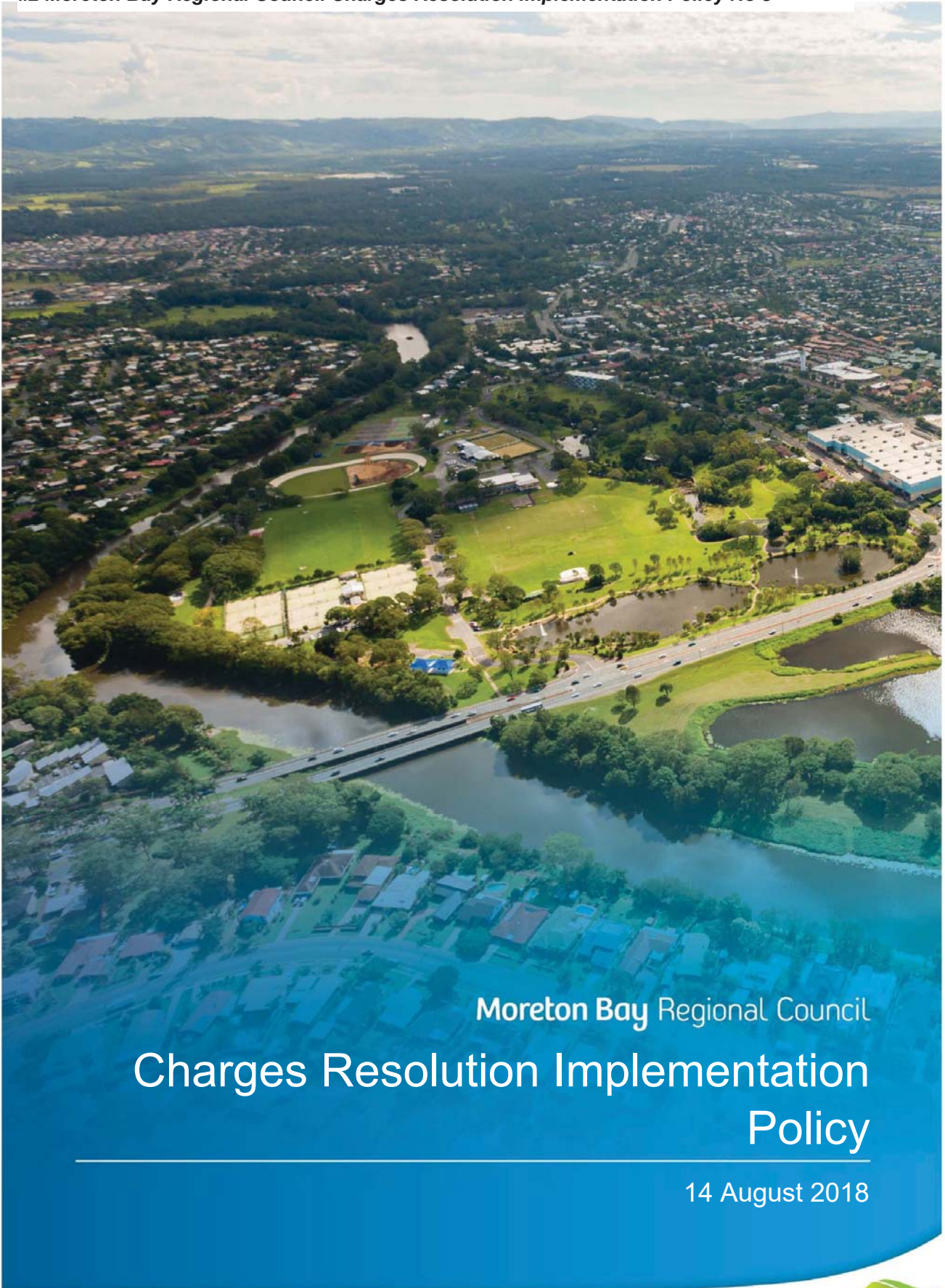
ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution (No 8) 14 August 2018

- (g) the cost of the development approvals for the work.
3. The specific exclusions for determining the value of the work component of an infrastructure item are:
- (a) professional fees not associated with planning, survey, geotechnical investigations, design, project management, contract administration and environmental studies;
 - (b) the cost of carrying out any necessary temporary infrastructure;
 - (c) the cost of carrying out any other infrastructure which is not part of the required trunk infrastructure item;
 - (d) the cost of the decommissioning, removal and rehabilitation of infrastructure identified in (b) and (c);
 - (e) any part of the required Trunk Infrastructure Contribution provided at no cost to the claimant; and
 - (f) the GST component of the costs for the required trunk infrastructure item.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

#2 Moreton Bay Regional Council Charges Resolution Implementation Policy No 8



Moreton Bay Regional Council
**Charges Resolution Implementation
Policy**

14 August 2018

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council Charges Resolution Implementation Policy (No 8) 14 August 2018

Table of Contents

Part 1 Introduction.....	1
Part 2 Adopted Charges	3
Part 3 Trunk Infrastructure	5
Part 4 Levied Charges	8
Part 5 Offset and refund for trunk infrastructure	16
Appendix 1: Establishment cost (land contribution)	19
Appendix 2: Indicative Scope of Works - Local Parks	25
Appendix 3: Indicative Scope of Works - Trunk Road Corridors.....	26

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Part 1 Introduction

1. Short title

This document, known as the Moreton Bay Regional Council Charges Resolution Implementation Policy, can be cited as CR Implementation Policy.

2. Intent

The purpose of the CR Implementation Policy is to state the policy position of the Local Government in relation to the application, interpretation and implementation of the Moreton Bay Regional Council Charges Resolution (No 8) 2018 (the Resolution), to create a consistent and transparent approach to infrastructure charging.

The intent is to update the CR Implementation Policy regularly, to provide a clear policy position consistent approach to infrastructure charging. This CR Implementation Policy is to be read together with the Resolution.

A term used in the CR Implementation Policy has the meaning assigned to that term in accordance with Section 4 of the Resolution.

The Resolution supersedes all previous resolutions relating to infrastructure charging, including, but not limited to, the following:

- i. Adopted Charges Resolution for that part of Council's Local Government Area covered by Caboolture Shire Plan;
- ii. Adopted Charges Resolution for that part of Council's Local Government Area covered by PineRiversPlan;
- iii. Adopted Charges Resolution for that part of Council's Local Government Area covered by Redcliffe City Planning Scheme 2005;
- iv. Coordination committee meeting 16 March 2010 relating to dependant person's accommodation;
- v. Coordination committee meeting 13 April 2010 relating to the implementation of 2009 Infrastructure Charges Policies;
- vi. Coordination committee meeting 22 February 2011 relating to Trunk Planning Scheme Policy Implementation: Offsetting demands for developer provided infrastructure;
- vii. Strategic and Planning meeting 21 June 2011 relating to Adopted Charges Resolution for the Moreton Bay Region;
- viii. Coordination committee meeting 28 June 2011 relating to Adopted Charges Resolution for the Moreton Bay Region;
- ix. Coordination committee meeting 8 November 2011 relating to Implementation of Council's Adopted Charges and related matters;
- x. Coordination committee meeting 11 December 2012 relating to Recognition of previous approval credits and offsets under Council's Adopted Charges Resolution;

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

- xi. Planning and Development meeting 8 July 2014 relating to Second Detached Houses;
- xii. Planning and Development meeting 21 January, 2014 relating to Adopted Charges Resolution for Accommodation Building (Fruit Picker Accommodation);
- xiii. Charges Resolution (No 2) 2015;
- xiv. Charges Resolution (No 3) 2015;
- xv. Charges Resolution (No 4) 2016;
- xvi. Charges Resolution (No 5) 2016; and
- xvii. Charges Resolution (No 6) 2017
- xviii. Charges Resolution (No 7) 2018

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Part 2 Adopted Charges

3. Negotiations during the applicant's appeal period for a development approval

- (1) Concurrent with any written representations made by an applicant under section 75 of the Act about a matter stated in a decision notice during the applicant's appeal period, an assessment of any proposed changes to the development approval will be undertaken against the provisions of the Resolution as a part of any negotiations.
- (2) As a part of the Local Government's consideration of any representations made, if the representations are intended to be agreed to and will trigger the need for trunk infrastructure that has not previously been identified in the Decision Notice or a condition requiring the payment of extra trunk infrastructure costs, new conditions will be applied to the Negotiated Decision Notice.
- (3) In accordance with section 76 of the Act, if the development approved as a result of the representations (stated in a Negotiated Decision Notice) is different from the development approved in the original decision notice in a way that affects the amount of the levied charge originally imposed, a new infrastructure charges notice reflecting that different charge will be issued reflecting the negotiated decision notice and called a replacement infrastructure charges notice.

4. Application of the Resolution to applications for a change and an extension of the currency period

- (1) As part of the assessment of any application for:

- (a) A change to an existing development approval; or
- (b) an extension to the currency period of a development approval,

an assessment of any resulting changes to the development approval (that may or may not be subject to a condition imposed under section 848 of the repealed *Sustainable Planning Act 2009*) and any associated infrastructure charges notice that might have been issued, will be undertaken against the provisions of the Resolution.¹

- (2) An amended infrastructure charges notice reflecting a different levied charge will be issued if a change application is subsequently approved and it results in a development approval different from what was approved in the current development approval² in a way that would otherwise attract a different levied charge to the one that has been levied. The changes to the development approval may also result in the inclusion of additional conditions of

¹ If for example a change to an existing development approval is to increase the GFA of a Warehouse, the Local Government will look at imposing an infrastructure charge for the additional GFA. For an extension to the currency period, if when the development was approved it had a certain charge rate however since then the development now has a different charge rate, the Local Government will look at imposing the current charge rate instead of the original charge rate. In addition, pursuant to the repealed *Sustainable Planning Act 2009*, the Local Government can delete a development condition regarding infrastructure charges and instead issue an infrastructure charges notice. However, development conditions regarding water and sewerage infrastructure charges may need to be preserved in the absence of Unitywater being able to issue an infrastructure charges notice.

² Current development approval is the most recent approval and may be in the form of the original Decision Notice, a Negotiated Decision Notice that amended the original Decision Notice or a Notice of the Act changing a previous Decision Notice or Negotiated Decision Notice.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

development approval if those changes trigger the need for additional trunk infrastructure to be constructed or a payment corresponding to extra trunk infrastructure costs.

- (3) In the assessment of any application for an extension of the currency period of a development approval, if the development would attract higher levied charges under the current Resolution to those which would be payable under the existing infrastructure contributions conditions or infrastructure charges notice, either the request will be refused or the development approval will be amended to align with the levied charges which would be payable under the current Resolution before or concurrent with the extension being approved. The only exceptions to this are:
- a. No change to the contributions or charges payable will apply where any one of the following apply:
 - (a) the development is under construction and the Local Government is of the view that the subject development has progressed without undue delay, no previous extensions have been given and the request for an extension is limited to a maximum period of 12 months, or
 - (b) the development is under construction and the development has been delayed by circumstances beyond the control of the applicant, no previous extensions have been given and the request for an extension is limited to a maximum period of 12 months; or
 - (c) the total amount of a financial contribution or charge required by the approval has been paid before the extension is given.
 - (4) A change from the contributions or charges previously payable to a levied charge under the Resolution will apply only for the networks listed in the existing development approval (based on an equal split of the levied charge over the Local Government Infrastructure Networks independent of the Distributor-retailer networks) where the following applies:
 - (a) construction of the development has not commenced; and
 - (b) no previous extensions to the currency period have been granted; and
 - (c) the request for an extension is limited to a maximum period of 12 months.
 - (5) Where the Local Government has previously given an infrastructure charges notice, it may reissue the infrastructure charges notice as an amended infrastructure charges notice with any necessary amendments, including to the amount of the levied charge.

5. Application of the Resolution to short term and long term accommodation

For calculating applicable infrastructure charges for Accommodation (short-term) within a tourist park, using the adopted charges in Schedule 3 of the Resolution a site for a tent is an area accommodating up to 2 tents and a site for caravans is an area accommodating a single caravan.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Part 3 Trunk Infrastructure

6. Trunk Infrastructure

Table 1 outlines the items which constitute trunk infrastructure for each of the networks in the Local Government Infrastructure Plan.

Table 1 Trunk infrastructure

Network	Trunk Infrastructure Items
Water Supply Network	As stated in Netserv Plan
Sewerage Network	As stated in Netserv Plan
Stormwater Network	<p>(1) Riparian Corridors:</p> <ul style="list-style-type: none"> Land within the Priority Infrastructure Area that is used for stormwater conveyance and quality purposes that fully contains the 1% AEP flows and extends to at least thirty (30) metres out from the top of the geomorphic stream bank³. <p>(2) Quantity:</p> <ul style="list-style-type: none"> Detention basins, pipes, headwalls and culverts for the conveyance of major stormwater flows including any necessary land component, where not required to meet planning scheme requirements for managing on-site impacts as a result of development or stormwater overland flow paths for upstream properties. <p>(3) Quality:</p> <ul style="list-style-type: none"> Works for catchment-wide stormwater treatment, ie; not required as a development specific measure to achieve compliance with other planning scheme requirements, and as identified in the Moreton Bay Regional Council Total Water Cycle Management Implementation Plan (2013). <p>Excludes all stormwater infrastructure required to meet the internal development requirements for the site as required by the State Planning Policy, Moreton Bay Regional Council Planning Scheme or similar.</p>
Transport Network	<p>(1) The road components of the transport network:</p> <ul style="list-style-type: none"> Limited access district collector roads carrying greater than 3,500 vehicles per day in any one direction; Sub-arterial roads; and

³ Stream Bank

Very short or very wide slope, moderately inclined to precipitous, forming the marginal upper parts of a stream channel and resulting from erosion or aggradation by channelled stream flow. (McDonald et. al. 1990, pg. 35).

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Network	Trunk Infrastructure Items
	<ul style="list-style-type: none"> • Arterial roads (excluding State Controlled Roads) including Arterial Main Streets. <p>(2) The strategic pathway components of the transport network:</p> <ul style="list-style-type: none"> • the primary and secondary active transport network of formed, multi-function pathways serving a district or regional function and intended for use by commuter and recreational cyclists, walkers and runners, but excluding those pathways designated as recreational trails. Includes associated lighting, culverts, bridges, surface marking, directional and information signage.
Public parks and land for Community Facilities Network	<p>(1) Sports parks:</p> <ul style="list-style-type: none"> • Regional level; and • District level; and <p>Includes associated embellishments such as sports fields, shade structures, lighting and car parking.</p> <p>(2) Recreation parks:</p> <ul style="list-style-type: none"> • Regional level including Regional Civic Park and Regional Foreshore Park; • District level, including District Civic Park and District Foreshore Park; and • Local Parks (including Foreshore), serving more than 350 dwellings, meeting the DSS; <p>Includes associated embellishments such as shade structures and playgrounds.</p> <p>(3) Land for Community Facilities:</p> <ul style="list-style-type: none"> • Regional; and • District; and • Local; and • Includes minor works associated with making land suitable for its intended use (i.e. grass, service connection), but excludes buildings and other embellishments.

Infrastructure items that are not trunk infrastructure include, but are not limited to:

- Infrastructure items required solely to service a single development;
- External works that connect a single development to external infrastructure;
- Linear linkage park;

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

- Bushland recreation park;
- Stormwater works required to service a single development or works required to manage stormwater flows through a site in accordance with the Planning Scheme requirements and any associated land;
- Land required to be dedicated to the State (eg. Erosion Prone Land);
- Embellishments above the desired standards of service or the value in section 14 (Table 4) below; and
- Intersection works that are not between two trunk roads eg. Intersection works between a Local Collector road and a Sub-arterial road.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Part 4 Levied Charges

7. Application of levied charges

Any infrastructure charges notice for the levied charge is required by section 121 of the Act to include information relating to any applicable credits, offsets or refunds calculated in accordance with Part 5 below.

An applicant can seek agreement to pay a levied charge to the Local Government by instalments under section 123 of the Act. The Local Government's policy on the payment of levied charges by instalments is:

- i. An applicant must enter into an infrastructure agreement which will specify the terms and conditions for the alternative payment schedule;
- ii. A request for instalment payments will only be considered where the charge is associated with a Material Change of Use development application; and
- iii. The period over which payment by instalments can occur is not to extend beyond 3 years after the day that payment would otherwise be required under section 122 of the Act; and
- iv. Interest will be payable on the balance owing after the day that payment would otherwise be required under section 122 of the Act, equivalent to the 3 year Queensland Treasury Corporation (QTC) borrowing rate, plus 2% p.a. The rate is set on 1 July each year, and applies to all payment plans entered into until 30 June the following year. The rate for each payment plan does not change during the time the payment plan is in place. Each payment instalment consists of Principal and Interest components as per the agreed payment plan.

The time for payment of a levied charge for a combined Reconfiguring a lot and Material Change of Use approval will be determined by the Local Government according to the scale of the development and will be stated in the infrastructure charges notice.

The February 2016 CR introduced Building Work as a trigger for levying a charge. An infrastructure charges notice will only be issued for Building Work where the related Material Change of Use is development categorised as accepted subject to requirements under the MBRC Planning Scheme. Council is required to issue an infrastructure charges notice within 20 business days of receiving a copy of the development approval from the building certifier.

There are two exceptions to this rule where no charge will be levied -

1. material change of use and/or carrying out building work which is for a dwelling house on an existing lot;
2. a change of use that is categorised as accepted development subject to requirements under the MBRC Planning Scheme, in an existing building and that does not increase the gross floor area (GFA).

Eligible non-profit community organisations and charitable groups can apply to the Local Government for a remission of infrastructure charges. Refer to the Local Government's website for the "Remission: Development Fees and Infrastructure Charges for Community Organisations and Charitable Groups" policy.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

8. Automatic increase provision

An automatic increase, or indexing, of a levied charge can occur, but the increased charge must not exceed the maximum adopted charge allowable under the Act at the time of payment. In the situation where the infrastructure charges notice issued at the time of the approval has a lower levied charge than the maximum adopted charge allowable under the Act, the levied charge will be indexed by the PPI Index from the date of the approval to the time of the payment, or to the level of the maximum adopted charge allowable under the Act, whichever is lesser.

This clause only has effect for charges levied after 1 July, 2015.

9. Credits

The Resolution allows for a credit to be given for existing rights that have not been exercised, previous uses that had been lawfully established on the land and all previous contributions for the Local Government Infrastructure Networks.

If the land is vacant, a credit equivalent to a 3 bedroom dwelling will be allowed regardless of the fact that it may not be residential land.

The allowable credit is the higher of these potential credits.

For the CR, land contributions made under the former trunk infrastructure policies identified in Table 2 will be recognised where they meet the definition of trunk infrastructure and the desired standard of service under the respective policy. In converting the land contribution to a financial contribution, Council will use a general valuation of the land at the time it was transferred, indexed in accordance with the PPI Index to the date the new application was properly made, excluding indexation for the period between 1 July 2011 and 30 June 2015. However, the financial contribution will be discounted for constrained land in the manner indicated in Appendix 1: Establishment cost (land contribution).

The amount of the equivalent financial credit for the land contribution will be evenly distributed across the development as an amount per m² for the total developable area of the original development less the area of the land contribution, unless an alternate methodology is identified in a development approval related to the land.

Table 2 Former Trunk Infrastructure Policies

	Policy	Year
PineRiversPlan	LP22 - Park Policy	2001
	PSP26 Development Contributions for Trunk Infrastructure - Local Community Purposes	2006
	PSP26 Development Contributions for Trunk Infrastructure - Open Space	2008
	PSP26 Open Space Development Contributions	2009
Redcliffe City Plan	PSP4 Part 8.4.1 Development Contributions (Parkland Contributions)	2005
	PSP4 Part 8.4.3 Public Open Space Development Contributions	2009
Caboolture Planning Scheme	PSP21C Open Space Development Contributions	2009

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

The credit for previous payments will only be applied to these networks relevant to the payment. For example, if previous payments were made for the water and sewer contributions, the credit would not be applied to the local government levied charges. If the relevant networks are unknown, apply the 60% MBRC/40% Unitywater proportional split.

All examples below apply solely to the levied charges for the Local Government Infrastructure Networks. For further information regarding the formulae refer to the Resolution. All examples in sections 9, 10 and 11 are based on the maximum adopted charges in the State Planning Regulatory Provision (adopted charges) as at the 1 July 2015. Refer to Schedule 3 of the Resolution for the current adopted charges.

The following notes are relevant to the examples listed in sections 9, 10 and 11:

- Note 1: The percentages used in the following examples reflect the break-up shown in Table 4 of the CR (eg; 60% is the proportion of the adopted charge allocated to MBRC where all infrastructure networks are available to the premises.
- Note 2: All credits applied under these examples will be subject to indexation in accordance with the PPI Index (excluding indexation for the period between 1 July 2011 and the 30 June 2015)
- Note 3: A 3 bedroom dwelling has been used in these examples as being the highest use that may be established on the land as acceptable development subject to requirements.

Example 1 – Site X has an existing detached house (3 bedroom), and has access to all 5 networks. The MCU application for Site X is for six 2-bedroom units.

Levied charge calculation for Local Government networks:

$$LC = (AC_R \times Q_R) - C$$

Where

$$AC_R \times Q_R = (\$20,000 \times 60\% \times 6)$$

$$= \$72,000$$

Credit Calculation:

$$C = \text{the greater of 3 bed dwelling or existing use or previous contributions}$$

$$= \text{the greater of } (\$28,000 \times 60\%^1) \text{ or } (\$28,000 \times 60\%) \text{ or } 0$$

$$= \$16,800$$

Resultant levied charge:

$$LC = (AC_R \times Q_R) - C$$

$$LC = \$72,000 - \$16,800$$

$$= \$55,200$$

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Example 2 – Site Y is a large urban parcel (1 hectare) with an existing house, which is subdivided into 10 parcels and has access to all 5 networks.

Levied charge calculation for Local Government networks:

$$LC = (AC_R \times Q_R) - C$$

Where

$$AC_R \times Q_R = (\$28,000 \times 60\% \times 10) \\ = \$168,000$$

Credit Calculation:

$$C = \text{the greater of 3 bed dwelling or existing use or previous contributions} \\ = \text{the greater of } (\$28,000 \times 60\%) \text{ or } (\$28,000 \times 60\%) \text{ or } 0 \\ = \$16,800$$

Resultant levied charge:

$$LC = (AC_R \times Q_R) - C \\ LC = \$168,000 - \$16,800 \\ = \$151,200$$

One of the resulting lots from above (Site Z) is vacant, has access to all 5 networks. The MCU application for Site Z is for a duplex with 2 x 2-bedroom units.

Levied charge calculation for Local Government networks:

$$LC = (AC_R \times Q_R) - C$$

Where

$$AC_R \times Q_R = (\$20,000 \times 60\% \times 2) \\ = \$24,000$$

Credit Calculation:

$$C = \text{the greater of 3 bed dwelling or existing use or previous contributions} \\ = \text{the greater of } (\$28,000 \times 60\%) \text{ or } 0 \text{ or } 0 \\ = \$16,800$$

Resultant levied charge:

$$LC = (AC_R \times Q_R) - C \\ LC = \$24,000 - \$16,800 \\ = \$7,200$$

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

10. Calculation of credit for previously paid infrastructure charges

Contributions previously made for development of the land under a previous development approval, or as part of a land transfer connected to that development, are to be converted to the equivalent of the current levied charges.

Example 4 – Site A has a current value for previous contributions linked with the land of \$30,000 (LG networks only). The MCU application is over a vacant site, Site A, and is for an industrial shed of 1,500 m² GFA, on a site of 3,500m², the land has access to all 5 networks.

Levied charge calculation for local government networks:

$$\begin{aligned}
 LC &= LC_{NR} + LC_{SW} - C \\
 LC &= (1500m^2 \times \$50/m^2 \times 60\%) + (3,500m^2 \times 0.9 \text{ fraction impervious} \times \$10/m^2 \\
 &\quad \text{imp} \times 60\%) - C \\
 &= \$45,000 + \$18,900 - C \\
 &= \$63,900 - C
 \end{aligned}$$

Credit Calculation:

$$\begin{aligned}
 C &= \text{the greater of 3 bed dwelling or existing use or previous contributions} \\
 &= \text{the greater of } (\$28,000 \times 60\%) \text{ or } 0 \text{ or } \$30,000 \\
 &= \$30,000
 \end{aligned}$$

Resultant levied charge:

$$\begin{aligned}
 LC &= \$63,900 - \$30,000 \\
 &= \$33,900
 \end{aligned}$$

11. Examples of the calculation of credits

The calculation of credits under the Breakup agreement is related to the networks servicing the development both currently and post development.

For the avoidance of doubt, the calculation of credits for Local Government networks is based on the networks servicing the development when completed, not the networks being utilised present at the time of the development application.

Examples of how charges levied by the Local Government are calculated are provided for guidance.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

*Example 5 – all networks are available to the land now and will continue into future
Application: Reconfigure a vacant lot into two residential lots.*

Existing networks: All – parks, transport, stormwater, water, sewer

Future networks: All – parks, transport, stormwater, water, sewer

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (\$28,000 \times 2 \times 60\%) \\ = \$33,600$$

Credit Calculation:

$$C = \text{A vacant lot} = 3 \text{ bedroom dwelling} = \$28,000 \times 60\% = \$16,800$$

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C \\ = \$33,600 - \$16,800 \\ = \$16,800$$

Example 6 – 4 networks are available to the land

Application: Reconfigure a vacant lot into two residential lots.

Existing networks: no sewer –parks, transport, stormwater, water available to land

Future networks: no sewer –parks, transport, stormwater, water available to land

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (\$28,000 \times 2 \times 90\%) \\ = \$50,400$$

Credit Calculation:

$$\text{A vacant lot} = 3 \text{ bedroom dwelling} = \$28,000 \times 90\% = \$25,200$$

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C \\ = \$50,400 - \$25,200 \\ = \$25,200$$

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Example 7 – 3 networks are available to the land

Application: Reconfigure a vacant lot into two residential lots.

Existing networks: no water or sewer –parks, transport, stormwater available to the land

Future networks: no water or sewer –parks, transport, stormwater available to the land

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (28,000 \times 2) \\ = \$56,000$$

Credit Calculation:

A vacant lot = 3 bedroom dwelling = \$28,000

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C \\ = \$56,000 - \$28,000 \\ = \$28,000$$

Example 8 – 4 networks currently service the land, 5 networks post-development will be required

Application: Reconfigure a vacant lot into two residential lots.

Existing networks: no sewer –parks, transport, stormwater, water available to the land

Future networks: all –parks, transport, stormwater, water and sewer available to the land

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (\$28,000 \times 2 \times 60\%) \\ = \$33,600$$

Credit Calculation:

A vacant lot = 3 bedroom dwelling = \$28,000 x 60% = \$16,800

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C \\ = \$33,600 - \$16,800 \\ = \$16,800$$

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

*Example 9 – 3 networks currently, 4 networks will be required post-development
Application: Reconfigure a vacant lot into two residential lots.
Existing networks: no water or sewer – parks, transport, stormwater available to the land
Future networks: no sewer – parks, transport, stormwater, water available to the land*

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (\$28,000 \times 2 \times 90\%)$$
$$= \$50,400$$

Credit Calculation:

$$\text{A vacant lot} = 3 \text{ bedroom dwelling} = \$28,000 \times 90\% = \$25,200$$

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$
$$= \$50,400 - \$25,200$$
$$= \$25,200$$

Example 10 – 3 networks currently service the land, 5 networks post-development will be required

*Application: Reconfigure a vacant lot into two residential lots.
Existing networks: no water or sewer – parks, transport, stormwater available to the land
Future networks: all – parks, transport, stormwater, water and sewer available to the land*

Levied charge calculation:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$

Where

$$AC_{RAL} \times Q_{RAL} = (\$28,000 \times 2 \times 60\%)$$
$$= \$33,600$$

Credit Calculation:

$$\text{A vacant lot} = 3 \text{ bedroom dwelling} = \$28,000 \times 60\% = \$16,800$$

Resultant levied charge:

$$LC_{RAL} = (AC_{RAL} \times Q_{RAL}) - C$$
$$= \$33,600 - \$16,800$$
$$= \$16,800$$

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Part 5 Offset and refund for trunk infrastructure

12. Establishment cost

The value of trunk infrastructure required to be provided under a necessary infrastructure condition is included in the infrastructure charges notice and is based on the establishment cost for that infrastructure item in the Schedule of Works in the Local Government Infrastructure Plan, or part of this value if the total project is not required to be constructed under the relevant condition. Where the Local Government has undertaken further or more detailed design work, and/or prepared more detailed estimates, the resultant establishment cost may be applied instead.

Where the Local Government has no estimate of the establishment cost, the ICN will indicate that the establishment cost will be determined using the process identified in Schedule 5 of the Resolution.

For larger scale trunk works or in circumstances Council deems warranted, Council may advise an applicant that the establishment cost for the required trunk works are to be based on a competitive tendering process. To provide guidance for applicants and assessment officers, a competitive tendering process may be required in the following circumstances:

- i. The works are external to the development site, and/or
- ii. When the scope and scale of the works are substantially different to the other works required under the development approval, and/or
- iii. The anticipated establishment cost is in excess of \$1,000,000 for any one infrastructure item.

The methodology and amounts listed in Appendix 1 are to be used for calculating the value of the land component of trunk infrastructure to be included in the ICN.

An applicant may require that the local government re-calculate the establishment cost of the required infrastructure following the process outlined in Schedule 4 of the Resolution for the land component of a contribution or Schedule 5 of the Resolution for the works component of a contribution.

13. Contingency allowance for project costs

Contingency in infrastructure cost estimating is an allowance for the risks and uncertainties related to the estimate. It is applied to supply and construction elements of project costs to provide a total amount that should not be exceeded for the project (i.e. reduce the risk of project cost overrun). It can be applied as a blanket percentage to the cost estimate or to selected cost items within the cost schedule as well as placing a cost against selected calculated risks. The most common (and least scientific) method is placing a percentage on the total cost estimate. Realistically, the contingency amount applied to preliminary estimates needs to be higher than that applied to construction cost estimates where a design has been produced, the scope of the works is well defined and only limited uncertainties exist.

The contingency allowance will naturally decrease as the project becomes more defined. Typical industry accepted contingency allowances for small projects are shown in Table 3.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Table 3 Typical industry accepted contingency allowances for small projects

Phase	Contingency
Concept	20% or more*
Planning and preliminary design	10 to 15%
Detailed design & specification /pre-tender	5 to 8%
Construction	3 to 5%

*Note * - a more detailed assessment may be appropriate
Source: Australian Journal of Construction and Building, Vol 3, No. 1*

At the construction stage, the cost of design, supervision and project management can be determined to an acceptable level of accuracy due to the defined scope of the work. Consequently, the contingency amount will generally only be applied to cater for risks and unknowns inherent in the type of construction. For example, bridge construction involving deep foundations may still involve considerable uncertainty with regard to that component of the project, but costing of well-defined and low risk components such as the superstructure will have very little risk and uncertainty.

The percent applied for the purpose of contingency diminishes as a project evolves. Most attributes become more certain and the risks are more able to be quantified. The rates applied in the SOW model area based on the proposed year of delivery and are applied to all types of infrastructure.

With regard to determining trunk infrastructure offset amounts, these should be either pre-tender or construction cost estimates that are based on approved Operational Works drawings with possibly a 3% to 8% contingency allowance dependent on the known risks and uncertainties.

14. Offsets

The establishment cost of:

- (i) the works component of a trunk infrastructure contribution; and/or
- (ii) land component of a trunk infrastructure contribution;

is applied as an offset of the levied charge. Offsets are not given for non-trunk infrastructure. Any offset for land that is trunk infrastructure will not include any land area that is necessary for non-trunk infrastructure.

A land component of the public parks and land for community facilities network is to be transferred in fee simple on trust. At the endorsement of the survey plan, a solicitor's undertaking is to be given to ensure the land is transferred to the Local Government.

The extent of embellishment of public parks is limited to the values listed in Table 4 to ensure a sustainable level of whole of life costs is delivered. The embellishments must meet the requirements of the desired standards of service. For Local Parks, refer to Appendix 2: Indicative Scope of Works - Local Parks.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Table 4: Embellishment value

Park Type	Maximum embellishment offset value
Local Recreation Park	\$267,000
District Recreation Park	\$1,365,390
Regional Recreation Park	\$5,476,085
District Sportsground	\$24,000,000
Regional Sportsground	\$72,000,000

The construction of trunk road infrastructure is limited to the trunk items contained in the corridor including associated trunk intersections, traffic lights, lighting, bridges, culverts, kerb and channel, road drainage, pathways and cycle lanes, but excluding the provision of services such as electrical, telecommunications, water supply and sewerage within the corridor. Refer to Appendix 3: Indicative Scope of Works - Trunk Road Corridors.

Where direct vehicular access is permitted to a District Collector road, no offset will be provided for the District Collector road.

Where the Local Government Infrastructure Plan or Active Transport overlay (in the MBRC Planning Scheme) has identified either a Primary or Secondary Active Transport route and the applicant is already obliged to build a pathway to satisfy the infrastructure requirements shown in the standard road cross-section, the Local Government will only offset the difference in cost between the two items.

15. Refunds

The Act (section 129) requires that, in instances where the establishment cost of the required trunk infrastructure exceeds the infrastructure charge that would otherwise be levied, the Local Government must refund the difference. The applicant is to provide a notice to the Local Government when the constructed asset has been accepted on-maintenance, or in the case of land, the plan of subdivision and any associated transfer documents are registered in the titles office. The refund, will be paid to the applicant.

An applicant may request that the Local Government consider alternatives to the payment of a refund, such as a transfer to another development site. In those limited circumstances where the Local Government agrees to the request from the applicant, an infrastructure agreement will lay out the terms and conditions for the alternative arrangements.

16. Conversion applications

An application to convert non-trunk infrastructure to trunk infrastructure will only be considered where construction of that infrastructure has not commenced and, except for those circumstances listed in section 307A of the Act, the application is made to the local government, in writing, within 1 year after the development approval that imposed the requirement for that infrastructure starts to have effect.

An application for conversion of non-trunk infrastructure to trunk infrastructure will:

- i. be assessed against the conversion criteria in Section 18 of the Resolution; and
- ii. processed in the manner prescribed in the Act (sections 138 to 142).

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Appendix 1: Establishment cost (land contribution)

Definitions for Appendix 1:

“**Constrained land**” means land which, prior to the completion of any works to ameliorate the constraining effects, falls within one or more of the following categories or demonstrates at least one of the following features:

- (a) the land is subject to inundation resulting from the runoff of a 1% annual chance average recurrence interval storm over the fully developed stormwater catchment in which it is located;
- (b) the development of the land is significantly constrained by environmental legislation related to vegetation management, nature conservation, natural coastal processes or koala conservation such that its intended public use purpose is adversely affected;
- (c) the land contains or is to contain development infrastructure such that its intended public use purpose is adversely affected (eg. Stormwater basin or sewerage pump station);
- (d) the land is located within a registered easement for power transmission lines or similar development restricting purposes;
- (e) the land contains a waterbody;
- (f) the land is required for the attenuation of noise, vibration or other hazards pursuant to the impact mitigating provisions of current legislation;
- (g) the land has a surface slope in excess of 25%.

For clarity, land that is, in Council’s view, unusable for a residential purpose because of its location adjacent to or within a larger parcel of land affected by (a) to (g), above, is also “Constrained land”.

“**Residential area**” means land within an Emerging community zone, General residential zone or Rural residential zone under the MBRC Planning Scheme.

Land valuation methodology

(1) For land within a Residential Area, the steps involved in determining the establishment cost of the land component of required trunk infrastructure are as follows:

- (a) establish the suburb in which the land is located; and
- (b) establish those parts of the land contribution item that are likely to be inundated by flood water for the 1% annual chance using the flood mapping available on the Local Government’s website; and
- (c) establish the extent of the land contribution item that is constrained land; and

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

- (d) using Table S1.1 and Table S1.2, determine the land value for both the unconstrained and the constrained components of the required land contribution item corresponding to the constraint thresholds listed in the respective table and aggregate the value of each of those components to determine the overall value of that land.

Table S1.1 Suburb based land values (June Qtr 2017)

SUBURBS	LAND VALUES PER M ²
	Unconstrained Land
ALBANY CREEK	\$160.58
ARANA HILLS	\$187.34
ARMSTRONG CREEK	\$3.21
BANKSIA BEACH	\$80.29
BEACHMERE	\$48.17
BELLARA	\$64.23
BELLMERE	\$64.23
BELLTHORPE	\$3.21
BONGAREE	\$64.23
BOOROOBIN	\$3.21
BRACALBA	\$3.21
BRAY PARK	\$128.46
BRENDALE	\$128.46
BUNYA	\$5.35
BURPENGARY	\$85.64
CABOOLTURE	\$85.64
CABOOLTURE SOUTH	\$85.64
CAMP MOUNTAIN	\$10.71
CAMPBELLS POCKET	\$4.28
CASHMERE	\$53.53
CEDAR CREEK	\$5.35
CEDARTON	\$2.14
CLEAR MOUNTAIN	\$5.35
CLONTARF	\$160.58
CLOSEBURN	\$5.35
COMMISSIONERS FLAT	\$3.21
D'AGUILAR	\$5.35
DAKABIN	\$107.05
DAYBORO	\$21.41
DECEPTION BAY	\$117.76
DELANEY'S CREEK	\$5.35
DONNYBROOK	\$10.71
DRAPER	\$5.35
EATONS HILL	\$128.46
ELIMBAH	\$10.71
EVERTON HILLS	\$214.11
FERNY HILLS	\$160.58
GODWIN BEACH	\$64.23
GRIFFIN	\$128.46
HIGHVALE	\$5.35
JOYNER	\$107.05
KALLANGUR	\$128.46
KING SCRUB	\$5.35
KIPPA RING	\$139.17
KOBBLE CREEK	\$3.21

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 95
Agenda

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

SUBURBS	LAND VALUES PER M ²
	Unconstrained Land
KURWONGBAH	\$5.35
LACEYS CREEK	\$2.14
LAWNTON	\$128.46
MANGO HILL	\$128.46
MARGATE	\$160.58
MELDALE	\$10.71
MOODLU	\$5.35
MOORINA	\$5.35
MORAYFIELD	\$85.64
MOUNT DELANEY	\$3.21
MOUNT GLORIOUS	\$5.35
MOUNT MEE	\$3.21
MOUNT NEBO	\$5.35
MOUNT PLEASANT	\$3.21
MOUNT SAMSON	\$5.35
MURRUMBA DOWNS	\$128.46
NARANGBA	\$96.35
NEURUM	\$2.14
NEWPORT	\$160.58
NINGI	\$64.23
NORTH LAKES	\$160.58
OCEAN VIEW	\$5.35
PETRIE	\$117.76
REDCLIFFE	\$214.11
ROCKSBERG	\$42.82
ROTHWELL	\$133.82
SAMFORD VALLEY	\$5.35
SAMFORD VILLAGE	\$21.41
SAMSONVALE	\$5.35
SANDSTONE POINT	\$80.29
SCARBOROUGH	\$160.58
STANMORE	\$3.21
STONEY CREEK	\$2.14
STRATHPINE	\$128.46
TOORBUL	\$64.23
UPPER CABOOLTURE	\$64.23
WAMURAN	\$10.71
WAMURAN BASIN	\$4.28
WARNER	\$107.05
WELSBY	\$2.14
WHITEPATCH	\$64.23
WHITESIDE	\$5.35
WIGHTS MOUNTAIN	\$5.35
WOODFORD	\$5.35
WOODY POINT	\$160.58
WOORIM	\$107.05
YUGAR	\$5.35

Note: this table will be updated by the Local Government annually to reflect land indexation over the previous financial year.

Moreton Bay Regional Council

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Table S1.2 Constrained land valuations - residential (June Qtr 2017)

Land area more than (m ²)	Land area up to (m ²)	Base land value	Plus for each m ² over	Rate \$/m ²
0m ²	5,000m ²			\$5.13
5,001m ²	10,000m ²	\$25,650.00	5,001m ² to 10,000m ²	\$3.08
10,001m ²	50,000m ²	\$41,050.00	10,001m ² to 50,000m ²	\$2.05
50,001m ²	100,000m ²	\$123,050.00	50,001m ² to 100,000m ²	\$1.03
100,001m ²	No Limit	\$174,550.00	100,001m ²	\$0.51

(2) The steps involved in determining the establishment cost of the land contribution for commercial or industrial land are as follows:

- (a) establish the suburb in which the land contribution item is located; and
- (b) establish the extent of the land contribution item that is constrained land; and
- (c) using Table S1.3 or Table S1.4 or Table S1.5, determine the land value for both the unconstrained and constrained components of the required land contribution item corresponding to the constraint thresholds listed in the respective table and aggregate the value of each of those components to determine the overall value of that land.

Table S1.3 Higher order centre land valuations (June Qtr 2017)

HIGHER ORDER CENTRES	LAND VALUES PER M ²	
	A	B
	Unconstrained Land	Constrained Land
CABOOLTURE	\$330.00	\$11.00
MORAYFIELD	\$330.00	\$11.00
NORTH LAKES CORE	\$440.00	\$11.00
NORTH LAKES FRAME	\$330.00	\$11.00
REDCLIFFE-KIPPA-RING	\$385.00	\$11.00
STRATHPINE	\$330.00	\$11.00

Table S1.4 District centre land valuations (June Qtr 2017)

DISTRICT CENTRES	LAND VALUES PER M ²	
	A	B
	Unconstrained Land	Constrained Land
ALBANY CREEK	\$385.00	\$11.00
ARANA HILLS	\$385.00	\$11.00
BELLARA	\$275.00	\$11.00
BURPENGARY	\$330.00	\$11.00
DECEPTION BAY	\$275.00	\$11.00
KALLANGUR	\$275.00	\$11.00

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

DISTRICT CENTRES	LAND VALUES PER M ²	
	A	B
	Unconstrained Land	Constrained Land
MARGATE	\$330.00	\$11.00
PETRIE	\$275.00	\$11.00
WARNER	\$275.00	\$11.00

Table S1.5 Major industrial areas (June Qtr 2017)

MAJOR INDUSTRIAL AREAS	LAND VALUES PER M ²	
	A	B
	Unconstrained Land	Constrained Land
BRENDALE	\$165.00	\$11.00
BURPENGARY	\$110.00	\$11.00
CABOOLTURE	\$110.00	\$11.00
CLONTARF	\$165.00	\$11.00
LAWNTON	\$165.00	\$11.00
NARANGBA	\$110.00	\$11.00

- (3) Large areas of contiguous land that is to be dedicated for a Community Purpose under the Land Title Act 1994 must be provided to Council in a single allotment unless otherwise agreed by Council. Development with multiple stages should provide the whole connected land parcel in a single stage. Where contiguous land is dedicated in separate parcels, Council's valuation will be based on an area rate assuming the whole area to be dedicated.
- (4) Despite the methodologies stated in clause 1 and 2 above, Council may determine that the establishment cost be determined using the methodology stated in Schedule 4 of the Charges Resolution (before and after methodology) and generally in accordance with the procedure for default method for trunk infrastructure: Land, contained in 4.1.

4.1 Default method for trunk infrastructure: Land

The establishment cost of trunk infrastructure that is land must be determined through the following procedural requirements based on the Guidance for Minister's Guidelines and Rules (pp. 35) :

- a. The applicant, at their own cost, must provide to the Local Government a valuation of the specified land undertaken by a certified practicing valuer using the before and after method of valuation (the valuation).
- b. The Local Government may accept the valuation.
- c. If the Local Government accepts the valuation, the valuation is the establishment cost of the infrastructure.
- d. If the Local Government does not accept the valuation provided by the applicant, it must, at its own cost, have a valuation undertaken by a certified practicing valuer.
- e. If the Local Government rejected the valuation provided by the applicant, it must provide written notice to the applicant and propose a new valuation and its reasons for doing so.
- f. Where a written notice of the Local Government's proposed valuation has been given, the applicant may negotiate and agree with the Local Government

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

regarding a valuation. The agreed valuation is the establishment cost of the infrastructure.

- g.** If agreement cannot be reached, the Local Government must have a valuation undertaken by an independent, certified practicing valuer to assess the market value of the specified land.

The independent, certified practicing valuer is to be appointed by the Local Government, in its discretion, in consultation with the applicant. The Local Government will request the applicant provide two valuers for the Local Government's consideration. The cost of this independent assessment is to be equally shared between the Local Government and the applicant.

The amended valuation determined by the independent certified practicing valuer is the establishment cost of the infrastructure.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Appendix 2: Indicative Scope of Works - Local Parks

Works
Services (water supply/electricity/sewerage) to park boundary
Play equipment
Softfall
Edging
Pathway 1.2 metres wide
Seating
Tap/bubbler inc meter (+ take off point)
Bin
Signage
Landscaping
Shade trees (45 litre and caged)
Bollards
Slip rail
Topsoiling and turf/seed
Earthworks
Site establishment

Note: this is an indicative Scope of Works. The specific Scope of Works associated with any trunk infrastructure item will be determined when recalculating the value of the work contribution.

ITEM 2.1 - UPDATE TO CHARGES RESOLUTION AND IMPLEMENTATION POLICY - REGIONAL (Cont.)

Moreton Bay Regional Council
Charges Resolution Implementation Policy (No 8) 14 August 2018

Appendix 3: Indicative Scope of Works - Trunk Road Corridors

Works
Detailed Design
<ul style="list-style-type: none"> • Project management, survey, design fee, construction administration
Roadworks
<ul style="list-style-type: none"> • Pavements for traffic lanes, on road bike lanes and bus stops • Asphalt surfacing • Upper sub-base • Lower sub-base • Prime and seal
Earthworks
<ul style="list-style-type: none"> • Filling for corridor • Excavation for corridor • Excavation of unsuitable material from corridor • Imported fill (if required)
Drainage
<ul style="list-style-type: none"> • Longitudinal drainage • Cross drainage • Subsoils inc. kerb connections
Road features
<ul style="list-style-type: none"> • Kerb and channel • Pedestrian ramps • Concrete medians • Concrete footpaths
Road furniture and line marking
Landscaping
<ul style="list-style-type: none"> • Street trees • Grass for verge and median
Street lighting

Note: this is an indicative Scope of Works. The specific Scope of Works associated with any trunk infrastructure item will be determined when recalculating the value of the work contribution.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A17306451: 31 July 2018 - **Refer Supporting Information A17306322**
Responsible Officer: DC, Accounting Services Manager (CEO Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 30 June 2018.

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 30 June 2018 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL - A17306451 (Cont.)

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 30 June 2018 is contained within the supporting information to this report.

This package contains a number of financial statements with relevant commentary to provide a breakdown of key financial data and includes.

- ✓ Financial Statements
 - Statement of Comprehensive Income shows all income and expenditure as at the end of the June period.
 - The Statement of Financial Position highlights Council's position at the end of June and itemises assets, liabilities and community equity.
 - Statement of Cash Flows which represents the cash inflows and outflows during the month.
 - Statement of sources and applications of capital funding.
- ✓ Treasury Report
 - The Treasury Report highlights key areas of performance relating to Council's investments and borrowings.

2. Explanation of Item

The financial results for the month of June are completed however finalisation of the results for 2017/18 are still subject to external audit by QAO and this will take place during August/September 2018. It is not expected that any significant change will occur because of the external audit however the results presented should be taken as preliminary until the audit is complete.

3. Strategic Implications

3.1 Legislative/Legal Implications

Part 9, section 204 of the Local Government Regulation 2012, (regulation) states the following:

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
 - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
 - (b) otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications

Compliance to the Council's Investment Policy is confirmed for the month of June.

3.4 Risk Management Implications

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Councils financial performance and position. Those risks are documented and evaluated as part of the operational plan preparation in conjunction with the annual budget cycle.

3.5 Delegated Authority Implications

There are no delegated authority implications arising as a direct result of this report.

ITEM 3.1 MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL - A17306451 (Cont.)

3.6 Financial Implications

As at the end of June 2018 Council's operating surplus is \$132.83 million and the capital expenditure incurred amounted to \$146.02 million (excluding the University Project).

3.7 Economic Benefit

There are no economic benefit implications arising as a direct result of this report.

3.8 Environmental Implications

There are no environmental implications arising as a direct result of this report.

3.9 Social Implications

There are no social implications arising as a direct result of this report.

3.10 Consultation / Communication

Chief Executive Officer, Manager Financial and Project Services and Accounting Services Manager.

SUPPORTING INFORMATION

Ref: [A17306322](#)

The following list of supporting information is provided for:

**ITEM 3.1
MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL**

#1 Monthly Financial Report as at 30 June 2018

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

#1 Monthly Financial Report as at 30 June 2018

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 30 June 2018

Contents	Page No
Financial Statements	1 to 3
Statement of Sources and Application of Capital Funding	4
Segment Analysis	5
Commentary on Financial Results and Graphs	6 to 9
Treasury Report	10

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 134
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 30 June 2018

100% of the
year elapsed

	2017/18 Original Budget	2017/18 Revised Budget	2017/18 YTD Actuals	Actuals to Revised Budget 2017/18
Revenue				
Operating Revenue				
Rates and utility charges	\$291,392,765	\$291,392,765	\$295,461,525	101.40%
Fees and charges	\$34,541,062	\$35,119,700	\$36,666,677	104.40%
Rental income	\$7,379,689	\$6,864,154	\$7,014,709	102.19%
Grants, subsidies and contributions	\$19,028,518	\$13,889,657	\$20,866,116	150.23%
Interest revenue	\$44,429,785	\$43,972,219	\$45,691,365	103.91%
Sales revenue	\$2,903,900	\$2,956,990	\$3,446,707	116.56%
Other revenue	\$21,772,026	\$23,271,124	\$49,492,889	212.68%
Share of profit of associate	\$73,034,000	\$73,034,000	\$69,539,556	95.22%
Total Operating Revenue	\$494,481,745	\$490,500,609	\$528,179,544	107.68%
Expenses				
Operating Expenses				
Employee benefits	(\$129,395,101)	(\$128,627,422)	(\$120,061,647)	93.34%
Materials and services	(\$148,209,545)	(\$163,893,405)	(\$155,211,120)	94.70%
Depreciation and amortisation	(\$86,669,450)	(\$86,669,450)	(\$95,938,630)	110.69%
Finance costs	(\$23,324,289)	(\$23,424,289)	(\$24,141,373)	103.06%
Total Operating Expenses	(\$387,598,385)	(\$402,614,566)	(\$395,352,770)	98.20%
Operating Results	\$106,883,360	\$87,886,043	\$132,826,774	151.14%
Capital Revenue	\$83,337,589	\$94,720,257	\$141,963,176	149.88%
Capital Expenses	\$0	\$0	(\$52,493,024)	No Budget
NET RESULT	\$190,220,949	\$182,606,300	\$222,296,926	121.74%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	\$26,569,033	No Budget
Items that may be reclassified subsequently to net result				
Net change in available-for-sale financial assets	\$0	\$0	(\$311,369)	No Budget
Total other comprehensive income for the year	\$0	\$0	\$26,257,664	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	\$190,220,949	\$182,606,300	\$248,554,590	136.12%

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 135
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 30 June 2018

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actual
Assets		
Current Assets		
Cash and cash equivalents	\$276,620,000	\$313,852,340
Trade and other receivables	\$41,933,000	\$49,653,034
Inventories	\$1,092,000	\$1,163,031
	\$319,645,000	\$364,668,405
Non-current assets held for sale	\$0	\$402,200
Total Current Assets	\$319,645,000	\$365,070,605
Non-Current Assets		
Trade and other receivables	\$741,805,000	\$677,484,786
Other financial assets	\$0	\$99,622,547
Investments	\$15,000	\$15,000
Investment property	\$42,867,000	\$28,635,000
Investment in associate	\$1,097,319,000	\$1,125,208,426
Property, plant and equipment	\$4,338,728,000	\$4,636,025,965
Intangible assets	\$1,410,000	\$382,352
Total Non-Current Assets	\$6,222,144,000	\$6,567,374,076
Total Assets	\$6,541,789,000	\$6,932,444,681
Liabilities		
Current Liabilities		
Trade and other payables	\$36,745,000	\$48,760,031
Borrowings	\$30,678,000	\$31,532,941
Provisions	\$13,644,000	\$13,778,120
Other	\$384,000	\$550,437
Total Current Liabilities	\$81,451,000	\$94,621,529
Non-Current Liabilities		
Trade and other payables	\$415,000	\$0
Borrowings	\$355,076,000	\$354,462,899
Provisions	\$20,643,000	\$42,581,798
Total Non-Current Liabilities	\$376,134,000	\$397,044,697
Total Liabilities	\$457,585,000	\$491,666,226
NET COMMUNITY ASSETS	\$6,084,204,000	\$6,440,778,455
Community Equity		
Retained surplus	\$5,212,213,000	\$5,517,279,773
Asset revaluation surplus	\$871,991,000	\$923,498,682
TOTAL COMMUNITY EQUITY	\$6,084,204,000	\$6,440,778,455

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 136
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 30 June 2018

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actuals
Cash flows from operating activities		
Receipts from customers	\$388,467,000	\$402,201,661
Payments to suppliers and employees	(\$273,346,000)	(\$305,277,483)
Interest received	\$44,430,000	\$45,945,250
Rental income	\$7,093,000	\$7,014,709
Non capital grants and contributions	\$18,288,000	\$20,866,116
Borrowing costs	(\$22,193,000)	(\$22,391,531)
Net cash inflow/(outflow) from operating activities	\$162,739,000	\$148,358,722
Cash flows from investing activities		
Payments for property, plant and equipment	(\$195,192,000)	(\$156,882,637)
Payments for investment property	\$0	(\$209,643)
Payments for available for sale investment	\$0	(\$100,000,000)
Proceeds from sale of property, plant and equipment	\$30,300,000	\$48,960,132
Net movement in loans to community organisations	\$0	\$5,310
Grants, subsidies and contributions	\$43,111,000	\$75,414,832
Net cash inflow/(outflow) from investing activities	(\$121,781,000)	(\$132,712,006)
Cash flows from financing activities		
Proceeds from borrowings	\$26,250,000	\$26,000,000
Repayment of borrowings	(\$27,723,000)	(\$27,554,273)
Net cash inflow/(outflow) from financing activities	(\$1,473,000)	(\$1,554,273)
Net increase/(decrease) in cash held	\$39,485,000	\$14,092,443
Cash and cash equivalents at the beginning of the financial year	\$237,135,000	\$299,759,897
Cash and cash equivalents at the end of the period	\$276,620,000	\$313,852,340

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 137
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 30 June 2018

	Original Budget 2017/18	Revised Budget 2017/18	YTD Actuals 2017/18
<u>Capital Funding Sources</u>			
Cash Utilised	\$175,529,065	\$187,489,598	\$140,514,058
Capital Grants and Subsidies received	\$20,610,589	\$31,993,257	\$20,994,791
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$78,971,022
Loans received	\$26,250,000	\$26,250,000	\$26,000,000
Total Capital Funding Sources	\$262,616,654	\$285,959,855	\$266,479,871
<u>Capital Funding Applications</u>			
Capital Expenditure	\$194,666,500	\$218,009,701	\$159,954,576
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$78,971,022
Loan Redemption	\$27,723,154	\$27,723,154	\$27,554,273
Total Capital Funding Applications	\$262,616,654	\$285,959,855	\$266,479,871

Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Analysis of Results by Operational Plan

For the period ended 30 June 2018						
Operational Plan	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
Engineering, Construction & Maintenance	\$52,454,031	(\$154,862,599)	(\$102,408,569)	\$21,034,417	(\$445,611)	(\$81,819,762)
Community & Environmental Services	\$33,957,065	(\$59,901,439)	(\$25,944,374)	\$30,406,125	\$16,512,375	\$20,974,126
Governance	\$431,453,833	(\$169,507,114)	\$261,946,719	\$90,522,634	(\$68,559,788)	\$283,909,565
Planning and Economic Development	\$10,314,617	(\$11,081,618)	(\$767,001)	-	-	(\$767,001)
Total Council	\$528,179,546	(\$395,352,770)	\$132,826,775	\$141,963,177	(\$52,493,024)	\$222,296,927

Analysis of Results by Entity

For the period ended 30 June 2018						
Entity	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
General	\$478,021,022	(\$343,927,340)	\$134,093,682	\$141,908,550	(\$50,011,136)	\$225,991,096
Waste	\$48,668,371	(\$48,899,472)	(\$231,101)	\$54,626	(\$2,481,889)	(\$2,658,363)
Canals	\$1,490,153	(\$2,525,958)	(\$1,035,806)	-	-	(\$1,035,806)
Total Council	\$528,179,546	(\$395,352,770)	\$132,826,775	\$141,963,177	(\$52,493,024)	\$222,296,927

The Performance at a Glance **as at 30 June 2018**

Synopsis

- * 100% of the financial year is complete.
- * The operating surplus is \$132.83 million.

Operating Revenue

- * Rates and Utility Charges have exceeded budget following the fourth quarterly rates levy due to higher than expected rate growth.
- * User Fees and Charges and Interest Revenue are slightly above budget.
- * Operating Grants and Subsidies and Other Revenues have significantly exceeded their target for the year due to the Financial assistance grant for 2018/19 being partially paid in 2017/18 and higher than expected Tax payments from Unitywater.

Operating Expenditure

- * Employee Expenses and Materials and Services are below budget, partially due to higher than expected levels of vacant positions.
- * Finance Costs and Depreciation and Amortisation have exceeded budget.
- * All other expenditure has met their targets for the year.

Capital Revenue

- * Infrastructure Cash Contributions have exceeded budget.
- * Contributed Assets and Assets not Previously Recognised are also tracking above budget.
- * Grants, Subsidies and Other Contributions are below budget.

Capital Expenditure

- * To date \$146.02 million has been spent on capital works, (which represents 81.92% of the capital program). This excludes the University project costs.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 140
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council

Comparative Table 2015/16 and 2016/17 to 2017/18*

Year to date result as at: 30 June 2018

100% of the year elapsed

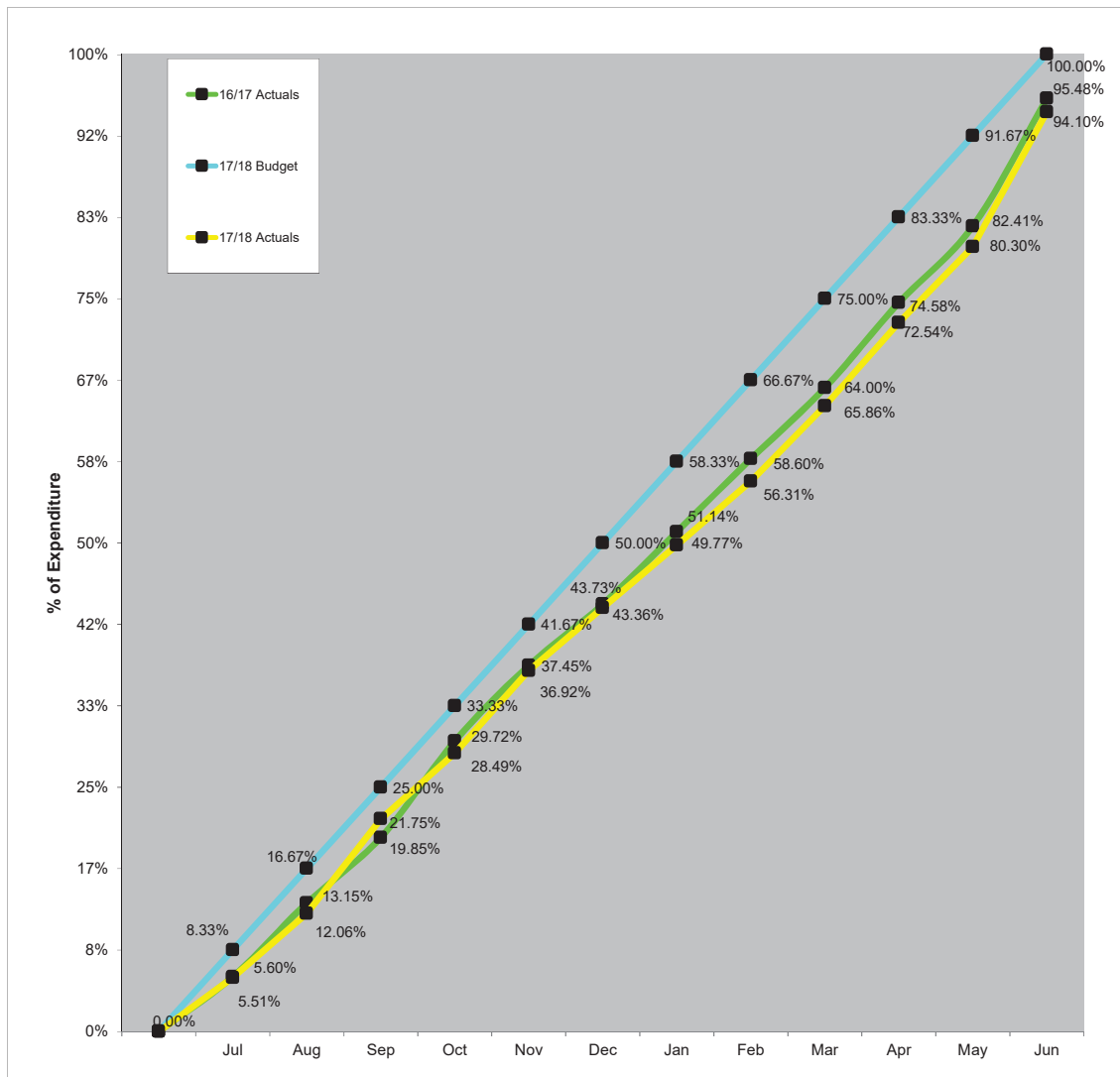
	Revised Budget 2017/18 \$'000	YTD Actuals 2017/18 \$'000	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Actuals to Revised Budget 2015/16 %	Comments
Operating Revenue						
Rates & Utility Charges	\$291,393	\$295,462	101%	101%	101%	Revenue exceeded budget due to higher than expected rate growth.
User Fees & Charges	\$35,120	\$36,667	104%	105%	110%	Revenue is tracking over budget and is consistent with the previous year.
Interest Revenue	\$43,972	\$45,691	104%	101%	101%	The % for 2017/18 is tracking above budget and is slightly above the previous years.
Operating Expenses						
Employee Expenses & Material and Services	\$292,521	\$275,273	94%	95%	98%	Expenditure is tracking below budget but is comparable to the previous year.
External Loan Interest Expense	\$22,193	\$22,367	101%	99%	102%	Expenditure is tracking to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	\$22,500	\$41,323	184%	152%	131%	Infrastructure cash contributions are tracking above budget and is above the previous years.
Contributed Assets	\$40,227	\$78,971	196%	102%	142%	All contributed assets have been recognised to date.
Grants & Subsidies	\$31,993	\$20,995	66%	88%	103%	The % of grants and subsidies received is tracking below budget and is below the previous years.
Capital Expenditure						
Total Capital Expenditure**	\$178,260	\$146,023	82%	87%	97%	Capital expenditure remains behind budget.
<p>* The data presented reflects the position of Council as at 30 June 2018 compared to the position of Council as at 30 June 2017 and 30 June 2016. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to</p>						

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2017/18 and 2016/17 years. The graph includes continuing service delivery expenses and operating initiative expenses.

The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.

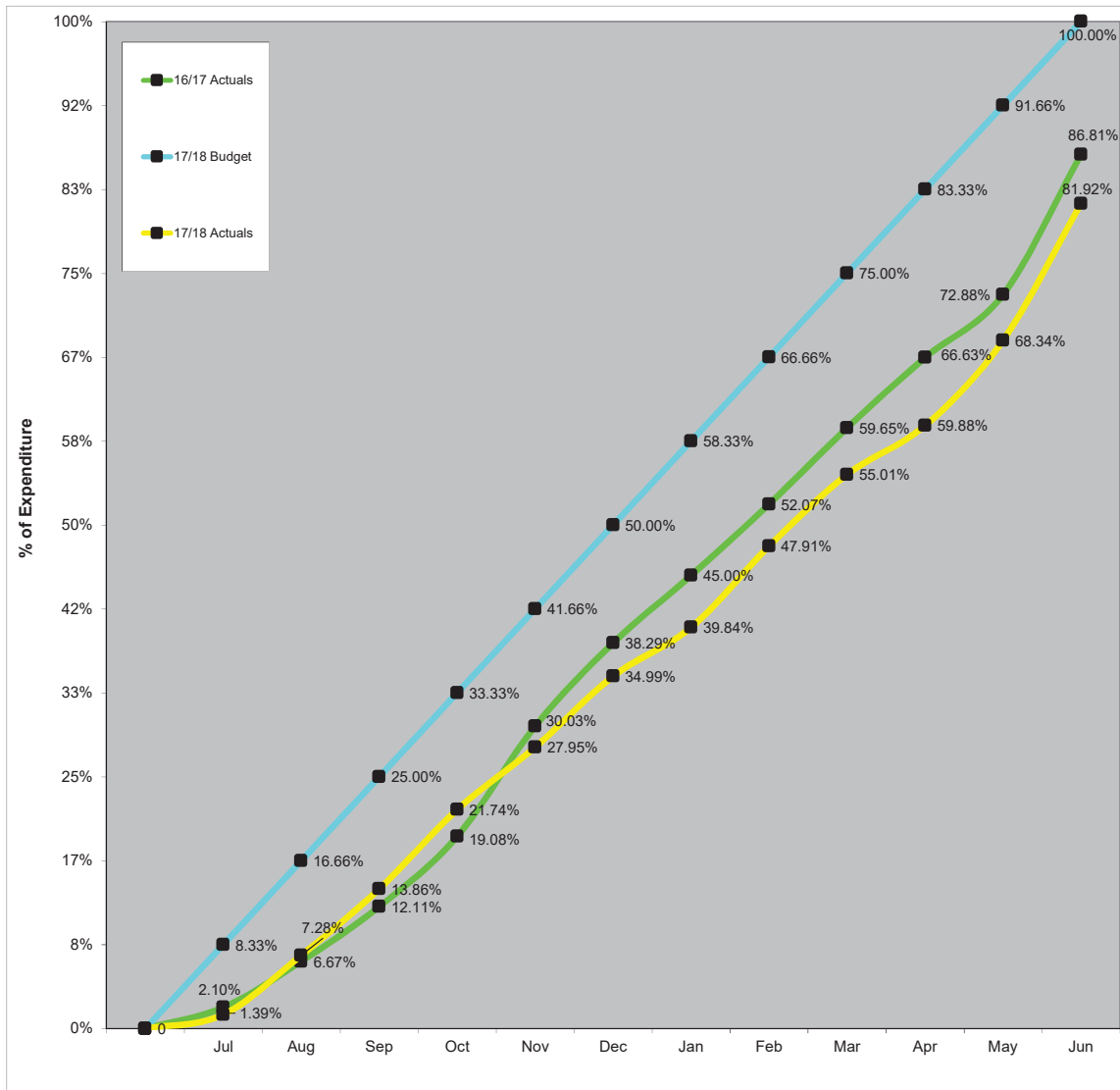


	Annual Revised Budget \$'000	Actuals to June \$'000	Actuals to Budget % spent
2016/17	\$ 274,586	\$ 262,187	95.48%
2017/18	\$ 292,521	\$ 275,273	94.10%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2017/18 and 2016/17 years.
The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.



	Annual Revised Budget \$'000	Actuals to June \$'000	Actuals to Budget % spent
2016/17	\$ 169,032	\$ 146,738	86.81%
2017/18	\$ 178,260	\$ 146,023	81.92%

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 143
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2018 - REGIONAL (Cont.)

TREASURY REPORT

The Treasury Report highlights key areas of performance and compliance relating to Council's cash, investments and borrowings.

Investments

At 30 June 2018 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 79.92% of funds outside of the Queensland Treasury Corporation (QTC). Term Deposit rates have increased slightly in recent times, providing better returns.

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 30 June 2018	Interest earned YTD
A1+	Qld Treasury Corp*	2.23%	Short Term (45 days)	61,223,521	2,574,931
A1+	ANZ	1.97%	At Call	11,233,657	233,985
A1+	National Australia Bank	2%	At Call	96,395,163	2,436,288
A1+	ANZ	2.48% to 2.59%	181 to 365 days	40,000,000	1,041,545
A1+	Bankwest	2.6%	364 days	20,000,000	193,753
A1+	National Australia Bank	2.65% to 2.8%	125 to 182 days	20,000,000	914,477
A1	Suncorp	2.5% to 2.8%	174 to 245 days	30,000,000	817,616
A2	Bank of Queensland	2.55%	210 days	10,000,000	259,137
A2	Bendigo and Adelaide Bank	2.5% to 2.6%	182 to 364 days	20,000,000	532,932
A2	IMB	2.55%	364 days	5,000,000	177,404
	Petrie Paper Mill Site Funds Trust Investments				217,774
					203,185
				*	
				313,852,340	9,603,027

* The QTC rate presented is the annualised interest rate for the month as provided by the Queensland Treasury Corporation.

Council has achieved a weighted average interest rate on all cash held of 2.38% pa in 2017/18, and has earned an additional \$173,897.68 from investing funds with financial institutions outside QTC.

Non-Current Investments				
Institution	Product	Term	Current Value	Invested Value
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	99,622,547	100,000,000

Performance to Budget - Year to Date (YTD) Summary

100% of the year has elapsed

	Original Budget \$'000	Revised Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	7,325	7,882	9,603	122%	Higher cash balance than expected
Interest on Debt held in Unitywater	36,085	35,070	35,070	100%	Tracking as per Budget
Total Investment Income	43,410	42,952	44,673	104%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2017	387,550
New borrowings	26,000
Borrowings repaid	(27,554)
Debt held as at 30 June 2018	385,996

As at 30 June 2018 the weighted average interest rate of all Council debt is 5.63%

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

**PROPOSAL TO NAME AN UN-NAMED BRIDGE AT BUNYA ROAD, DRAPER -
DIVISION 10**

Meeting / Session: ASSET CONSTRUCTION & MAINTENANCE
Reference: A16232926 : 2 July 2018
Responsible Officer: NW, Acting Manager Integrated Transport Planning & Design (ECM Integrated Transport Planning & Design)

Executive Summary

A bridge naming request has been received regarding a recently-constructed bridge at Bunya Road, Draper.

The requestor seeks to name the bridge after the Broad family in recognition of their history as the original settlers / landowners. Subject to public consultation, the formal name of 'Broad Bridge' is supported.

OFFICER'S RECOMMENDATION

1. That subject to the outcome of public advertising, the naming of the un-named bridge at Bunya Road, Draper as 'Broad Bridge' is approved.
2. That the proposal to name the bridge as 'Broad Bridge' be advertised in local newspapers with public submissions to be received and considered for a period of 28 days.
3. That should adverse submissions be received following the advertised period and those submissions not be resolved at officer level, the matter be referred to Council in a subsequent report.

ITEM 4.1 PROPOSAL TO NAME AN UN-NAMED BRIDGE AT BUNYA ROAD, DRAPER - DIVISION 10 - A16232926
(Cont.)

REPORT DETAIL

1. Background

A request has been received to name the recently constructed bridge at Bunya Road, Draper as 'Broad Bridge' - see Figure 1 for location.



Figure 1 - Location plan - un-named bridge near Drapers Crossing, Bunya Road, Draper

The naming would give recognition to the Broad family. The Broad family built the oldest 'still standing' residence which is nearby in Heather Anne Drive, Draper. (The house on Heather Anne Drive was sold by the Broad family in 1969).

2. Explanation of Item

Under Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), applicants are required to provide documentation to substantiate the good character of the person or persons being acknowledged.

The application to name the bridge provided the following information on the family:

'A pioneer family who settled before Drapers and who are still living in the district. They (Broads) were always a friendly, helpful family as when we bought in 1964, they were our neighbours with the South Pine River between us.'

The recommendation to name the bridge "Broad Bridge" complies with the policy's guidelines for the following points:

- Persons with a historical connection to the land or area
- Names of pioneering families and long term residents

Council policy requires that any proposal to name a bridge or similar structure be advertised in local newspapers for a period of 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

*ITEM 4.1 PROPOSAL TO NAME AN UN-NAMED BRIDGE AT BUNYA ROAD, DRAPER - DIVISION 10 - A16232926
(Cont.)*

Should any adverse submissions be received following the advertised period and those concerns not be addressed at officer level, the matter will be referred to Council in a subsequent report.

After receipt of this naming application, Council received a further naming application, to continue the use of the historical name Drapers Crossing for the newly-constructed bridge.

3. Strategic Implications

3.1 Legislative/Legal Implications

No legislative/legal implications arising as a direct result of this report.

3.2 Corporate Plan / Operational Plan

Valuing lifestyle: Diverse transport options - an integrated regional transport network.

3.3 Policy Implications

This report has been prepared in accordance with Council's Allocation of Road Names and Street Address Numbers Policy No: 11-2150-038 and Road Naming and Street Address Numbering Processes Policy Directive No: 11-2160-009.

3.4 Risk Management Implications

No risk management implications arising as a direct result of this report.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

The costs relating to the installation of the bridge name signs would be absorbed using an existing departmental operational budget.

3.7 Economic Benefit

No economic benefit arising as a direct result of this report.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

Naming of the bridge provides an additional way-finding landmark and sense of community history.

3.10 Consultation / Communication

The Divisional Councillor has been consulted and is supportive of the request to proceed. The matter will be advertised in local newspapers for a period of 28 days, during which time, public submissions can be made and will be received. Should significant adverse comments be received, then the matter will be referred to Council for final consideration and direction. Should no adverse comments be received, the matter will be delegated to the Director Engineering Construction and Maintenance for implementation.

ITEM 4.2

**BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX
EXTENSION AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE -
DIVISION 9**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A17233114 : 17 July 2018 Refer **Confidential** Supporting Information
A16984957
Responsible Officer: JBL, Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited from the Local Buy Planning, Design and Architectural Services panel (BUS 245-0314) for the detail design consultancy for the 'Brendale - South Pine Sporting Complex - Indoor Sporting Complex Extension and Rugby Union Building Upgrade' project. The tender closed on 19 June 2018 with a total of three conforming tenders received.

It is recommended that Council award the contract to PDT Pty Ltd for the sum of \$544,454 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for detail design consultancy for the Brendale - South Pine Sporting Complex - Indoor Sporting Complex Extension and Rugby Union Building Upgrade project be awarded to PDT Pty Ltd for the sum of \$544,454 (excluding GST).

ITEM 4.2 BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX EXTENSION AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE - DIVISION 9 - A17233114 (Cont.)

REPORT DETAIL

1. Background

The project is located at the South Pine Sporting Complex, 620 South Pine Road, Brendale. The project involves the design and documentation of both an extension to the indoor sporting complex and a major upgrade to the rugby union building.

The intent of the overall indoor sporting complex extension project is to provide additional playing space for indoor sports and a venue with the ability to attract major indoor sporting events and associated revenues. The works will include an additional three lit courts and supporting infrastructure, including mezzanine spectator area, offices, multipurpose function room/events space with supporting servery facilities, retractable grand stand seating, storage areas, change rooms, officials' rooms, drug testing room, first aid rooms and amenities, canteen with foyer, reception area with merchandising and administration area and meeting rooms.

The intent of the rugby union building upgrade project is to provide amenities and change room facilities for use by both female and male participants, universal officials' rooms, a medical room, gym, accessible spectator amenities, canteen with ancillary facilities and clubroom for the South Pine Touch Football Association and Albany Creek GPS Junior Rugby Union clubs.

The two projects will be designed simultaneously to achieve best value for Council. The detail design is expected to commence August 2018 and be completed by June 2019.



Figure 1 - Locality plan

2. Explanation of Item

Tenders were invited from the Local Buy Planning, Design and Architectural Services panel BUS 245-0314 for the detail design consultancy for the 'Brendale - South Pine Sporting Complex - Indoor Sporting Complex Extension and Rugby Union Building Upgrade' project. The tender closed on 19 June 2018 with a total of three conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

ITEM 4.2 BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX EXTENSION AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE - DIVISION 9 - A17233114 (Cont.)

All tenders and their evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	PDT Pty Ltd	97.89
2	Mode Design Corp Pty Ltd	95.45
3	Blackburne Jackson Design	91.78

PDT Pty Ltd provided a detailed submission that demonstrated a high level of understanding and relevant experience on similar projects, such as the Morayfield Sport and Events Centre and the Caboolture Regional Aquatic Leisure Centre designs. PDT were engaged to undertake the concept design for this project and have demonstrated their understanding of the project scope requirements. There is a level of continuity and lower risk for PDT to progress with the concept into detail design for the tendered value.

Mode Design Corp Pty Ltd provided a detailed submission that demonstrated a high level of understanding and relevant experience. Mode Design Corp Pty Ltd tender was competitively priced, marginally less than PDT. For the marginal difference in lower tendered price, it was considered a higher risk of design continuity issues with no additional benefits.

Blackburne Jackson Design submitted a tender addressing the criteria and demonstrated a thorough knowledge of previous design documentation; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council called a select tender for the work through the Local Buy Vendor Panel system in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcomes:

- Valuing lifestyle: Quality recreation and cultural opportunities - Develop quality and accessible recreation opportunities that enhance the lifestyle of residents.
- Strengthening communities: Healthy and supportive communities - Develop and support well-planned, maintained and managed sports facilities.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

- Council's Procurement Policy 10-2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

3.4 Risk Management Implications

The project risk has been assessed and the following issues identified. The manner in which the possible impact of these risks is managed is detailed below.

Financial Risks:

The tenders were procured through the Local Buy pre-qualified Planning, Design and Architectural Services panel BUS 245-0314.

ITEM 4.2 BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX EXTENSION AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE - DIVISION 9 - A17233114 (Cont.)

Design Risks:

As the extension and internal changes to these existing buildings will require further detailed investigation, there may be elements that require additional design that is unforeseen at the tender stage. In addition, the continuity of consultants from the concept through to detail design stage was considered an advantage (lower risk) when evaluating the tender submissions.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

Council has allocated a total of \$835,000 in the 2018-19 FY Capital projects program for design phase of this project. \$600,000 has been allocated for the detailed design and documentation for the indoor sporting complex building extension, with \$235,000 allocated for the detailed design and documentation for the rugby union building upgrade.

Tender price (detail design)	\$ 544,454.00
Contingency (20%)	\$ 108,890.00

Total project cost	\$ 653,344.00
	=====

The budget amount for this project is sufficient. The 20% contingency allows for potential unforeseen detailed investigation of the existing building services within both the existing buildings.

3.7 Economic Benefit

The increased capacity of the Indoor Sporting Centre will provide additional playing space for indoor sports and a venue with the ability to attract major indoor sporting events and associated revenues.

The upgrade of the Rugby Union Clubhouse will provide capacity for the projected club growth, which in turn will meet the expectations of the clubs and the community.

3.8 Environmental Implications

Requirements for environmental management for construction will be identified in the detail design documents to enable the construction contractor to provide an Environmental Management Plan detailing management of environmental matters affecting the project during construction.

3.9 Social Implications

The increased capacity of the Indoor Sporting Centre and the upgrade of the Rugby Union Clubhouse will meet the expectations of the resident clubs and the community to cater for local sports and attract major sporting events.

3.10 Consultation / Communication

A detailed communication plan will be developed during the detailed design phase. The South Pine Sports Association and the Albany Creek GPS Junior Rugby Union Club and South Pine Touch Football Association have been consulted throughout the early design process. This will continue throughout the detail design phase.

Sport and Recreation and Parks and Recreation Planning sections have been consulted to date, and consultation will continue throughout detail design phase. The Divisional Councillor has been consulted and is supportive of the project.

SUPPORTING INFORMATION

Ref: A16984957

The following list of supporting information is provided for:

ITEM 4.2

**BRENDALE - SOUTH PINE SPORTING COMPLEX - INDOOR SPORTING COMPLEX EXTENSION
AND RUGBY UNION BUILDING UPGRADE - DESIGN PHASE - DIVISION 9**

Confidential #1 Tender Evaluation

ITEM 4.3

WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A17152120 : 31 July 2018 - Refer **Confidential** Supporting Information
A17121631
Responsible Officer: SAM, Principal Engineer (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Warner - Old North Road - Road Upgrade Stage 2 (MBRC007545)' project. The tender closed on 20 June 2018, with a total of eight tenders received, six of which were conforming.

It is recommended that Council award the contract to Hazell Bros (Qld) Pty Ltd for the sum of \$9,967,495.80 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for the 'Warner - Old North Road - Road Upgrade Stage 2 (MBRC007545)' project be awarded to Hazell Bros (Qld) Pty Ltd for the sum of \$9,967,495.80 (excluding GST).

ITEM 4.3 WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL - A17152120 (Cont.)

REPORT DETAIL

1. Background

The project is located on Old North Road, from Halpine Parade to Everest Street, Warner. The scope of works includes the duplication of the road, rehabilitation of the pavement, intersection upgrades including the signalisation of the Russet Burbank Drive intersection, construction of raised and landscaped medians, drainage improvements, 2.5-3.0 metre wide concrete pathways and 2.0m on road cycle lanes to both sides of the upgraded road. The objective of this project is to address traffic capacity issues and to upgrade the road corridor (including intersections) to a consistent four-lane arterial standard with appropriate facilities for all road users.

The construction of the project has commenced with the relocation of Energex and National Broadband Network (NBN) services underway. The Energex and NBN relocation works will continue and be finalised by September 2018. Relocation of the Unitywater main is programmed to commence in September 2018 and be completed by October 2018.

The recommended tenderer has put forward a tender based upon a construction period of 36 weeks to complete, which includes an allowance of 5 weeks for wet weather. Moreton Bay Regional Council's (MBRC) wet weather graph (Bureau of Meteorology) suggests a likely duration of 18 weeks' wet weather.

The recommended tenderer will commence on site in mid/late September 2018.



Figure 1 - Locality plan

ITEM 4.3 WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL - A17152120 (Cont.)

2. Explanation of Item

Tenders for the 'Warner - Old North Road - Road Upgrade Stage 2 (MBRC007545)' project closed on 20 June 2018 with a total of eight tenders received, six of which were conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

All tenderers and their evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Hazell Bros (Qld) Pty Ltd	98.09
2	Alder Constructions Pty Ltd	94.39
3	Allroads Pty Ltd	93.02
4	Doval Constructions (Qld) Ltd	91.90
5	Pensar Civil Pty Ltd	91.30
6	BMD Urban Pty Ltd	83.05
7	Allroads Pty Ltd - Alternative	Non-conforming
8	Epoca Constructions Pty Ltd	Non-conforming

Hazell Bros (Qld) Pty Ltd submitted a detailed tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At the tender clarification meeting held on 27 June 2018, Hazell Bros provided their construction methodology and staging. The staging of works at Russet Burbank Parade intersection will retain two lanes (each way) for north and south directions of Old North Road and will retain all entry and exit turns from Russet Burbank Parade into Old North Road. The proposed construction duration is 36 weeks (including an allowance of five weeks for wet weather). Hazell Bros demonstrated a strong understanding of all the project requirements. Hazell Bros' tender was the second lowest in terms of price and considered by the panel to provide the best overall value.

Alder Constructions Pty Ltd submitted a detailed tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At the clarification meeting held on 27 June 2018, Alder Constructions Pty Ltd provided their construction methodology and staging. The staging of works at Russet Burbank Parade intersection proposes restrictions to access to Russet Burbank Parade to a left-in and left-out only for a duration of four months and lanes on Old North Road would be reduced to a single lane in each direction. The proposed construction duration is 56 weeks (including an allowance of 16 weeks for wet weather). It was considered by the panel that whilst the offer was the lowest price, the restriction in lanes to Old North Road and the access restrictions to Russet Burbank Parade would adversely affect the local community and the travelling public and hence reduced the overall value of the offer.

Allroads Pty Ltd submitted a detailed tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At the tender clarification meeting held on 26 June 2018, Allroads Pty Ltd provided details on their proposed methodology. The proposed construction duration is 59 weeks (including an allowance for wet weather). The panel did not believe that there were any additional benefits provided with the offer, to offset the higher price.

The non-conforming tenders provided a methodology that was not in line with the tender specifications for traffic management or did not provide the mandatory tender financial information.

ITEM 4.3 WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL - A17152120 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council called a public tender for the work through the LG Tender system in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Diverse transport options - an integrated regional transport network.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

- Council's Procurement Policy 10-2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

3.4 Risk Management Implications

The project risk has been assessed and the following issues identified. The manner in which the possible impact of these risks is minimised is detailed below.

Financial Risks:

A third party advanced financial assessment has been carried out and the successful tenderer was rated '*Conditionally Acceptable*'. Security in the form of bank guarantees/bonds to the value of 7.5% will be obtained, with 5% released at practical completion and 2.5% released at the end of the defects period.

Construction Risks:

- a. General - The recommended tenderer (contractor) will provide a program of works, traffic management plan, environment and safety plan and will be required to fence off the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract, including safe work method statements.
- b. Traffic Management - The contractor proposes to maintain the current operating lane configuration at all times along Old North Road including:
 - *Russet Burbank Parade intersection* - the contractor will construct new road sections whilst retaining two lanes (each way) for north and south directions of Old North Road, then shift the trafficable lanes onto the new road sections maintaining the two-lane configuration on Old North Road for north and south bound traffic at this intersection and continuing to maintain existing traffic movements in and out of Russet Burbank Parade under traffic control.
 - The existing lane configurations for north and south bound traffic throughout the other sections of Old North Road will be maintained in the existing configuration. New widening works will be constructed, with traffic proposed to be redirected onto these recently completed new works. Construction on the existing pavement will then be progressed.
 - The contractor's proposed methodology is to maintain the existing lane configuration on Old North Road at the reduced construction speed environment (40kph), to allow for construction of the new pavement widening. This will provide adequate capacity during the peak times, "a no worsening of the lane configuration".
- c. The contractor has provided a condensed program with an allowance (five weeks) for weather delays as part of their tender program. Council's guideline for wet weather allowance indicates a duration of 18 weeks' wet weather should be factored into the construction period.

ITEM 4.3 WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL - A17152120 (Cont.)

d. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works and traffic management through the site during construction. At a tender clarification meeting held on 27 June 2018, Hazell Bros (Qld) Pty Ltd provided their construction methodology and staging and demonstrated their experience on similar projects with Council and other organisations, including Kremzow and Leitchs Roads rehabilitation and intersection, Kremzow Road widening, Brown Street Bridge Caboolture, Maine Terrace Deception Bay, Dohles Rocks Road interchange and Mt Nebo Road.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

Council has allocated a total of \$11M (excluding GST) towards the construction phase of this project, with \$8M in the 18-19 FY and \$3M in the 19-20 FY.

Tender price	\$ 9,967,495.80
Contingency (approx. 10%)	\$ 1,000,000.00
QLeave	\$ 47,000.00

Sub-total	\$ 11,014,495.80
	=====
<u>Service relocation costs:</u>	
Energex - overhead	\$ 113,132.00
Energex - underground	\$ 133,562.00
Telstra	\$ 97,085.00
NBN	\$ 63,876.00
Unitywater	\$ 112,503.00
Tree relocation	\$ 14,697.00

Sub-total	\$ 534,855.00

Total	\$ 11,549,350.80
	=====

Estimated ongoing operational/maintenance costs are \$2,000 per F/Y.

The budget amount for this project is insufficient. Additional funds (\$550,000) for the total project may be required to complete this project. This will be monitored as the project progresses.

3.7 Economic Benefit

These works will add additional capacity to Old North Road to improve vehicle movements along this section of the road network.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

3.9 Social Implications

Increased connectivity and safety for all road users, along with improved landscaping and consideration of the site's environment, is consistent with Council's complete street and green infrastructure principles of providing an improved and connected network that encourages resident interaction and use of facilities provided such as improved pathways, bike lanes and safer road crossings.

ITEM 4.3 WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL - A17152120 (Cont.)

3.10 Consultation / Communication

Residents adjacent to the works will be notified of the works and expected construction timeframe prior to commencement via a project notice, project signage and door knocking. Variable message boards will be displayed on Old North Road and one on Russet Burbank Parade, Brisbane Road and Stanley Street, (total 5), four weeks prior to the commencement of construction works. These variable message boards will be used to advise motorists of changes throughout the construction duration. A detailed communications plan will include a councillor weekly update and a dedicated Significant Project Website which has been established and will be updated fortnightly. The Divisional Councillors (Divisions 8 and 9) have been consulted and are supportive of the project.

SUPPORTING INFORMATION

Ref: A17121631

The following list of supporting information is provided for:

ITEM 4.3

WARNER - OLD NORTH ROAD - ROAD UPGRADE STAGE 2 - REGIONAL

Confidential #1 Tender Evaluation

ITEM 4.4
TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A17201255: 10 July 2018 - Refer Supporting Information A17306716 and **Confidential** A17163174, A17147359, A17164855, A17164857, A17163185, A17163200, A17167120, A17167135, A17167896, A17167947
Responsible Officer: MM, Senior Technical Officer (ECM Asset Maintenance)

Executive Summary

Tenders were called for the 'Natural Areas Weed Management Program' for 2018/19 using the vendor panel arrangement MBRC005994 - Natural Areas Weed Control and Revegetation Services. The tender contained ten separable portions based on type and location of works. Tenders closed on 25 June 2018, with submissions received from nine companies for one or more of the separable portions.

It is recommended that the tender for the Natural Areas Weed Management Program be awarded as per below, with these offers representing best overall value to Council:

Separable portion 1 - That the tender for Natural Areas Weed Management Program be awarded to Technigro Pty Ltd for the total sum of \$123,022.50 (excl. GST).

Separable portion 2 - That the tender for Natural Areas Weed Management Program be awarded to Davanco Environmental Pty Ltd for the total sum of \$92,149.88 (excl. GST).

Separable portion 3 - That the tender for Natural Areas Weed Management Program be awarded to Davanco Environmental Pty Ltd for the total sum of \$79,799.79 (excl. GST).

Separable portion 4 - That the tender for Natural Areas Weed Management Program be awarded to Aust Care Environmental Services Pty Ltd for the total sum of \$89,440.00 (excl. GST).

Separable portion 5 - That the tender for Natural Areas Weed Management Program be awarded to Technigro Pty Ltd for the total sum of \$88,556.25 (excl. GST).

Separable portion 6 - That the tender for Natural Areas Weed Management Program be awarded to Australian Wetlands Landscapes Qld Pty Ltd for the total sum of \$49,668.00 (excl. GST).

Separable portion 7 - That the tender for Natural Areas Weed Management Program be awarded to Technigro Pty Ltd for the total sum of \$76,543.75 (excl. GST).

Separable portion 8 - That the tender for Natural Areas Weed Management Program be awarded to Technigro Pty Ltd for the total sum of \$77,635.25 (excl. GST).

Separable portion 9 - That the tender for Natural Areas Weed Management Program be awarded to Technigro Pty Ltd for the total sum of \$32,561.45 (excl. GST).

Separable portion 10 - That the tender for Natural Areas Weed Management Program be awarded to Australian Wetlands Landscapes Qld Pty Ltd for the total sum of \$103,000.00 (excl. GST).

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

OFFICER'S RECOMMENDATION

1. That separable portion 1 of the Natural Areas Weed Management Program tender be awarded to Technigro Pty Ltd for the total sum \$123,022.50 (excl. GST) for weed management mapped areas within Divisions 7, 8 and 9.
2. That separable portion 2 of the Natural Areas Weed Management Program tender be awarded to Davanco Environmental Pty Ltd for the total sum \$92,149.88 (excl. GST) for weed management mapped areas within Divisions 4, 7, 2, 11 and 12.
3. That separable portion 3 of the Natural Areas Weed Management Program tender be awarded to Davanco Environmental Pty Ltd for the total sum \$79,799.79 (excl. GST) for weed management mapped areas within Divisions 9 and 10.
4. That separable portion 4 of the Natural Areas Weed Management Program tender be awarded to Aust Care Environmental Services Pty Ltd for the total sum \$89,440.00 (excl. GST) for weed management mapped areas within Division 11.
5. That separable portion 5 of the Natural Areas Weed Management Program tender be awarded to Technigro Pty Ltd for the total sum \$88,556.25 (excl. GST) for weed management mapped areas within Divisions 2, 4 and 5.
6. That separable portion 6 of the Natural Areas Weed Management Program tender be awarded to Australian Wetlands Landscapes Qld Pty Ltd for the total sum \$49,668.00 (excl. GST) for weed management mapped areas within Divisions 2, 3 and 12.
7. That separable portion 7 of the Natural Areas Weed Management Program tender be awarded to Technigro Pty Ltd for the total sum \$76,543.75 (excl. GST) for weed management mapped areas within Division 1.
8. That separable portion 8 of the Natural Areas Weed Management Program tender be awarded to Technigro Pty Ltd for the total sum \$77,635.25 (excl. GST) for weed management mapped areas within Divisions 3 and 12.
9. That separable portion 9 of the Natural Areas Weed Management Program tender be awarded to Technigro Pty Ltd for the total sum \$32,561.45 (excl. GST) for weed management mapped areas within Division 4.
10. That separable portion 10 of the Natural Areas Weed Management Program tender be awarded to Australian Wetlands Landscapes Qld Pty Ltd for the total sum \$103,000.00 (excl. GST) for weed management mapped areas within Division 12.

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

REPORT DETAIL

1. Background

Tenders were called for the 'Natural Areas Weed Management Program', using the vendor panel arrangement MBRC005994 - Natural Areas Weed Control and Revegetation Services. The tender contained ten separable portions based on type and location of works. Tenders closed on 25 June 2018, with submissions received from nine companies for one or more of the separable portions.

The purpose of the natural areas weed management program is to provide for ongoing management of affected areas throughout the region. Weed management work provides asset protection by reduction in ladder fuels, reduced risk of wildfire and enhanced land use, providing future opportunities for recreation and improved scenic amenity.

The scope of each separable portion of this tender consists of:

- Effective weed management of high priority parks and reserves, areas that have been defined as being affected by high impact species (Biosecurity Act 2015) and recreational tracks and trails throughout the region.
- Revegetation of high priority reserves and degraded sites that have low ecological resilience, inhibiting recovery and self-sustainability.

Refer to Supporting Information for a list of parks/reserves within each separable portion.

2. Explanation of Item

Separable portion 1 - Natural Areas Weed Management - Mapped Areas within Divisions 7, 8 and 9

Council received eight conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All eight conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.71
2	Aust Care Environmental Services Pty Ltd	93.26
3	Australian Wetlands Landscapes Qld Pty Ltd	89.86
4	Barung Landcare Association	84.71
5	Hans Nalder Pty Ltd (RNB)	83.39
6	Elite Horticultural Pty Ltd	78.44
7	Activeco Pty Ltd	70.14
8	Evolve Environmental Solutions Pty Ltd	65.57

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Technigro Pty Ltd was the lowest priced offer and received the highest evaluation score.

Moreton Bay Regional Council

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

Separable portion 2 - Natural Areas Weed Management - Mapped Areas within Divisions 4, 7, 2, 11 and 12

Council received nine conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All nine conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	94.16
2	Aust Care Environmental Services Pty Ltd	91.87
3	Davanco Environmental Pty Ltd	90.84
4	Australian Wetlands Landscapes Qld Pty Ltd	88.06
5	Hans Nalder Pty Ltd (RNB)	79.29
6	Activeco Pty Ltd	76.80
7	Elite Horticultural Pty Ltd	75.04
8	Barung Landcare Association	71.14
9	Evolve Environmental Solutions Pty Ltd	68.99

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offers from Technigro Pty Ltd and Aust Care Environmental Services Pty Ltd received higher evaluation scores than Davanco Environmental Pty Ltd due to Technigro's and Aust Care Environmental Services' ISO accreditations which are non-mandatory for this work. Davanco Environmental Pty Ltd are deemed capable of undertaking the required works outlined in the tender. Their offer was the lowest price received and are therefore recommended as this offer represents best overall value to Council.

Separable portion 3 - Natural Areas Weed Management - Mapped Areas within Divisions 9 and 10

Council received nine conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All nine conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Aust Care Environmental Services Pty Ltd	96.83
2	Technigro Pty Ltd	91.80
3	Davanco Environmental Pty Ltd	90.84
4	Hans Nalder Pty Ltd (RNB)	85.76
5	Australian Wetlands Landscapes Qld Pty Ltd	83.59
6	Elite Horticultural Pty Ltd	79.55
7	Activeco Pty Ltd	78.15
8	Barung Landcare Association	75.26
9	Evolve Environmental Solutions Pty Ltd	69.96

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offers from Technigro Pty Ltd and Aust Care Environmental Services Pty Ltd received higher evaluation scores than Davanco Environmental Pty Ltd due to Technigro's and Aust Care Environmental Services' ISO accreditations which are non-mandatory for this work. Davanco Environmental Pty Ltd are deemed capable of undertaking the required works outlined in the tender. Their offer was the lowest price received and are therefore recommended as this offer represents best overall value to Council.

Separable portion 4 - Natural Areas Weed Management - Mapped Areas within Division 11

Council received nine conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All nine conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Aust Care Environmental Services Pty Ltd	97.86
2	Davanco Environmental Pty Ltd	84.54
3	Australian Wetlands Landscapes Qld Pty Ltd	83.94
4	Hans Nalder Pty Ltd (RNB)	80.76
5	Elite Horticultural Pty Ltd	80.18
6	Activeco Pty Ltd	78.00
7	Barung Landcare Association	72.94
8	Technigro Pty Ltd	71.42
9	Evolve Environmental Solutions Pty Ltd	71.05

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Aust Care Environmental Services Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 5 - Natural Areas Weed Management - Mapped Areas within Divisions 2, 4 and 5

Council received seven conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All seven conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.71
2	Aust Care Environmental Services Pty Ltd	94.78
3	Australian Wetlands Landscapes Qld Pty Ltd	88.72
4	Activeco Pty Ltd	83.97
5	Elite Horticultural Pty Ltd	74.22
6	Evolve Environmental Solutions Pty Ltd	69.57

Moreton Bay Regional Council

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

RANK	TENDERER	EVALUATION SCORE
7	Barung Landcare Association	64.05

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Technigro Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 6 - Natural Areas Weed Management - Mapped Areas within Divisions 2, 3 and 12

Council received seven conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All seven conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Australian Wetlands Landscapes Qld Pty Ltd	93.38
2	Technigro Pty Ltd	88.37
3	Elite Horticultural Pty Ltd	85.04
4	Barung Landcare Association	83.45
5	Activeco Pty Ltd	78.31
6	Aust Care Environmental Services Pty Ltd	76.84
7	Evolve Environmental Solutions Pty Ltd	64.87

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Australian Wetlands Landscapes Qld Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 7 - Natural Areas Weed Management - Mapped Areas within Division 1

Council received six conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All six conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.71
2	Australian Wetlands Landscapes Qld Pty Ltd	83.53
3	Barung Landcare Association	79.41
4	Activeco Pty Ltd	76.22
5	Elite Horticultural Pty Ltd	75.27
6	Evolve Environmental Solutions Pty Ltd	70.40

Moreton Bay Regional Council

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Technigro Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 8 - Natural Areas Weed Management - Mapped Areas within Divisions 3 and 12

Council received seven conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All seven conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.71
2	Activeco Pty Ltd	93.55
3	Australian Wetlands Landscapes Qld Pty Ltd	86.39
4	Barung Landcare Association	85.56
5	Elite Horticultural Pty Ltd	81.69
6	Aust Care Environmental Services Pty Ltd	77.03
7	Evolve Environmental Solutions Pty Ltd	73.59

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offer from Technigro Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 9 - Natural Areas Weed Management - Mapped Areas within Division 4

Council received seven conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All seven conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.71
2	Australian Wetlands Landscapes Qld Pty Ltd	90.76
3	Aust Care Environmental Services Pty Ltd	78.89
4	Barung Landcare Association	78.29
5	Elite Horticultural Pty Ltd	75.23
6	Evolve Environmental Solutions Pty Ltd	74.85
7	Activeco Pty Ltd	52.95

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

The offer from Technigro Pty Ltd was the lowest priced offer and received the highest evaluation score.

Separable portion 10 - Natural Areas Weed Management - Mapped Areas within Division 12

Council received seven conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

All seven conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Technigro Pty Ltd	95.66
2	Barung Landcare Association	95.20
3	Aust Care Environmental Services Pty Ltd	95.19
4	Australian Wetlands Landscapes Qld Pty Ltd	93.38
5	Activeco Pty Ltd	82.64
6	Elite Horticultural Pty Ltd	82.48
7	Evolve Environmental Solutions Pty Ltd	70.26

All offers received for this portion of tendered works meet the criteria outlined in the tender specifications. All companies are well established within the field of expertise, with qualified and experienced staff capable of undertaking the required works.

The offers from Technigro Pty Ltd, Barung Landcare Association and Aust Care Environmental Services Pty Ltd received higher evaluation scores than Australian Wetland Landscapes due to their ISO accreditations which are non-mandatory for this work. Australian Wetlands Landscapes Qld Pty Ltd are deemed capable of undertaking the required works outlined in the tender. Their offer was the lowest price received and are therefore recommended as this offer represents best overall value to Council.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to the value of the work being greater than \$200,000, a competitive tender process was undertaken through a Vendor Panel Arrangement using Council's panel arrangement MBRC005994 - Natural Area Weed Control and Revegetation Services, in accordance with the Local Government Act 2009.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

- Council's Procurement Policy 2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

The project will be undertaken, with reference to the following policies:

- Koala Conservation Policy No: 35-2150-003
- Sustainability Policy No: 12-1250-044

ITEM 4.4 TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL - A17201255 (Cont.)

3.4 Risk Management Implications

Due to the value of works to be awarded to Technigro Pty Ltd, a financial status review of this company has been undertaken, with the preferred tenderer for separable portions 1, 5, 7, 8 and 9 achieving a 'strong' financial capacity to deliver the proposed bushland restoration activities.

Recommended tenderers and values for separable portions 2, 3, 4, 6 and 10 all fall under \$200,000 and therefore did not have financial status checks undertaken.

3.5 Delegated Authority Implications

No delegation authority implications arising as a direct result of this report.

3.6 Financial Implications

Refer comments re financial capacity as per 3.4.

The recommended tenders for Separable Portions 1 to 10 total \$812,376.87 (excl. GST) which is within the budget allocation.

Works are expected to commence in August 2018 and extend over the period of the 2018/2019 financial year. Further requests for quotation will be sought for the Post Fire Weed Program, High Impact Species Program and Revegetation Program for 2018/2019.

3.7 Economic Benefit

The economic benefit of the proposed maintenance project is increased land useability, improved land value, lower long term reserve maintenance costs.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

The project will provide future opportunities for nature based recreation and opportunities for nature or environmental based community groups. No social disadvantages are associated with the project.

3.10 Consultation / Communication

Consultation for the delivery of this program has been undertaken with relevant officers, section managers and the procurement section of Council.

SUPPORTING INFORMATION

Ref: A17306716 and Confidential A17163174, A17147359, A17164855, A17164857, A17163185, A17163200, A17167120, A17167135, A17167896, A17167947

The following list of supporting information is provided for:

ITEM 4.4

TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL

#1 Separable Portion Detail

Confidential #2 Tender Evaluation - Separable Portion 1

Confidential #3 Tender Evaluation - Separable Portion 2

Confidential #4 Tender Evaluation - Separable Portion 3

Confidential #5 Tender Evaluation - Separable Portion 4

Confidential #6 Tender Evaluation - Separable Portion 5

Confidential #7 Tender Evaluation - Separable Portion 6

Confidential #8 Tender Evaluation - Separable Portion 7

Confidential #9 Tender Evaluation - Separable Portion 8

Confidential #10 Tender Evaluation - Separable Portion 9

Confidential #11 Tender Evaluation - Separable Portion 10

Moreton Bay Regional Council

ITEM 4.4 - TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL (Cont.)

#1 Separable Portion Detail

Natural Areas Weed Management Program

Separable portion 1 - Natural Areas Weed Management - Mapped Areas within Divisions 7, 8 and 9

CASHMERE	Harrison Street Reserve 2
CASHMERE	Jan Sked Reserve 3
CASHMERE	Louise Court Park - Bushland
CLOSEBURN	Douglas Franklin Reserve
JOYNER	Youngs Crossing Road Reserve 1
PETRIE	Mungarra Reserve - Bushland
PETRIE	Tweedale Reserve
WARNER	4 Mile Creek Warner
WARNER	Brisbane Road Park 3
WARNER	Brisbane Road Park 4
WARNER	Brisbane Road Park 5
WARNER	Yellow Button Close Reserve 9

Separable portion 2 - Natural Areas Weed Management - Mapped Areas within Divisions 4, 7, 2, 11 and 12

BURPENGARY	Buchanan Park 2
BURPENGARY	Currimundi Court Reserve 1
GRIFFIN	Aspire Parade Reserve 2
GRIFFIN	Griffin Environmental Reserve
KALLANGUR	Balstrup Park
KALLANGUR	David Dwyer Reserve
KALLANGUR	Martin Purcell Reserve
KALLANGUR	Yebri Street Park 1
MORAYFIELD	Adelong Court Park - Bushland
MORAYFIELD	Crowe Road Park 2
MURRUMBA DOWNS	Miers Park
NARANGBA	Grace Crescent Park 2
NARANGBA	Norfolk Downs Estate Park
OCEAN VIEW	Brockhurst Reserve
UPPER CABOOLTURE	Tinney Road Reserve Central
WHITESIDE	Whiteside Road Park

Separable portion 3 - Natural Areas Weed Management - Mapped Areas within Divisions 9 and 10

ALBANY CREEK	Dawn Road Reserve 1 (Zone 2)
ALBANY CREEK	Dawn Road Reserve West (Zone 1)
ALBANY CREEK	Gleneagles Crescent Park 2 (Zone 3)
ALBANY CREEK	Kim Grayson Park
ARANA HILLS	Leslie Patrick Park 3
BUNYA	Bird Song Place Park 2
BUNYA	Powerful Owl Court Park 2
BUNYA	Tyler Reserve 2
BUNYA	Wilga Drive Reserve (South)
DRAPER	Edward D Allison Park 1
EVERTON HILLS	Charles Street Reserve - Bushland
EVERTON HILLS	George Georges Park 1
FERNY HILLS	Bert Hall Park 2
FERNY HILLS	Drovers Close Reserve
FERNY HILLS	Fernwood Reserve - Creek

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 172
Agenda

ITEM 4.4 - TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL (Cont.)

Natural Areas Weed Management Program

Separable portion 4 - Natural Areas Weed Management - Mapped Areas within Division 11

CAMP MOUNTAIN	Harold Brown Park 1
FERNY HILLS	Brook Park
HIGHVALE	Alan Smith Park 2
HIGHVALE	Dawson Creek Reserve 2
HIGHVALE	Mount Glorious Road Reserve 4
HIGHVALE	Reiners Road Park 1
HIGHVALE	Russell Family Park
HIGHVALE	Ryder Road Reserve 3
HIGHVALE	Sky Drive Park 1
SAMFORD	Brian Burke Reserve
SAMFORD VALLEY	Undambi Rotary Reserve
SAMFORD VALLEY	Uralba Park 4
WIGHTS MOUNTAIN	Westbourne Park 3
YUGAR	Samford Parklands 13

Separable portion 5 - Natural Areas Weed Management - Mapped Areas within Divisions 2, 4 and 5

DECEPTION BAY	Maine Terrace Park
DECEPTION BAY	North Lakes Environmental Reserve - Zone W1
DECEPTION BAY	North Lakes Environmental Reserve - Zone W2
DECEPTION BAY	North Lakes Environmental Reserve - Zone W3a
DECEPTION BAY	North Lakes Environmental Reserve - Zone W3b
DECEPTION BAY	Progress Park Sports Grounds
DECEPTION BAY	Roseberry Place Park/Creek Road Park
MANGO HILL	Anzac Avenue North Park
MANGO HILL	Capestone Boulevard Park - West & East
MANGO HILL	Halpine Lake Reserve
MANGO HILL	Jean Hooper Park
MANGO HILL	Mallard Street Park
MANGO HILL	Maryvale Road Reserve
MANGO HILL	Mercury Parade
MANGO HILL	Park Vista Drive Park
MANGO HILL	Park Vista Drive Park North
MARGATE	MJ Brown Park
MARGATE	Seacrest Park
ROTHWELL	Boama Park
ROTHWELL	Chelsea St Environmental Reserve
ROTHWELL	Glanville Park/ Jim McGahey Park

Separable portion 6 - Natural Areas Weed Management - Mapped Areas within Divisions 2, 3 and 12

BELLMERE	Belle Air Estate
BELLMERE	Colburn Way Park
BELLMERE	Richards Court Park
BELLMERE	Swann Road Park
BURPENGARY	Burpengary Environmental Park
BURPENGARY	Paradise North Park
BURPENGARY EAST	Coolendel Court Park
BURPENGARY EAST	Fodora Place Park
BURPENGARY EAST	Koda Street Park 2
BURPENGARY EAST	Krause Park
BURPENGARY EAST	Twists Road Park 2
CABOOLTURE SOUTH	Caboolture Arboretum
CABOOLTURE SOUTH	Platypus Creek Environmental Reserve
MORAYFIELD	Petersen Road Park
MORAYFIELD	Walkers Road Reserve

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 173
Agenda

ITEM 4.4 - TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL (Cont.)

Natural Areas Weed Management Program	
Separable portion 7 - Natural Areas Weed Management - Mapped Areas within Division 1	
BEACHMERE	H E Corbould Park
BONGAREE	Bongaree Caravan Park
BONGAREE	Buckley's Hole Environmental Park
BONGAREE	Melsa Park
DONNYBROOK	Donnybrook Foreshore
MELDALE	Meldale Road Park East
NINGI	Grice Crescent Reserve
NINGI	Grice Crescent Reserve- East
NINGI	Sandheath Place Reserve East
NINGI	Sandheath Place Reserve- North and South
NINGI	Sandstone Boulevard Park
SANDSTONE POINT	Sandstone Point Sports Ground
SANDSTONE POINT	The Common
WHITE PATCH	White Patch Esplanade Park
WOORIM	Woorim Foreshore
Separable portion 8 - Natural Areas Weed Management - Mapped Areas within Divisions 3 and 12	
CABOOLTURE	Bert Webster Park
CABOOLTURE	Brown Street
CABOOLTURE	Elof Road Park and Keast Street Park- Van Beelen Street
CABOOLTURE	Jensen Road Reserve- East
CABOOLTURE	Keast Street Park
CABOOLTURE	Kiara Close Park
CABOOLTURE	Lagoon Creek Reserve
CABOOLTURE	Mayes Circuit Park
CABOOLTURE	McNaught Road Environmental Reserve
CABOOLTURE	Pettigrew Street Park East/ Lagoon Creek Reserve
CABOOLTURE	Scribbly Gum Circuit Reserve
CABOOLTURE	Summerfields Drive Park
CABOOLTURE	Wormwell Court Park
ELIMBAH	Kirrang Drive Park
UPPER CABOOLTURE	Kensington Court Park
UPPER CABOOLTURE	Parkridge Estate Park
UPPER CABOOLTURE	Pauls Road Park
UPPER CABOOLTURE	Sunflower Crescent Park
UPPER CABOOLTURE	Willowleaf Circuit Park
Separable portion 9 - Natural Areas Weed Management - Mapped Areas within Division 4	
NORTH LAKES	Aurora Boulevard Park
NORTH LAKES	Discovery Drive Reserve
NORTH LAKES	Hoya Close Park
NORTH LAKES	Kowari Crescent Park
NORTH LAKES	North Lakes Environmental Reserve - Zone E1
NORTH LAKES	North Lakes Environmental Reserve - Zone E2a
NORTH LAKES	North Lakes Environmental Reserve - Zone E2b
NORTH LAKES	North Lakes Koala Corridor - Chelmsford Road
NORTH LAKES	North Lakes Koala Corridor - Heathcote Avenue Park
NORTH LAKES	North Lakes Koala Corridor - Whitfield Crescent Reserve
NORTH LAKES	Sandpiper Avenue Bushland - Melaleuca Lakes & Parklands
NORTH LAKES	Tarong Avenue

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
7 August 2018

PAGE 174
Agenda

ITEM 4.4 - TENDER - NATURAL AREAS WEED MANAGEMENT PROGRAM - REGIONAL (Cont.)

Natural Areas Weed Management Program

Separable portion 10 - Natural Areas Weed Management - Mapped Areas within Division 12

D'AGUILAR	Cash Street Park
D'AGUILAR	Curran Street Park
D'AGUILAR	Raaen Road Park
D'AGUILAR	Ryan Gully Park
STANMORE	Cove Road Environmental Reserve
WAMURAN	Campbells Park
WAMURAN	Depina Drive Park
WAMURAN	Devit Road Park
WAMURAN	Rangeview Park
WAMURAN	Sumsion Road Park
WOODFORD	Crampton Drive Park
WOODFORD	Kropp Road Park
WOODFORD	Scott Lane Park
WOODFORD	Sippel Drive Park

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEW LEASE - REDCLIFFE CITY JUNIOR CRICKET CLUB INC - DIVISION 6

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A17285695 : 24 July 2018 - **Refer Supporting Information A17289822**
Responsible Officer: CM, Acting Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Redcliffe City Junior Cricket Club Inc. at Filmer Park, 229 Hornibrook Esplanade, Woody Point (Refer Supporting Information #1). The proposed lease would take effect following the club's construction of a storage shed.

OFFICER'S RECOMMENDATION

1. That Redcliffe City Junior Cricket Club Inc., be offered a lease over an area at 229 Hornibrook Esplanade, Woody Point area (refer Supporting Information #1) for a period of five years, in accordance with the terms and conditions of Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
2. That the provision of the lease referred to in Recommendation 1 be subject to Redcliffe City Junior Cricket Club Inc. securing funding and completing the shed construction works.
3. That Council authorise the Chief Executive Officer to take all action necessary to execute the lease described in Recommendation 1.
4. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in Recommendation 1.

ITEM 5.1 NEW LEASE - REDCLIFFE CITY JUNIOR CRICKET CLUB INC - DIVISION 6 - A17285695 (Cont.)

REPORT DETAIL

1. Background

The Redcliffe City Junior Cricket Club Inc. access Filmer Park under a Sports Field Permit. The club currently utilises a small section of the Peninsula Cricket Club Inc. shed, plus its committee member's homes, for storage of equipment and uniforms and has identified a need for its own storage facility.

2. Explanation of Item

Tenants of facilities under a lease, licence or permit from Council are required to submit an Improvement Works Application to obtain Council approval for any improvements to the facility or site. Council may approve, approve with conditions or refuse applications at its discretion.

The Redcliffe City Junior Cricket Club Inc. has lodged an Improvement Works Application to Council for the installation of a slab and storage shed. The application has been assessed by Council's key stakeholder departments, with no objections to the proposed works.

3. Strategic Implications

3.1 Legislative/Legal Implications

The Council must comply with the Local Government Act 2009 and Local Government Regulation 2012 when it disposes of valuable non-current assets. Resolving to rely on the exception provided under section 236(1)(b)(ii) of the Regulation will allow Council to complete the disposal to a community organisation by means other than tender or auction.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications

There are no risk management implications arising as a direct result of this report.

3.5 Delegated Authority Implications

As per Officer's Recommendation 3 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute a new lease.

3.6 Financial Implications

There are no financial implications arising as a direct result of this report.

3.7 Economic Benefit

There are no economic benefit implications arising as a direct result of this report.

3.8 Environmental Implications

There are no environmental implications arising as a direct result of this report.

3.9 Social Implications

The issuing of a lease to Redcliffe City Junior Cricket Club Inc. will provide the club with vital infrastructure to store the club's playing equipment and uniforms.

3.10 Consultation / Communication

Councillor Winchester (Division 6)
Relevant Council departments
Redcliffe City Junior Cricket Club Inc.
Peninsula Cricket Club Inc.
Redcliffe Dog Obedience Club Inc.

SUPPORTING INFORMATION

Ref: [A17289822](#)

The following list of supporting information is provided for:

ITEM 5.1

NEW LEASE - REDCLIFFE CITY JUNIOR CRICKET CLUB INC - DIVISION 6

#1 Redcliffe City Junior Cricket Club Inc - proposed lease area

ITEM 5.1 - NEW LEASE - REDCLIFFE CITY JUNIOR CRICKET CLUB INC (Cont.)

#1 Redcliffe City Junior Cricket Club Inc - proposed lease area



6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION

(Cr D Grimwade)

No items for consideration.

9 GENERAL BUSINESS

ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.