



# AGENDA

## Coordination Committee Meeting

**Tuesday 12 February 2019**

commencing at 10.30am

Strathpine Chambers  
220 Gympie Road, Strathpine

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**COUNCILLOR:**

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 12 February 2019 commencing at 10.30am in Strathpine Chambers, 220 Gympie Road, Strathpine to give consideration to the matters listed on this agenda.

Daryl Hitzman  
Chief Executive Officer

7 February 2019

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**Membership = 13**  
Mayor and all Councillors

**Quorum = 7**

[Agenda for public distribution](#)

## LIST OF ITEMS

### 1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

### 2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

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- REGIONAL

REPORT DETAIL

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Confidential #1 Tender Evaluation - Category 4

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REPORT DETAIL

SUPPORTING INFORMATION

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# Moreton Bay Regional Council

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## **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**

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## ATTENDANCE & APOLOGIES

### Attendance:

#### Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)

#### Officers:

### Apologies:

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**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:**

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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)

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**1 GOVERNANCE SESSION**

**(Cr A Sutherland, Mayor)**

No items for consideration.

**2 PLANNING & DEVELOPMENT SESSION**

**(Cr M Gillam)**

**ITEM 2.1**

**PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL**

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A18060609: 21 January 2019 - Refer **Confidential Supporting Information A18172031**  
*Responsible Officer:* DH, Acting Manager Strategic Planning and Economic Development (PED Strategic Planning)

**Executive Summary**

A preferred supplier arrangement panel has been prepared to support strategic planning and development assessment services for a period commencing 18 February 2019 to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council.

Council sought tenders (MBRC0007652) from the market in a process which commenced on 9 June 2018 and closed on 3 July 2018. A total of 131 conforming submissions were received, distributed across the tender categories of:

- Category 1 - Strategic Planning (111 responses)
- Category 2 - Development Services (100 responses)
- Category 3 - Design (70 responses)
- Category 4 - Consultation & Community Engagement (53 responses)

Although this preferred supplier arrangement went to market 6 months ago, there is no issue with appointing companies under this tendering process as the initial terms of the panel are still current (from date advised in acceptance letter of award until 30 June 2019). Clarifications have been made with companies to ensure current insurance certificates have been obtained or will be obtained from proposed companies before being engaged under the panel arrangement.

Following assessment, it is recommended that 44 suppliers be appointed as listed against each category.

**OFFICER'S RECOMMENDATION**

1. The following consultants be appointed onto Council's preferred supplier arrangement for Strategic Planning & Development Services Consultants Panel (MBRC0007652) for a period from 18 February 2019 to 30 June 2020, as per the following categories:

Category 1 - Strategic Planning Consultancy (managed by Strategic Planning & Economic Development Branch)

- a) Continuum Group Pty Ltd ATF Continuum Group Trust
- b) Ethos Urban Pty Ltd
- c) Integrated Infrastructure Planning Pty Ltd
- d) Mecone Brisbane Pty Ltd
- e) ACS Consult Pty Ltd
- f) Arup Australia Pty Ltd
- g) Perkins Planning Pty Ltd
- h) Aecom Australia Pty Ltd
- i) Cardno (QLD) Pty Ltd
- j) PSA Consulting (Australia) Pty Ltd
- k) John Gaskell Planning Consultants Pty Ltd

*ITEM 2.1 PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL - A18060609 (Cont.)*

Category 2 - Development Services Consultancy (managed by Development Services Branch)

- a) Lee Development Planning Pty Ltd
- b) Mecone Brisbane Pty Ltd
- c) Continuum Group Pty Ltd ATF Continuum Group Trust
- d) Perkins Planning Pty Ltd
- e) Contour Consulting Engineers Pty Ltd
- f) Engeny Management Pty Ltd ATF Engeny M Trust
- g) Ethos Urban Pty Ltd
- h) John Gaskell Planning Consultants Pty Ltd
- i) RPS Australia East Pty Ltd
- j) KN Group Pty Ltd
- k) GHD Pty Ltd
- l) SLR Consulting Australia Pty Ltd
- m) Roberts Day Pty Ltd
- n) Wolter Consulting Group Pty Ltd
- o) 28 South Environmental Pty Ltd ATF 28 South Environmental Trust
- p) Powerful Owl QLD Pty Ltd T/A Duke Environmental

Category 3 - Design Consultancy (managed by Strategic Planning & Economic Development Branch)

- a) Codesign Studio
- b) Deicke Richards Pty Ltd
- c) John Dudley Byrne
- d) Roberts Day Pty Ltd
- e) Aecom Australia Pty Ltd
- f) Place Design Group Pty Ltd
- g) Arup Australia Pty Ltd
- h) Group GSA Pty Ltd
- i) Better Cities Group
- j) LAUD Ink Pty Ltd
- k) Urbis Pty Ltd
- l) Lat 27 Pty Ltd

Category 4 - Consultation & Community Engagement (managed by Strategic Planning & Economic Development Branch)

- a) Articulous Pty Ltd
  - b) Three Plus Pty Ltd ATF Three Plus Unit Trust
  - c) Catalyst Communications
  - d) Arup Australia Pty Ltd
  - e) Aecom Australia Pty Ltd
2. That the Council enters into an agreement with each of the above consultants as described in this report.
  3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with each of the above consultants for the preferred supplier arrangement for Strategic Planning & Development Services Consultants Panel (MBRC0007652) and any required variations of the agreement on Council's behalf.
  4. The Chief Executive Officer be authorised the right to determine under the preferred supplier arrangement whether to exercise the option to extend the contract by a further two 12-month periods, and or to review the composition of the preferred supplier list and consider whether it is necessary to re-tender the entirety of the preferred supplier arrangement.

*ITEM 2.1 PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL - A18060609 (Cont.)*

**REPORT DETAIL**

**1. Background**

Pursuant to section 233 of the Local Government Regulation 2012, Council may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if the contract is entered into with a preferred supplier under a preferred supplier arrangement.

The tender for the preferred supplier arrangement was advertised on 9 June 2018 and closed on 3 July 2018, consisting of four separate categories (identified below).

Although this preferred supplier arrangement went to market 6 months ago, there is no issue with appointing companies under this tendering process as the initial terms of the panel are still current (from date advised in acceptance letter of award until 30 June 2019). Clarifications have been made with companies to ensure current insurance certificates have been obtained or will be obtained from proposed companies before being engaged under the panel arrangement. The four separate categories are:

Category	Managed by	Scope	Tender responses per category
<b>Category 1 - Strategic Planning Consultancy</b>	Strategic Planning & Economic Development Branch	Regional planning, strategic planning, environmental services and infrastructure planning	111
<b>Category 2 - Development Services Consultancy</b>	Development Services Branch	In house services to support development applications and services relating to review and assessment of technical reports	100
<b>Category 3 - Design Consultancy</b>	Strategic Planning & Economic Development Branch	Design, urban design, architecture and landscape architecture	70
<b>Category 4 - Consultation &amp; Community Engagement</b>	Strategic Planning & Economic Development Branch	Consultation, including consultation strategies	53

Successful suppliers are proposed to be appointed from 18 February 2019 to 30 June 2020, with an option to be extended for a further two 12-month periods if beneficial.

Successful consultants will be invited to submit quotations for specific projects during the term of the panel. Council will issue the Request for Quotes (RFQ) through VendorPanel. Depending on the financial value Council may obtain a single quote or multiple quotes from consultants.

It is expected that in most instance consultants would be appointed from the panel. Certain exceptions, such as tenders/ big projects or where the service is not provided for by the panel members may necessitate the need to appoint a consultant outside the panel subject to standard procurement protocols.

**2. Explanation of Item**

The submissions were assessed by the tender assessment team in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

Submissions that did not address mandatory assessment criteria were assessed as "non-conforming" and did not progress in the evaluation process. The submissions were then assessed on criteria that included:

- a) Local knowledge, relevant project experience and/or prior work history with MBRC
- b) Key personnel skills and experience
- c) Price

## Moreton Bay Regional Council

### ITEM 2.1 PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL - A18060609 (Cont.)

The following tables lists the recommended successful tender submissions in the tender categories, based on a weighted score achieved through assessment:

#### **Category 1 - Strategic Planning Consultancy**

Rank	Tenderer	Weighted Score (100)
1	Continuum Group Pty Ltd ATF Continuum Group Trust	100.00
2	Ethos Urban Pty Ltd	94.80
3	Integrated Infrastructure Planning Pty Ltd	94.24
4	Mecone Brisbane Pty Ltd	93.12
5	ACS Consult Pty Ltd	92.75
6	Arup Australia Pty Ltd	92.01
7	Perkins Planning Pty Ltd	92.01
8	Aecom Australia Pty Ltd	91.82
9	Cardno (QLD) Pty Ltd	85.32
10	PSA Consulting (Australia) Pty Ltd	84.94
11	John Gaskell Planning Consultants Pty Ltd	84.39

Continuum Group Pty Ltd ATF Continuum Group Trust received the highest evaluation score for the combined selection criteria. This company provided a comprehensive quality submission, demonstrating exceptionally well its ability to support strategic projects. It demonstrated a high level of local knowledge and relevant project experience, with exceptional key personnel and the most competitive pricing required to deliver the service.

Ethos Urban Pty Ltd, Integrated Infrastructure Planning Pty Ltd, Mecone Brisbane Pty Ltd, ACS Consult Pty Ltd, Arup Australia Pty Ltd, Perkins Planning Pty Ltd and Aecom Australia Pty Ltd were detailed submissions, demonstrating to a high standard their ability to support strategic projects. These submissions demonstrated their local knowledge and relevant project experience, with competitive pricing and appropriate experienced personnel.

The submissions received from Cardno (QLD) Pty Ltd, PSA Consulting (Australia) Pty Ltd and John Gaskell Planning Consultants Pty Ltd were conforming tender submissions, with reasonable pricing and demonstrated project experience, resources and personnel able to deliver the scope of works.

#### **Category 2 - Development Services Consultancy**

Rank	Tenderer	Weighted Score (100)
1	Lee Development Planning Pty Ltd	100.00
2	Mecone Brisbane Pty Ltd	96.84
3	Continuum Group Pty Ltd ATF Continuum Group Trust	92.19
4	Perkins Planning Pty Ltd	92.01
5	Contour Consulting Engineers Pty Ltd	91.45
6	Engeny Management Pty Ltd ATF Engeny M Trust	91.08
7	Ethos Urban Pty Ltd	90.89
8	John Gaskell Planning Consultants Pty Ltd	87.36
9	RPS Australia East Pty Ltd	86.80
10	KN Group Pty Ltd	85.32
11	GHD Pty Ltd	84.94
12	SLR Consulting Australia Pty Ltd	84.20
13	Roberts Day Pty Ltd	83.64
14	Wolter Consulting Group Pty Ltd	82.90
15	28 South Environmental Pty Ltd ATF 28 South Environmental Trust	81.78
16	Powerful Owl QLD Pty Ltd T/A Duke Environmental	80.86

## Moreton Bay Regional Council

### *ITEM 2.1 PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL - A18060609 (Cont.)*

Lee Development Planning Pty Ltd and Mecone Brisbane Pty Ltd received the highest evaluation score for the combined selection criteria. These companies provided a comprehensive quality submission, demonstrating exceptionally well their ability to support development assessment. They demonstrated a high level of local knowledge and relevant project experience, with exceptional key personnel and the most competitive pricing required to deliver the service.

The submissions received from John Gaskell Planning Consultants Pty Ltd, RPS Australia East Pty Ltd and KN Group Pty Ltd were satisfactory submissions, with reasonable pricing and demonstrated project experience, resources and personnel able to deliver the scope of works.

GHD Pty Ltd, SLR Consulting Australia Pty Ltd, Roberts Day Pty Ltd, Wolter Consulting Group Pty Ltd, 28 South Environmental Pty Ltd ATF 28 South Environmental Trust and Powerful Owl QLD Pty Ltd T/A Duke Environmental were conforming submissions, with appropriate pricing and demonstrated project experience, resources and personnel able to deliver the scope of works.

#### **Category 3 - Design Consultancy**

<b>Rank</b>	<b>Tenderer</b>	<b>Weighted Score (100)</b>
1	Codesign Studio	100.00
2	Deicke Richards Pty Ltd	98.67
3	John Dudley Byrne	96.58
4	Roberts Day Pty Ltd	94.11
5	Aecom Australia Pty Ltd	93.92
6	Place Design Group Pty Ltd	91.06
7	Arup Australia Pty Ltd	90.87
8	Group GSA Pty Ltd	87.07
9	Better Cities Group	86.69
10	LAUD Ink Pty Ltd	86.50
11	Urbis Pty Ltd	86.50
12	Lat 27 Pty Ltd	86.12

Codesign studio received the highest evaluation score for the combined selection criteria. This company provided a comprehensive quality submission, demonstrating exceptionally well its ability to support urban design. It demonstrated a high level of local knowledge and relevant project experience, with exceptional key personnel and the most competitive pricing required to deliver the service.

The submissions received from Deicke Richards Pty Ltd, John Dudley Byrne, Roberts Day Pty Ltd, Aecom Australia Pty Ltd, Place Design Group Pty Ltd and Arup Australia Pty Ltd were detailed submissions, demonstrating to a high standard their ability to support urban design. These submissions demonstrated their local knowledge and relevant project experience, with competitive pricing and appropriate experienced personnel.

The submissions received from Group GSA Pty Ltd, Better Cities Group, LAUD Ink Pty Ltd, Urbis Pty Ltd and Lat 27 Pty Ltd were satisfactory submissions, with reasonable pricing and demonstrated project experience, resources and personnel able to deliver the scope of works.

#### **Category 4 - Consultation & Community Engagement Consultancy**

<b>Rank</b>	<b>Tenderer</b>	<b>Weighted Score (100)</b>
1	Articulous Pty Ltd	100.00
2	Three Plus Pty Ltd ATF Three Plus Unit Trust	96.49
3	Catalyst Communications	95.88
4	Arup Australia Pty Ltd	95.46
5	Aecom Australia Pty Ltd	95.26

*ITEM 2.1 PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL - A18060609 (Cont.)*

Articulous Pty Ltd received the highest evaluation score for the combined selection criteria. This company provided a comprehensive quality submission, demonstrating exceptionally well its ability to support consultation related projects. It demonstrated a high level of local knowledge and relevant project experience, with exceptional key personnel and the most competitive pricing required to deliver the service.

The submissions received from Three Plus Pty Ltd ATF Three Plus Unit Trust, Catalyst Communications, Arup Australia Pty Ltd and Aecom Australia Pty Ltd were detailed, high quality submissions demonstrating an excellent ability to deliver the scope of works. These submissions demonstrated their local knowledge and relevant project experience, with competitive pricing and appropriate experienced personnel.

### **3. Strategic Implications**

#### **3.1 Legislative/Legal Implications**

The calling of public tenders and establishment of preferred supplier arrangement panels is in accordance with section 233 of the Local Government Regulation 2012.

#### **3.2 Corporate Plan / Operational Plan**

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

#### **3.3 Policy Implications**

These arrangements have been established in accordance with the provisions of Council's Procurement Policy 2150-006.

#### **3.4 Risk Management Implications**

The appointment of the suppliers will ensure the timely delivery of these services and programs whilst complying with Council's Procurement Policy.

#### **3.5 Delegated Authority Implications**

Adoption of the suppliers by Council and approval of subsequent purchase orders within delegated financial authority limits will satisfy these requirements.

#### **3.6 Financial Implications**

Future purchase orders for specific projects will be within the allocated budget.

#### **3.7 Economic Benefit**

The appointment of a preferred supplier arrangement panel will enable Council to deliver its programs in a timely and cost-effective manner.

#### **3.8 Environmental Implications**

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

#### **3.9 Social Implications**

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

#### **3.10 Consultation / Communication**

Corporate Procurement managed the process through preparation, release, evaluation and award.

**SUPPORTING INFORMATION**

**Ref: A18172031**

The following list of supporting information is provided for:

**ITEM 2.1**

**PURCHASING ARRANGEMENT - STRATEGIC PLANNING & DEVELOPMENT SERVICES - REGIONAL**

***Confidential #1 Tender Evaluation - Category 1***

***Confidential #1 Tender Evaluation - Category 2***

***Confidential #1 Tender Evaluation - Category 3***

***Confidential #1 Tender Evaluation - Category 4***



**ITEM 2.2**  
**TEMPORARY DELEGATION OF AUTHORITY - REGIONAL**

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A18042694: 30 January 2019  
*Responsible Officer:* SH, Divisional Project Coordinator (PED Directorate)

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**Executive Summary**

The purpose of this report is to advise Council on the applications dealt with by the Chief Executive Officer under temporary delegation during the period 14 December 2018 and 28 January 2019 (inclusive).

Pursuant to the provisions of section 257 of the *Local Government Act 2009*, Council delegated to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development, the power to decide those development applications not previously delegated to the Chief Executive Officer for the period 14 December 2018 and 28 January 2019 (inclusive) (Council-025, Council-105 and Council-107).

**OFFICER'S RECOMMENDATION**

That Council note that the temporary delegation provided by Council to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development was not exercised during the specified period 14 December 2018 and 28 January 2019 (inclusive).

ITEM 2.2 TEMPORARY DELEGATION OF AUTHORITY - REGIONAL - A18042694 (Cont.)

## REPORT DETAIL

### 1. Background

In order to comply with the timeframes specified in the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and the *Economic Development Act 2012*, the following recommendation appears on minute page 18/2425 of the General Meeting held 4 December 2018.

Ex. Coordination Committee held 4 December 2018 (Page 18/2425)

1. That subject to recommendation 2, pursuant to section 257 of the Local Government Act 2009, Council delegate its powers under the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and *Economic Development Act 2012* to the Chief Executive Officer to decide:
  - a) impact assessable development applications under the Moreton Bay Regional Council Planning Scheme for which submissions have been received;
  - b) impact assessable development applications and/or Plan of Developments under The Mill at Moreton Bay Priority Development Area Development Scheme for which submissions have been received;
  - c) development applications for preliminary approval;
  - d) development applications for preliminary approval that include a variation approval; and
  - e) precinct and Sector Plans for North Lakes.
2. That the delegation of powers made under recommendation 1 operate between 14 December 2018 and 28 January 2019 (inclusive).
3. That the Divisional Councillor and the Spokesperson for Planning and Development be advised prior to the Chief Executive exercising his delegated authority.
4. That a report be presented to Council outlining any delegations exercised under this temporary delegation once the delegation ceases.

### 2. Explanation of Item

The Chief Executive Officer was not required to exercise this delegation during the period 14 December 2018 and 28 January 2019 (inclusive).

This report satisfies the requirements of Recommendation 4 above.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

There are no legislative/legal implications arising as a direct result of this report.

#### 3.2 Corporate Plan / Operational Plan

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

#### 3.3 Policy Implications

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

#### 3.4 Risk Management Implications

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

#### 3.5 Delegated Authority Implications

The temporary delegations given to the Chief Executive Officer by Council ceased 28 January 2019.

*ITEM 2.2 TEMPORARY DELEGATION OF AUTHORITY - REGIONAL - A18042694 (Cont.)*

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

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

3.10 Consultation / Communication

The introduction of delegations did not require consultation with the community.

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**ITEM 2.3  
PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES -  
REGIONAL**

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A17541832: 18 January 2019 - Refer **Confidential Supporting Information**  
**A18172268**  
*Responsible Officer:* DH, Acting Manager Strategic Planning and Economic Development (PED  
Strategic Planning)

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**Executive Summary**

A preferred supplier arrangement panel has been prepared to support corporate economic development services for a period commencing 18 February 2019 to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council.

Council sought tenders (MBRC0007547) from the market in a process which commenced on 2 June 2018 and closed on 26 June 2018. A total of 27 conforming submissions were received.

Although this preferred supplier arrangement went to market 6 months ago, there is no issue with appointing companies under this tendering process as the initial terms of the panel are still current (from date advised in acceptance letter of award until 30 June 2019). Clarifications have been made with companies to ensure current insurance certificates have been obtained or will be obtained from proposed companies before being engaged under the panel arrangement.

Following assessment, it is recommended that 12 suppliers be appointed as listed.

**OFFICER'S RECOMMENDATION**

1. The following consultants be appointed onto Council's preferred supplier arrangement for the Economic Development Services Consultants Panel (MBRC0007547) for a period from 18 February 2019 to 30 June 2020:

Category – Economic Development Consultancy (managed by Strategic Planning & Economic Development Branch)

- a) CDM Smith Australia Pty Ltd
  - b) KPMG Australia
  - c) AEC Group Pty Ltd
  - d) Broad Property Research and Advisory Pty Ltd as Trustee for the Broad Investment Trust
  - e) Norling Consulting Pty Ltd
  - f) Petersburg Enterprises Pty Ltd T/A Velocity Partners
  - g) DeltaPearl Partners Pty Ltd
  - h) Savills Project Management Pty Ltd
  - i) Lucid Economics Pty Ltd
  - j) SC Lennon & Associates Pty Ltd
  - k) Colliers International Consultancy Pty Ltd
  - l) Bonwick Consulting Pty Ltd Trading as Urban Economics
2. That the Council enters into an agreement with each of the above consultants as described in this report.
  3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with each of the above consultants for the preferred supplier arrangement for Economic Development Services Consultants Panel (MBRC0007547) and any required variations of the agreement on Council's behalf.

## Moreton Bay Regional Council

*ITEM 2.3 PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES - REGIONAL - A17541832  
(Cont.)*

4. The Chief Executive Officer be authorised the right to determine under the preferred supplier arrangement whether to exercise the option to extend the contract by a further two 12-month periods, and or to review the composition of the preferred supplier list and consider whether it is necessary to re-tender the entirety of the preferred supplier arrangement.

ITEM 2.3 PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES - REGIONAL - A17541832  
(Cont.)

**REPORT DETAIL**

**1. Background**

Pursuant to section 233 of the Local Government Regulation 2012, Council may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if the contract is entered into with a preferred supplier under a preferred supplier arrangement.

The tender for the preferred supplier arrangement was advertised on 2 June 2018 and closed on 26 June 2018, as per the below.

Although this preferred supplier arrangement went to market 6 months ago, there is no issue with appointing companies under this tendering process as the initial terms of the panel are still current (from date advised in acceptance letter of award until 30 June 2019). Clarifications have been made with companies to ensure current insurance certificates have been obtained or will be obtained from proposed companies before being engaged under the panel arrangement. The tender sought:

Category	Managed by	Scope	Tender responses per category
<b>Economic Development Consultancy</b>	Strategic Planning & Economic Development Branch	Economic development projects and advice	27

Successful suppliers are proposed to be appointed from 18 February 2019 to 30 June 2020, with an option to be extended for a further two 12-month periods if beneficial.

Successful consultants will be invited to submit quotations for specific projects during the term of the panel. Council will issue the Request for Quotes (RFQ) through VendorPanel. Depending on the financial value Council may obtain a single quote or multiple quotes from consultants.

It is expected that in most instance consultants would be appointed from the panel. Certain exceptions, such as tenders/ big projects or where the service is not provided for by the panel members may necessitate the need to appoint a consultant outside the panel subject to standard procurement protocols.

**2. Explanation of Item**

The submissions were assessed by the tender assessment team in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

Submissions that did not address mandatory assessment criteria were assessed as "non-conforming" and did not progress in the evaluation process. The submissions were then assessed on criteria that included:

- d) Local knowledge, relevant project experience and/or prior work history with MBRC
- e) Key personnel skills and experience
- f) Price

The following table lists the tender submissions based on a weighted score achieved through assessment:

*ITEM 2.3 PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES - REGIONAL - A17541832  
(Cont.)*

**Category – Economic Development Consultancy**

Rank	Tenderer	Weighted Score (100)
1	CDM Smith Australia Pty Ltd	100.00
2	KPMG Australia	100.00
3	AEC Group Pty Ltd	98.60
4	Broad Property Research and Advisory Pty Ltd as Trustee for the Broad Investment Trust	98.60
5	Norling Consulting Pty Ltd	97.07
6	Petersburg Enterprises Pty Ltd T/A Velocity Partners	96.39
7	DeltaPearl Partners Pty Ltd	95.99
8	Savills Project Management Pty Ltd	95.39
9	Lucid Economics Pty Ltd	95.39
10	SC Lennon & Associates Pty Ltd	94.99
11	Colliers International Consultancy Pty Ltd	94.79
12	Bonwick Consulting Pty Ltd Trading as Urban Economics	94.19

CDM Smith Australia Pty Ltd and KPMG Australia received the highest evaluation scores for the combined selection criteria. These companies provided comprehensive quality submissions, clearly setting out their ability to support economic development projects and provide economic development advice, and demonstrated the required level of local knowledge, relevant experience and resources, and the most competitive pricing required to deliver these services, with qualified experienced personnel.

The submissions received from AEC Group Pty Ltd, Broad Property Research and Advisory Pty Ltd as Trustee for the Broad Investment Trust, Norling Consulting Pty Ltd and Petersburg Enterprises Pty Ltd T/A Velocity Partners were thorough conforming tender submissions, with competitive pricing, detailing their local knowledge, relevant experience and resources to deliver the required services, with appropriate experienced personnel.

The submissions received from DeltaPearl Partners Pty Ltd, Savills Project Management Pty Ltd, Lucid Economics Pty Ltd, SC Lennon & Associates Pty Ltd, Colliers International Consultancy Pty Ltd and Bonwick Consulting Pty Ltd Trading as Urban Economics were conforming tender submissions, with reasonable pricing and demonstrated experience, resources and personnel able to deliver these services.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

The calling of public tenders and establishment of preferred supplier arrangement panels is in accordance with section 233 of the Local Government Regulation 2012.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

These arrangements have been established in accordance with the provisions of Council's Procurement Policy 2150-006.

**3.4 Risk Management Implications**

The appointment of the suppliers will ensure the timely delivery of these services and programs whilst complying with Council's Procurement Policy.

**3.5 Delegated Authority Implications**

Adoption of the suppliers by Council and approval of subsequent purchase orders within delegated financial authority limits will satisfy these requirements.

*ITEM 2.3 PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES - REGIONAL - A17541832  
(Cont.)*

3.6 Financial Implications

Future purchase orders for specific projects will be within the allocated budget.

3.7 Economic Benefit

The appointment of a preferred supplier arrangement panel will enable Council to deliver its programs in a timely and cost-effective manner.

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Corporate Procurement managed the process through preparation, release, evaluation and award.



***SUPPORTING INFORMATION***

**Ref: A18172031**

The following list of supporting information is provided for:

**ITEM 2.3**

**PURCHASING ARRANGEMENT - ECONOMIC DEVELOPMENT SERVICES - REGIONAL**

***Confidential #1 Tender Evaluation - Economic Development Services***

**ITEM 2.4**

**DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8**

**APPLICANT:** Genesis Christian College C/- IB Town Planning  
**OWNER:** Genesis Christian College

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A18164230 : 6 February 2019 – Refer Supporting Information A18166804 & A18166993  
*Responsible Officer:* WM, Principal Planner (PED Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Genesis Christian College
<b>Lodgement Date:</b>	11 October 2018
<b>Properly Made Date:</b>	24 October 2018
<b>Confirmation Notice Date:</b>	24 October 2018
<b>Information Request Date:</b>	7 November 2018
<b>Info Response Received Date:</b>	14 November 2018
<b>Public Notification Dates:</b>	16 November 2018 - 7 December 2018
<b>No. of Submissions:</b>	Nil
<b>Decision Due Date:</b>	15 February 2019
<b>Prelodgement Meeting Held:</b>	No

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	8
<b>Property Address:</b>	Genesis Christian College 8, 12-16 Youngs Crossing Road, BRAY PARK QLD 4500
<b>RP Description</b>	Lot 3 SP 201136, Lot 1 SP 209590
<b>Land Area:</b>	86536m <sup>2</sup>
<b>Property Owner</b>	Genesis Christian College Ltd

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	<i>Planning Act 2016</i>
<b>Planning Scheme:</b>	Moreton Bay Regional Council Planning Scheme
<b>Planning Locality / Zone</b>	General Residential Zone - Suburban Neighbourhood Precinct
<b>Level of Assessment:</b>	Impact

This application seeks an Other Change to an existing Development Permit for a Material Change of Use for extension to an Educational Establishment at 8, 12-16 Youngs Crossing Road, Bray Park, on land described as Lot 1 SP209590 and Lot 3 SP201136. The application has been made in the form of a change to the existing development approval given over the site for Stage 19 in 2016 in order to avoid having multiple development approvals overlapping (with a potential for conflict) and allows the consolidation of the previous Stage 19 and new Stage 20 into a single development approval.

The proposal involves the development of an additional Senior School Building that will contain five additional general learning area (GLA) classrooms and new STEM lab (science, technology, engineering & math). Designed in line with the Genesis Christian College Masterplan, the Senior School building forms

## Moreton Bay Regional Council

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Stage 20 of the development of the College. The proposed building is sited on an existing vacant area located between the 2-storey specialist science building and the single storey industrial technology building. Consisting of two storeys and approximately 868 square metres of Gross Floor Area, the building is designed to accommodate additional learning space and associated office space for staff on both levels.

The applicant seeks to maintain the existing car parking spaces, pedestrian and vehicle access locations located on Lot 1 SP209590.

The subject site is located within the General Residential zone - Suburban Neighbourhood Precinct and has an area of 86,536m<sup>2</sup>. The site is also located in the Flood Hazard Overlay Area with the location of the proposed extension identified as being in the Medium Risk Flood Hazard area.

The site is identified as being located within the Urban Footprint in the South East Queensland Regional Plan.

The application was publicly advertised for a period of 15 days with no submissions received.

The proposal was lodged with Council and deemed to be Properly Made on 24 October 2018. Accordingly, this application has been assessed in accordance with the *Planning Act 2016* (Qld).

### OFFICER'S RECOMMENDATION

- A. That Council, consider the matters specific to the development proposal and the site, including the proposed measures to reduce flood risk to persons and property, as discussed in the report and provide direction on whether Council approves the development proposal, with or without conditions, or refuses the development proposal.
- B. If Council determines that the Other Change to the Material Change of Use - Development Permit for Educational Establishment (Extension) at 8, 12-16 Youngs Crossing Road, Bray Park, as proposed, should be approved, that Council make the approval subject to the following conditions and plans:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
<b>STAGE 20</b>			
Locality Plan	1713-A-CD-DA 1001	McLellan Bush Architects	21/8/2018
Site Plan	1713-A-CD-DA 1005	McLellan Bush Architects	21/8/2018
Landscaping Plan 1	1713-A-CD-DA 1006	McLellan Bush Architects	21/8/2018
Landscaping Plan 2	1713-A-CD-DA 1007	McLellan Bush Architects	28/8/2018
Ground Floor Plan	1713-A-CD-DA 2101	McLellan Bush Architects	28/8/2018
First Floor Plan	1713-A-CD-DA 2102	McLellan Bush Architects	21/8/2018
External Elevations	1713-A-CD-DA 3101	McLellan Bush Architects	28/8/2018
External Elevations	1713-A-CD-DA 3102	McLellan Bush Architects	28/8/2018
3D Views	1713-A-SD-4001	McLellan Bush Architects	29/3/2018
3D Views	1713-A-SD-4003	McLellan Bush Architects	29/3/2018
<b>STAGE 19</b>			
Site Plan	1509-A-CD-1201 Amend 5	McLellan Bush Architects	2/09/2016
Floor Plan Ground Level	1509-A-CD-2001 Amend 4	McLellan Bush Architects	2/09/2016
Floor Plan Level 1	1509-A-CD-2002 Amend 4	McLellan Bush Architects	2/09/2016
External Elevations	1509-A-CD-3001 Amend 3	McLellan Bush Architects	2/09/2016
External Elevations	1509-A-CD-3002 Amend 3	McLellan Bush Architects	2/09/2016

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### Conditions

CONDITION	TIMING
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>	
<b>DEVELOPMENT PLANNING</b>	
<b>1. Approved Plans and/or Documents</b>	
Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
<b>2. On-Site Car Spaces</b>	
A Maintain the existing car parking spaces provided on Lot 1 SP209590 as required by previous development approvals applying to the land.	Prior to commencement of use and to be maintained at all times.
B Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	
<b>3. Amenity of the Area</b>	
Carry out the use so that there is no detrimental effect on the amenity of any person or property, resulting from the emission of noise, vibration, odour, air pollutants, glare, waste water, waste products, grit, oil or otherwise.	At all times
<b>4. Bicycle Parking Facilities</b>	
<u>Stage 19</u> Install secure bicycle parking facilities for a minimum of 3 bicycles.  <u>Stage 20</u> Install secure bicycle parking facilities for a minimum of 4 bicycles to be collocated in the existing secure bicycle parking facility on the site.  For both stages, bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to commencement of use and to be maintained.
<b>5. End of Trip Facilities - Storage Lockers</b>	
<u>Stage 19</u> Install a minimum of five (5) secure storage lockers/ facilities within the building for the belongings of staff and/ or users of the site.  <u>Stage 20</u> Install a minimum of 11 (11) secure storage lockers/ facilities within the building for the belongings of staff and/ or users of the site.  <i>Note: the storage lockers for students are not included in this amount as they are for staff/ users other than students.</i>	Prior to commencement of use and to be maintained.
<b>6. Building Height Limit</b>	

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COORDINATION COMMITTEE MEETING  
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*ITEM 2.4 DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 - A18164230 (Cont.)*

	Ensure building height of the proposed development does not exceed a building height of 8.5m except for architectural features associated with the Educational establishment building.	At all times.
<b>7.</b>	<b>Student and Staff Numbers</b>	
	Ensure the building does not result in an increase in the number of; (a) students enrolled at the school above the maximum of 1650, and (b) staff employed at the school above the maximum of 200.	At all times.
<b>8.</b>	<b>External Lighting</b>	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use.
<b>9.</b>	<b>Pedestrian Lighting</b>	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use.
<b>DEVELOPMENT ENGINEERING</b>		
<b>10.</b>	<b>Replace Existing Council Infrastructure</b>	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of works carried out in association with the development to Council's standards.	Prior to commencement of use
<b>11.</b>	<b>Alterations and Relocation of Existing Services</b>	
	Ensure any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of an entity engaged in the provision of public utility services is to be carried out with the development and at no cost to Council unless agreed to in writing by the Council.	Prior to commencement of use
<b>12.</b>	<b>Minimum Floor Level (Stage 19 only)</b>	
	<u>Stage 19</u> Provide the proposed Business Office and Senior General Learning Area (GLA) Building with a minimum floor level in accordance with the approved plans of development.  <u>Stage 20</u> Provide the proposed General Learning Area (GLA) Building with a minimum floor level in accordance with the approved plans of development.	Prior to commencement of use.
<b>13.</b>	<b>Building Construction</b>	

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	<p>All flooring and the building materials, which are located below the Defined Flood Event, are to be constructed from materials with a high water resistance.</p> <p>Prepare and implement a Structural Engineering Report which investigates the structural approach to be utilised for the building to withstand the nature of the hazard to which it will be subject. The report is to be prepared by a suitably qualified RPEQ and is to be in accordance with the provisions of Planning Scheme Policy Flood Hazard, Coastal Hazard and Overland Flow.</p> <p>Notes: The Queensland Government Fact Sheet 'Repairing your house after a flood' provides information about water resilient products and building techniques. Available at <a href="http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf">http://www.hpw.qld.gov.au/SiteCollectionDocuments/WaterResilientProductsAndBuildingTechniquesForRebuildingAfterAFlood.pdf</a></p>	Prior to commencement of use
<b>14.</b>	<b>Emergency Evacuation Plan</b>	
A	<p>Have prepared by a suitably qualified person, and implement at all times, an Emergency Evacuation Plan for flood events that is to be made available on site at all times.</p> <p>The plan is to recognise that this catchment is fast responding resulting in less than 1 hour from peak rainfall to peak water level.</p> <p><i>Note: The school would need to rely on severe weather warnings/storm warnings issued by the Bureau of Meteorology which indicate the possibility of heavy rainfall that could cause flash flooding. It is recommended that the applicant register for Moreton Alert to receive warnings via email and text.</i></p>	At all times.
B	Make all Students, Teachers and Visitors aware of the Emergency Evacuation plan for flood events and their roles and responsibilities.	At all times.
C	<p>Review the Emergency Evacuation plan for flood events on an annual basis and update the Revisions / Modifications table to record the revisions.</p> <p>A copy of the revised Emergency Evacuation plan is to be provided to Council for its records.</p>	1 July each year.
<b>CONCURRENCE AGENCY</b>		
<b>15.</b>	<b>Concurrence Agency Conditions (Stage 19 only)</b>	
(a)	Comply with the conditions of the Department of State Development, Manufacturing, Infrastructure and Planning response dated 29 June 2016 (reference: SDA-0516-030708) or as amended.	(a) At all times.
(b)	Provide certification to Council prepared by a suitably qualified person or the agency demonstrating the requirements of the Department have been met.	(b) Prior to the commencement of use.

### ADVICES

<b>1.</b>	<b>Aboriginal Cultural Heritage Act 2003</b>
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	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p> <p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the <a href="#">cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)</a> for further information regarding the responsibilities of the developer.</p>
<b>2.</b>	<b>Adopted Charges</b>
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 August 2018 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>

- C. If Council determines that the Material Change of Use - Development Permit for Educational Establishment (Extension) at 8, 12-16 Youngs Crossing Road, Bray Park, as proposed, should be approved, that Council consider whether the following reasons provide sufficient grounds to justify the decision despite the resulting conflict with the following Applicable Codes of the Planning Scheme:

Details of the conflict with the relevant instrument	Reason for the decision
<p>The proposal is inconsistent with;</p> <p>Overall Outcome C(i) and C(iv) of the Flood Hazard Overlay Code as the proposal does not achieve the minimum flood planning level for the Defined Flood Event including the nominated allowance for the defined freeboard being an additional 750mm.</p>	<p>The reasons for the decision are;</p> <p>(a) The proposed development, despite being for an identified vulnerable land use, is for a small extension within an existing school campus that has been developed over the past 25 years. The proposed new building has been designed to have a finished floor level consistent and integrated with the existing buildings on the site and is to be constructed of materials and certified</p>

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Details of the conflict with the relevant instrument	Reason for the decision
	<p>by an RPEQ to withstand any structural damage in a Defined flood event. The College has evacuation procedures in place that will ensure there is a reduced risk to life during and after an event. Additionally, the small footprint of works which do not include any significant earthworks will ensure the risk of flood hazard to surrounding properties and the environment is not worsened.</p> <p>(b) The proposed development on balance does not compromise the relevant Strategic Outcomes as outlined in the Strategic Framework of the MBRC Planning Scheme.</p> <p>(c) The proposed development suitably demonstrates the risks to life, property, community, economic development and the environment from the identified flood hazard have been minimised.</p>

- D. That the Council report for this application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.
- E. That all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.
- F. That the following information be included in the Decision Notice.

### Decision Notice information

	Details to Insert
<b>Application Type</b>	Other Change - Material Change of Use Development Permit for extension to the existing Educational
<b>Relevant Period of Approval</b>	Material Change of Use – 6 years
<b>Section 64(5) Deemed Approval</b>	Not applicable
<b>Superseded Planning Scheme</b>	Not applicable
<b>Variation approval affecting the Planning Scheme</b>	Not applicable
<b>Other Necessary Permits</b>	Not applicable
<b>Codes for Accepted Development</b>	Not applicable
<b>Referral Agencies</b>	Department of State Development, Manufacturing, Infrastructure and Planning.
<b>Submissions</b>	There were 0 properly made submissions about this application.



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ITEM 2.4 DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 - A18164230 (Cont.)

## REPORT DETAIL

### 1. Background

On 24 October 2005, Council approved a Material Change of Use - Development Permit for expansion of the school and a Material Change of Use - Preliminary Approval for a new Master Plan for the 'Genesis Christian College' school site with a negotiated decision notice issued on 21 August 2006 in dealing with car parking requirements (File 2005/10488 - MP05/2845-05/2854).

On 28 February 2011 a Material Change of Use - Development Permit for Educational Establishment (Master Plan and New Classrooms) and Preliminary Approval for Educational Establishment was approved. This approval facilitated a new Master Plan for the site to supersede the previous Masterplan, as well as building works for Stages 15 and 16 (Classrooms, amenities, office and car parking) (Council ref: DA/24738/2010/DA). The development permit component of the development approval stated a maximum of 1440 students and 125 employees.

On 19 December 2013, a Material Change of Use - Development Permit for extensions to the existing Educational Establishment was approved by Council's delegate. This approval facilitated a new two (2) storey science building and a new lecture theatre for the Senior School. (File ref: DA/28006/2013/V2E). This permit stated a maximum of 1440 students and 125 employees.

On 13 December 2016, a Material Change of Use - Development Permit for extensions to the existing Educational Establishment as Stage 19 was approved by Council. This permit stated a maximum of 1440 students and 125 employees.

### 2. Explanation of Item

#### 2.1 Proposal Details

This application seeks a Development Permit for a Material Change of Use for extensions to an Educational Establishment at 8, 12-16 Youngs Crossing Road, Bray Park, on land described as Lot 1 SP209590 and Lot 3 SP201136.

The proposal involves the development of an additional Senior School Building which will contain five additional general learning area (GLA) classrooms and new STEM lab (science, technology, engineering & math). Designed in line with the Genesis Christian College Masterplan, the Senior School building forms Stage 20 of the development of the College. The proposed building is sited on an existing vacant area located between the 2 storey specialist science building and the single storey industrial technology building. Consisting of two storeys and approximately 868 square metres of Gross Floor Area, the building is designed to accommodate additional learning space and associated office space for staff on both levels.

The applicant seeks to maintain the existing car parking spaces as well as the pedestrian and vehicle access locations located on Lot 1 SP209590.

#### 2.2 Site and Locality

##### 2.2.1 *Existing Use*

The site is a large irregular shaped area of land located on Youngs Crossing Road in Bray Park and consists of two existing allotments. The main college site is identified as Lot 3 on SP 201136 being the location of the proposed new Stage 20 building. The site also consists of a small lot identified as Lot 1 on SP209590 located to the south of the main college site and containing the main College carpark and Early Learning Centre. The Christian School caters for Prep to Year 12 students, and has an existing day care centre. The school has separate primary and secondary campuses, plus a range of shared education and recreation/sporting facilities.

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Access to the site is gained via a signalised intersection with Youngs Crossing Road with a left-in left-out access to the staff and swimming pool car park toward the northern end of the site in accordance with existing approvals. The majority of the school buildings are constructed in the middle of the site, with sporting ovals provided at the northern end of the campus. A small Council park also adjoins the eastern end of the school oval and has been developed with multi-purpose hard courts by the school. The existing buildings have been developed above flood levels applicable at the time of construction and as a result of updated flood modelling are now below the Defined Flood Event (DFE) any free board as sought for new development under the Moreton Bay Regional Planning Scheme.

**2.2.2 Topography**

The topography of the site is generally flat, sloping gently in a north eastern direction to the open drain that runs along the northern boundary of the site. The existing vegetation is comprised of landscaping and a few native trees that are retained by this proposal.

**2.2.3 Surrounding Land Use**

The site is located within an urban residential area approximately 400 metres from the Warner Shopping Village. Development is characterised by a mix of low density residential uses to the north, east and south with detached houses on large rural residential lots existing to the west on the opposite side of Youngs Crossing Road. Several local bus stops are located within the vicinity; one being located at a walking distance of 55m from the main College car park / early learning centre. Below are the surrounding land uses and zoning:

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and Open Space	Drainage corridor with low density residential uses further north
South	General Residential Zone - Suburban Neighbourhood	Detached houses
East	General Residential Zone - Suburban Neighbourhood Precinct	Detached houses
West	Emerging Community Zone - Transition Precinct	Detached houses on larger lots

**2.3 Assessment Benchmarks related to the Planning Regulation 2017**

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, that are additional or alternative to the Assessment Benchmarks contained in Council’s Planning Scheme.

These Assessment Benchmarks are prescribed as being contained in:

- the South East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

<b>Applicable Assessment Benchmarks:</b>	Nil
<b>SEQ Regional Plan Designation:</b>	Urban Footprint
<b>Koala Habitat Designation:</b>	Priority Koala Assessable Development Area

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**2.3.1 State Planning Policy**

A new State Planning Policy came into effect on 3 July 2017, and is not currently integrated into the MBRC Planning Scheme. The following assessment benchmarks are to be applied to the assessment of development applications until the State interests have been appropriately integrated into Council's planning scheme. Assessment against the SPP assessment benchmarks is as follows:

<b>Assessment benchmark - livable communities</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmark - mining and extractive resources</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - water quality</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - natural hazards, risk and resilience</b>		
Applicable to Development	SPP Requirement	Comment
Yes	Erosion prone areas within a coastal management district: <ol style="list-style-type: none"> <li>(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is:                             <ol style="list-style-type: none"> <li>(a) coastal dependent development; or</li> <li>(b) temporary, readily relocatable or able to be abandoned development; or</li> <li>(c) essential community infrastructure; or</li> <li>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</li> </ol> </li> <li>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</li> </ol>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.

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	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	
<b>Assessment benchmarks - strategic airports and aviation facilities</b>		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint designation.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

2.3.3 Schedule 10, Part 10 of the Regulation – Koala Habitat Area

*Koala Habitat Area*

The site is located in a Priority Koala Assessable Development Area or Koala Assessable Development Area. An assessment as to how the development satisfies the provisions in the Regulation has been undertaken, and the proposal is consistent.

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2.4 Assessment Against Local Categorising Instrument - Moreton Bay Regional Council Planning Scheme

An assessment against the relevant parts of the planning scheme is set out below.

2.4.1 *Strategic Framework*

The proposal does not comply with (2) overall outcomes of the General Residential Zone - Suburban Neighbourhood Precinct Code and two (2) overall outcomes of the Flood Hazard Overlay Code as follows:

Non- Compliance with Overall Outcome / Code	Description
1 h. (ii) of section 6.2.6.2 Suburban Neighbourhood precinct Code	The design, siting and construction of non-residential uses provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces.
1 h. (iii) of section 6.2.6.2 Suburban Neighbourhood precinct Code	The design, siting and construction of non-residential uses provides for active and passive surveillance of road frontages, movement corridors and public spaces;
2 c. (i) H. of Section 8.2.2.2 Flood Hazard Overlay Code	c. Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that: <ul style="list-style-type: none"> <li>i. a material change of use is only for the following uses if consistent with the overall outcomes of the applicable zone and precinct and the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated:                             <ul style="list-style-type: none"> <li>A. Dwelling house<sup>(22)</sup>; or</li> <li>B. Outdoor sport and recreation<sup>(55)</sup>; or</li> <li>C. Park<sup>(57)</sup>; or</li> <li>D. Permanent plantation<sup>(59)</sup>; or</li> <li>E. Cropping<sup>(19)</sup> (where involving forestry for wood production); or</li> <li>F. Tourist park<sup>(84)</sup>; or</li> <li>G. Home based business<sup>(35)</sup>; or</li> <li>H. <b>Non-residential uses where not involving a vulnerable land use (flood and coastal).</b></li> </ul> </li> </ul>
2 c. (iv). of Section 8.2.2.2 Flood Hazard Overlay Code	c. iv. building work complies with the flood planning level, engineering design and resilient materials requirements;

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework. The applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
<b>Theme - Settlement Pattern and Urban Form</b>		
<i>A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing the jobs and people per hectare in targeted locations (to help achieve Council's</i>	<b>Yes</b>	The proposed extension to the Educational Establishment would result in a more compact urban form meeting the growing needs of the existing community. The proposed extension would connect to

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Strategic Outcome	Complies	Assessment
<i>long term 70% local employment target), creating walkable communities, and a viable quality transit system.</i>		existing pathways to create walkable communities to and from the site being located adjacent to and adjoining public transport and central to the local residential catchment.
<i>A strong network of activity centres with well-designed public and civic spaces, and active frontages that provide a focal point for compact, self-contained and diverse communities and convenient access to an appropriate mix of businesses, services, community facilities, recreation, entertainment and employment opportunities and provided with convenient access by a quality public transport and active transport system.</i>	<b>N/A</b>	The application does not propose an activity centre.
<i>An attractive, safe, convenient, efficient and sustainable new town housing approximately 25,000 people together with a major shopping centre and a wide range of employment opportunities and community, education and recreation facilities continues to be developed at North Lakes.</i>	<b>N/A</b>	The site is not located within the North Lakes Locality.
<i>New development that is in close proximity to existing and proposed public transport stops and stations contributes to the use and viability of public transport, the use of active transport and the development of walkable neighbourhoods by providing well designed and appropriate higher density and mixed use development.</i>	<b>Yes</b>	The proposed extension is in proximity to two public transport stops that are within 55m walking distance from the front property boundary of the subject site. The proposed extension would promote the use of public transport and contribute to walkable neighbourhoods due to the site being co-located to a church and preschool.
<i>Council will seek to increase residential densities and employment opportunities within the urban corridor and specifically within and adjoining activity centres and public transport in order to maximise access to and use of services and facilities and opportunities for use of public transport, walking and cycling and also adjacent to areas of high scenic amenity e.g. waterfront, environmental areas with high standards of amenity and accessible open space.</i>	<b>Yes</b>	The proposed development would increase access to employment and educational opportunities for the local community in a location that is highly accessible via public transport, walking and/or cycling.
<i>New master planned walkable neighbourhoods, activity centres and enterprise and employment areas served by public transport have a role to play in helping to accommodate regional dwelling and employment targets, and require comprehensive planning to coordinate future development with infrastructure delivery.</i>	<b>N/A</b>	The site is not included within a master planned neighbourhood, activity centre or enterprise and employment area.
<i>Caboolture West is one of the best areas to live in South East Queensland. There is a lot of natural bushland and wildlife retained in the</i>	<b>N/A</b>	The site is not located within Caboolture West.

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Strategic Outcome	Complies	Assessment
<p><i>area as well as many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a “sense of place” with views to the range, river and mountains. It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don’t have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.</i></p>		
<b>Theme - Integrated Transport</b>		
<p><i>Plan for a more compact settlement pattern and urban form to encourage sustainable travel patterns: reducing the need to make trips by any motorised form and to reduce the length of motorised trips.</i></p>	<b>Yes</b>	<p>The proposed extension would contribute to a more compact settlement pattern and urban form. The proposal will encourage sustainable travel patterns by being located within a residential catchment and co-located with a church and preschool.</p>
<p><i>Ensure all people in the Region have access to a range of travel options that reflect their budget, their needs and their lifestyle.</i></p>	<b>Yes</b>	<p>The proposed development will promote a range of travel options to the school.</p>
<p><i>Invest in innovative solutions to make the most of the existing transport network, minimise resources and get the best value for money out of new infrastructure.</i></p>	<b>Yes</b>	<p>The proposed extension will minimise resources due to being located on a site with existing pathways, road access and near public transport stops.</p>
<p><i>Influence sustainable travel behaviour by creating attractive places to walk and cycle.</i></p>	<b>Yes</b>	<p>Youngs Crossing Road is mapped as a primary active transport route and has an existing pathway and on-street bicycle lanes along the frontage of the site. The proposed development will ensure the existing pathway network is utilised by providing internal pathway connections to the entrance of the building and other linking paths to/ from the site.</p>
<p><i>Advocate for regional freight network improvements to support economic growth of the region.</i></p>	<b>N/A</b>	<p>The site does not adjoin a regional freight route nor does the use involve freight or logistics.</p>
<b>Theme - Water Management</b>		
<p><i>Develop a total water cycle management plan to sustainably manage the challenges of natural hazards, changes in weather, population growth and urban development.</i></p>	<b>NA</b>	
<p><i>Assess water supply sources to ensure future security of “fit for purpose” water and promote efficient water use and re-use, including rural catchments.</i></p>	<b>N/A</b>	<p>The proposed development is not within the water supply buffer.</p>

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Strategic Outcome	Complies	Assessment
<i>Protect, maintain and enhance the water quality in the Region's waterways and drinking water catchments from the future predicted increases in population and development in the Region and existing land use practices.</i>	<b>N/A</b>	
<i>Floodplains in the region will be managed for the long-term benefit of the community such that hazards to people and damages to property and infrastructure are minimised and the intrinsic environmental values of the floodplain are protected.</i>	<b>Yes</b>	The floodplain that affects this site is located in an existing developed area to the east of Youngs Crossing Road, and a developing residential area to the west of Youngs Crossing Road. The location and size of the proposed building within an existing school campus will not have an impact on the natural function of the floodplain in this area, or potentially damage environmental values or property further downstream. Safety has been addressed through the evacuation procedure and plans should a flood event take place.
<i>Ensure development is appropriately planned, designed, constructed, operated and maintained to manage stormwater and wastewater in order to protect the environmental values.</i>	<b>Yes</b>	The water quality will be dealt with through conditions of the development and where appropriate through other applications (Operational Works) at a later stage.
<b>Theme - Water Management</b>		
<b>3.12.4 - Strategic Outcome: Floodplain management</b>		
<i>Floodplains in the region will be managed for the long-term benefit of the community such that hazards to people and damage to property and infrastructure are minimised and the intrinsic environmental values of the floodplain are protected.</i>		
<i>The natural function of the Region's floodplains are preserved and enhanced;</i>	<b>Yes</b>	The floodplain that affects this site is located in an existing developed area to the east of Youngs Crossing Road, and a developing residential area to the west of Youngs Crossing Road. The location and size of the proposed building within an existing school campus will not have an impact on the natural function of the floodplain in this area.
<i>The different flood behaviour that occurs across the region in a variety of events, up to and including the probable maximum flood, are recognised and planned for; and</i>	<b>Yes</b>	The Planning Scheme seeks to mitigate risk as much as possible by having development built with a freeboard flood level above the 1% AEP. The proposed development due to its locational circumstances cannot achieve this flood immunity level. However, the applicant has prepared evacuation plans and other measures to ensure sufficient planning is in place should a flood event occur.
<i>Land use planning and development controls minimise both the exposure of people to flood hazard and the potential damages to property and infrastructure.</i>	<b>No</b>	The proposal does not seek to create a new vulnerable land use within a flood hazard area. The school is an existing use that has been on this site for 25 years and will continue to operate as approved.



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Strategic Outcome	Complies	Assessment
		However, having the floor level below the 1% AEP flood level without any free board will have a higher potential for damage to property than a building with the floor level above the 1% AEP including a freeboard as advocated by the planning scheme.
<i>The natural function of the Region's floodplains are preserved and enhanced;</i>	<b>Yes</b>	The floodplain that affects this site is located in an existing developed area to the east of Youngs Crossing Road, and a developing residential area to the west of Youngs Crossing Road. The location and size of the proposed building within an existing school campus will not have an impact on the natural function of the floodplain in this area.
<i>The different flood behaviour that occurs across the region in a variety of events, up to and including the probable maximum flood, are recognised and planned for; and</i>	<b>Yes</b>	The Planning Scheme seeks to mitigate risk as much as possible by having development built with a freeboard flood level above the 1% AEP. The proposed development due to its locational circumstances cannot achieve this flood immunity level. However, the applicant has prepared evacuation plans and other measures to ensure sufficient planning is in place should a flood event occur.

The existence of the school as an important piece of community infrastructure has been acknowledged, and the safety of students, staff and visitors is paramount. The college management is aware of the identified flood hazard risk mapped by Council, and appropriate evacuation policies are in place to deal with flood impact should this situation ever arise.

As a result of the proposed development level the property will be placed at a greater risk than what has been planned in the planning scheme, albeit at a lower risk than existing buildings on the site.

On balance, the application does not conflict with the majority of the provisions of the Planning Scheme. The proposed building is a flood resilient structure and the potential for exposure of people to risk on the property has been minimised through a combination of building design and management measures to ensure the safety of all people on the site.

However, the application does not comply with the whole of the Strategic Framework and therefore any approval needs to have sufficient grounds to warrant the approval, despite the conflict with the Moreton Bay Regional Council planning scheme, in accordance with section 45(5)(b) of the *Planning Act 2016* (Qld)

**2.4.2 Assessment of Applicable Codes**

Code Compliance Summary

The assessment below identifies how the development proposal achieves the assessment benchmarks and where the development proposal;

- (a) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and

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- (b) proposes an outcome where no 'Example' is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Applicable Codes	Compliance with Overall Outcomes	Performance Outcomes assessment is required against
<b>Zone/ Local Plan Code</b>		
General Residential Zone Code - Suburban precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO8, PO63, PO64, PO67
<b>Overlay Codes</b>		
Flood Hazard Overlay	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO10, PO11, PO12, PO13, PO22

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.3.3.

#### 2.4.3 Performance Outcome Assessment

Performance Outcome	Acceptable Outcome
<b>General Residential Zone Code - Suburban Neighbourhood Precinct</b>	
<p><b>PO8</b></p> <p>The development has a built form consistent with a low rise detached dwelling house<sup>(22)</sup> that addresses the street.</p>	<p>No acceptable outcome provided.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>
<i>Performance Outcome Assessment</i>	
<p>The built form of the proposed extension to the existing Educational establishment would not be consistent with a detached dwelling house and is located away from the street addressing an internal path rather than Youngs Crossing Road frontage.</p> <p>As the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p><b>PO63</b></p> <p>Non-residential uses address and activate streets and public spaces by:</p> <ol style="list-style-type: none"> <li>ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement;</li> <li>new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space;</li> </ol>	<p>No acceptable outcome provided.</p>
<i>Performance Outcome Assessment</i>	

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Performance Outcome	Acceptable Outcome
<p>The proposed development does not comply with parts (a) and (b) of this Performance Outcome in that the proposed new building extension and the fit out exceed the maximum front setback of 3.0m and does not address the street frontage.</p> <p>As the proposal does not comply with this Performance Outcome in its entirety, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p><b>PO64</b></p> <p>All buildings exhibit a high standard of design and construction, which:</p> <ul style="list-style-type: none"> <li>a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</li> <li>b. enable differentiation between buildings;</li> <li>c. contribute to a safe environment;</li> <li>d. incorporate architectural features within the building facade at the street level to create human scale (e.g. cantilevered awning);</li> <li>e. include building entrances that are readily identifiable from the road frontage;</li> <li>f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites;</li> <li>g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses;</li> <li>h. facilitate casual surveillance of all public spaces.</li> </ul>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with parts (a) and (e) of this Performance Outcome in that the proposed new building extension and the fit out do not address the street frontage and therefore cannot add visual interest to the streetscape.</p> <p>As the proposal does not comply with this Performance Outcome in its entirety, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p><b>PO67</b></p> <p>The number of car parking spaces is managed to:</p> <ul style="list-style-type: none"> <li>a. avoid significant impacts on the safety and efficiency of the road network;</li> <li>b. avoid an oversupply of car parking spaces;</li> </ul>	<p><b>AO67.1</b></p> <p>Car parking is provided in accordance with Schedule 7 - Car parking.</p> <p>Note - The above rates exclude car parking spaces for people with a disability required by <i>Disability Discrimination Act 1992</i> or the relevant disability discrimination legislation and standards.</p>

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Performance Outcome	Acceptable Outcome
<p>c. avoid the visual impact of large areas of open car parking from road frontages and public areas;</p> <p>d. promote active and public transport options;</p> <p>e. promote innovative solutions, including on-street parking and shared parking areas.</p> <p>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</p>	
<p>Schedule 7 - car parking nominates a parking rate of 7 spaces for every 100m<sup>2</sup> of gross floor area (GFA) excluding any areas for storage shed, caretakers residence and workshops, indoor covered sport and recreation areas, music tuition rooms, toilets and changing facilities, halls/ place of worship and entrance foyers.</p> <p>The total GFA equates to 901.20m<sup>2</sup>; and requires 63 additional vehicle spaces on the site.</p> <p>As no additional vehicle parking is proposed with the applicant seeking an alternative outcome by sharing the 318 existing vehicle parking spaces on site for primary, secondary and college schools users and employees. The main college car park has 168 spaces as well as an additional 59 for staff located at the rear of the primary school buildings. An additional 91 spaces are located in proximity of the secondary school and swimming pool. All existing car parking spaces are provided and maintained in accordance with existing approvals.</p> <p>The applicant has requested to increase the total capacity of the students to 1650 and the total full time equivalent staff to 200 (refer to section 2.9 Other Matters for further information). In this regard, the extension will generate additional demand for vehicle spaces.</p> <p>The school provides a well-designed and suitable drop off zone servicing both the primary and senior school campuses. Public bus stops are also located at the site frontage and directly across the road at the traffic light intersection.</p> <p>The existing parking arrangements and public transport facilities adequately cater for the intended number of staff and visitors anticipated for the development including the proposed additional classrooms. All aspects of the corresponding Performance Outcome are complied with and it is recommended the alternate outcome be accepted in this instance.</p>	
<b>Flood Hazard Overlay Code</b>	
<p><b>PO10</b></p> <p>Development maintains personal safety at all times, such that:</p> <p>a. a vulnerable land use (flood and coastal) is not located in the High risk flood hazard area or Medium risk flood hazard area;</p>	<p>No acceptable outcome provided.</p>
<i>Performance Outcome Assessment</i>	

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Performance Outcome	Acceptable Outcome
<p>The proposal does not comply with item (a) of this Performance Outcome as the extension to the Educational Establishment is identified as a vulnerable land use to flood and is located in the Medium risk flood hazard area.</p> <p>The proposal however complies with the remaining items of this Performance Outcome in that the building is not located in High risk hazard or Limited Development zone areas and will not place any limitations on the evacuation capability of the school or isolation of persons in a Defined Flood Event.</p> <p>As the proposal does not comply with this Performance Outcome in its entirety, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p><b>PO11</b></p> <p>Development is resilient to a flood hazard event by ensuring design and built form account for the potential risks of the flood hazard event.</p> <p>Note - New buildings within the High risk or Medium risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Floodcheck website via <a href="https://www.moretonbay.qld.gov.au/floodcheck/">https://www.moretonbay.qld.gov.au/floodcheck/</a>.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</p>	<p><b>AO11.2</b></p> <p>Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'.</p> <p>Note - New buildings within the High risk area or Medium risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Floodcheck website via <a href="https://www.moretonbay.qld.gov.au/floodcheck/">https://www.moretonbay.qld.gov.au/floodcheck/</a>.</p> <p>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed building extension to the Educational Establishment does not achieve the required minimum finished floor levels as per Table 8.2.2.3 'Flood planning level for a non-habitable floor (non-residential development). However, through a flood report and emergency evacuation management plan the applicant has addressed the potential risks of the flood hazard events.</p> <p>Despite this however, the "design and built form" do not "account for the potential risks of the flood hazard event". Therefore, as the proposal does not comply with this Performance Outcome, an</p>	

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Performance Outcome	Acceptable Outcome
assessment against the Overall Outcomes is required and discussed in the following section of this report.	
<p><b>PO12</b></p> <p>Development ensures that where earthworks alone cannot ensure the development achieves the flood planning level in <a href="#">Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'</a>, a building is designed and constructed using pier and pole construction to achieve the required flood immunity in the Defined Flood Event.</p>	No acceptable outcome specified.
<i>Performance Outcome Assessment</i>	
The proposed development will not be constructed using pier and pole construction to achieve the required flood immunity in the Defined Flood Event. In this regard the proposal cannot comply with this Performance Outcome. Therefore, as the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.	
<p><b>PO13</b></p> <p>Development ensures that earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ol style="list-style-type: none"> <li>a. directly, indirectly and cumulatively cause any increase in water flow velocity or level;</li> <li>b. increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;</li> <li>c. change the timing of the flood wave or impact on flood warning times.</li> </ol> <p>Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</p>	No acceptable outcome provided.
<i>Performance Outcome Assessment</i>	
Table 8.2.2.4 prohibits fill in a medium flood risk area.	
In consideration of the;	
<ul style="list-style-type: none"> <li>• limited fill volume, and</li> </ul>	

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Performance Outcome	Acceptable Outcome
<ul style="list-style-type: none"> <li>current flood water impacts by the existing surrounding buildings;</li> </ul> <p>the development will satisfy items a. - c. of PO13. However, PO13 requires compliance with Table 8.2.2.4 in addition to item a, b and c. and as it does not allow any filling, the proposal cannot comply with the Performance Outcome.</p> <p>Accordingly, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p><b>PO22</b></p> <p>Development ensures that works comply with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ol style="list-style-type: none"> <li>directly, indirectly and cumulatively cause any increase in water flow velocity or level;</li> <li>increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;</li> <li>change the timing of the flood wave or impact on flood warning times;</li> <li>adverse impacts on the local drainage and the flood conveyance of a waterway;</li> <li>increased flood inundation of surrounding properties;</li> <li>any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.</li> </ol> <p>Note - To demonstrate achievement of the performance outcome, an engineering report is to be prepared by a suitably qualified person. Guidance on the matters to be addressed in the report is provided in the Planning scheme policy Flood Hazard, Coastal Hazard and Overland Flow.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Refer to the assessment against Performance Outcome 13 above. However, in addition, having regard to the existing buildings and structures on the site, the development will not have a detrimental impact upon the flood water flows or flood depths. It is acknowledged that fill placed to achieve the required floor level will reduce the floodplain storage, however this may be offset by compensatory excavation elsewhere on the campus should it be deemed necessary.</p> <p>However, PO22 requires compliance with Table 8.2.2.4 in addition to items a. - f. and as it does not allow any filling, therefore the proposal cannot comply with the Performance Outcome.</p> <p>Accordingly, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	

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2.4.4 Overall Outcome Assessment

As the proposed development does not comply with PO5, PO8, PO63, and PO64 of the General Residential Zone - Suburban Neighbourhood Precinct Code, the application is required to be assessed against the Overall Outcomes of the Code as follows:

<b>General Residential Zone - Suburban Neighbourhood (Precinct) Code Section 6.2.6.2</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N/N/A</b>	<b>Comments</b>
1 a. - c.	N/A	Not applicable as the outcomes relate to residential uses only.
1 d. Non-residential uses in the suburban neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.	Yes	The proposed development is a Community activity providing education to the community through additional structures.
1 e. Community activities:  I. establish in a location that may be serviced by public transport; II. do not negatively impact adjoining residents or the streetscape; III. do not undermine the viability of existing or future centres	Yes	The proposed Educational Establishment is located on land that is serviced by public transport and is located amongst existing buildings where it does not need to provide an interface to the street. In addition, the proposed extension does not undermine the viability of future centres. In this regard, the proposed development achieves this outcome.
1 f. - g	N/A	Not applicable as the outcomes relate to retail and commercial activities. This proposal is a Community activity.
1 h. The design, siting and construction of non-residential uses:  (i) maintains a human scale, through appropriate building heights and form; (ii) provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces; (iii) provides for active and passive surveillance of road frontages, movement corridors and public spaces; (iv) promotes active transport options and ensures an oversupply of car parking is not provided; (v) does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building)	No	The proposed development does not comply with the outcome entirely, specifically (ii) and (iii) as it cannot achieve active frontages due to the proposed location of the building.  Therefore the proposal does not comply with this overall outcome and regard needs to be given to the Strategic Framework.



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surrounded by expansive areas of surface car parking.		
1i - j	N/A	Not applicable as the outcomes relate to neighbourhood hub expansion and general works associated with the development.
<p>1k Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p> <p>1l Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.</p> <p>1m Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.</p>	Yes	The proposed development for an additional building for students and staff would not generate the nuisances described, such as noise, odour, aerosols, fumes and smoke. Furthermore, its location amongst existing buildings ensures that noise is contained within the school site.
1 n. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.	N/A	The site is not within a water supply buffer.

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<p>1 o. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> <li>i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;</li> <li>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</li> <li>iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012;</li> <li>iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through: <ul style="list-style-type: none"> <li>A. the provision of replacement, restoration, rehabilitation planting and landscaping;</li> <li>B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;</li> <li>C. the requiring of environmental offsets in accordance with the <i>Environmental Offsets Act 2014</i>.</li> </ul> </li> <li>v. protecting native species and protecting and enhancing species habitat;</li> <li>vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</li> <li>vii. establishing effective separation distances, buffers and mitigation</li> </ul>	<p>Yes</p>	<p>The proposed development is located in an area that is constrained by flooding; however the applicant has addressed the risk through the provision of a flood evacuation plan and procedures should a 100 year flood event occur.</p> <p>The proposed development will not impact on environmental value of the site, as the area proposed for the extension does not contain biological or natural wildlife movements. There are no habitat or species located on the development's site or overland flow path. In this regard the proposal achieves the relevant parts of this outcome.</p>
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<ul style="list-style-type: none"> <li>viii. measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities; establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;</li> <li>ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;</li> <li>x. ensuring effective and efficient disaster management response and recovery capabilities;</li> <li>xi. where located in an overland flow path: <ul style="list-style-type: none"> <li>A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;</li> <li>B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;</li> <li>C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;</li> <li>D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.</li> </ul> </li> </ul>		
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2.4.5 Overall Outcome Assessments of the Flood Hazard Overlay Code

As the proposed development does not comply with PO10, PO12, PO13, and PO22 of the Flood Hazard Overlay Code, the application is required to be assessed against the Overall Outcomes of the Code as follows:

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<b>Flood Hazard Overlay Code Section 8.2.2.2</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N/N/A</b>	<b>Comments</b>
<p>A) Development in the High-risk flood hazard area included in the Limited development zone, avoids the extremely unacceptable intolerable risk of the flood hazard by ensuring that:</p> <p>i. a material change of use is only for the following uses if the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is avoided:</p> <p>A. Outdoor sport and recreation<sup>(55)</sup>; or</p> <p>B. Park<sup>(57)</sup>; or</p> <p>C. Permanent plantation<sup>(59)</sup>; or</p> <p>D. Cropping<sup>(19)</sup> (where involving forestry for wood production);</p> <p>ii. reconfiguring a lot for boundary realignment only occurs if the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is not increased and where practicable the intolerable risk of flood hazard for future occupants is mitigated;</p> <p>iii. reconfiguring a lot for creating lots by subdividing another lot only occurs for the purposes of Park or Permanent plantation or ensures that lots have sufficient area outside of the zone for development consistent in the adjoining zone and precinct;</p> <p>iv. building work is less than 50m<sup>2</sup> in area and associated with a use in paragraph (i).</p> <p>v. earthworks do not occur except where associated with a previous approval.</p>	<p>N/A</p>	<p>The site is not within a High risk flood hazard area.</p>
<p>B) Development in the High-risk area not included in the Limited development zone, manages and mitigates the unacceptable intolerable risk of the flood hazard by ensuring that:</p> <p>i. a material change of use is only for the following uses if consistent with the overall outcomes of the applicable zone and precinct and the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is avoided:</p> <p>A. Dwelling house<sup>(22)</sup>; or</p> <p>B. Outdoor sport and recreation<sup>(55)</sup>; or</p> <p>C. Park<sup>(57)</sup>; or</p> <p>D. Permanent plantation<sup>(59)</sup>; or</p> <p>E. Cropping<sup>(19)</sup> (where involving forestry for wood production); or</p>	<p>N/A</p>	<p>The site is not within a High-risk flood hazard area.</p>

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<p>F. Tourist park<sup>(84)</sup>; or G. Home based business<sup>(35)</sup>;</p> <p>ii. reconfiguring a lot for boundary realignment only occurs if the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is not increased and where practicable the intolerable risk of flood hazard for future occupants is mitigated;</p> <p>iii. reconfiguring a lot for creating lots by subdividing another lot is only for the following:</p> <p>A. in the Rural zone, where consistent with the overall outcomes of the applicable zone and precinct; or B. in the Rural residential zone, residential lots provide the required minimum lot size outside the High or Medium risk area of the Flood planning area; or C. in any other zone, for the purposes of Park<sup>(57)</sup> or Permanent plantation<sup>(59)</sup>;</p> <p>iv. building work complies with the flood planning level, engineering design and resilient materials requirements;</p> <p>v. earthworks do not occur except where associated with a previous approval;</p>		
<p>C) Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that:</p> <p>i. a material change of use is only for the following uses if consistent with the overall outcomes of the applicable zone and precinct and the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated:</p> <p>A. Dwelling house<sup>(22)</sup>; or B. Outdoor sport and recreation<sup>(55)</sup>; or C. Park<sup>(57)</sup>; or D. Permanent plantation<sup>(59)</sup>; or E. Cropping<sup>(19)</sup> (where involving forestry for wood production); or F. Tourist park<sup>(84)</sup>; or G. Home based business<sup>(35)</sup>; or H. Non-residential uses where not involving a vulnerable land use (flood and coastal).</p> <p>ii. reconfiguring a lot for boundary realignment only occurs if the risk of flood hazard to people, property and infrastructure located on the premises and other premises is not increased and where practicable the risk of flood hazard for future occupants is mitigated;</p>	No	<p>Despite being a land use that is consistent with the Purpose of the General Residential - Suburban Neighbourhood Zone Code, the proposal is for the extension of a vulnerable land use (flood and coastal) within a Medium risk area and cannot comply with part (i) of the Overall Outcomes.</p> <p>The risk to property has been reduced by ensuring that the floor level of the new building is close to the predicted 1% AEP flood level (but still below), and the size and location of the new building ensures that it does not pose any risk to other infrastructure located on the site or surrounding sites.</p> <p>In addition, the College has an emergency evacuation plan in place to ensure the safety of all people on the site is protected at all times.</p>

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<p>iii. reconfiguring a lot for creating lots by subdividing another lot is only for the following:</p> <p>A. in the Rural zone, Centre zone, Industry zone, Recreation and open space zone, or Township zone, where not for a residential purpose or vulnerable use (flood and coastal) and consistent with the overall outcomes of the existing zone and precinct;</p> <p>B. in the Rural residential zone, where the minimum lot size for each rural residential lot is provided outside the High risk or Medium risk area;</p> <p>C. in any other zone, where all resultant lots are located outside the High risk or Medium risk area other than those for the purposes of Park<sup>(57)</sup> or Permanent plantation<sup>(59)</sup>.</p> <p>iv. building work complies with the flood planning level, engineering design and resilient materials requirements;</p> <p>v. earthworks do not occur except where associated with a previous approval.</p>		<p>The proposed building works do not meet the DFE and do not achieve the nominated flood planning level of DFE + 750mm nominated within the Code and therefore does not satisfy part (iv) of the Overall Outcome.</p> <p>In the context of (v) of the Overall Outcome, the new building has a small footprint and will not involve any significant filling/earthworks.</p> <p>However the proposal does not comply with the Overall Outcome and therefore regard is to be given to the Strategic Framework as discussed earlier.</p>
<p>D) Development of premises subject to a drainage master plan manages and mitigates the risk of flood hazard and any coastal hazard in this area, such that:</p> <p>Note - The premises subject to a drainage master plan are the premises included in the General residential zone - Next generation neighbourhood precinct or General residential zone - Urban neighbourhood precinct located in a drainage master plan area identified on Figures 8.2.2.1 - 8.2.2.10.</p> <p>i. a drainage master plan for the relevant Drainage investigation area demonstrates that the development:</p> <p>A. adequately addresses the significant existing and future flood hazards and any coastal hazards affecting the Drainage investigation area without cost to the local government;</p> <p>B. adequately addresses the significant infrastructure limitations of the Drainage investigation area without cost to the local government;</p> <p>C. does not result in adverse local drainage impacts, flooding impacts on other premises, public land, watercourses, roads or infrastructure, or impacts on natural riverine and coastal processes or flood warning times;</p> <p>ii. where it is demonstrated by an approved drainage master plan that the risk to</p>	<p>N/A</p>	<p>The site is not located within a Drainage Master Plan area.</p>

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<p>people, property and infrastructure located on the premises and other premises is avoided or mitigated:</p> <ul style="list-style-type: none"> <li>A. a material change of use is limited to uses consistent with the overall outcomes of the applicable zone and precinct and complies with the approved Drainage master plan;</li> <li>B. reconfiguring a lot is consistent with the overall outcomes of the applicable zone and precinct and complies with the approved Drainage master plan;</li> <li>C. building work complies with the approved drainage master plan;</li> <li>D. earthworks comply with the approved drainage master plan.</li> </ul>		
<ul style="list-style-type: none"> <li>E) Development in the Balance flood planning area manages and mitigates the tolerable risk of the flood hazard by ensuring that: <ul style="list-style-type: none"> <li>i. a material change of use is only for uses consistent with the overall outcomes of the applicable zone and precinct if the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated;</li> <li>ii. reconfiguring a lot is consistent with the overall outcomes of the applicable zone and precinct;</li> <li>iii. building work complies with the flood planning level and resilient materials requirements;</li> <li>iv. earthworks only occur, if: <ul style="list-style-type: none"> <li>A. filling raises the ground level as a minimum to the Defined Flood Event;</li> <li>B. there are no adverse local drainage impacts, flooding and coastal impacts on other premises, public land, watercourses, roads or infrastructure or impacts on natural riverine and coastal processes or flood warning times.</li> </ul> </li> </ul> <p>Note - The 1% AEP 2014 is available on Council's Flood Check website via <a href="https://www.moretonbay.qld.gov.au/floodcheck/">https://www.moretonbay.qld.gov.au/floodcheck/</a>.</p> </li> </ul>	N/A	The site is not located in a Balance flood planning area.
<ul style="list-style-type: none"> <li>F) Development in the Flood planning area: <ul style="list-style-type: none"> <li>i. supports, and does not unduly burden the disaster management response and recovery capacity and capabilities during and after significant flood events;</li> <li>ii. provides for efficient evacuation of on-site persons and facilitates direct and simple access for evacuation personnel and resources during flood events, while ensuring development does not hinder or</li> </ul> </li> </ul>	Yes	<ul style="list-style-type: none"> <li>(i) The College has policies in place to provide for the early evacuation of the site in a significant storm event.</li> <li>(ii) The site has a number of exit points available to it for evacuation of people in a flood event, with road access available on 3 sides with the proposed</li> </ul>

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<ul style="list-style-type: none"> <li>iii. place additional complexities upon evacuation activities for other premises; avoids isolation of persons for flood events up to and including the Defined Flood Event;</li> <li>iv. provides for siting, built form, layout, and access (including evacuation access) which responds to the risk of the flood hazard and minimises risk to personal safety in all flood hazard events up to and including the Defined Flood Event;</li> <li>v. is resilient to flood events by ensuring the siting and design of development accounts for the potential risks to property associated with flood hazards;</li> <li>vi. directly, indirectly and cumulatively avoids an increase in the severity of flood hazards and potential for damage on the premises or to other premises or elsewhere in the floodplain;</li> <li>vii. involving essential community infrastructure remains functional during and immediately after a flood event up to and including the Defined Flood Event;</li> <li>viii. avoids the accidental release of hazardous materials as a result of a flood event;</li> <li>ix. maintains natural processes and the protective function of landforms and vegetation;</li> <li>x. does not impact adversely on the ability for future flood hazard mitigation measures to be implemented on other premises.</li> </ul>	<ul style="list-style-type: none"> <li>(iii) Any evacuation of the site allows for people to escape to the south and east, ensuring that there would be no isolation of persons during a flood event.</li> <li>(iv) The proposed building design does not comply with the flood planning level provided by Council however as described above, evacuation procedures are also in place to ensure that any risk to persons in a flood event is minimised.</li> <li>(v) The building is constructed predominantly from brick and concrete which are flood resilient materials, and will withstand potential impact from a flood event.</li> <li>(vi) The proposal is for a new building with a small footprint on the college site that will not increase the severity of flood impact on the site or increase the potential flood risk to surrounding properties.</li> <li>(vii) The site does not incorporate any essential community infrastructure, and would be evacuated in a major flood event.</li> <li>(viii) The proposed building will not contain any hazardous materials that would have the potential to be released in a flood event.</li> <li>(ix) The proposed building work will have no impact on the natural processes on the site, and will not involve any changes to landform or require removal of vegetation.</li> <li>(x) The proposed building will not have any impact</li> </ul>
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		on the ability for future flood hazard mitigation measures to be implemented on other premises.
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2.5 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution No. 6 commencing on 3 July 2017 (CR).

2.5.1 *Levied Charge*

In accordance with section 10 of the ICR, a Levied Charge is applicable to the development proposal and has been calculated. An Infrastructure Charges Notice has been prepared taking into consideration any applicable credits or offsets.

The Adopted Charge Category in this case is Education Facility and in accordance with the ICR is calculated based on the proposed additional GFA and new impervious area.

2.5.2 *Levied Charge Credit*

In accordance with section 14 of the CR, a credit exists for the development based on the credit being the greater of the following amounts:

(a) Payment of previous charges or contributions

In accordance with section 14 of the CR, a credit in the amount of \$53,720.31 exists and has been calculated based on 588.42m<sup>2</sup> of GFA at a charge rate per demand of \$84.93 and 500m<sup>2</sup> impervious area at a charge rate per demand of \$6.06

(b) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$83,962.91 exists and has been calculated based on 901.2m<sup>2</sup> of GFA at a charge rate per demand of \$86.07 and 1040.1m<sup>2</sup> impervious area at a charge rate per demand of \$6.15

(c) Other development able to occur without a development permit

There is no other development able to be lawfully carried out without a development permit (including a development permit for Building Works). Accordingly, the credit available under this option is \$0.00

(d) The adopted charge for a residential lot (applied equally to non-residential development)

The credit available under this option is \$28,692.25 based on the proportional split stated in Table 3 of the CR. However as there is an existing use on the site that is continuing this credit is not available as it is allocated to the existing use.

2.5.3 *Levied Charge Offset or Refund*

The sited is not affected by a Trunk Infrastructure requirement and therefore there is no offset or refund applicable to the development proposal.

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#### 2.5.4 Additional Trunk Infrastructure Costs

In accordance with section 130 of the *Planning Act 2016*, an additional payment condition may be imposed if the proposed development;

- (a) generates infrastructure demand of more than what is required to service the type or scale of future development assumed in the LGIP; or
- (b) requires new trunk infrastructure earlier than when identified in the LGIP; or
- (c) is for premises located completely or partly outside the Priority Infrastructure Area; and

The development will impose additional trunk infrastructure costs on Council after taking into account the levied charge and any trunk infrastructure provided, or to be provided by the development.

In this instance, having assessed the proposed development, it does not warrant the imposition of an additional payment condition.

#### 2.6 Recording of particular approvals on the MBRC Planning Scheme

In accordance with section 89 of the *Planning Act 2016*, any approval is required to be noted on Schedule 4 of the MBRC Planning Scheme as the development approval would;

- Be substantially inconsistent with the planning scheme.

#### 2.7 Referrals

##### 2.7.1 *Council Referrals*

##### **2.7.1.1 Development Engineering**

##### **Stormwater / Flooding**

The development is located on a flood affected site with a ground level of approximately 14.75 m AHD. The existing buildings surrounding the development have historic approvals and compliant floor levels with the flood modelling and planning scheme current at the time. It is recommended that the new development floor level be conditioned for a minimum height set by the current defined flood event level at the time of construction.

##### **2.7.1.2 Environmental Health**

##### **Lighting**

It is recommended that conditions are included to ensure suitable lighting is installed.

##### 2.7.2 *Referral Agencies*

##### **2.7.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning**

The application was referred to the Department of Infrastructure, Local Government and Planning (DILGP) for the following;

- (a) Matters relating to State-Controlled Roads. Council was advised on 7 December 2018 that DILGP has no objection to the development application.

##### **2.7.2.2 Advice Agencies**

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There were no Advice Agencies involved in assessing this application.

**2.7.2.3 Third Party Agencies**

There were no Third Party Agencies involved in assessing this application.

**2.8 Public Consultation**

*2.8.1 Public Notification Requirements under the Development Assessment Rules*

- (a) Public Notification was served on all adjoining landowners on 14 November 2018.
- (b) The development application was advertised in the Pine Rivers Press / North Lakes Times on 15 November 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 15 November 2018 and maintained for a period of 15 business days until 7 December 2018.

*2.8.2 Submissions Received*

There were no submissions received about this development application.

*2.8.3 Notice of Compliance*

The Notice of Compliance was received by Council on 10 December 2018. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

**2.9 Other Matters**

On 28 February 2011 a Material Change of Use - Development Permit for Educational Establishment (Master Plan and New Classrooms) and Preliminary Approval for Educational Establishment was approved. As part of this approval, the development permit conditioned a maximum of 1440 students and 125 employees.

This development application has requested an increase in both the number of students (1650) and employees (200) which is a prohibited development condition under section 66(2) of the *Planning Act 2016*. Accordingly, as part of development application process, the applicant has agreed in writing to the later condition applying and has complied the requirements of section 66(2) of the *Planning Act 2016*. Accordingly, the new condition will take precedence.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

The applicant (and submitter/s) have appeal rights in accordance with the *Planning Act 2016*.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

The proposal is not consistent with the existing Moreton Bay Region planning provisions and relevant policies however each application is to be assessed on its own merits having regard to any other relevant matters.

*ITEM 2.4 DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 - A18164230 (Cont.)*

3.4 Risk Management Implications

Any approval of the development proposal will place some risk on Council in respect to liability should the building be affected by a flood event. However, the recommended conditions of approval would assist in mitigating that risk.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.
- b) Permit conditions require infrastructure contributions to Council.

3.7 Economic Benefit

Nil.

3.8 Environmental Implications

Nil.

3.9 Social Implications

The addition of a new school building provides appropriate standard of teaching facilities for the students and staff of the school. The school seeks to provide the new facility in a safe and cost effective way and is cognisant of the risks in the proposed building floor level.

3.10 Consultation / Communication

Refer to clause 2.7.

**SUPPORTING INFORMATION**

**Ref: A18166804 & A18166993**

The following list of supporting information is provided for:

**ITEM 2.4**

**DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT  
PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS  
CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8**

**#1 Locality Plan**

**#2 Zoning Map**

**#3 Proposal Plans**

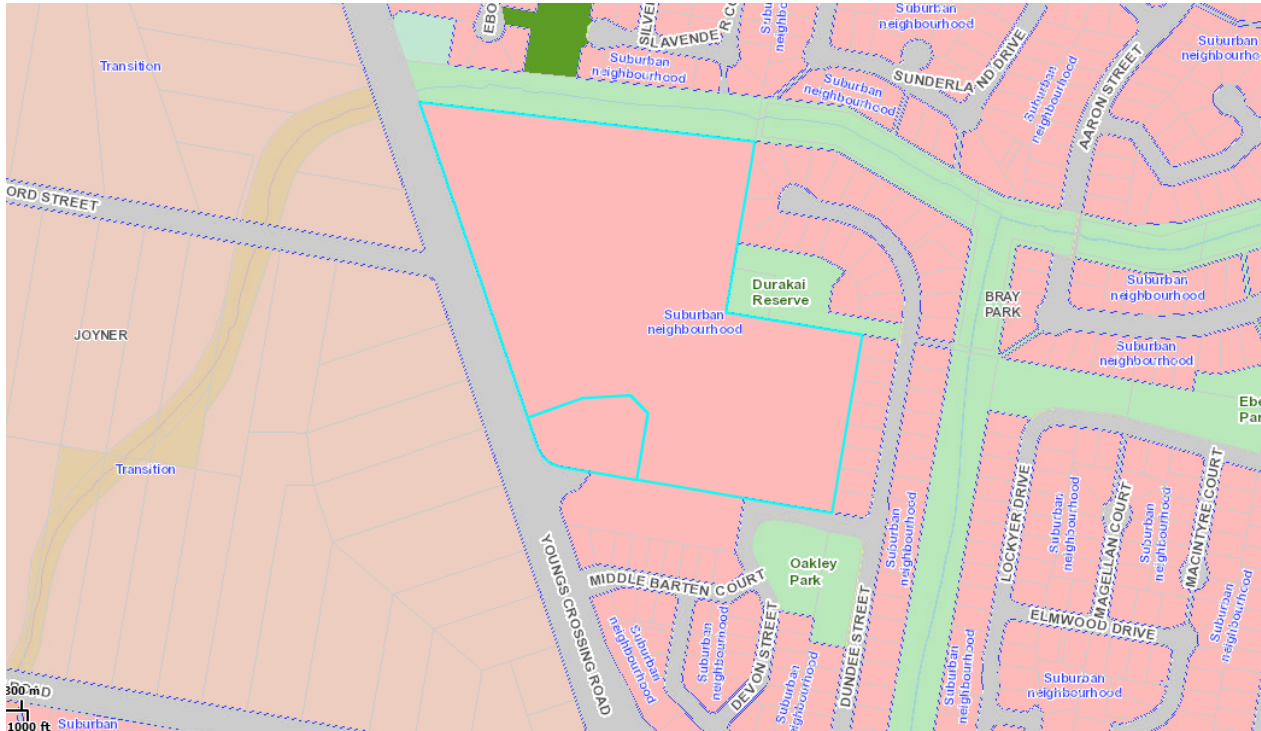
*ITEM 2.4 DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)*

**#1 Locality Plan**



ITEM 2.4 DA/31712/2016/VCHG/2 - OTHER CHANGE - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR AN EDUCATIONAL ESTABLISHMENT (EXTENSION) LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)

#2 Zoning Map

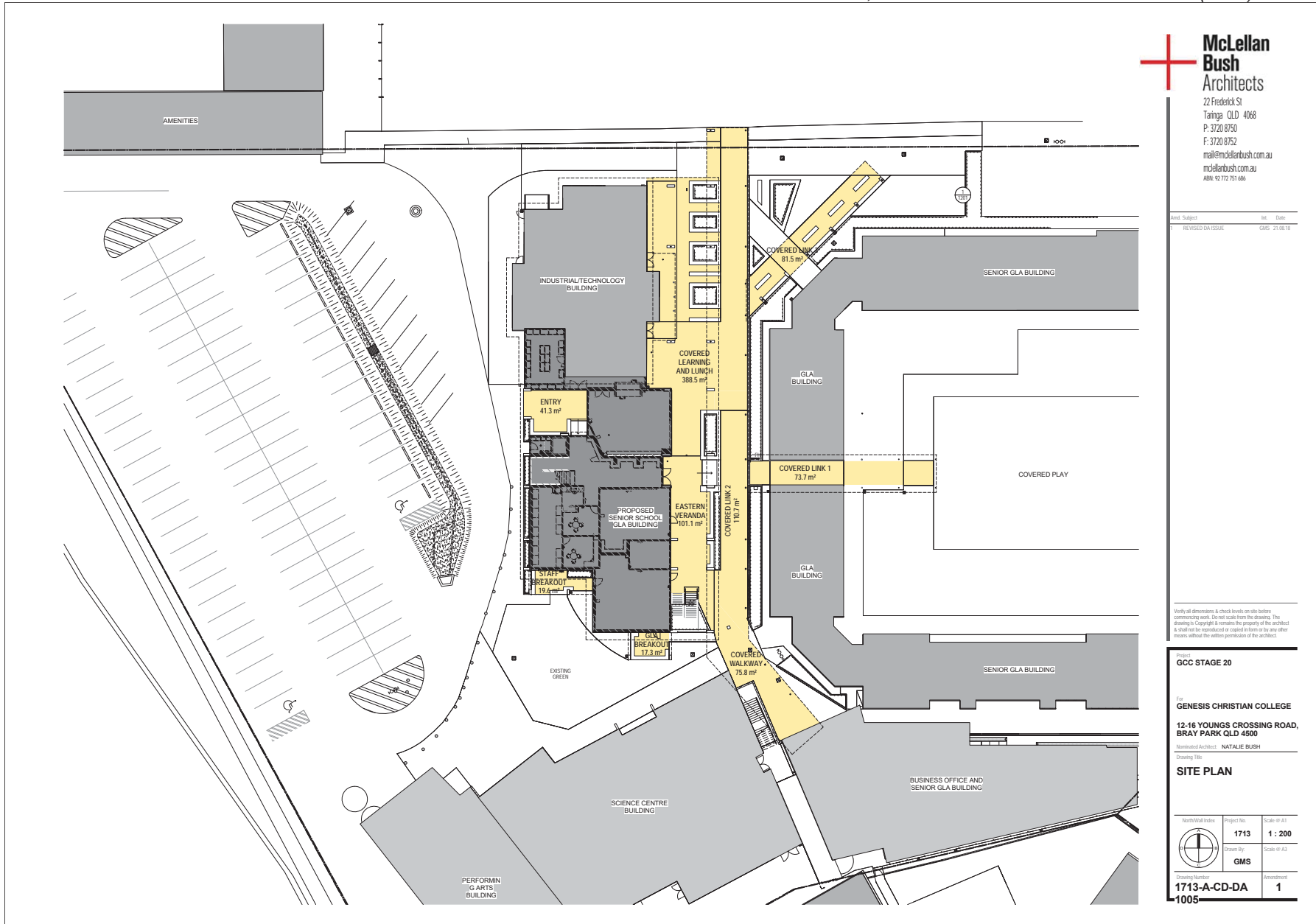








ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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ABN: 92 172 751 466

Revised Subject	Rev.	Date
REVISED DA ISSUE		08/02/2018


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Project:  
**GCC STAGE 20**

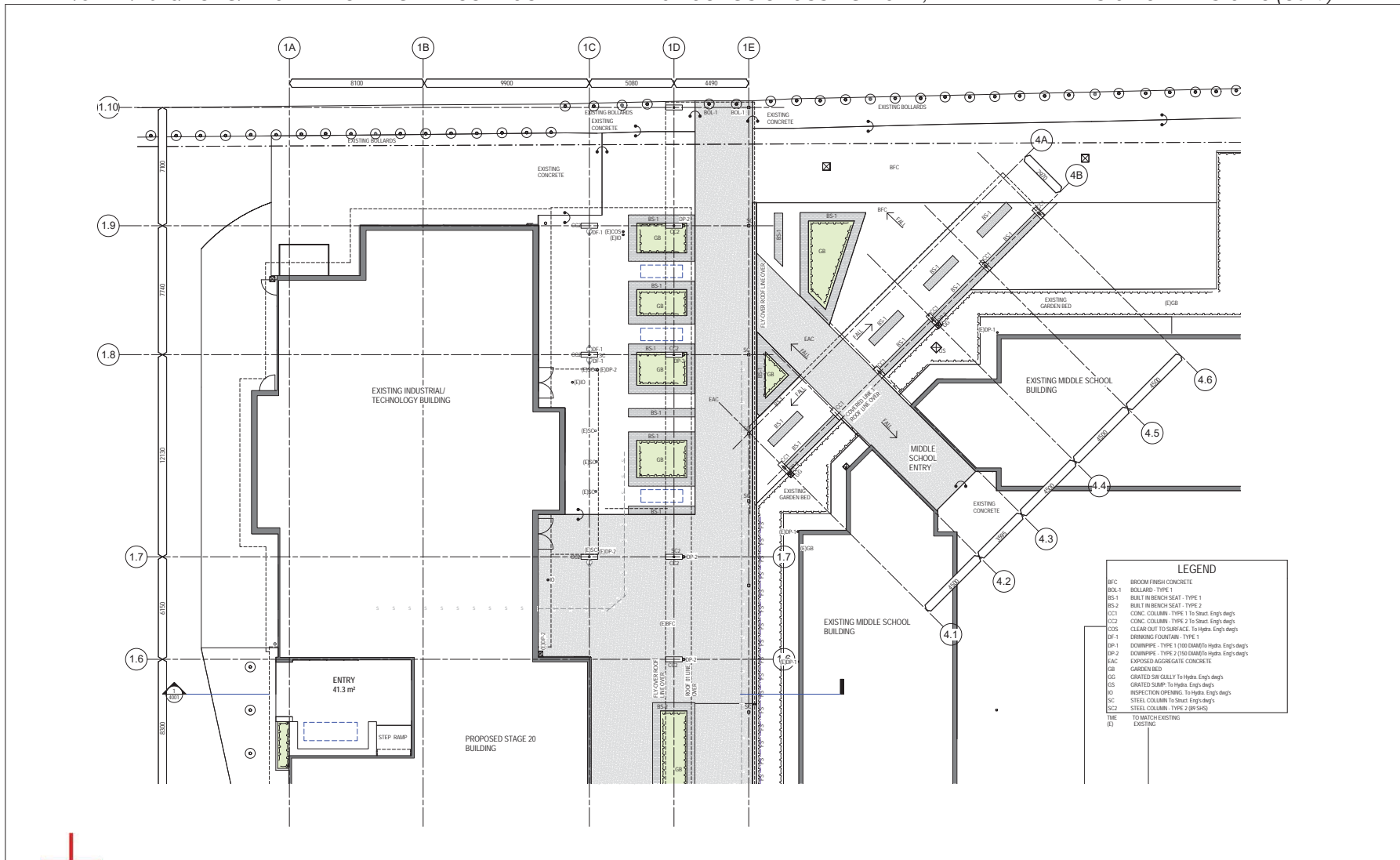
For:  
**GENESIS CHRISTIAN COLLEGE**  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500

Responsible Architect: NATALIE BUSH

Drawing Title:  
**SITE PLAN**

North/South Index	Project No.	Scale @ A1
	1713	1 : 200
	Drawn By	Scale @ A3
	GMS	
Drawing Number	Amendment	
1713-A-CD-DA 1005	1	

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Amend. Subject	Iss. Date
1 REVISED DIA ISSUE	GMS 21.08.18

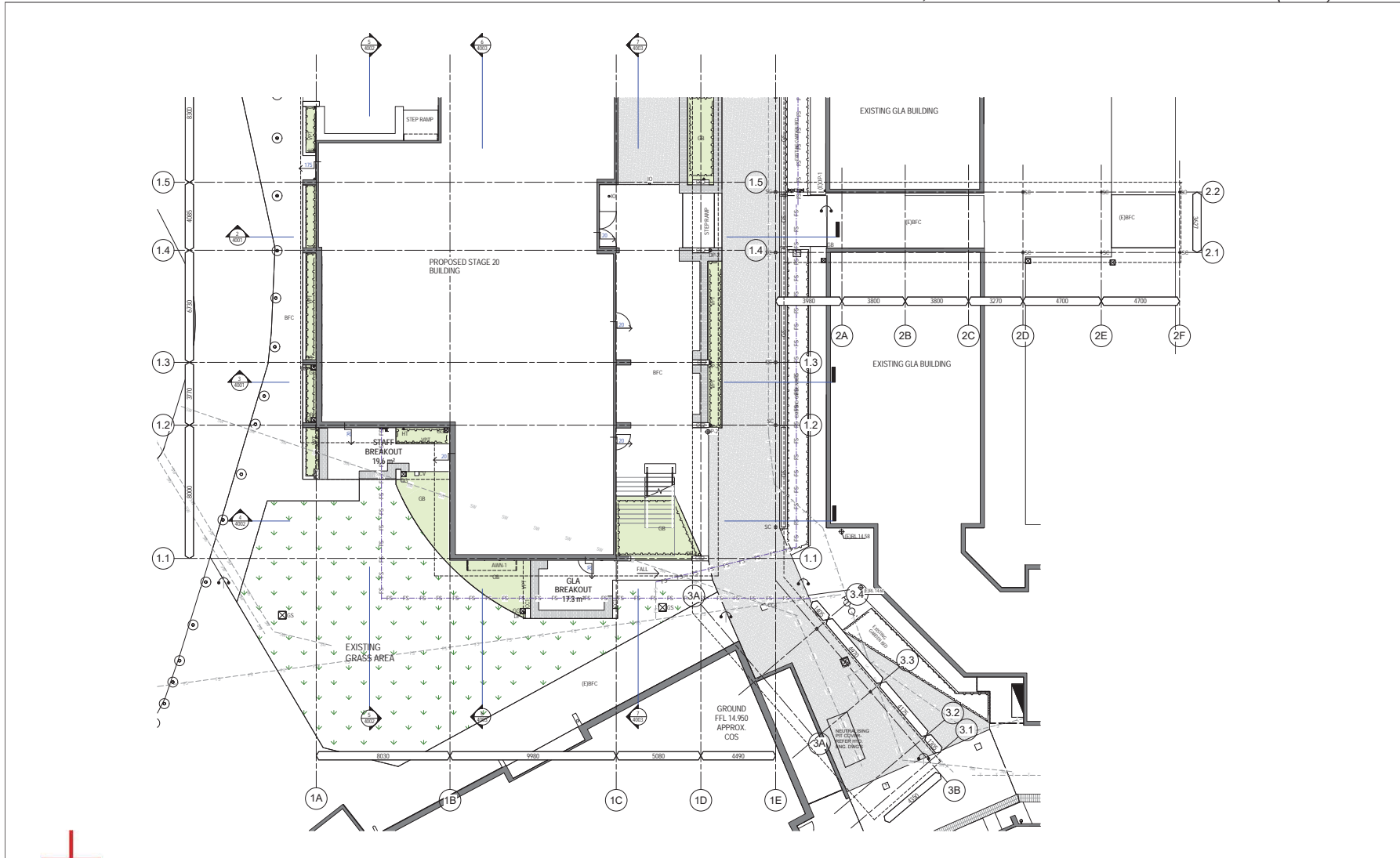
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**GCC STAGE 20**  
FOR  
**GENESIS CHRISTIAN COLLEGE**  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500.

Drawing Title  
**LANDSCAPING PLAN 1**

North/Wall Index	Project No.	Scale of A1
	1713	1:100
	Drawn by	Scale of A3
	GMS	
Drawing Number	Amendment	
1713-A-CD-DA 1006	1	

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Amend.	Subject	Iss.	Date
1	DA ISSUE	GRS	21/08/18
2	REVISED DA ISSUE	GRS	28/08/18

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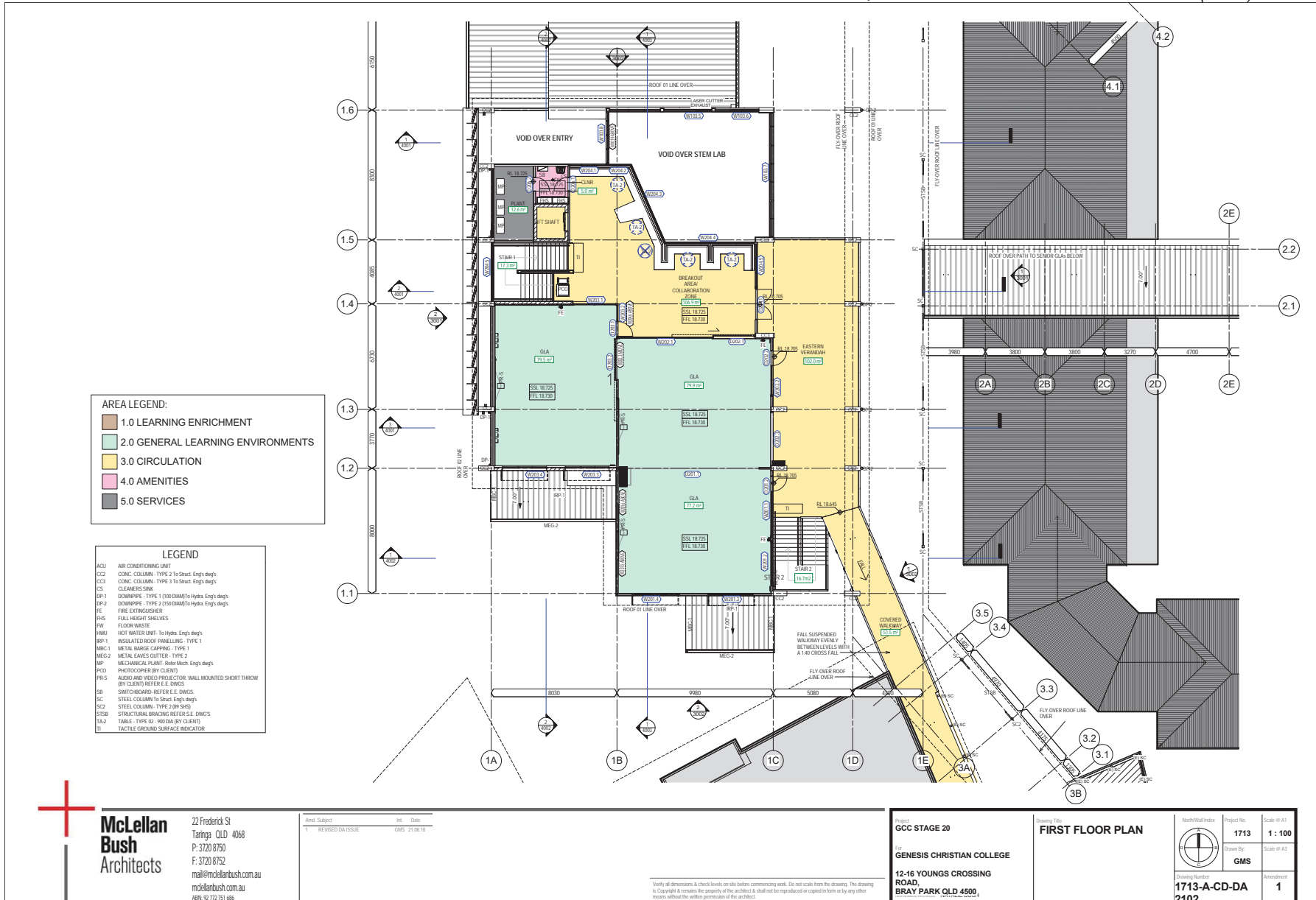
Project  
**GCC STAGE 20**  
for  
**GENESIS CHRISTIAN COLLEGE**  
12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500.

Drawing Title  
**LANDSCAPING PLAN 2**

North/South Index	Project No.	Scale of A1
	1713	1:100
Drawing Number	Author	Scale of A3
	1713-A-CD-DA 1007	2



ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Amnd. Subject	Iss. Date
1 REVISED DA ISSUE	GMS 21.08.18

Project: **GCC STAGE 20**  
Client: **GENESIS CHRISTIAN COLLEGE**  
Address: **12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500.**

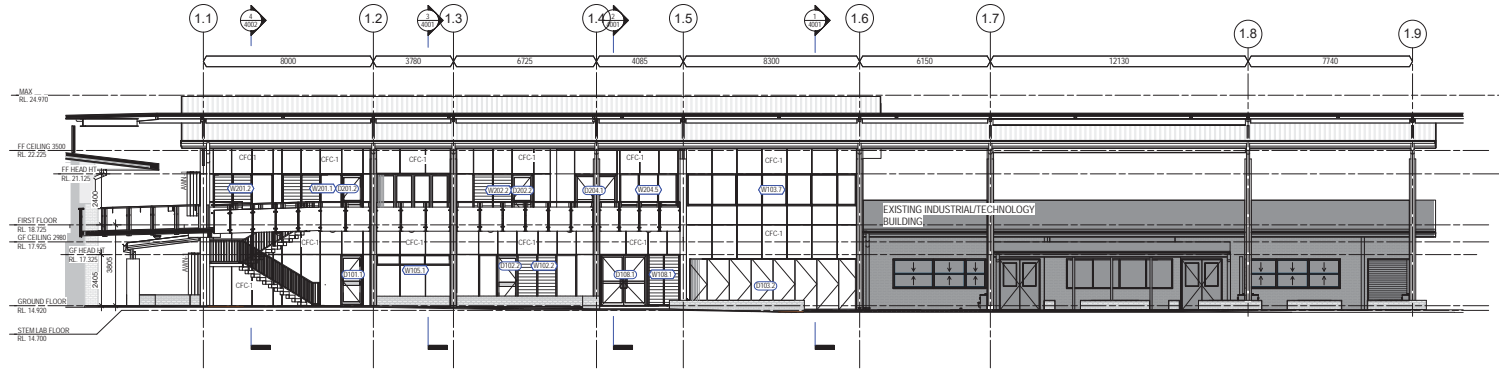
Drawing Title: **FIRST FLOOR PLAN**

North Wall Index	Project No:	1713	Scale of A1:	1:100
	Drawn by:	GMS	Scale of A3:	
Drawing Number:	1713-A-CD-DA	Amendment:	1	
	2102			

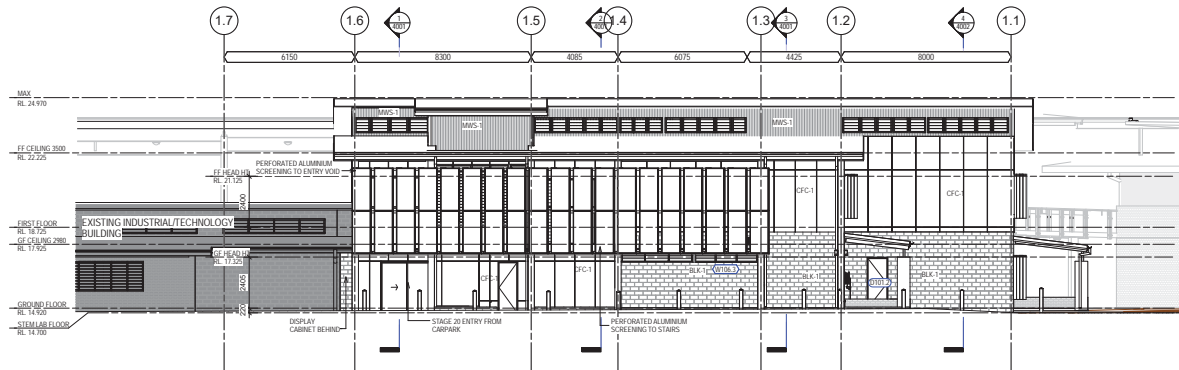
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ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



1. EASTERN ELEVATION  
SCALE: 1:1000(A1) 1:200(A3)



2. WESTERN ELEVATION  
SCALE: 1:1000(A1) 1:200(A3)

**MATERIALS**  
CFC - COMPRESSED FIBRE CEMENT SHEETING  
MWS-1 - METAL WALL SHEETING  
BLK-1 - COLOURED BLOCK WALL

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Amend.	Subject	Iss.	Date
1	DA ISSUE	GMS	21.08.18
3	REVISED DA ISSUE	GMS	28.08.18

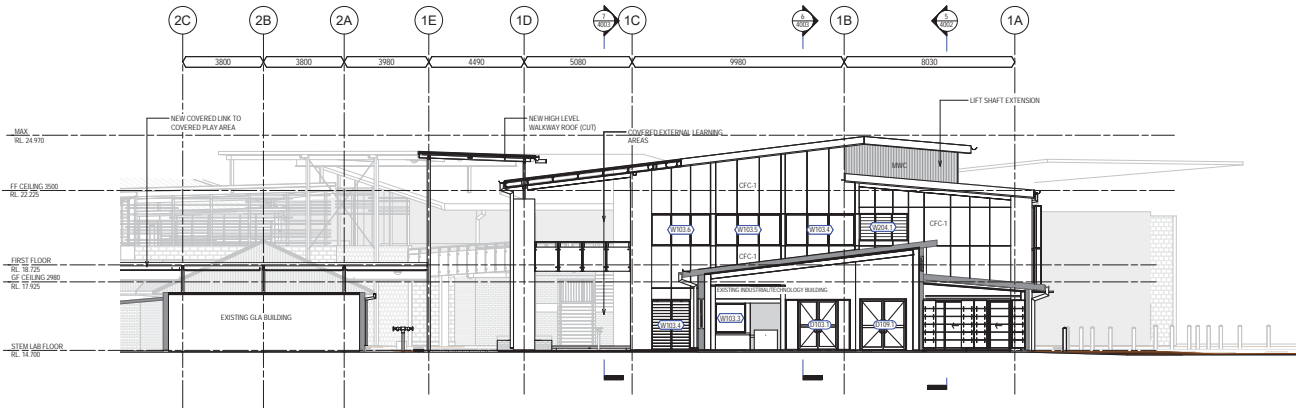
Project  
**GCC STAGE 20**  
for  
**GENESIS CHRISTIAN COLLEGE**  
**12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500.**

Drawing Title  
**EXTERNAL ELEVATIONS**

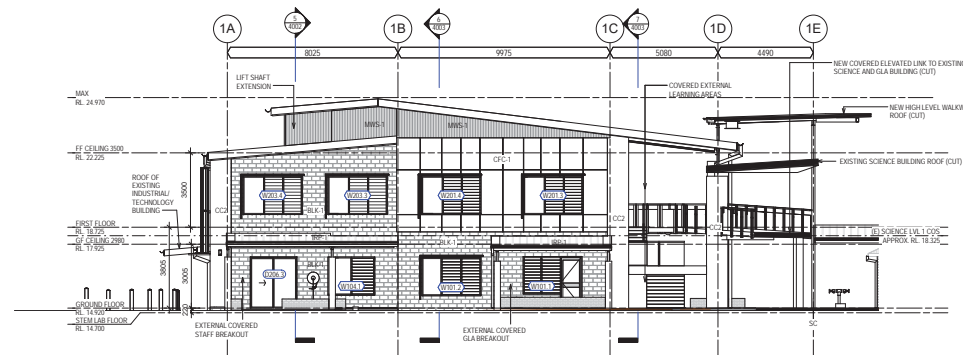
 North Wall Index	Project No.	1713	Scale of A1
	Drawn By	GMS	Scale of A3
Drawing Number	1713-A-CD-DA 3101	Amendment	2

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ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



1. NORTHERN ELEVATION  
SCALE: 1:100@A1 1:200@A3



2. SOUTHERN ELEVATION  
SCALE: 1:100@A1 1:200@A3

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Amnd.	Subject	Iss.	Date
1	DA ISSUE	GMS	21.08.18
3	REVISED DA ISSUE	GMS	28.08.18

Project  
**GCC STAGE 20**  
for  
**GENESIS CHRISTIAN COLLEGE**  
**12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500.**

Drawing Title  
**EXTERNAL ELEVATIONS**

North/Wall Index 	Project No.	Scale of A1
	1713	1:100
Drawing Number <b>1713-A-CD-DA 3102</b>	Drawn By	Scale of A3
	GMS	2


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# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
12 February 2019

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Agenda

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)

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Amend. Subject	Iss	Date
1. BUA ISSUE	GMS	28.03.18
2. DA ISSUE	GMS	29.03.18

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Project  
**GCC STAGE 20**  
for  
**GENESIS CHRISTIAN COLLEGE**  
**12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500**

Drawing Title  
**3D VIEWS**

North/Wall Index	Project No.	Scale of A1
	<b>1713</b>	
Drawn By	Scale of A2	
<b>GMS</b>		
Drawing Number	Revised	
<b>1713-A-SD-4001</b>	<b>2</b>	



# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
12 February 2019

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Agenda

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Amend.	Subject	Iss.	Date
1	ISSUE	GMS	28.03.18
2	ISSUE	GMS	29.03.18

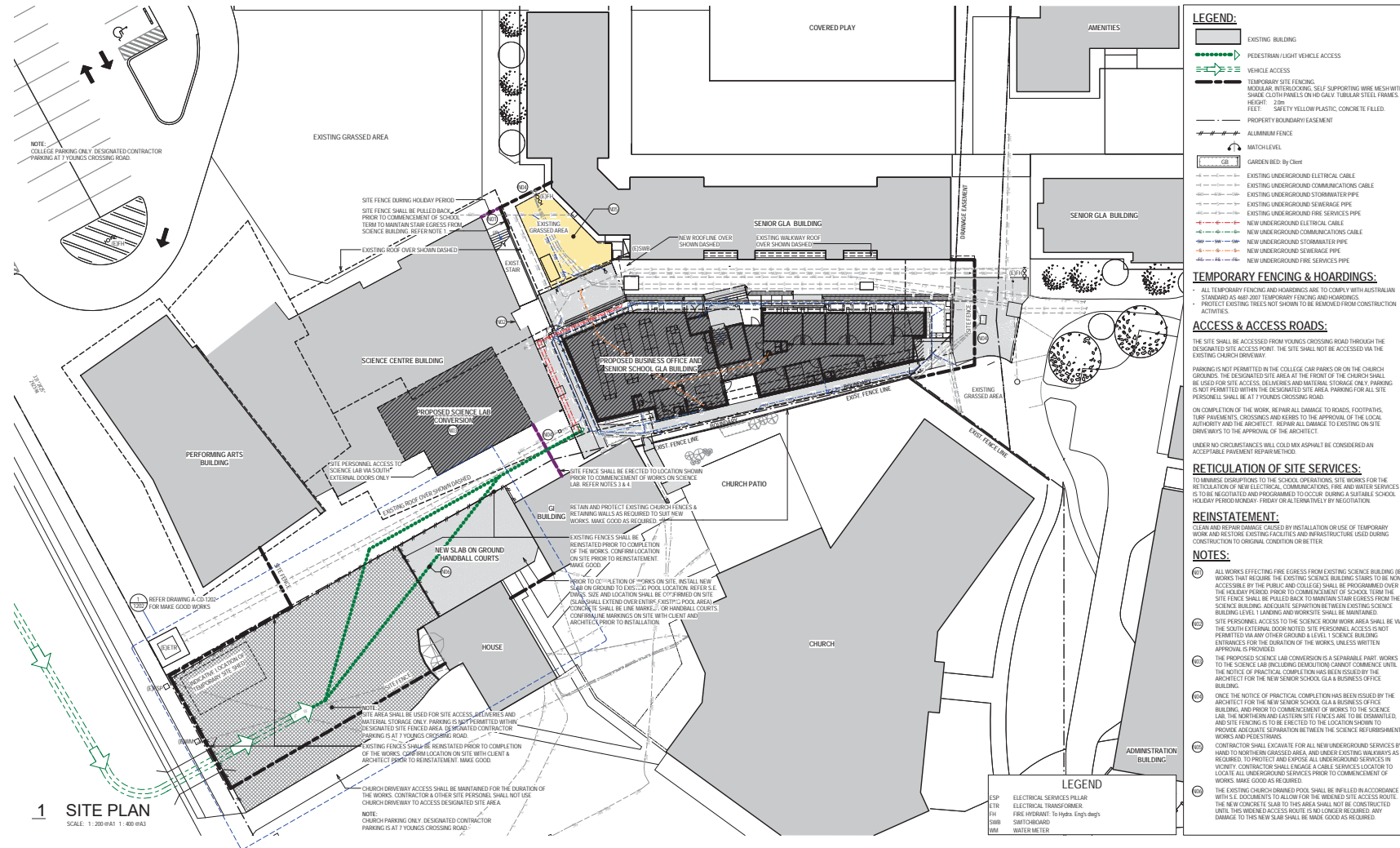
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Project  
**GCC STAGE 20**  
for  
**GENESIS CHRISTIAN COLLEGE**  
**12-16 YOUNGS CROSSING ROAD, BRAY PARK QLD 4500**

Drawing Title  
**3D VIEWS**

North/Wall Index	Project No.	Scale of A1
	<b>1713</b>	
Drawing Number	Client/By	Scale of A2
<b>1713-A-SD-4002</b>	<b>GMS</b>	
	Revised/By	Revised/By
	<b>2</b>	

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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**Moreton Bay Regional Council**

Amend	Subject	Rev	Date
1	ISSUE FOR CO-ORDINATION	MW	21.07.18
2	ISSUE FOR CO-ORDINATION	MW	27.07.18
3	ISSUE FOR CO-ORDINATION	MW	30.08.18
4	ISSUE FOR INFORMATION	MW	24.08.18
5	AMENDED ON ISSUE	MW	10.09.18

**PRELIMINARY**  
ISSUED FOR INFORMATION - NOT FOR CONSTRUCTION

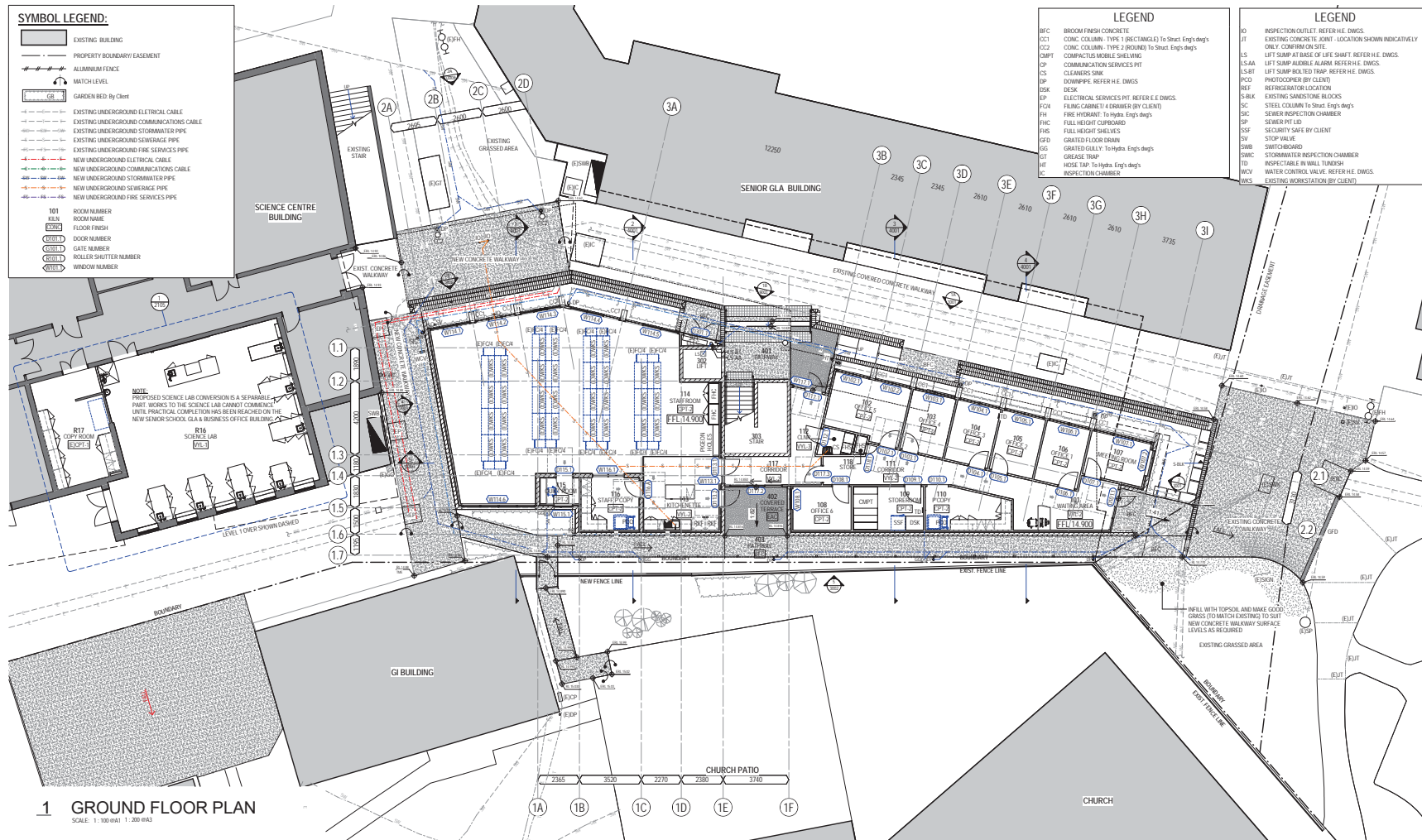
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**Project**  
SENIOR SCHOOL GLA & BUSINESS OFFICE  
GENESIS CHRISTIAN COLLEGE  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4050  
Prepared At: NATALIE BUSH

**Drawing Title**  
SITE PLAN  
Scale of A3  
1:400

**North Wall Index**  
Project No. 1509  
Scale of A3 1:200  
Drawn By MW  
Scale of A3 1:400  
Drawing Number 1509-A-CD-1201  
Amendment 5

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Amend	Subject	DN	Date
1	ISSUE FOR CO-ORDINATION	MW	25.07.18
2	ISSUE FOR CO-ORDINATION	MW	27.07.18
3	ISSUE FOR INFORMATION	MW	28.08.18
4	AMENDED DA ISSUE	MW	02.09.18

**PRELIMINARY**  
ISSUED FOR INFORMATION - NOT FOR CONSTRUCTION

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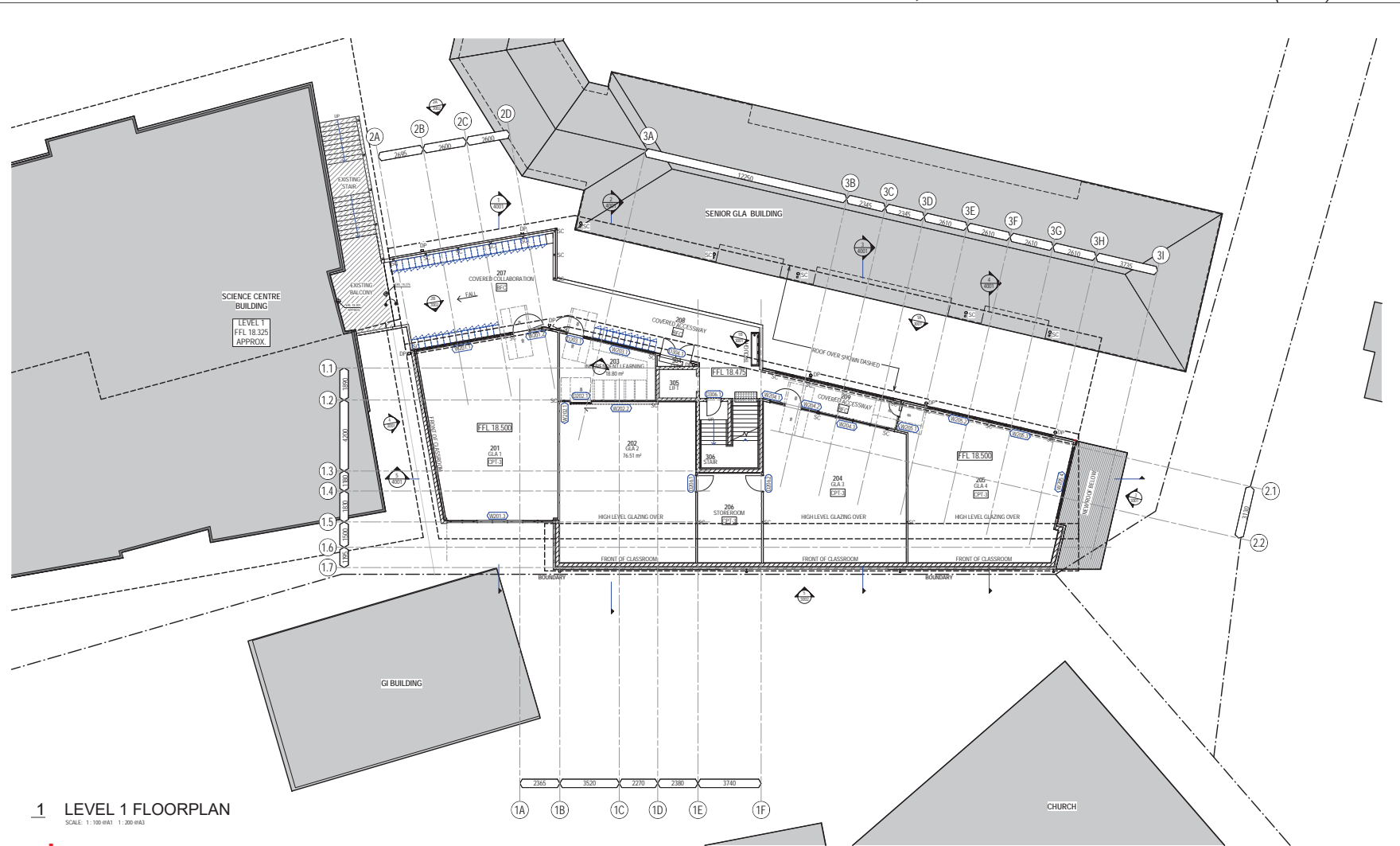
Project  
**SENIOR SCHOOL GLA & BUSINESS OFFICE**  
**GENESIS CHRISTIAN COLLEGE**  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500  
Principal Architect: NATALIE BUSH

Drawing Title  
**FLOOR PLAN - GROUND LEVEL**

North/South Index	Project No.	Scale of A1
	1509	1 : 100
Drawing No.	Scale of A3	
MW	1 : 200	
Drawing Number	Amendment	
1509-A-CD-2001	4	



ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



1 LEVEL 1 FLOORPLAN  
SCALE: 1:100 (W1) 1:200 (W3)

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Amend.	Subject	By	Date
1	ISSUE FOR CO-ORDINATION	MW	25.07.18
2	ISSUE FOR CO-ORDINATION	MW	27.07.18
3	ISSUE FOR INFORMATION	MW	28.08.18
4	AMENDED DA ISSUE	MW	02.09.18

**PRELIMINARY**

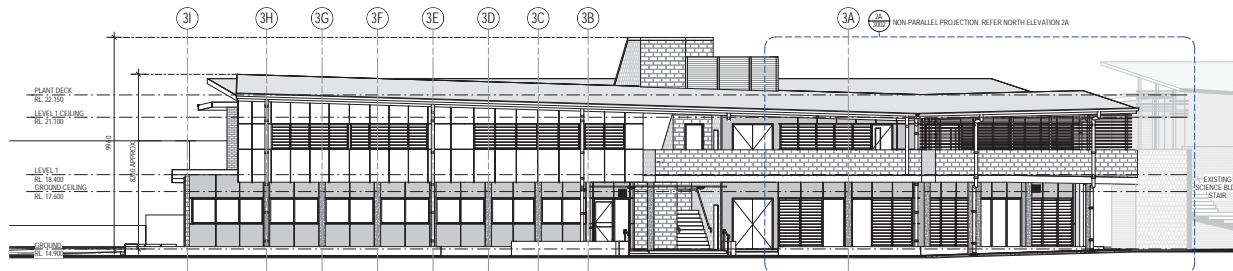
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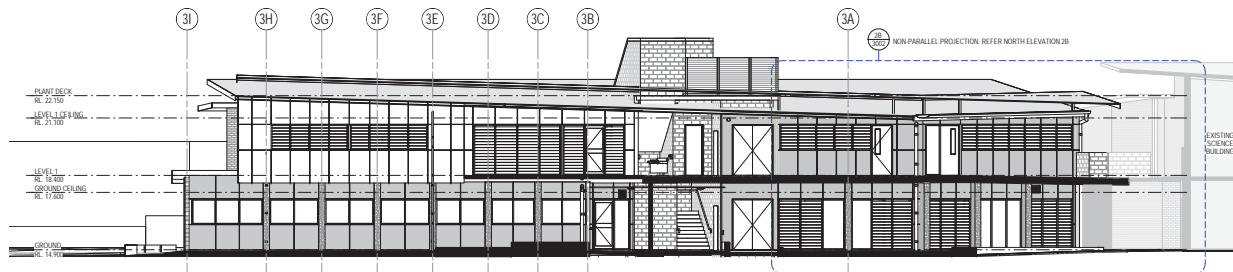
Project  
**SENIOR SCHOOL GLA &  
BUSINESS OFFICE**  
GENESIS CHRISTIAN COLLEGE  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500  
Nominated Architect: NATALIE BUSH

Drawing Title		Project No.	Scale of A1
<b>FLOOR PLAN - LEVEL 1</b>		1509	1:100
Drawing Number		Drawn By	Scale of A3
1509-A-CD-2002		MW	1:200
Amendment		4	

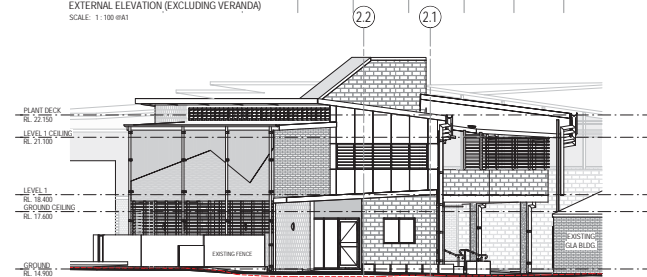
ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



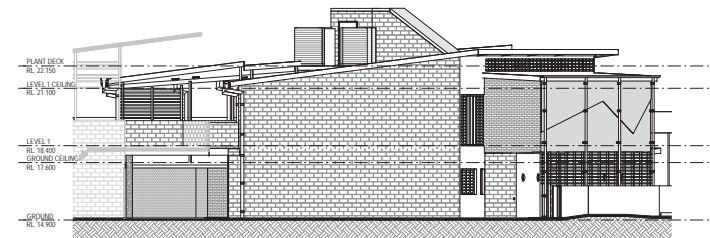
**1A. NORTHERN ELEVATION PART 1A**  
EXTERNAL ELEVATION (INCLUDING VERANDA)  
SCALE: 1:100 (A1)



**1B. NORTHERN ELEVATION PART 1B**  
EXTERNAL ELEVATION (EXCLUDING VERANDA)  
SCALE: 1:100 (A1)



**3 EASTERN ELEVATION**  
SCALE: 1:100 (A1)



**4 WESTERN ELEVATION**  
SCALE: 1:100 (A1)

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Amend.	Subject	Iss.	Date
1	ISSUE FOR CDA-ORGANIZATION	MW	20.07.18
2	ISSUE FOR CDA-ORGANIZATION	MW	27.07.18
3	AMENDED ON ISSUE	MW	02.09.18

## PRELIMINARY

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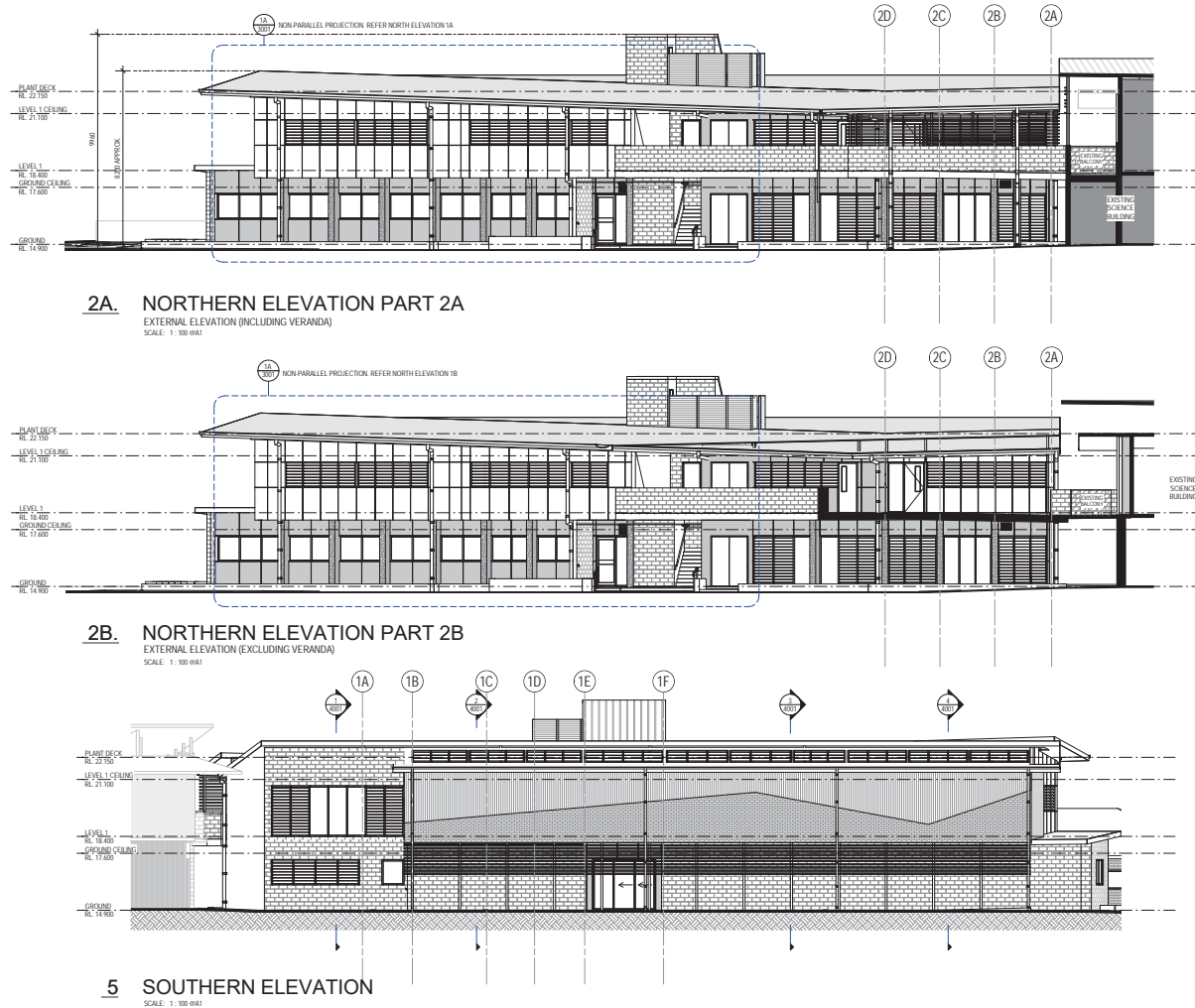
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Project  
**SENIOR SCHOOL GLA & BUSINESS OFFICE**  
**GENESIS CHRISTIAN COLLEGE**  
12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500  
Registered Architect: NATALIE BUSH

Drawing Title  
**EXTERNAL ELEVATIONS**

	Project No.	1509	Scale of A1	1:100
	Drawn By	MW	Scale of A3	1:200
Drawing Number	1509-A-CD-3001	Amendment	3	

ITEM 2.4 - DA/31712/2016/VCHG/2 - OTHER CHANGE - MCU - LOCATED AT 12-16 YOUNGS CROSSING ROAD, BRAY PARK - DIVISION 8 - DIVISION 8 (Cont.)



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Moreton Bay  
Regional Council

Amend.	Subject	By	Date
1	ISSUE FOR CO-ORDINATION	MW	20.07.18
2	ISSUE FOR CO-ORDINATION	MW	27.07.18
3	AMENDED DA ISSUE	MW	02.09.18

**PRELIMINARY**

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Project  
**SENIOR SCHOOL GLA &  
BUSINESS OFFICE**

GENESIS CHRISTIAN COLLEGE

12-16 YOUNGS CROSSING ROAD,  
BRAY PARK QLD 4500

Registered Architect: NATALIE BUSH

Drawing Title  
**EXTERNAL  
ELEVATIONS**

NorthWall Index 	Project No. <b>1509</b>	Scale of A1 <b>1:100</b>
Drawn By <b>MW</b>	Scale of A3 <b>1:200</b>	
Drawing Number <b>1509-A-CD-3002</b>	Revised <b>3</b>	

**3 CORPORATE SERVICES SESSION**

**(Cr M Constance)**

**ITEM 3.1**

**QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL**

*Meeting / Session:* 3 CORPORATE SERVICES  
*Reference:* A18092503 : 21 January 2019 - **Refer Supporting Information A18092386**  
*Responsible Officer:* DC, Accounting Services Manager (CEO Accounting Services)

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**Executive Summary**

The purpose of this report is to present the Quarter 2 Operational Plan Review for 2018/19.

**OFFICER'S RECOMMENDATION**

That the Quarter 2 Operational Plan for 2018/19 be received.

ITEM 3.1 QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL - A18092503 (Cont.)

## **REPORT DETAIL**

### **1. Background**

The Council adopts an Operational Plan every financial year as part of the Annual Budget. In accordance with the *Local Government Regulation 2012* the Operational Plan must be reported on every quarter.

### **2. Explanation of Item**

Councils Operational Plan is segregated into Operational Departments that have several Key Performance Indicators (KPI's) that are reported on.

This is the second quarter progress report on how the Departments are performing in achieving their KPI's. KPI's represent an annual target and can be several different performance measures. Where applicable, a commentary on the progress toward the KPI is provided.

### **3. Strategic Implications**

#### **3.1 Legislative/Legal Implications**

In accordance with section 174 of the *Local Government Regulation 2012* the Council is required to prepare and report on a quarterly basis the progress towards implementing the annual Operational Plan.

#### **3.2 Corporate Plan / Operational Plan**

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

#### **3.3 Policy Implications**

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

#### **3.4 Risk Management Implications**

Operationally there are a wide number of risks that can impact on the delivery of the Operational Plan. These risks are recorded in the Councils Enterprise Risk Management Register and managed accordingly by each Department.

#### **3.5 Delegated Authority Implications**

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

#### **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**

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

#### **3.10 Consultation / Communication**

Council, The Executive Management Team, Managers and other key Council officers were involved in preparing the quarterly report.



***SUPPORTING INFORMATION***

**Ref: [A18092386](#)**

The following list of supporting information is provided for:


**ITEM 3.1**

**QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL**

***#1 Quarter 2 Operational Plan Review 2018/19***

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

**#1 Quarter 2 Operational Plan Review 2018/19**



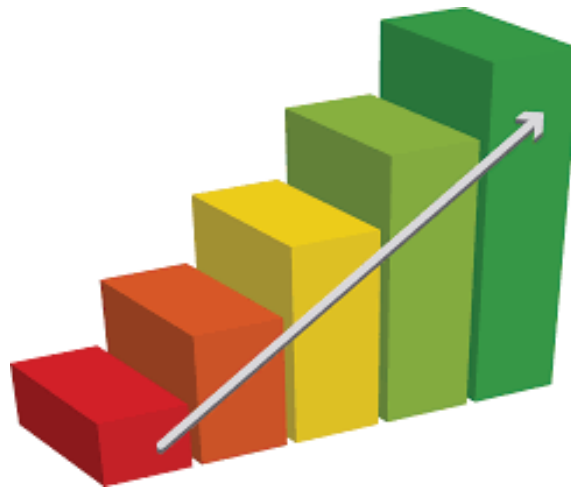
# Quarter 2

# Operational Plan Review

# 2018/19

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

# Department Performance



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Financial and Project Services**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Amount of outstanding rates (excluding prepayments) at the end of each quarter	%	3.00	2.85
Obtain an unmodified external audit opinion for 2017/18	%	100.00	100.00
Liquidity - Target working capital ratio to be greater than 3	#	3.00	5.75
Maximise interest revenue on surplus cash invested with QTC and other financial institutions	%	2.50	2.52
Liquidity - Target cash expenses cover to be greater than 6 months	#	6.00	28.10
Fiscal Flexibility - Target interest cover to be greater than 6 months	#	6.00	19.57
Availability of corporate information systems during business hours	%	99.00	99.55
Internal customer satisfaction with corporate information systems	%	90.00	92.00
Availability of council's website	%	99.00	100.00

**Performance Commentary**

The 2017/18 external audit was completed in October 2018, the opinion was unmodified. The liquidity ratios are performing very well as cash balances continue to increase greater than as expenditure is incurred. Interest rate returns are on target.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Human Resources**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Disputes that go to the Commission resolved in council's favour	%	90.00	100.00
Timeframe to fill a position no longer than 9 weeks	%	80.00	83.00

**Performance Commentary**

Commission

Two matters were heard in the commission, neither have been finalised at this stage.

Recruitment

9 out of 52 positions exceeded 9 weeks to recruit.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Legal Services**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Litigation satisfactorily resolved	%	90.00	89.00
Legal advice provided within agreed timeframes	%	100.00	95.00
Compliance with statutory and policy timeframes for Right To Information and Information Privacy applications and Complaints	%	95.00	98.50

**Performance Commentary**

Right to Information and Information Privacy application processing timeframes are currently being met. The majority of legal advice was provided within agreed timeframes; however, due to a heavy reliance on the department for internal advice and ongoing court/litigation matters, and for reasons of priority, the provision of some legal advice has been delayed. All litigation matters finalised this quarter were resolved satisfactorily.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Strategy and Engagement**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with Council sponsored and run events	%	80.00	87.00
Council media releases utilised by media organisations	%	80.00	91.00

**Performance Commentary**

69 media releases were produced during the reporting period, with 91% of these published by media. Key publicity generated included Moreton Bay SES being named regional unit of the year, breaking ground on Rothwell's AFL precinct, unveiling of the Hills District All Abilities Playground and opening of Sandstone Point's BIG4 Caravan Park. The major media success story was the launch of AquaSplash in Clontarf, which was covered by all local media outlets and both Channels 7 and 9 in the lead-up to its arrival and again when it officially opened. Stories around 'National Recycling Week' were largely overlooked by local media, so we will refine those strategies and communications for 2019 to try to achieve greater prominence.

Council-run and sponsored events continued to maintain a high-level of positive community feedback. Council conducted five events during the reporting period including two Australian Citizenship Ceremonies, two divisional events as well as the annual Battle of the Brains competition. Approximately 1500 people attended the Picnic in the Park Enviro Explorers (Division 12) with almost 90% satisfaction with the event. Ferny Hills Picnic in the Park (Division 10) was attended by more than 1000 people with more than 95% satisfaction.

Council worked closely with MBRIT on nine sponsored events during the quarter. This included Moreton Kids Festival, Volunteer Recognition Function, Business Conference Series 4, Business Excellence & Innovation Awards, Caboolture Christmas Carols, North Lakes Christmas Carols, Pine Rivers Christmas Carols, Scarborough Christmas Carols and Community Christmas Day Lunch.

In its second-year, Moreton Kids Festival experienced a record attendance of more than 10,000 people with satisfaction of more than 84%. Caboolture and North Lakes Christmas carols were relocated to Centenary Lakes and Kinsellas Sports Fields respectively. Both events were overwhelmingly successful, with improved layout achieving increased attendance and positive feedback from residents. Pine Rivers Christmas Carols was cancelled due to inclement weather.

The 2018 Business Innovation and Excellence Awards in November received a record number of nominations, with the sold-out Gala Awards receiving overwhelmingly positive feedback from attendees with 94% satisfaction. Positive feedback was also received from volunteers who attended the Volunteer Recognition Function.

Together, these events catered for more than 28,600 patrons with an average satisfaction rating of 87%.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: Office Of The CEO Directorate

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Internal audit plan progressed as scheduled	%	100.00	100.00
Audit recommendations implemented	%	90.00	90.00

**Performance Commentary**

Audit plan is ahead of schedule. Audit recommendation are being implemented in line with targeted dates.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Engineering, Construction and Maintenance Directorate**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Compliance of Local Disaster Management Plan with Emergency Management Assurance Framework	%	100.00	100.00
CCTV cameras and equipment to be fully operational	%	94.00	92.87
CCTV footage requests processed within 5 business days	%	95.00	94.64
Hours of disaster management training undertaken	#	1,000.00	361.00
Number of disaster management exercises conducted	#	4.00	1.00
Numbers of Local Disaster Coordination Centre personnel meeting core training levels	#	90.00	117.00
Number of Asset Protection Zone planned burns completed	#	11.00	5.00
Number of Strategic Fire Advantage Zone planned burns completed	#	16.00	16.00
Number of Land Management Zone planned burns completed	#	8.00	6.00

**Performance Commentary**

CCTV Cameras operational - Q2 - 1008 cameras with 882 cameras currently online. AFN/Telstra is working to rectify these faults. YTD this equates to 92.87% operational.

QPS CCTV footage requests - Q2 - 52 police requests received with 100% completed within 5 business days; YTD - 112 requests completed at 94.64%. YTD the Public Safety team received and processed 62 internal requests, 2 external requests and 112 QPS requests for footage.

Disaster Management Training - YTD - 102 persons trained (333hrs).

Disaster Management Exercises - YTD - 1 Moreton Recovery Group exercise conducted - 16 persons (28hrs). 2 exercises are scheduled for Q3 and 1 exercise is scheduled for Q4.

Fire Management planned burn program 2018/19 - YTD - 18 burns for 172 hectares of council owned land. 27 of 35 fuel management areas burned (77% of target completed). Due to weather conditions, no additional fire management activity was possible in Q2.

- Asset Protection Zone blocks - 5 (of 11)
- Strategic Fire Advantage Zone blocks - 16 (of 16)
- Land Management Zone blocks - 6 (of 8)

117 staff meet the minimum core training requirements for disaster management - 98 LDCC and 19 evacuation centre staff.

Council's Local Disaster Management Plan (LDMP) is compliant with the Inspector-General Emergency Management's (IGEM) Emergency Management Assurance Framework (EMAF) as assessed on 28 August 2018.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Waste Services**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Kerbside waste and recyclable waste bins collected as scheduled	%	100.00	99.97
Total tonnage of general and recyclable waste collected from kerbside bins that is recycled	%	22.00	23.02
Total tonnage of waste collected at waste facilities from residential and commercial premises (excluding kerbside bins collection) that is recycled	%	45.00	54.44

**Performance Commentary**

The Kerbside collection can never reach 100% as not every household presents their bins to the kerbside every week.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Project Management and Construction**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Percentage of capital works program completed	%	100.00	48.90

**Performance Commentary**

Capital Projects to be delivered by PMC in 18/19 are valued at \$117M, currently \$45M in actuals has been achieved with a further \$52M in commitments.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Infrastructure Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer requests addressed within the set response time	%	95.00	98.50
Planning projects are completed in the financial year prior to design	%	95.00	0.00

**Performance Commentary**

Planning Projects:

Within the 18/19 budget a total of 8 projects require planning prior to design or construction; 5 Operational & 3 Capital. Progress against each of the projects is identified below.

Operational:

106789 Meldale - Way Street - Boat Ramp Renewal	40% complete	Finalisation: April 2019
101415 Petrie - North Coast Railway Line - Drainage Investigation (expanded)	60% complete	Finalisation: February 2019 (project scope expanded)
102238 Sandstone Point - Kal-ma-kuta Drive Park - Drainage Investigation	95% complete	Finalisation: February 2019
102173 Toorbul - Esplanade - Foreshore Works 1	40% complete	Finalisation: April 2019
102219 Toorbul - Esplanade - Foreshore Works 2	40% complete	Finalisation: April 2019

Capital:

101295 Brendale - Nolan Park - BMX Precinct	70% complete	Finalisation: June 2019
101300 Narangba - Harris Ave Sports Complex - Tennis	60% complete	Finalisation: June 2019
102214 Scarborough - Scarborough Cliffs - Stabilisation Works (review required.)	95% complete	Finalisation: February 2019 (Geotechnical review required.)

Customer Requests.

For the period 1 October to 31 December the following breakdown is provided:

- P&RP - 64 requests completed with time and 1 over time, for 98.5% completion within time.
- DW&CP - 71 requests completed within time and 1 over time, for 98.6% completion within time.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Integrated Transport Planning and Design**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Design program is completed in the financial year prior to construction	%	95.00	75.00

**Performance Commentary**

19/20 projects are 75% complete as indicated by the Project Management Gantt Chart. Performance has been impacted by vacant designer positions and difficulty in recruiting. Alternative actions are in process to meet construction deadlines, which include outsourcing designs to achieve overall program.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Asset Maintenance**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Operations - Programmed roads maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Road network customer requests completed within level of service timeframes	%	95.00	96.00
Operations - Programmed stormwater maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Stormwater network customer requests completed within level of service timeframes	%	95.00	100.00
Operations - Programmed maritime facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Graffiti removal requests completed in accordance with timeframes	%	95.00	93.05
Operations - Customer requests for marine related services completed within level of service timeframes	%	95.00	100.00
Operations - Programmed parks maintenance activities (mowing and landscaping) completed in accordance with schedule	%	100.00	100.00
Operations - Parks customer requests completed within level of service timeframes	%	95.00	98.20
Operations - Programmed parks inspection activities (playgrounds) completed in accordance with schedule	%	100.00	100.00
Fleet - Light fleet is maintained in accordance with programmed maintenance service schedules	%	95.00	92.00
Fleet - Heavy fleet, plant and equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	93.00
Fleet - Compliance with all Queensland Transport Statutory Regulations	%	100.00	100.00
Fleet - Small equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	95.00
Building and Facilities - Programmed buildings and facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Customer requests addressed within the set response time	%	95.00	93.20

Performance Commentary continued on next page.

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ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

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**Performance Commentary continued.**

Operations: All schedules are up to date , With the drier weather for this time of year, all Parks crews (Internal and External) are on schedule even despite the Xmas and New Year break. The Roads crews are also on schedule. The Pothole patching trial undertaken through the last quarter, which has allowed for all patching trucks to be programmed for the the 1st time, has proven successful with significant increases in output from the same time last year.

Fleet: Servicing programs being undertaken for Heavy,Light Fleet and small equipment are in accordance with Fleets implemented maintenance schedules and manufactures servicing specifications. Fleets maintenance activities for the last quarter show both Heavy and Light Fleet reactive versus proactive maintenance reports a 30% reactive and 70% proactive result, Small plant is showing 21% reactive and a 79% proactive result. Fleet replacement is in progress with new assets being received for Heavy, Light Fleet and Small plant in accordance with the 18/19 replacement program.

Building and Facilities: Graffiti: under target at 93.05 - Current vacant position within the graffiti team is affecting the time frames for completion. It is anticipated that the vacant role will be filled within Q3 which will improve the KPI performance. B&F Reactive under target at 93.2 - Vacant Team Leader roles within the structure is putting pressure on areas within the B&F Operations team. Roles are currently out to market with recruitment likely within Q3. B&F Programmed Maintenance activities on track for EOFY.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Customer and Cultural Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with call centre service	%	95.00	94.00
Customer calls resolved at the first point of contact	%	90.00	97.00
Customer satisfaction with Customer Service Centre service	%	95.00	99.00
Customer enquiries resolved at the first point of contact	%	90.00	95.00
Customer satisfaction with library services and programs	%	90.00	92.60
Number of exhibitions delivered by Council's galleries	#	60.00	30.00
Number of exhibitions delivered by Council's museums	#	12.00	6.00
Customer satisfaction with gallery exhibitions and programs	%	90.00	94.00
Customer satisfaction with museum exhibitions and programs	%	90.00	96.00

**Performance Commentary**

**Customer Service Centres**

Customers visiting Council's Service Centres remain satisfied with the service received, with 95% of enquiries resolved at first point of contact.

**Libraries**

Customers were surveyed at the Burpengary, Woodford and Redcliffe Libraries. Customers were particularly enthusiastic about the variety of library programs, the availability of free Wi-Fi and the new Quick Pick (7 day loan) book service.

**Galleries and Museums**

Galleries delivered 13 exhibitions during this quarter.

Museums delivered 3 exhibitions during this quarter.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Property and Commercial Services**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Number of scheduled Hub Learning and Business Centre compliance audits	#	4.00	2.00
Usage of Hub Learning and Business Centre is within forecast rates	%	90.00	93.00
Number of scheduled swimming pool compliance audits	#	48.00	56.00
Number of scheduled QSEC compliance audits	#	4.00	2.00
Usage of QSEC is within forecast rates	%	90.00	94.00
Usage of MSEC is within forecast rates	%	90.00	90.00
Patronage of swimming pools is within forecast rates	%	90.00	90.00
Number of scheduled MSEC compliance audits	#	4.00	2.00
Number of scheduled caravan park compliance audits (4 x 6 audits and 2 x 2 audits)	#	28.00	14.00
Patronage of caravan parks is within forecast rates	%	80.00	75.30
Number of scheduled Redcliffe Cultural Centre compliance audits	#	4.00	2.00
Usage of Redcliffe Cultural Centre is within forecast rates	%	90.00	105.00
Tenancy rate of leased commercial/retail buildings	%	95.00	95.00
Tenancy rate of leased residential buildings	%	95.00	100.00

**Performance Commentary**

MSEC, QSEC, HUB and Redcliffe Entertainment Centre: facility audits are on track (1 per quarter)

Redcliffe Entertainment Centre: general centre attendance ahead of target.

Caravan Park Low occupancy at Toorbul and Bongaree - however seasonally consistent and up on same time last year (YOY)

Residential tenancies: All available premises are leased.

Commercial tenancies: Majority of commercial tenancies are leased - only vacancies are 700m2 within the Corso resulting from realignment of tenancy boundaries and increasing the number of available tenancies as a result.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Regulatory Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Private certifier referrals are responded to within statutory timeframes	%	100.00	100.00
Building Compliance & Development customer requests responded to within required timeframes	%	90.00	95.00
Plumbing assessments responded to within statutory timeframes	%	100.00	100.00
Public Health and Local Laws customer requests responded to within required timeframes	%	90.00	84.42
Regulated parking programs are completed as scheduled	%	100.00	100.00
Food safety inspections are completed as scheduled	%	100.00	100.00
Public immunisation programs are completed as scheduled	%	100.00	100.00
Appeals and internal review applications are responded to within required time frames	%	100.00	100.00

**Performance Commentary**

Private Certifier / Concurrence Applications: All 148 properly made applications were responded to within statutory time frames.

Building Compliance Customer Requests: 1172 of 1228 requests were responded to within required time frames.

Plumbing Assessments: All 237 plumbing assessments were conducted within the required time frames.

Public Health and Local Laws Customer Service Requests: 5173 of the 6128 customer requests were responded to within the required time frames.

Food Safety Inspections: The target for the quarter was 450 inspections. 529 inspections were completed.

Immunisation Programs: All 41 scheduled immunisations were delivered during the quarter.

Regulated Parking: All planned regulated parking days were conducted throughout the region.

Appeals and Internal Review Applications: All 46 general review applications were actioned within the required time frame. All 408 infringement and remedial notice appeals were actioned within the required time frames.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Community Services and Sport and Recreation**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Number of projects supported through Council's community grants program	#	140.00	52.00
Number of individuals supported through Council's community grants program	#	400.00	150.00
Percentage of available child care places filled at Birralee Child Care Centre	%	95.00	100.00
Participation rate in council sport and recreation programs	%	95.00	72.60

**Performance Commentary**

Sport and Recreation Programs

Quarter 2 Active Holidays - 32 activities

1,056 places available with 967 bookings taken (91.57%)

Quarter 2 Healthy & Active Moreton - 323 activities

5,750 places available with 4,007 bookings taken - 69.68%

Year to date All Programs - 784 activities

13,250 places available with 9,620 bookings taken - 72.60%

Community Grants - Individuals Supported

During Quarter 2, a total of 48 individuals were supported through Community Grants. RADF Out Of Round grants (2), RADF In Round (4) and Individual Achievement Grants (42).

YTD Total - 150 individuals supported.

Community Grants - Projects Supported

During Quarter 2, 52 projects were supported through Round 1 of Council's Community Grants Program.

Quarters 3 and 4 are expected to see an increase in the number of projects supported due to the timing of funding determinations for Youth Week, Harmony Day, NAIDOC Week, Seniors Week and Disability Action Week Grants.

Birralee Child Care Centre

During Quarter 2, Birralee Child Care Centre maintained a 100% occupancy rate.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Environmental Services**

**Department Performance**

Description	Units of Measure	KPI Target	YTD KPI Achieved
Participation rate in environmental programs and activities	%	95.00	91.00
Percentage of scheduled environmental assessments and monitoring completed	%	100.00	100.00

**Performance Commentary**

Public participation at workshops remains strong with some oversubscribed, attendance at the flying fox workshop was low compared to RSVPs, which affected statistics for this quarter.

Highlights:

- § The Ramsar Wetlands Expo held at Deception Bay, planned in partnership with Redcliffe Environment Forum, attracted strong local attendance of over 800 people.
- § The Enviro Explorers Picnic at CREEC, attracted over 1500 people, with predominantly families in attendance.

Scheduled monitoring of 16 ibis roosts and 18 flying fox colonies occurred during the quarter, in accordance with roost management plans. Monitoring of water quality is ongoing.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Development Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Code Assessable MCU / RAL applications decided within 30 business days	%	80.00	81.00
Code Assessable Operational Works applications decided within 20 business days	%	80.00	88.00
Survey Plan endorsements within 15 business days	%	80.00	89.00
Third Party Survey Plan endorsement within 5 business days (mb+)	%	80.00	100.00
Third Party Operational Works applications decided within 5 business days (mb+)	%	80.00	100.00
Customer Satisfaction Survey Results for Development Services rates service as good or excellent	%	80.00	0.00

**Performance Commentary**

KPI's 1-5 all exceeded KPI 4 & KPI 5 at 100%. KPI 6 is not due until Quarter 4.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

Department: **Strategic Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Deliver key Economic Actions in line with the adopted Economic Development Action Plan.	%	100.00	90.00
Planned internal activities and projects completed	%	90.00	94.00
Customer Satisfaction Survey Results for Strategic Planning & Economic Development rates service as good or excellent	%	80.00	0.00

Performance Commentary continued on next page.

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ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

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**Performance Commentary continued.**

Investment Attraction:

Work continues to encourage and entice businesses and investment to the region.

Business Attraction Incentives Strategy (Draft for internal review and consultation developed)

Business Development:

Work continues on The Caboolture Events Precinct Investment Attraction Strategy which is scheduled to be discussed with Council in February 2019. Recent activities also include the attraction of Agri-tech opportunities to the region, and the continual updating of investment collateral including regional/industry profiles and development of an Economic Dashboard. Ongoing discussions with MBRIT continue in order to deliver the Business Confidence survey.

Tourism:

Council is working with MBRIT to develop potential tourism opportunities that include;

- SEQ Food Trails
- Screen Queensland ( site opportunities- continues)
- Assessment of new locations for tourist related businesses

Education:

Work with MBRIT continues in relation to education ( school ) opportunities. Current tasks involving MBRIT include;

- Study Moreton Bay Strategy
- Host 2 education tours/familiarisations per year
- Attract 2 international student groups to region for a minimum of a month

International Engagement:

A draft of a proposed Sister City Strategy and International Engagement Policy has been developed for Council consideration. Tasks also include planning and facilitating inbound and outbound business delegations. Specific actions include:

MBRC continues to liaise with Miyakonjo, Japan regarding beneficial economic opportunities for our regions  
Undertaking initial assessment of potential new cities that economic opportunities could be developed with.

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ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN REVIEW FOR 2018/19 - REGIONAL (Cont.)

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**Performance Commentary continued.**

Planning Scheme Amendment / Structure Plans / Caboolture West Structure Plan - Area 2P

Planning Scheme Amendment / Structure Plans / Caboolture West Structure Plan - Area 2

In response to the Minister's decision on Major Planning Scheme Amendment #1 a working group has been established with the State to consider the content, process and timing of a future amendment.

The Mill

Strategic Planning continues to assist the design process with input from the Design Review Panel for Stage One (and Stage 1a). Strategic Planning are also leading the development of a Public Realm Strategy and Built Form Guidelines for The Mill. Both of these documents are being prepared collaboratively with ECM and other internal stakeholders.

LGIP2 - Network Planning

Specifications and project plans have been developed for network planning, requests for quotations will be issued in Q3.

Outdoor Recreation Plan 2016-2036

Handover of the Outdoor Recreation Plan to Sport and Recreation has been delayed awaiting the appointment of an officer in that unit.



**4 ASSET CONSTRUCTION & MAINTENANCE SESSION**

**(Cr A Hain)**

**ITEM 4.1**

**MARGATE - COX STREET (DIA 6) - DRAINAGE UPGRADE STAGE 1 - DIVISION 6**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A18078302 : 17 January 2019 - Refer **Confidential Supporting Information A17931148**  
*Responsible Officer:* HV, Senior Project Manager (ECM Project Management & Construction)

**Executive Summary**

Tenders were invited for the 'Margate - Cox Street (DIA 6) - Drainage Upgrade (MBRC007957)' project. The tender closed on 13 November 2018, with a total of three conforming tenders and one non-conforming tender received.

It is recommended that Council award the contract to CES Civil for the sum of \$3,463,458.71 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

**OFFICER'S RECOMMENDATION**

1. That the tender for 'Margate - Cox Street (DIA 6) - Drainage Upgrade Stage 1 (MBRC007957)' be awarded to CES Civil for the sum of \$3,463,458.71 (excluding GST).
  - a) That the Council enters into an agreement with CES Civil as described in this report.
  - b) That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with CES Civil for Margate - Cox Street (DIA 6) - Drainage Upgrade Stage 1 (MBRC007957) and any required variations of the agreement on Council's behalf.
2. That to allow the project to continue, Council commits to increasing the 2019/20 Margate - Cox Street (DIA 6) - Drainage Upgrade Stage 1 (MBRC007957) funding allocation from \$2,300,000 to \$2,826,256.

ITEM 4.1 MARGATE - COX STREET (DIA 6) - DRAINAGE UPGRADE STAGE 1 - DIVISION 6 - A18078302 (Cont.)

**REPORT DETAIL**

**1. Background**

This project is in the Cox Street catchment in Margate. The project scope includes drainage upgrades in Duffield Road, Cox Street and Oxley Avenue, property acquisition of 63 Duffield Road and creation of a floodway through 63 Duffield Road. In addition, drainage upgrades are required in Mabel Street and Margate Parade to cater for the increased stormwater flows. The objective of the project is to provide Council infrastructure necessary to support development within Drainage Investigation Area (DIA-6 Cox Street) as identified within the MBRC Planning Scheme and Drainage Master Plan 6.

The proposed works are the first stage of two stages involving the upgrading of drainage lines associated with Drainage Infrastructure Area (DIA-6). The work includes an upgrade to the drainage lines down Mabel Street across Margate Parade with an upgrade to the outlet to Moreton Bay (stage 1). The drainage area DIA-6 is shown in Figure 1 below, with stage 1 shown in red highlight, stage 2 shown in green highlight. The latter stage is planned for construction in 2020/21.

Construction duration for stage 1 is 20 weeks with an allowance for wet weather. Works are scheduled to commence in March 2019 with completion by August 2019.

Figure Margate Street location Stage 1



1: - Cox (DIA 6) plan: red

highlight, Stage 2 2020/21 green highlight

**2. Explanation of Item**

Tenders for the Margate - Cox Street (DIA 6) - Drainage Upgrade Stage 1 (MBRC007957) project closed on 13 November 2018 with a total of three conforming tenders and one non-conforming tender received. 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.

*ITEM 4.1 MARGATE - COX STREET (DIA 6) - DRAINAGE UPGRADE STAGE 1 - DIVISION 6 - A18078302 (Cont.)*

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

RANK	TENDERER	EVALUATION SCORE
1	CES Civil	96.19
2	Auzcon Pty Ltd	84.20
3	Allroads Pty Ltd	81.49
4	O'Leary Infrastructure Pty Ltd	Non-conforming

**CES Civil** submitted a comprehensive tender and demonstrated their installation methodology and experience on projects of a similar scale and complexity. CES Civil has undertaken the construction of similar projects for various clients, including Mount Larcom Acceleration and Deceleration Lanes Bruce Highway which had a contract value of \$1,600,000; Jeffrey Street, Redcliffe - Road Rehabilitation and Drainage Upgrade with a project value of \$1,400,000 and JCU Mount Stuart Continuation / Western Carpark / James Cook Drive reconstruction with a contract value of \$6,000,000. At a tender clarification meeting held on 21 January 2019, CES Civil demonstrated their understanding and methodology to complete this project.

**Auzcon Pty Ltd** submitted a complete tender and indicated their installation methodology and experience on projects of a similar scale and complexity. Their tendered installation program of works was of 24 weeks' duration. At a tender clarification meeting on 3 December 2018, Auzcon Pty Ltd demonstrated their understanding and capability including site environmental controls; however, there were no additional benefits for the higher price.

**Allroads Pty Ltd** submitted a comprehensive tender and demonstrated their experience on projects of a similar scale and complexity. Their tendered installation program of works was 22 weeks' duration. There were no additional benefits for the higher price.

The non-conforming tender did not achieve the required mandatory financial assessment.

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

#### **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 Risk:*

ITEM 4.1 MARGATE - COX STREET (DIA 6) - DRAINAGE UPGRADE STAGE 1 - DIVISION 6 - A18078302 (Cont.)

A third-party review of financial status has been carried out and the successful tenderer was rated 'satisfactory'.

*Construction Risks:*

- a. The contractor will provide a program of works, site specific traffic management, environmental management and safety plans 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. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works in this environment.

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 \$3,300,000 for the construction of this project, with \$1,000,000 in the 2018-19 FY Capital Projects Program and \$2,300,000 in the draft 2019-20 FY Capital Projects Program for stage 1 of this project. Stage 2 of this project will require a new project to be created in the Capital Projects Program. All financials below are excluding GST.

Tender Price - Construction Stage 1	\$ 3,463,458.71
Contingency	\$ 346,345.87
QLeave (0.475%)	\$ 16,451.43
	-----
Total Project Cost	\$ 3,826,256.01
	=====

Estimated ongoing operational/maintenance costs are \$ 56,000 per F/Y.

The budget amount for this project is insufficient. Additional funds of \$526,256 will be required in the 2019-20 FY Capital Projects Program for this project / contract to proceed.

3.7 Economic Benefit

This project will provide Council infrastructure necessary to support development within the Drainage Investigation Area DIA 6 (Cox Street) as identified within the MBRC Planning Scheme and Drainage Master Plan 6.

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

The completed works will reduce flooding risk in the DIA area and consequentially reduce the social costs of depression and anxiety arising from the physical and economic impact of flooding on local residents and businesses.

3.10 Consultation / Communication

A detailed communication plan has been prepared. Communication strategies include project notices, project signs, Variable Message Boards and monthly updates to the Divisional Councillor which will be implemented once the tender is awarded. Residents directly abutting the project sites will be door knocked by Council to advise on the proposed works and associated timing, providing a minimum of two days' notice for works directly adjacent to their properties. The Divisional Councillor has been consulted and is supportive of the project.

**SUPPORTING INFORMATION**

**Ref: A17931148**

The following list of supporting information is provided for:

**ITEM 4.1**

**MARGATE - COX STREET (DIA 6) - DRAINAGE UPGRADE STAGE 1 - DIVISION 6**

***Confidential #1 Tender Assessment - Cox Street, Margate***

**5 PARKS, RECREATION & SPORT SESSION**

**(Cr K Winchester)**

**ITEM 5.1**

**CABOOLTURE - SMITHS ROAD - PROPOSED PARK NAMING - DIVISION 3**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT  
*Reference:* A17949327 : 12 December 2018  
*Responsible Officer:* BS, Technical Officer (ECM Infrastructure Planning)

**Executive Summary**

An application has been received requesting that an area of parkland, located within the Central Springs Estate, Caboolture, be named in recognition of Mrs Dawn Andrews. The parkland is located within a new estate and when completed will consist of two parcels of land: Lot 902 on SP291411 (currently registered) and proposed Lot 912 on SP303643 (awaiting registration).

This report provides Council with background information relevant to the application and recommends that Lot 902 SP291411 and proposed Lot 912 on SP303643 be named "Dawn Andrews Park".

**OFFICER'S RECOMMENDATION**

1. That having regard to the information provided within this report and subject to the outcome of public advertising, the naming of Lot 902 SP291411 and proposed Lot 912 on SP303643 as "Dawn Andrews Park" be approved.
2. That the proposal to name the parkland in recognition of Dawn Andrews be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising, the matter be referred back to Council in a subsequent report.



ITEM 5.1 CABOOLTURE - SMITHS ROAD - PROPOSED PARK NAMING - DIVISION 3 - A17949327 (Cont.)

**REPORT DETAIL**

**1. Background**

The applicant originally requested proposed Lot 912 on SP303643 (refer Figure 1), located off Smiths Road and Cottonwood Street, Caboolture, be named in recognition of Dawn Andrews. Proposed Lot 912 abuts an existing area of parkland (Lot 902 on SP291411) previously dedicated as part of the development and the two areas of land will comprise a consolidated park area, including a waterbody. It is proposed that the naming should apply to the two parcels (refer Figure 2).

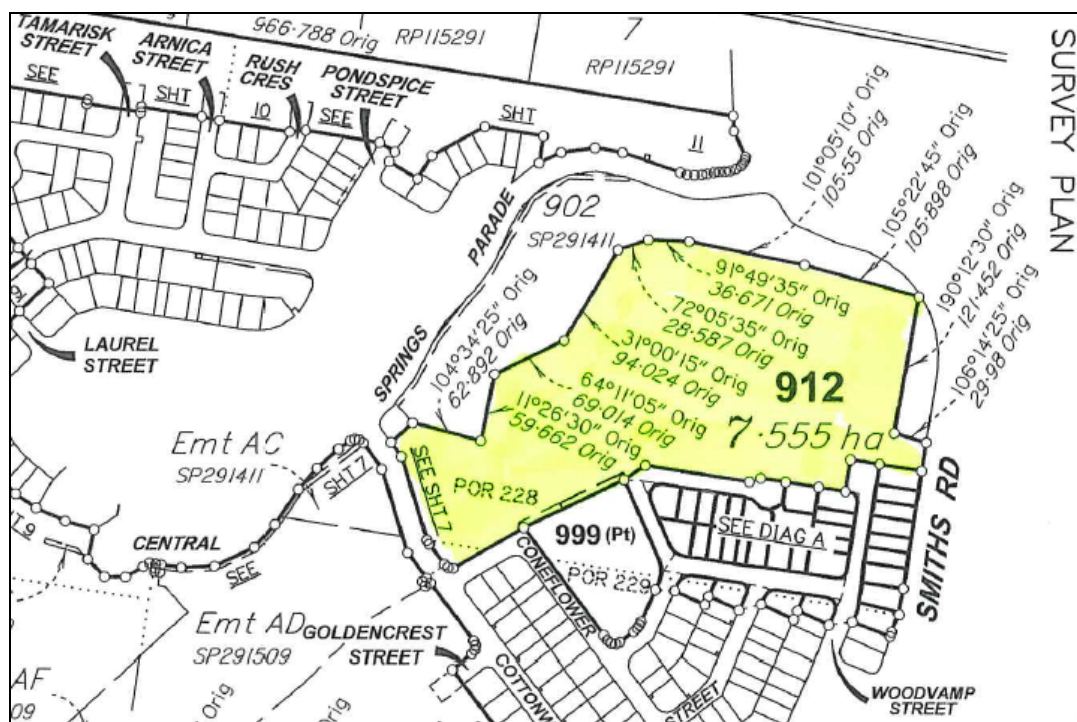


Figure 1: Proposed Lot 912 on SP303643

**2. Explanation of Item**

The application to name a park or recreation reserve under Council control was lodged by the developer of the Central Springs Estate in recognition of long-time resident, Dawn Andrews, for her volunteer work within the Caboolture community. Information received with the application notes that Dawn Andrews was a scout leader for 20 years with the Caboolture Scout Group and has been a supporter of Friends of the Street and Caboolture Community Action Group. In addition, it was also noted that Mrs Andrews has served as a Justice of the Peace for the last 30 years.

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. This application has been supported by a statutory declaration from a fellow scout leader and is also supported by the divisional Councillor.

The policy also states that where parkland lots abut one another, each lot shall share the same name. Proposed lot 912 on SP303643 is located immediately adjacent to existing Lot 902 on SP291411 (refer figure 2). In accordance with Council policy, both lots should be allocated the same name.

ITEM 5.1 CABOOLTURE - SMITHS ROAD - PROPOSED PARK NAMING - DIVISION 3 - A17949327 (Cont.)



Figure 2: Existing lot 902 on SP291411 and proposed lot 912 on SP303643

The recommendation to name the area after Dawn Andrews complies with the Council’s policy guideline as outlined below:

- Names of respected community members of considerable service who are/were residents or working within the region.

Council policy requires that any proposal to name a park, reserve or place 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.

A history board is proposed to be installed in conjunction with the new park name sign to explain the connection Dawn Andrews had with the area. The proposed wording is as follows:

*“In recognition of Dawn Andrews for 20 years of service to the Caboolture Scout Group and her volunteer work within the wider community”*

**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: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

**3.3 Policy Implications**

The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads).



*ITEM 5.1 CABOOLTURE - SMITHS ROAD - PROPOSED PARK NAMING - DIVISION 3 - A17949327 (Cont.)*

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

Subject to no adverse submissions being received, the matter should be referred to the Director Infrastructure Planning for implementation.

3.6 Financial Implications

The estimated cost of fabricating and installing a new sign in accordance with the draft Park and Open Space Signage Guidelines is approximately \$2,000.

3.7 Economic Benefit

No economic benefit implications 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

Formal naming will provide improved awareness of, and the ability to recognise distinct locations within the region.

3.10 Consultation / Communication

The proposed naming is supported by the Division 3 Councillor. The proposed naming will be advertised in local newspapers for a period of 28 days during which time public submissions can be made and will be received. If adverse comments are received, then the matter will be reported back to Council for final consideration and direction. Where no adverse comments are received, the matter will be delegated to the Director Infrastructure Planning for implementation.

**ITEM 5.2**  
**NEW LEASE - BEACHMERE DISTRICT MENS SHED INC- DIVISION 2**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT  
*Reference:* A17902436: 18 January 2019 - **Refer Supporting Information A17902445**  
*Responsible Officer:* CM, Acting Supervisor Community Leasing (CES Community Services, Sport & Recreation)

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**Executive Summary**

This report seeks Council's approval for the provision of a trustee lease (lease) to Beachmere District Men's Shed Inc at Beachmere Sports Complex, 57 Rogers Street, Beachmere (Refer Supporting Information #1). The proposed lease would take effect following the group securing sufficient funding to complete the construction of a men's shed, and prior to the commencement of construction works.

**OFFICER'S RECOMMENDATION**

1. 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 this report.
2. That, subject to recommendations 3 and 4, Beachmere District Men's Shed Inc be granted a trustee lease over an area at 57 Rogers Street, Beachmere (Refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1 per annum.
4. That the grant of this lease is subject to Beachmere District Men's Shed Inc securing sufficient funding to undertake the project referred to in this report, and that the grant of this lease is prior to the commencement of construction works.
5. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.2 NEW LEASE - BEACHMERE DISTRICT MENS SHED INC- DIVISION 2 - A17902436 (Cont.)

**REPORT DETAIL**

**1. Background**

Formed early 2017, the Beachmere District Men's Shed Inc. is a small group of approximately 35 members whose primary activity is the provision of a safe and friendly environment where men can work on meaningful projects in their own time, and in the company of other men. In addition to its standard group activities, the Beachmere District Men's Shed Inc. also provides social support to its members and undertakes community projects.

The Beachmere District Men's Shed Inc. currently hold monthly meetings at the Beachmere Activity Centre with all other activities carried out from member's homes. Accordingly, the group has identified the need for a purpose-built facility to support its operations into the future. It is envisaged that such a facility would also be made available for use by the greater community as required.

Beachmere Sports Complex has been identified by the group as a suitable site due to the size of the grounds, allowing sufficient space to accommodate the proposed facility.

Potential community group tenants of Council land or facilities must submit an Improvement Works Application (IWA) to obtain Council approval for any improvements to a site where they hold or intend to hold a lease, licence or permit. Council may approve, approve with conditions or refuse applications at its sole discretion.

**2. Explanation of Item**

Beachmere District Men's Shed Inc has lodged an IWA to Council for the construction of a men's shed, which is proposed to be in an area not currently under formal tenure with Council (Refer Supporting Information #1). This application has been assessed by Council's key stakeholder departments, with no objections received.

To enable Beachmere District Men's Shed Inc to proceed with their proposed project, Council would need to provide the group with a lease over the area where the facility is to be constructed. This report recommends that Council approve the provision of a lease, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1. Further, it is recommended that the term of this lease be five years.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

The proposed lease will be registered with the Department of Natural Resources, Mines and Energy in accordance with the *Land Act 1994*.

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 the 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.

*ITEM 5.2 NEW LEASE - BEACHMERE DISTRICT MENS SHED INC- DIVISION 2 - A17902436 (Cont.)*

3.5 Delegated Authority Implications

As per Officer's Recommendation 5 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the 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 Beachmere District Men's Shed Inc will provide the club with land on which a facility can be built to support their operations.

3.10 Consultation / Communication

Councillor Flannery (Division 2)  
Relevant Council Departments  
Beachmere District Men's Club Inc

**SUPPORTING INFORMATION**

**Ref: A17902445**

The following list of supporting information is provided for:

**ITEM 5.2**

**NEW LEASE - BEACHMERE DISTRICT MENS SHED INC- DIVISION 2**

***#1 Beachmere District Men's Shed Inc - Proposed new lease area***

ITEM 5.2 NEW LEASE - BEACHMERE DISTRICT MENS SHED INC (Cont.)

#1 Beachmere District Men's Shed Inc - Proposed new 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.**