



AGENDA

Coordination Committee Meeting

Tuesday 19 March 2019
commencing at 11.30am

Caboolture Chambers
2 Hasking Street, Caboolture

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 19 March 2019 commencing at 11.30am in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Daryl Hitzman
Chief Executive Officer

14 March 2019

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

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REPORT DETAIL

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#2 Copy of SP303665 showing proposed Easement E

8 REGIONAL INNOVATION (Cr D Grimwade)

9 GENERAL BUSINESS

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Mike Charlton (Deputy Mayor) (Chairperson)

Officers:

Apologies:

Cr Allan Sutherland (Mayor) who will be accompanying His Excellency the Honourable Paul de Jersey AC, Governor of Queensland during his visit to the Moreton Bay Region.

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND LTD'S GENERAL MEETING - DELEGATE - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A18316568 : 13 March 2019
Responsible Officer: LK, Executive Support Officer (CEO Executive Services)

Executive Summary

The purpose of this report is to recommend that Council nominate a Delegate to attend the Local Government Association of Queensland Ltd (LGAQ) General Meeting in Brisbane on Tuesday 2 April 2019.

OFFICER'S RECOMMENDATION

That Cr Allan Sutherland (Mayor) be Council's Delegate to the LGAQ General Meeting in Brisbane on Tuesday 2 April 2019.

ITEM 1.1 LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND LTD'S GENERAL MEETING - DELEGATE - REGIONAL - A18316568 (Cont.)

REPORT DETAIL

1. Background

A Notice of General Meeting has been received from the Local Government Association of Queensland Ltd (LGAQ) for Tuesday 2 April 2019 in Brisbane. At this General Meeting, Moreton Bay Regional Council will be entitled to a total of 10 votes.

2. Explanation of Item

The business of this LGAQ General Meeting is to amend the LGAQ Policy Statement to address the Queensland Government's proposed legislative changes to the *City of Brisbane Act 2010*, *Local Government Act 2019* and *Local Government Electoral Act 2011*, and to direct the President, Chief Executive Officer and Policy Executive of the LGAQ to inform the Queensland Government of the membership's position in relation to this matter at the earliest opportunity.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications directly arising from this report.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

There are no policy implications arising from this report.

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

There are no delegated authority implications arising from this report.

3.6 Financial Implications

Funds have been provided in the 2018/19 Budget.

3.7 Economic Benefit

There are no delegated authority implications arising from this report.

3.8 Environmental Implications

There are no environmental implications arising from this report.

3.9 Social Implications

There are no social implications arising from this report.

3.10 Consultation / Communication

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

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2

APPLICANT: DL & ASSOCIATES PTY LTD

OWNER: AUGUSTA ELC PTY LTD

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A18212535 : 19 March 2019 – Refer Supporting Information A18212546, A18255770 & A18256078

Responsible Officer: JL / GH, Principal Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	DL and Associates Pty Ltd
Lodgement Date:	5 October 2018
Properly Made Date:	18 October 2018
Confirmation Notice Date:	19 October 2018
Information Request Date:	Not applicable
Info Response Received Date:	Not applicable
Public Notification Dates:	Commenced 9 November 2018 Concluded 30 November 2018
No. of Submissions:	Properly Made: 26
Decision Due Date:	21 March 2019
Prelodgement Meeting Held:	Yes (PRE/4580 and PRE/4685)

PROPERTY DETAILS	
Division:	2
Property Address:	54-66 Old Bay Road, Deception Bay
RP Description	Lot 32 on SP152335
Land Area:	1.638ha
Property Owner	Augusta Elc Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General Residential Zone, Suburban Neighbourhood Precinct
Level of Assessment:	Impact Assessment

The proposal is for a Material Change of Use -Development Permit for a Child Care Centre. The proposed building is situated with the southern half of the subject site. It features:

- A 200-child single storey centre, broadly comprising of an entry lobby, staff area and two activity room 'wings' oriented toward a centralised playscape area, and toward the rear (east) of the building;
- A total use area of 2,251m² (including the childcare centre building and playscape);
- A Gross Floor Area of 784m² for the building;
- Setbacks as follows:

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

- A 13.7m building setback to Old Bay Road
- A 61.9m setback to the mapped waterway buffer along the eastern boundary of the site
- Setbacks to the southern boundary (adjacent to the sporting field land) of 2.25m and 4.75m;
- A building height of 3.6m to the lobby ceiling, with a feature awning above (the overall height is considered to be approximately 5 metres at the highest point);
- The playscape area of 1,467m²;
- A total impervious area of 3,733m² (includes roofed areas and car park maneuvering)
- 55 car parking spaces;
- 8 bicycle parking spaces; and
- In ground stormwater treatment device to the rear of the site.

The site is heavily vegetated however the vegetation is not protected nor classified under state mapping or the MBRC Planning Scheme. Despite the initial vegetation clearing plans indicating removal of trees in the northern half of the site (some 359 trees), the proposed extent of clearing is limited to the development footprint of the proposed Child Care Centre. Approximately 102 trees would be removed. The recommendations of this report include a condition of development requiring the submission of an amended Tree Retention Plan permitting the removal of the trees within the development footprint, the retention of trees within the drainage corridor to the east.

The application was publicly advertised with twenty-six (26) properly made submissions received. A number of those submissions related to clearing of vegetation across the whole site. With no proposal to remove vegetation in the northern half of the site, the proposed development in the southern half of the site for a Child Care Centre is considered to accord with the intent of the MBRC Planning Scheme. The proposed Child Care Centre is recommended to be approved subject to conditions.

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for Child Care Centre at 54-66 Old Bay Road, Deception Bay, described as Lot 32 on SP152335, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Noise Assessment Report	4645 R2	Noise Measurement Services	27 September 2018
Traffic Impact Assessment	18154	Rytenskild Traffic Engineering	24 September 2018
Response to Public Submissions Proposed Child Care Centre	18154	Rytenskild Traffic Engineering	21 January 2019

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	A-103 (W)	Whiteroom Architects	18-09-2018
Ground Floor Plan	A-201 (W)	Whiteroom Architects	18-09-2018
Ground Floor Plan (Macro)	A-202 (W)	Whiteroom Architects	18-09-2018
Roof Plan	A-211 (W)	Whiteroom Architects	18-09-2018
West & North Elevations	A-301 (W)	Whiteroom Architects	18-09-2018
East & South Elevations	A-302 (W)	Whiteroom Architects	18-09-2018
Sections 1	A-401 (W)	Whiteroom Architects	18-09-2018
Sections 2	A-402 (W)	Whiteroom Architects	18-09-2018

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Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Tree Retention Plans and schedules	S50374_TRP_001 to 012	S5 Environmental	28-09-2018
Natural Hazard Bushfire Assessment	S50374ER002	S5 Environmental	20-08-2018
Landscape Intent Plan	18024-LI-01	The Landscape Group	14-09-2018
Site Based Stormwater Management Plan	J6010	Storm Water Consulting	19 Sept 2018

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
1	Approved Plans and/or Documents
	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.
2	Amended Plan and Documents Required
A	Submit amended Site, Ground Floor and Landscape Intent Plans incorporating the following: <ul style="list-style-type: none"> • Relocation of the bin storage enclosure away from the front boundary to the end of the car parking aisle adjacent to the turning bay and in closer proximity to the staff room and service court; • Clearly mark the “balance area not subject to this application” for the area north of the proposed childcare centre footprint; • Clearly mark the area to the east of the carpark as “existing native vegetation to be retained and rehabilitated”; and • Ensure direct wheeled access to the street shall be available for the bins on collection day.
	Prior to any approval of Building Works.
B	Submit amended Elevation Plans incorporating the following: <ul style="list-style-type: none"> • Clearly legible building height dimensions from ground level to the peak of the roof.
	Prior to any approval of Building Works.
C	Submit amended Tree Retention Plans incorporating the following: <ul style="list-style-type: none"> • Clearing of non-juvenile habitat trees limited only to that area within Child Care Centre’s development footprint (including car park areas); • The balance area to the north of the childcare centre as not part of this application; • Existing native vegetation to the east of the carpark to be retained; and • No changes to trees outside the subject site.
	Prior to any approval of Building Works, or prior to any works involving the removal of vegetation, whichever occurs first.
D	Submit an amended Bushfire Hazard Assessment and Management Plan, for approval by Council’s delegate, incorporating the following:
	Prior to any approval of Building Works, or prior to any works involving the removal of

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
<ul style="list-style-type: none"> • Retention of the vegetation in accordance with sub-condition 'c' above. • Management and mitigation measures that only rely on non-juvenile tree clearing within the development footprint of the Child Care Centre. 	vegetation, whichever occurs first.	
E	Obtain approval from Council for the amended plans required above in accordance with (A) above.	Prior to any approval of Building Works, or prior to any works involving the removal of vegetation, whichever occurs first.
F	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) and document(s) will form part of the approval.	Prior to the commencement of use and to be maintained at all times.
3	On-Site Car Spaces	
A	Provide car parking spaces as generally shown on the approved plans.	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.	Prior to commencement of use and to be maintained at all times.
4	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of eight (8) bicycles. 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.
5	Colours, Materials and Finishes	
A	Submit a schedule of colours, materials and finishes that achieves the following; <ol style="list-style-type: none"> 1. breaks up the frontage walls as generally depicted on the submitted elevations / perspectives; 2. utilises natural tones and colours. 	Prior to any approval of Building Works.
B	Obtain approval from Council for the schedule in accordance with (A) above.	Prior to any approval of Building Works.
C	Implement the approved schedule of colours materials and finishes.	Prior to commencement of use and to be maintained at all times.
6	Electrical Transformer	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is	Prior to the commencement of the

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
<p>screened so that the transformer is not visible from any road frontage and achieves the following:</p> <ol style="list-style-type: none"> 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. <p>Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site.</p> <p>Note: The use of barbed wire or metal prongs is not permitted</p>	use and to be maintained at all times.	
7	Acoustic Attenuation Measures	
A	<p>Provide the following acoustic attenuation measures as specified in the Noise Assessment Report by Noise Measurement Services:</p> <ol style="list-style-type: none"> 1. An acoustic barrier. 2. Acoustic building treatments. 3. Limit the use of outdoor play areas to between 7am and 6pm only. 4. Limit deliveries to between 7am and 6pm only. 	Prior to the commencement of the use and to be maintained at all times.
B	Provide certification from a suitably qualified person that conditions A1 and A2 above have been implemented in accordance with the Noise Assessment Report by Noise Measurement Services.	Prior to the commencement of the use.
8	Waste Management Plan	
A	<p>Implement the waste management arrangements identified on the approved plan.</p> <p>Note: This development will use 1.1 m³ bins serviced at the kerbside of Old Bay Road.</p>	Prior to commencement of use and to be maintained at all times.
B	Construct a hardstand path that includes a pram ramp at the roadside gutter to allow the manoeuvring of refuse bins from the bin enclosure to the refuse collection vehicle.	Prior to commencement of use and to be maintained at all times.
C	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	At all times.
D	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
9	External Lighting	
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.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
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.
10	Pedestrian Lighting	
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.
11	Front Fencing	
	Ensure that any front fencing is constructed to no less than 50% transparency and a maximum height of 1.2 metres.	Prior to commencement of the use and to be maintained at all times.
12	Fencing along Park Boundary	
	Except for the solid fencing required by the approved Noise Assessment Report, provide semi-transparent fencing along the common boundary with the adjacent park to enable passive surveillance of public areas. The semi-transparent fencing is to have a minimum height of 1.5 metres and a maximum height of 2 metres and a minimum 50% transparency.	Prior to commencement of use.
13	Landscaping	
A	Provide landscaping on site generally in accordance with Planning Scheme Policy - Integrated Design Appendix D - Landscaping.	Prior to commencement of use.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use.
C	Maintain the landscaping.	At all times.
14	Vehicle Encroachment	
	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to commencement of use.
15	Screening of Loading Facilities / Plant Areas	
	Screen Refuse Storage and other Outdoor Storage Facilities on the site from direct view from any adjoining road or public space.	Prior to commencement of use.
16	Water and/or Sewerage	

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied. 	Prior to commencement of use.
17	Fibre Ready Telecommunications – Single	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that: <ol style="list-style-type: none"> 1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and 2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO. 	Prior to commencement of use.
B	Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (a) above has been done. Note: A template for certification is available from council for the purpose of this condition.	Prior to commencement of use.
18	Electricity	
A	Provide evidence (e.g. Certificate for Electricity Supply to Subdividers with Agreement Number or Certificate of Supply) demonstrating that an underground electricity supply network has or will be constructed to the site.	Prior to commencement of use.
B	Provide an underground electricity supply connection to the development.	Prior to commencement of use.
C	Provide underground electricity along a portion of the site's Old Bay Road frontage from the overhead pole opposite Brentwood Court in a south-easterly direction for the remainder of the site frontage, including the frontage of the approved Child Care Centre, and up to (as minimum) the alignment of the site's common boundary with the adjacent sports ground.	Prior to the commencement of use.
D	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that: <ol style="list-style-type: none"> 1. any electricity supply connection to an existing building or a private property pole is wholly contained in the lot it serves; and 	Prior to commencement of use.

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	2. any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	
19	Vegetation Management and Tree Retention Plan	
A	Submit an amended Vegetation Management and Tree Retention Plan prepared by a suitably qualified person and include scaled plans and supporting documentation that provides for the following: <ol style="list-style-type: none"> 1. Clearing of vegetation only within the approved Child Care Centre footprint and car park; 2. Retention of all native trees within the waterway corridor at the east of the carpark area; 3. Balance area to the north of the childcare centre shown as "not part of this application". 4. Control measures, maintenance procedures and monitoring programs; and 5. Measures to ensure site works do not impact upon the health and vitality of trees in the adjoining Progress Park Sports Ground (i.e. Australian Standard 4970:2009). 	Prior to works commencing on site.
B	Obtain approval from Council for the Vegetation Management and Tree Retention Plan in accordance with (A) above.	Prior to works commencing on site.
C	Carry out works in accordance with the approved Vegetation Management and Tree Retention Plan.	Prior to the commencement of use.
20	Extent of Vegetation Clearing	
A	Clearing of native vegetation must be limited to that which is necessary for development of the Child Care Centre and its associated car parking area (within the footprint of the development); and	Prior to and during site works and to be maintained.
B	Clearing of native vegetation as part of this approval must not occur within the remainder of the site outside the footprint of the child care centre and its car parking area or on adjoining land including the adjacent sportsground.	Prior to and during site works and to be maintained.
21	Disposal of Cleared Vegetation	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	At all times.
22	Temporary Exclusion Fencing	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites.	During site works.
23	Management of Wildlife	

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
A	Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	Prior to and during site works.
B	Provide an activity report, to be completed by the supervising Fauna Spotter Catcher, including: <ol style="list-style-type: none"> 1. The number and species of any animals observed during clearing; 2. The actions taken to deal with observed animals; 3. The number of any animals that were required to be relocated; 4. The release site for any relocated animals; 5. The number (if any) of animals injured during clearing; 6. The treatment provided; 7. The outcome of any treatment; and 8. The location of the treatment. 	Within fourteen (14) days of completion of clearing.
24	No Net Loss of Fauna Habitat	
	Development does not result in the net loss of fauna habitat. Where development does result in the loss of a Habitat Tree, development will provide replacement fauna nesting boxes at the following rate: <ol style="list-style-type: none"> 1. One (1) nest box for every hollow removed; or 2. Where hollows have not yet formed in trees greater than 80cm in diameter at 1.3m height, three (3) nest boxes are required for every habitat tree removed; or 3. Provide a fauna nest box strategy for approval by Council's delegate, and consequent installation of next boxes. 	Prior to the commencement of use.
25	Ecological Restoration Plan Required	
A	Submit to Council for approval an Ecological Restoration Plan. The plan must be prepared by a suitably qualified person and in accordance with Planning Scheme Policy - Environmental Areas and Corridors, for the north-eastern portion of the site covered by the land within the mapped Medium Hazard Area on the Flood Hazard Overlay and/or the Riparian and Wetlands Corridor Overlays.	Prior to site works commencing.
B	Implement the requirements of the approved plan.	During site works, prior to the commencement of use and to be maintained.
DEVELOPMENT ENGINEERING		
26	Replace Existing Council Infrastructure	
	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.

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
27	Alterations and Relocation of Existing Services
	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 the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.
	Prior to commencement of use.
28	Amended Stormwater Management Plan Required
A	Submit to Council for approval an amended Stormwater Management Plan that addresses the following: Stormwater Quantity Include a defined stormwater layout plan showing the proposed internal minor stormwater system and overland flow paths. Stormwater Quality Review the MUSIC modelling and the sizing of the proposal and address the following issue: <ul style="list-style-type: none"> i. For any Stormsack not in line with the SEPL cartridge filter system, all pollutant removal efficiencies other than for gross pollutants should be set to zero. Review and provide a stormwater layout plan, that details the proposed stormwater quality improvement devices with the following information reflected: <ul style="list-style-type: none"> i. The location of the Swale with details; ii. The locations and the number of SPEL Stormsacks and the size of inlet pits; and iii. The type (EMC 45L) and number of SPEL filter cartridges.
	Prior to commencement of works.
B	Implement the requirements of the approved Stormwater Management Plan.
	Prior to the commencement of use and to be maintained.
29	Erosion and Sediment Control
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.
	Prior to commencement of works and to be maintained current at all times during construction.
30	Driveway Crossover
A	Construct a driveway crossover to the proposed development in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.
	Prior to commencement of use.

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use.
31	Existing Driveway Crossover	
	Remove completely all redundant driveway crossovers fronting the development site on Old Bay Road. Reinstate all disturbed areas (including kerb and channel) to Council's standards current at the time of development.	Prior to commencement of use.
32	Existing School Zone Signage	
	Obtain approval from TMR for the proposed location, and subsequent removal and relocation of the existing School zone signage and then undertake the approved works. Note: School zone signage is governed by the Department of Transport and Main Roads.	Prior to commencement of use.
33	Access, Internal Roadways, Parking and Servicing Areas	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use.
34	Minimum Flood Planning Level	
	<ul style="list-style-type: none"> • Design and construct the habitable floor level to at least the Council adopted Flood Planning Level (FPL). The FPL for this site at the time of approval is 4.3m AHD inclusive of 300mm freeboard. • A flood depth of 300mm in the carpark is permitted provided an absolute minimum level of 3.70m is achieved within the car-park. 	Prior to commencement of use.
35	Building Below the Flood Planning Level	
	Construct building works below the Council adopted Flood Planning Level (FPL) from materials with a high-water resistance and ensure that essential electrical services are located above the FPL. The FPL for this site at the time of approval is 4.3m AHD. Notes: 1. The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient	Prior to commencement of use.

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
<p>products and building techniques. Available at www.hpw.qld.gov.au.</p> <p>2. An essential electrical service includes services defined as utilities in Mandatory Part 3.5 – Construction of buildings in flood hazard areas of the Queensland Development Code</p>	

ADVICES	
1	<p>Aboriginal Cultural Heritage Act 2003</p> <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 cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>
2	<p>Adopted Charges</p> <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>

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

- B. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Material Change of Use- Development Permit for Child Care Centre
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none">• Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 26 properly made submissions about this application.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

REPORT DETAIL

1. Background

On 25 June 2018 a prelodgement meeting PRE/4580 was held in relation to the childcare use and potential balance lot subdivision. The proposal was generally supported - noting the flood hazard requirements to be addressed. Car parking and access were also noted as issues at this meeting, along with flooding. This meeting highlighted that the application would be Impact assessable.

On the 27 August 2018 a prelodgement meeting PRE/4685 was held further discussing the application. The issue of the balance lot and the flood hazard overlay (reconfiguring a lot code) became prominent. Since the proposal no longer involved the dedication of the whole flood hazard area the creation of a lot that had a balance area in the flood hazard area was problematic. Hence the current application has removed the reconfiguration of a lot aspect and is focused on the Material Change of Use - Childcare Centre.

As part of the initial plans provided with the Child Care Centre application, a tree retention plan was provided, which inferred clearing of a large segment of the northern tip of the subject site (northern half) where no development is proposed at this stage. That plan has been withdrawn by the applicant, although the majority of the submissions received refer to the clearing of vegetation at the northern corner of the site and therefore there was an apparent confusion over what works were proposed at the time of public notification. To remove any doubt, the only vegetation clearing contemplated by this assessment is that necessitated to establish the proposed child care centre in the southern portion of the site.

2. Explanation of Item

2.1 Description of the Site and Surrounds

The subject site is located on the southern corner of Old Bay Road and Thompson Street, at a round-about intersection that results in an almost hair-pin shaped allotment. The site is heavily vegetated and native fauna have been witnessed on site by submitters to the application. The site falls gently from RL6 in the southern corner (at the Old Bay Road frontage) to RL3.5 in the eastern portion of the site where the land is subject to flood hazard. Overland flow drainage is located adjacent to the immediate east. Even so, the property is within the Suburban Neighbourhood Precinct of the General Residential Zone. Surrounding land uses of note include a sporting ground (to the immediate south) and Deception Bay North State School (diagonally opposite).

Directions	Planning Scheme Zone	Current Land Use
North	Rural Zone	Rural properties on the opposite side of Thompson Street
South	Recreation and Open Space Zone, General Residential Zone beyond	Progress Park Sports Ground, a state primary school to the southwest
East	Recreation and Open Space Zone, General Residential Zone beyond	Stormwater drainage, and residential dwelling houses beyond
West	General Residential Zone (Suburban Neighbourhood	Residential dwelling houses

2.2 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, which 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.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Applicable Assessment Benchmarks:	Nil
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> Urban Footprint
Koala Habitat Designation:	Nil

2.2.1 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:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	<ol style="list-style-type: none"> Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ol style="list-style-type: none"> altered stormwater quality and hydrology waste water the creation or expansion of non-tidal artificial waterways the release and mobilization of nutrients and sediments. Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values. 	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply. Refer also to the assessment comments made by Development Engineering.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) 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>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) 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>(4) 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>(5) 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>	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply. Refer also to the assessment comments made by Development Engineering in relation to the Flood Hazard Overlay.</p>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.2.2 *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.

2.2.3 *Schedule 10 of the Regulation – Koala Habitat (not applicable)*

The site is not located in a Priority Koala Assessable Development Area or Koala Assessable Development Area. Moreover, the site is identified as low value rehabilitation. This outline is provided for information purposes. The habitat designations (or lack thereof) means that an assessment against the regulation is not applicable despite the extent of vegetation found on the site. Assessment and response to the site's vegetation value is limited to the Moreton Bay Regional Council (MBRC) Planning Scheme only.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

2.3 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.

2.3.1 *Strategic Framework*

The proposal is generally consistent with the Strategic Framework. Given the proposal achieves the Overall Outcomes of the relevant codes an assessment against the Strategic Framework is not required by the development proposal.

2.3.2 *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
- (b) proposes an outcome where no 'Example' is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Suburban Neighbourhood Precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO15, PO16, PO69
Overlay Codes		
Flood Hazard Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO10

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

2.3.3 *Performance Outcome Assessment*

Performance Outcome	Example
General Residential Zone Code - Suburban Neighbourhood Precinct	
<p>PO15</p> <p>a. Development ensures that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected.</p> <p>b. Development does not result in the net loss of fauna habitat. Where development does result in the loss of a habitat tree, development will provide replacement fauna nesting boxes at the following rate of 1 nest box for every hollow removed. Where hollows have not</p>	<p>No example provided.</p>

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Performance Outcome	Example
<p><i>yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</i></p> <p><i>c. Development does not result in soil erosion or land degradation or leave land exposed for an unreasonable period of time but is rehabilitated in a timely manner</i></p>	
Performance Outcome Assessment	
<p>The application was originally lodged with an Operational Works - Vegetation clearing component which proposed to clear the majority of vegetation on site, with the exception of vegetation within the medium risk flood hazard area along the eastern boundary. That component of the application was subsequently removed in the absence of a purpose for the vegetation clearing on the northern balance of the subject site.</p> <p>The proposed vegetation removal is generally limited to a part of the site that has been previously disturbed, in and around the location of the existing Dwelling house and associated outbuildings. It should be noted that the vegetation on site is not mapped under any legislation including the MBRC Planning Scheme, State Planning Policy (including Koala Regulation) or Vegetation Management Act. A Child Care Centre is a contemplated use within the Overall Outcomes for the Suburban Neighbourhood Precinct, particularly in locations that are serviced by public transport and/or make efficient use of the location where several community services are clustered. Given the surroundings, the subject site is an ideal location for a Child Care Centre. Even so, a number of trees required to be removed are classified as habitat trees under the MBRC Planning Scheme and accordingly the habitat values of these trees are required to be reciprocated with nest boxes. Conditions are recommended accordingly.</p> <p>It is also recommended that conditions be imposed to the north-eastern portion of the site, covered by the Riparian & Wetlands and the Flood Hazard Overlays from ongoing vegetation clearing in future, so as to advance the Performance Outcome's requirement to ensure <i>that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected</i>. That area is to be the focus of nest box and vegetation rehabilitation.</p> <p>This is considered to be a balanced approach to the assessment of development on the site in that an ideal location for the clustering of community services is supported, while identified habitat values are maintained and protected within the site in general accordance with PO15.</p>	
<p>PO16 <i>Where the site adjoins or is opposite to a Park⁽⁵⁷⁾, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.</i></p>	<p><i>No example provided.</i></p>
Performance Outcome Assessment	
<p>The undergrounding works stipulated in PO16 are relevant given that the subject site is immediately adjacent to <i>Progress Park Sports Ground</i>. Although, only the southern portion of the site is to be developed, with vegetation in the north-eastern portion of the site to be rehabilitated and the north-western portion to remain undeveloped at present. It is considered reasonable therefore, to only require undergrounding of electricity along the section of Old Bay Road that the Child Care Centre will front directly.</p>	

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ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Performance Outcome	Example
<p>It is recommended that conditions require underground electricity from the overhead pole opposite Brentwood Court in a south-easterly direction for the remainder of the site frontage, up to the alignment of the common boundary with the adjacent park (i.e. the southern end of the frontage).</p>	
<p>PO69 <i>Loading and servicing areas:</i></p> <ul style="list-style-type: none"> <i>a. are not visible from the street frontage;</i> <i>b. are integrated into the design of the building;</i> <i>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</i> <i>d. where possible loading and servicing areas are consolidated and shared with adjoining sites.</i> 	<p><i>No example provided.</i></p>
<p><i>Performance Outcome Assessment</i></p>	
<p>A bin store is proposed at the front site boundary. Screening materials could be proposed to enclose the storage area however, there is an opportunity to locate the enclosure at the southern end of the front car park, keep bins in an easily accessible location within 10m of the frontage, but provide better landscape screening when viewed from the street.</p> <p>It is recommended that conditions be imposed to move the bin enclosure to the landscape zone adjacent to the turning bay, and therefore set it back from the street by approximately 6 metres.</p>	

Flood Hazard Overlay Code	
<p>PO10 <i>Development maintains personal safety at all times, such that:</i></p> <ul style="list-style-type: none"> <i>a. a vulnerable land use (flood and coastal) is not located in the High risk flood hazard area or Medium risk flood hazard area;</i> <i>b. new buildings are not located in the High risk flood hazard area included in the Limited development zone;</i> <i>c. a residential accommodation building is located in the following:</i> <ul style="list-style-type: none"> <i>i. Balance flood planning area;</i> <i>or</i> <i>ii. the Medium risk area where located in the Medium risk storm tide inundation area of the Coastal hazard overlay or Balance coastal planning area of the Coastal hazard overlay ;</i> <i>d. evacuation capability from the development or other premises is not</i> 	<p>No example provided</p>

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Performance Outcome	Example
<p><i>hindered or made more complicated and there is no significant additional burden placed on emergency services personnel;</i></p> <p><i>e. the isolation of persons in the Defined Flood Event is avoided.</i></p>	
<p><i>Performance Outcome Assessment</i></p>	
<p>The rear car park aisle and a small portion of the spaces stemming from it are within the Medium Risk layer of the Flood Hazard Overlay. These car parks service a vulnerable use, although the vulnerable use is not within the flood hazard and is clearly accessible for evacuation to Old Bay Road in the designated flood event.</p> <p>Site analysis of the existing contours determined that the rear car park could be constructed, at grade without the need to raise the aisle through earthworks. The 1 in 100 year flow could still progress unimpeded and the depth of that flow at the car park aisle would be at a safe level, below 300mm. Therefore, if any cars were left unattended or evacuated during the 1 in 100 year event, an acceptably safe egress is possible.</p> <p>The use, and all vehicles associated with it is therefore capable of evacuation and without significant additional burden on emergency services. The proposal achieves PO10.</p> <p>Please refer also to the Development Engineering comments within this report.</p>	

2.4 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. 8 commencing on 14 August 2018(CR).

2.4.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge is applicable to the development proposal and has been calculated as shown in the Infrastructure Charges Notice attached to this report taking into consideration any applicable credits or offsets.

2.4.2 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

There is no record of a previous charge or contribution having been made in relation to the land in accordance with section 14 of the CR. Accordingly, the credit available under this option is \$0.00.

(b) Lawful use of land

There is currently a lawful land use taking place on the premises. A dwelling house currently exists and will be replaced by the development. Accordingly, the credit available under this option is \$17,215.35.

(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.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

- (d) The adopted charge for a residential lot (applied equally to non-residential development)
The credit available under this option is \$17,215.35 based on the proportional split stated in Table 3 of the CR.

2.4.3 Levied Charge Offset or Refund

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

2.4.4 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.

2.5 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

2.6 Referrals

2.6.1 Council Referrals

2.6.1.1 Development Engineering

Acid Sulfate Soils:

The site is mapped within the Acid Sulfate Soils Overlays, at or below 5m AHD and the land above 5m AHD and below 20m AHD categories. The majority of the proposed works are to occur within the 5m-20m AHD, with filling and excavation to be limited to excavation for footings and filling to provide flat pad levels, therefore it is considered the development will not trigger further assessment against this overlay.

Traffic, Access & Parking:

A Traffic Impact Assessment by Rytenschild Traffic Engineering dated 24 September 2018, and follow-up response to public submissions dated 21st January 2019 has demonstrated satisfactory compliance with the planning scheme and Australian Standards AS2890.1.

The applicant has not addressed the relocation of an existing School Zone advisory signage, as a consequence it will be conditioned that the applicant obtain approval from TMR for the proposed location and subsequent removal and relocation of the existing School zone signage.

Stormwater / Flooding:

The applicant has provided a Site Based Stormwater Management Plan by Storm Water Consulting dated 19th September 2018 which demonstrates that the proposal meets the requirements of the planning scheme. Some minor aspects of the report require amending and will be subject to a condition to incorporate these amendments. These minor aspects do not impact on the decision.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

It is noted that part of the property lies within Council's Flood Planning Area. The north eastern portion of the site is included in the Medium Risk Flood Hazard area. The design ensures that the Child Care Centre building and play space remains outside of the Medium Flood Hazard area and will achieve flood immunity. A small part of the proposed car park area towards the rear north eastern side of the development has a minor encroachment into the Medium Risk Flood Hazard Area, with minor inundation limited to no more than 300mm in a 1% AEP flood event. The carpark will be constructed at grade with no obstructions within the Flood Hazard Overlay (Medium Risk Area).

From an engineering perspective, the application could be approved subject to conditions.

2.6.1.2 Environmental Health

Acoustic amenity:

A Noise Assessment Report by Noise Management Services has been provided in support of the development application. The report has evaluated noise impact to and from the development in accordance with the MBRC Planning scheme policy - noise. Appropriate noise sources were identified and where necessary measures to ameliorate the impacts have been recommended.

The measures include basic building treatments, construction of a 2 metre high acoustic barrier along a portion of the southern boundary, limiting use of the outdoor play areas to between 7am and 6pm only and restricting deliveries and waste collection to between 7am and 6pm only. It is noted waste collection will involve a refuse vehicle stopping at the kerb with bins wheeled to the back of the truck for servicing. Due to potential conflicts with the restricted speed zone associated with the adjacent school it is not appropriate to restrict refuse collection to these times. It is not anticipated this will have a significant acoustic impact.

Waste management:

Limited information has been provided in relation to the management of waste for the proposed development. A plan shows the nominated bin storage enclosure located in proximity to the kerb. The enclosure appears adequately dimensioned to accommodate 2 x 1.1m³ bins. A hardstand path will be required from the enclosure to a location where bins will be serviced. The arrangements appear broadly acceptable and as a consequence conditions are recommended accordingly.

2.6.1.3 Environmental Planning

The subject site does not feature on the MBRC Planning Scheme Environmental Areas Overlay Map or the SEQ Koala Habitat Mapping. As such, the environmental assessment is limited to the General Residential Zone Code, where not located in an overlay map. PO15 of the code requires the development to ensure that the biodiversity quality and integrity of habitats is not adversely impacted upon but maintained and protected. PO36 of the code requires that the clearing of vegetation is limited to the area of infrastructure works, building areas and other necessary areas for the works.

The applicant should therefore retain all the veg outside the development footprint. There is no need for Council to consider clearing in the balance of the site. Accordingly, conditions have been recommended above in this report.

2.6.2 Referral Agencies

2.6.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning

There were no Concurrence Agencies involved in assessing this development application.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

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

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 7 November 2018.
- (b) The development application was advertised in the Redcliffe & Bayside Herald on 8 November 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 8 November 2018 and maintained for a period of more than 15 business days until 30 November 2018.

2.7.2 Submissions Received

Council received the following types of submissions in respect to this development application.

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		26
	Petition		
Not Properly Made	Letter, Email, Fax		1 (withdrawn)
	Petition		
Total			27

The matters raised within the submission(s) are outlined below:

Assessment of Submissions
<p>Clearing Vegetation/Loss of Habitat</p> <ul style="list-style-type: none"> • The proposal seeks to clear 80% of the site, some 359 native trees (including 238 Koala food and habitat trees) from a total of 472 trees on the site. • The area is included in an area of environmental value - priority species habitat for Koalas and is included within the green infrastructure network. • The development site is abundant with native trees that provide important habitat to wildlife including Koalas and cockatoos. • Native animal colonies include Koalas, wood ducks, native birds, reptiles and green tree frogs. • Koalas have been seen on this site and clearing the vegetation will ruin their habitat. I do not wish for koala habitat to be destroyed on Old Bay Road for an unnecessary development. • There is still a thriving koala population on this area of land and they use this as a corridor to other areas and are regularly seen in the trees of the school grounds. The cutting down of the large gum trees in this area will substantially reduce the food available to the koala population. • Koala's regularly cross Thompson Road and utilise the site. • Koalas are dying at an alarming rate in and around Deception Bay Road. • The proposed clearing will have an unacceptable and negative impact on the streetscape and will be an eyesore. • This block is highly valued for its nearly pristine stand of trees and the scenic serenity it brings to the community. • There is a significant waterway running through this block and it must be protected. • The sheer extent of tree removal increases climate change in the community.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

<p>Assessment of Submissions</p> <ul style="list-style-type: none"> • The site provides an effective, safe habitat and movement corridor for wildlife. A loss of ecological connectivity will occur as a result of the development. • The Green Infrastructure Network is located directly adjoining the site. The green network has not been incorporated into the design of the development. The proposal fails to preserve the ongoing supply of existing ecosystems to the community and does not conserve biodiversity values. The site (being an adjacent lot and not protected in perpetuity) should be protected, rehabilitated where necessary and habitats enhanced for priority species. • The applicant’s ecological report recommends that native vegetation (ie mature eucalypts) and habitat should not be cleared except for where necessary. This recommendation has not been followed in the proposed plans and clearing far exceeds the development footprint. • The proposal does not propose to rehabilitate the site apart from the small buffer alongside Little Burpengary Creek. • The site is mapped as having MLES waterway buffer or a Value Offset Area MLES wetland buffer along the eastern side (waterway corridor). However, there is strong evidence that the mapped MLES should cover the whole site due to the presence of threatened fauna species. An environmental offset shall be required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. This has not been proposed by the proponent.
<p>Discussion</p> <p>The application was originally lodged with an Operational Works - Vegetation clearing component which proposed to clear the majority of vegetation on site, with the exception of vegetation within the medium risk flood hazard area along the eastern boundary (adjacent to Thompson Street. A total of 359 trees were shown to be cleared on the Tree Retention Plan. The Operational Works - Vegetation Clearing component of the application was subsequently removed in the absence of a purpose for the clearing on the balance of the land.</p> <p>The proposed extent of clearing is now limited to the to the ‘development footprint’ associated with the Material Change of Use component for the Child care centre and approximately 102 trees would be required to be removed. The recommendations of this report include a condition of development requiring the submission of an amended Tree Retention Plan, showing only the removal of trees within the development footprint, the retention of the existing native vegetation within the waterway corridor to the east of the site.</p> <p>The proposed vegetation removal is generally limited to a part of the site that has been previously disturbed, in and around the location of the existing Dwelling house and associated outbuildings. It should be noted that the vegetation on site is not mapped under any legislation including the MBRC Planning Scheme, State Planning Policy (including Koala Regulation) or Vegetation Management Act. A number of trees required to be removed are classified as habitat trees under the MBRC Planning Scheme and accordingly the habitat values of these trees are required to be offset. Accordingly, the recommendations of this report include a condition of development requiring the applicant to submit a fauna nest box strategy for approval. Further, the recommendations will require the developer to submit a Vegetation Rehabilitation Plan for the area to the east of the development footprint adjoining the existing stormwater corridor.</p> <p>It is noted that while vegetation exists on site, there are no State or local environmental mapping layers that exist to acknowledge the long-term retention of any vegetation on the site. The planning provisions applicable to this assessment, as expressed through the planning scheme, therefore identify the policy direction for the site to be for suburban neighbourhood residential development. A Child Care Centre is a contemplated use within the Overall Outcomes for the Suburban Neighbourhood Precinct, particularly in locations that are serviced by public transport and/or make efficient use of the location where several community services are clustered. The location of the site is logical for the proposed Child</p>

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment of Submissions
<p>Care Centre use from the perspective that it is opposite a primary school and adjacent to a sports ground.</p> <p>It is imperative to note that the planning scheme does not depend on overlay mapping alone to regulate and protect environmental values. Performance Outcome PO15 of the General Residential Zone Code has been written to capture clearing of habitat trees <u>not</u> located within the Environmental Areas Overlay Map. It requires that <i>development does not result in the net loss of fauna habitat</i>.</p> <p>The Overall Outcomes of the Zone Code also state that development within areas of environmental value adopt <i>a least risk least impact approach</i>, which includes impact on environmental values and protecting species habitat. Given that there are ecological values are evident on site and submissions received from the community identify the existing vegetation contributes to local amenity, it is considered appropriate to seek balanced planning approach to the site's development as a Child Care Centre in the southern portion of the site (as currently proposed) and retention of the significant vegetation (within the mapped waterway corridor) along the eastern boundary.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue: Access, Traffic and Parking</p> <ul style="list-style-type: none"> • Currently traffic is a problem around the Deception Bay North State School in the mornings. The new 200 place childcare will increase traffic, congestion and noise. • Staff and visitors will park outside the centre on Old Bay Road) competing with school traffic in morning and afternoon peak periods. • Traffic from the Old Bay Road and Thompson Street roundabout will not be visible from the proposed driveway of the Child care centre, compromising safety. • The Old Bay Road roundabout and current road layout is somewhat messy and confusing already due to large number of queuing cars waiting for school children. The road and streetscape will ultimately be negatively impacted by more visual pollution if the development proceeds • Cars associated with existing school traffic park across my driveway • Slight lines from residents' driveways to oncoming traffic are obscured by cars parked on the street. Accidents have occurred. • Pedestrians and cyclists currently compete with cars that park on the footpath because of Old Bay Road not being wide enough for parked cars and ongoing traffic. Many of these pedestrians and cyclists are of primary school age due to adjacent school. • The applicants traffic assessment report fails to provide any analysis on the traffic content and user type of pedestrians and cyclists from the two nearby primary schools. • The applicant is required to provide an access driveway of at least 12.0 metres in length to avoid potential queuing issues. The existing access driveway has not been designed in accordance with AS2890.1 • Current planning indicates that future road widening may occur adjoining Old Bay Road. The applicant has failed to provide for the future road widening. • Applicant has not considered the impact of the proposed development on the operation of Old Bay Road / Thompson Rd / Waroo Drive roundabout. The applicant has failed to demonstrate (via method such as SIDRA) that the proposal does not result in unacceptable impacts on the capacity and safety of the external road network. • The applicant has failed to consider this when evacuating 200 small children during a flood event. Parents will have no means of accessing the site by car. The evacuation of 200 children will unduly burden disaster management during a significant flood event.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment of Submissions
<p>Discussion</p> <p>Concern was raised over the existing problems with carparking associated with the school in Old Bay Road. It was noted that parents and teachers of the school parking in the adjoining streets and block driveways as well as causing safety hazards in the street.</p> <p>The proposed development has 55 car parking spaces for staff and parents associated with the centre. The MBRC planning scheme requires commercial and community uses to provide parking at a rate of 7 spaces per 100m² of GFA. The proposed development complies with the minimum carparking requirements which would require 54.88 (55) for the 784m² Child Care Centre GFA proposed.</p> <p>Council engineers have assessed the proposed access and manoeuvring area to ensure compliance with relevant Australian Standards.</p> <p>Further, Council engineers have assessed the traffic modelling having regard to the proposal and determined it will not have an adverse impact on traffic or the safety of pedestrians or cyclists. The access intersection with Old Bay Road will perform satisfactorily. The modelling has indicated that the projected 95th percentile queue length for right-turning vehicles into the site will be less than one vehicle and will have no impact on the operation of Old Bay Road.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Compliance with the Planning Scheme and other relevant legislation</p> <ul style="list-style-type: none"> • The proposal is inconsistent with: <ul style="list-style-type: none"> ○ The Strategic Framework of the MBRC Planning Scheme. ○ The general residential zone (Suburban neighbourhood precinct) within the MBRC Planning Scheme; ○ The Coast and riverlands Place type; ○ The Flood hazard overlay code; ○ MBRC Planning Scheme Policy - Bushfire prone areas; ○ MBRC Planning Scheme Policy - Flood hazard, Coastal hazard and Overland flow; ○ MBRC Planning Scheme Policy - Integrated Transport; ○ MBRC Planning Scheme Policy - Noise; ○ MBRC Planning Scheme Policy - Stormwater management; ○ MBRC Planning Scheme Policy - Waste • The proposal is inconsistent with: <ul style="list-style-type: none"> ○ Environmental Protection and Biodiversity Conservation Act 1999 referral guidelines for the vulnerable Koala; ○ Nature conservation Act 1992; ○ Planning Act 2016; ○ State Planning Policy (2017) State interest - Natural hazards: Guidance on Flood, Bushfire and landslide hazard; ○ Australian standards (AS3959-2009) Construction of buildings in bushfire-prone areas
<p>Discussion</p> <p>Concern was raised in most of the submissions specifically relating to the sightings of koalas and the potential loss of habitat, should the development proceed. It was noted in the submissions received that there are several other native species such as owls and cockatoos seen in the area as well.</p> <p>The submissions also noted specific koala protection legislation being:</p>

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment of Submissions
<ul style="list-style-type: none">• The Environmental Protection and Biodiversity Conservation Act 1999 (Federal Legislation)• Nature Conservation Act 1992• Planning Act 2016 <p>It is noted that the key mapping triggers for this legislation are not present and it is noted that the proposed development site is not identified or mapped within the State Planning Regulatory Provisions - Assessable Development Area Koala Habitat Values. The site is also mapped within the urban footprint and the area of the site is relatively small (less than 2ha), and accordingly these pieces of legislation do not apply in this instance. It is also noted that a reduced number of trees are to be removed as noted above.</p> <p>A detailed Ecological Assessment by s5 Environmental was submitted with the application. This report investigated the ecological values, features and functionality of the site in the context of the local and regional areas well as considering the applicable ecological constraints. It is noted that the site is not mapped as essential habitat or regulated vegetation under the vegetation management Act or Nature Conservation (Wildlife Management) Regulation 2006. The report recommends mitigation measures for loss of habitat including:</p> <ul style="list-style-type: none">• Salvage hollows where practical;• Strategic placement of logs in retained bushland where possible• The loss of identified Native Habitat trees should be mitigated through the installation of nesting boxes at the rate of three boxes per tree, where trees have more than three hollows, one additional box per for every additional hollow is required, as prescribed in the MBRC Planning Scheme. These trees and specific nesting box requirements will be identified in the associated TRP <p>For the removal of vegetation within the site the following fauna management measures are recommended to required:</p> <ul style="list-style-type: none">• A Queensland Government Qualified Fauna Spotter/Catcher must be commissioned to undertake fauna spotter/catching works during any clearing works;• Any recovered fauna may be re-located into vegetation connected to the nearby conservation areas.• Any injured fauna resulting from clearing works are to be handled only by the qualified Fauna Spotter/Catcher and taken to a veterinary clinic or registered wildlife carer. <p>It is noted that the proposed development footprint is outside of the area mapped as Local Environmental Significance. There is a portion at the rear of the site in the area shown as vegetation to be retained which is noted as MLES for Waterway Buffer and within the Medium flood hazard area. No vegetation removal is proposed within this portion of the site.</p> <p>It is noted that Overall Outcome 'O' of the General residential zone code, Suburban neighbourhood precinct (as it applies to the Suburban Neighbourhood Precinct) provides that development within the precinct is to respond to environmental values, among other constraints. This enables Council to take a balanced approach to facilitating the Child Care Centre predominantly in the existing disturbed area of the site, while preserving the vegetated eastern portion of the site for ecological and amenity purposes.</p> <p>This is not sufficient grounds for refusal of the application.</p>
Environmental Constraints - Flooding/Bushfire <ul style="list-style-type: none">• We have lived in this area for 10+ years and have witnessed flooding on numerous occasions within the development site and surrounding streets.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment of Submissions
<ul style="list-style-type: none"> • The development footprint encroaches into the medium flood area despite freely unencumbered available land outside the flood zone. The development of 9% of the total land area should not encroach into the flood area. • The native vegetation located outside of the development footprint is only being cleared to reduce the bushfire hazard risk. • The proposed vulnerable use (Child care centre) is inappropriate given the environmental constraints of the property. • The proposed use of a childcare centre on the affected site does not adopt “a least risk approach”. The siting of the building / carpark footprint is located in the medium risk flood zone despite available land outside of this area. • The applicant has failed to provide an adequate bushfire risk assessment. • The natural bushfire hazard assessment in the application has utilised superseded - SPP Guidelines 1/03 Mitigating the Adverse Impact of Flood, Bushfire and Landslide 2003. The MBRC Planning Scheme Policy – Bushfire Prone Areas was prepared in accordance with the State Planning Policy which incorporates the State Interest Technical Manual – Natural Hazards, Risk and Resilience 2016. • The applicant’s bushfire technical report (refer: Table 1 p14) misrepresents the hazard score associated with the class of actual vegetation on site. The site retains a minimum at best “medium risk category” not a low risk category as concluded by the applicant. • The adjacent properties possess extremely high natural hazard characteristics – bushfire and flood. Old Bay road and Thompson streets near the site are in high flood areas (MBRC flood overlay map) and are often inundated. The proposed facility is not situated in an appropriate location for emergency purposes during and after natural disasters. The road network is severely affected during heavy rain periods with the proposed site regularly landlocked. • The Stormwater management plan has been produced utilising wrong GFA numbers on the development. • The Stormwater management plan has not considered the effects of the mass clearing of vegetation on the subject site (outside the development footprint) in its evaluation of the total water cycle management plan. • The entire proposal fails to recognise the subject property is located in the Coast and Riverlands Place Type. • An adequate level of service for road access should be maintained for visitors to the area to provide safe access in areas susceptible to flooding and for use in emergencies. It is not appropriate for the childcare centre to have car parking in a medium flood risk.
<p>Discussion</p> <p>The MBRC planning scheme reflects State Planning Policy (SPP) mapping. SPP mapping has been amended and only small part of the site is within the potential impact buffer, outside of the proposed development footprint. Furthermore, the site is in an urban zoning and would be connected to a reticulated water supply.</p> <p>The Strategic framework place type mapping is not relevant to the assessment, given that the Flood Hazard Overlay code outlines the hazard and the tolerances that could be supported surrounding that flood hazard.</p> <p>The submitters’ concerns regarding stormwater treatment based on the estimate hardstand or GFA have been addressed through Council’s assessment of the proposed Stormwater Management Plan.</p>

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

<p>Assessment of Submissions</p>
<p>It is noted that a Child Care Centre is a vulnerable land use and under the Flood Hazard Overlay Code vulnerable land uses are not permitted within the Medium Hazard area. While the proposed Child Care Centre provides flood free evacuation capability from the buildings towards Old Bay Road, the proposed car park at the rear of the site is partially within the Medium Hazard. Despite this, the depth of flood water (approximately <300mm) would allow for the car parking area to remain trafficable in a flood event. The applicant's stormwater engineer has provided evidence outlining that no part of the car park or circulation aisle is more than 300mm inundated at the designated flood event and is therefore a tolerable risk. It is noted that no earthworks will be permitted within the medium risk flood hazard area.</p> <p>Conditions of development are recommended to ensure:</p> <ul style="list-style-type: none"> • No aspect of the Child care centre use is located within the mapped medium hazard area on site, except for a small portion of the car parking area; and • No filling is to occur within the Medium risk flood hazard, including within the car parking area. <p>This is not grounds for refusal of the application.</p>
<p>Noise</p> <ul style="list-style-type: none"> • The Applicant's Noise Report does not follow the guidelines in the PSP in particular: <ul style="list-style-type: none"> ○ the noise calculations are based on incorrect GFA of 784m² ○ the proposed plans do not identify the sleep rooms for babies. Correct calculations for sleep rooms were not determined ○ noise measurement period Thursday 9 August 2018 to Wed 15 August 2018 not representative of normal noise conditions for proposed development. ○ Using weekend noise measurement in average calculations is a misrepresentation ○ Using EKKA public holiday – 14 August 2018 in average calculations is a misrepresentation ○ Night time noise measurements do not apply to this development. The proposed childcare centre closing time is 7.00pm. Noise measurements after this time are irrelevant. ○ Report uses 35 dB(A) rather 30 dB(A) for sleep areas. This relies on the assumption that ○ MBRC Planning Scheme Policy - Noise takes precedence over State Environmental Protection (Noise) Policy 2008 ○ Report fails to calculate or mitigate Noise of cars/ car door slam/ child play from the future residential development proposed in Lot 2 on the site
<p>Discussion</p> <p>Council's Environmental Health Officer has assessed the noise report provided with the application and determined that the report, together with conditions associated with the operation of the Child Care Centre use, could effectively mitigate the noise impacts into the child sleep areas and out of the site on to residents. The suggested conditions are summarised as follows:</p> <ul style="list-style-type: none"> • A 2m high acoustic barrier is to be constructed along a portion of the southern property boundary • Provide for acoustic treatments to the building shell. • Limit the use of outdoor play areas to between 7am and 6pm only. • Limit deliveries to between 7am and 6pm only.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

<p>Assessment of Submissions</p> <p>Additionally, the proposed child care centre is not likely to have a significant impact on the surrounding amenity, taking into consideration the context of surrounding school and recreational field noise already operational in the immediate vicinity.</p> <p>As such, noise impacts are not sufficient grounds for refusal of the Child Care Centre use.</p>
<p>Issue: Building design/Layout</p> <ul style="list-style-type: none"> • Clearing of the vegetation will create an eyesore on the streetscape on Old Bay Road. The natural environment will be lost forever and instead we will have to look at an ugly building and a large surrounding carpark on Old Bay Road. • The built form of the development reduces the sense of place and identity of the site. The site is well known for its rural like setting and abundance of native wildlife. • The development has not been designed to integrate with open space (adjoining lot is parkland) and the natural environment. • New development should be sympathetic to the existing character of the particular Suburban neighbourhood location. The proposal fails to achieve a design that fits in with the locality.
<p>Discussion</p> <p>Some submissions raised a concern over visual amenity and building design. These submissions simply stated that the building was 'ugly' without qualifying the specific concerns.</p> <p>Good design can be a subjective and in the case of this development proposal attention to creating an interesting façade with activation through circular windows and an awning over the entryway, along with trees and landscaping of the grounds and specifically the car parking areas. The circular windows are provided to add interest and activation the street and a modern building form also provides for the performance outcomes required for community buildings in the General residential - suburban neighbourhood precinct.</p> <p>In addition, consideration is given to the context of built form fronting Old Bay Road at the present time. The current level of amenity is influenced by the existing two storey brick dwelling on site, the neighbouring sports clubhouse (which backs to the street), the school buildings opposite and dwelling houses along Old Bay Road to the south. The proposed design of the Child Care Centre building does not diminish the visual amenity of the surrounding local area.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue: Need/Competition/Location</p> <ul style="list-style-type: none"> • There are multiple existing or approved Child care centres within 5 minutes of the site. • There is no need for this Child care centre. There is a Child care centre at Deception Bay Shopping centre is currently under construction. There are existing centres at the corner of Deception Bay Road/Lipscomb Road, Lipscomb Road/Mariner Boulevard and Buckley Road/Uhlmann Road. • The new economic activity proposed fails to provide diversified, broad-based local economic growth. The location of the site's proposed use is inappropriate given the level of local market saturation of childcare already in existence. • There is a broad range of existing and newly approved childcare centres servicing the local community. The massive scale of the proposal greatly affects demand/supply constraints. • The application proposes a community activity. Community facilities must only be provided where needed within the region. New community facilities must also be located adjacent to and within mixed use centres.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

<p>Assessment of Submissions</p> <ul style="list-style-type: none"> • An independent Child care supply analysis prepared on behalf of a submitter concludes that that a significant oversupply will exist in 2019 due to an extra 43% (over 2018) of supply being made available by the opening of two new centres. These two developments will provide for an extra 228 places to an already balanced market. • The site is not suitable for establishing a new activity centre or neighbourhood hub. • The development will not provide for any new local jobs. Existing centres will close with many staff losing their jobs. • The proposed 200 place childcare centre is the largest capacity centre in the neighbourhood by a great margin. The average centre has approval for 88 places (page 12). The highest existing centre is 118 places. The development proposed alone would provide an additional 37% supply to the market • The negative effects on the community as a result of the proposed development far exceed any benefit that the new centre can bring to the community. • The applicant has not placed any regard to the viability of existing or approved future centres as a result of their application.
<p>Discussion</p> <p>A number of submissions raised the concern that there were already sufficient child care centres within the Deception Bay area to meet the current and projected demand for child care services in the foreseeable future. It was noted that there are other approved child care centres in the area.</p> <p>In support of their claims one submission also included a report entitled 'Childcare Supply Analysis - Deception Bay'. Given that the Child Care Centre land use is contemplated within Overall Outcome 'p' of the General Residential Zone Code (as it applies to the Suburban Neighbourhood Precinct), it is not appropriate to critique the overriding need of the proposed land use itself. The location of the proposed Child Care Centre offers advantages in travel for families with varying ages of children, particularly in scenarios where three activities could be accommodated by the one vehicle trip (school aged child pick-up / drop-off, child care pick-up / drop-off, and additional sports on the adjacent fields).</p> <p>The proposed land use is appropriate for the surrounding context of community activities.</p> <p>Additional competition of child care placements within a localised radius is not considered to be sufficient grounds for refusal of the application.</p>
<p>Waste Management</p> <ul style="list-style-type: none"> • The proposed bin storage location is visible from the street and is not adequately screened <ul style="list-style-type: none"> ○ Building perspective shows no screening of the bins ○ Bin placement on the street frontage of Old Bay Road creates an adverse visual impact ○ Bin placement on the street frontage of Old Bay Road creates an adverse odour impact to adjacent neighbours 20 metres away and pedestrians. (Childcare centres waste includes soiled disposable nappies and food scraps that create significant odour) ○ There is no provision for a signed designated parking area for HRV collection on Old Bay Road ○ No bin washing facilities have been identified that are <ul style="list-style-type: none"> ○ in close proximity to the bin storage area; ○ no tap or hose for bin washing identified ○ no approved sewerage connection identified ○ No waste management plan was provided to council for approval.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

Assessment of Submissions
<p>Discussion</p> <p>The above concerns are addressed through conditions that are proposed should the application be supported.</p> <p>These not sufficient grounds to warrant refusal of the application.</p>
<p>Issue: Miscellaneous</p> <ul style="list-style-type: none"> • Erroneous building area calculations have been utilised. The supporting information states that a GFA is 784m². The correct GFA is in the range of 1,000 - 1,050m². shown on the plans; • This Child care centre will greatly devalue my property; • This decision should not be about money. • The proposed development does not provide for underground reticulated electricity. The applicant states that the cost is too much and should not be imposed despite acknowledging that the site adjoins parkland. Performance outcome 16 requires underground electricity along the full frontage of the site which includes both Old Bay Road and Thompson street. Note: MBRC previously applied this provision to childcare development application (2017/33921/V2L) at 108 Bells Pocket Road Strathpine.
<p>Discussion</p> <p>One of the submissions considered the areas in the building calculations to be erroneous. Some of the elements they calculated do not fall within the planning considerations for this type of application, they may be required for other licencing but are not defined by the planning scheme. It also appears that some of these re-calculations may have missed areas like the preparation rooms provided for each classroom.</p> <p>Matters such as property values and monetary influencers do not form part of Council's jurisdiction for assessment.</p> <p>Conditions are recommended requiring the undergrounding of existing electricity adjacent to the frontage of the proposed childcare centre building as well as the requirement for an underground electricity connection.</p> <p>These are not sufficient grounds for refusal of the application.</p>

2.7.3 *Notice of Compliance*

The Notice of Compliance was received by Council on 3 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.

2.8 Other Matters
None identified.

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 consistent with the existing Moreton Bay Region planning provisions and relevant policies.

ITEM 2.1 MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2 - A18212535 (Cont.)

3.4 Risk Management Implications

Development occurs efficiently and effectively in the region in a manner that reduces potential risk implications to Council and the community.

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) Infrastructure contributions are applicable and an Infrastructure Charges Notice will be issued.

3.7 Economic Benefit

Appropriate development supports the growing Moreton Bay region

3.8 Environmental Implications

New development contributes to sustainable management and protection of the natural environment in the region through compliance with the planning schemes policies and provisions.

3.9 Social Implications

Appropriately designed and located development contributes to diverse, vibrant and safe communities and facilities

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: [A18212546](#), [A18255770](#) & [A18256078](#)

The following list of supporting information is provided for:

ITEM 2.1

MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 2

#1 Locality Plan

#2 Zoning Map

#3 Flood Hazard Overlay

#4 Riparian and Wetland Setback Overlay

#5 Proposed Site Plan

#6 Proposed Landscape Plan

#7 Perspective View (from Old Bay Road)

#8 Plans and Documents to be Amended

#9 Submissions (properly made)

NOTE: Supporting Information provided separately to the Agenda due to size constraints.

ITEM 2.2

DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1

APPLICANT: BRIBIE WATERS PTY LTD
OWNER: BRIBIE WATERS PTY LTD

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A18268553: 28 February 2019 – Refer Supporting Information A18307046, A18307091, A18309420, A18309726, A18160764 & A18257711
Responsible Officer: BB, Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Bribie Waters Pty Ltd
Lodgement Date:	15 November 2018
Properly Made Date:	3 December 2018
Confirmation Notice Date:	7 December 2018
Information Request Date:	21 December 2018
Info Response Received Date:	16 January 2019
Public Notification Dates:	Start date: 15 January 2019 End date: 8 February 2019
No. of Submissions:	Properly Made: 245 Not Properly Made: 76
Decision Due Date:	29 March 2019
Prelodgement Meeting Held:	No

PROPERTY DETAILS	
Division:	Division 1
Property Address:	1780-1820 Bribie Island Road, Sandstone Point
RP Description	Lot 6 SP281368
Land Area:	32.4906ha
Property Owner	Bribie Waters Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	Moreton Bay Regional Council Planning Scheme
Planning Locality / Zone	General Residential Zone - Next generation precinct Rural
Level of Assessment:	Impact and Policy Neutral

The application seeks a Change (Other) to the existing Development Permit for a Material Change of Use - Outdoor Sport and Recreation situated at 1780-1820 Bribie Island Road, Sandstone Point, on land described as Lot 6 SP281368. The application seeks to change the existing approval by increasing the number of Major Outdoor Events (concert) events from nine (9) to twelve (12) (Condition 5). In addition to increasing the number of events, the applicant seeks the inclusion of multi-day events (spanning a maximum of two (2) days) to be considered as one (1) event (Condition 7). As presented, this could incur up to a maximum of twenty-four (24) individual days of concert events from the Hotel within a single calendar year.

The application was publicly advertised with 321 submissions received. The proposed development is considered to accord with the intent of the Moreton Bay Regional Council's Planning Scheme, and is recommended to be approved, subject to conditions.

Moreton Bay Regional Council

ITEM 2.2 DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves a Change (Other) to a Material Change of Use - Development Permit for Outdoor Sport and Recreation at 1780-1820 Bribie Island Road, Sandstone Point, described as Lot 6 SP281368, subject to the following conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	12001-DA01-01(C)	KP Architects	June 2016 (received 5 July 2017)

Conditions

CONDITION	TIMING
DEVELOPMENT PLANNING	
APPROVED PLANS/DOCUMENTS	
1. Approved Plans	
Undertake development generally in accordance with the approved plans. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	To be maintained after the commencement of the use.
2. Amended Plan Required	
(a) Submit an amended Site plan incorporating the following: <ul style="list-style-type: none"> (i) Remove the note from the Outdoor Sport & Recreation heading of the 'Legend'; (ii) Remove the "temporary container bar. (b) Obtain approval from Council for the amended Site plan in accordance with (a) above. (c) Implement the requirements and recommendations of the approved plan. The approved amended plan will form part of the approval. Note: this condition has been complied with through DA/31643/2016/XC/1.	(a) & (b) & (c) Prior to commencement of use.
3. Commencement of Use	
In accordance with s346(1)(b) of the <i>Sustainable Planning Act 2009</i> , the use may not commence until a Request to Change an Existing Approval for the current approval over the site (DA/26871/2012/V2K) to delete the Entertainment and Recreation (Outdoors) use is approved by Council. Note: this condition has been complied with through DA/26871/2012/VCHG/3.	Prior to the commencement of the use.
MAJOR OUTDOOR EVENT	

Moreton Bay Regional Council

ITEM 2.2 DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1 - A18268553 (Cont.)

4.	Major Outdoor Event	
	Major Outdoor Events have more than 3000 people to the site at any one time or a sound pressure level in accordance with Condition 8(a) or (b) and are operated in accordance with the requirements of Condition 5.	At all times
5.	Major Outdoor Event - Use	
	<p>(a) Limit the use to a maximum of nine (9) Major Outdoor Events (Concerts) in any calendar year. Major Outdoor Events (Concerts) have noise levels in accordance with Condition 8 (a).</p> <p style="padding-left: 40px;">a. Of the nine (9) Major Outdoor Events (Concerts), a maximum of three (3) events may be considered multi-day event.</p> <p style="padding-left: 80px;">A multi-day event must not span more than two (2) consecutive days.</p> <p style="padding-left: 80px;">A multi-day, Major Outdoor Events (Concerts) must comply with noise levels in accordance with Condition 8 (b).</p> <p>Note: In any calendar year, the total number of days for a Major Outdoor Events (Concerts) cannot exceed twelve (12) calendar days.</p> <p>(b) Other Major Outdoor Events undertaken on site are to have a noise level in accordance with Condition 8 (c).</p> <p>(c) No Major Outdoor Event is to occur unless an Event Management Plan is approved by Council.</p>	(a), (b), and (c) At all times
6.	Outdoor Event Management Plan (OEMP)	
	<p>1. Submit to Council for approval an OEMP for each Major Outdoor Event. Each plan is to include:</p> <p style="padding-left: 40px;">(a) The date and name of the event.</p> <p style="padding-left: 40px;">(b) The category of event i.e. if the event is a single day or multi-day event.</p> <p style="padding-left: 40px;">(c) The duration of the event.</p> <p style="padding-left: 40px;">(d) The duration of time to set up for the event and dismantle the site after the event (including the removal of temporary structures).</p> <p style="padding-left: 40px;">(e) The maximum number of patrons expected for the event.</p> <p style="padding-left: 40px;">(f) A detailed site plan showing –</p> <p style="padding-left: 80px;">i. details and drawings of buildings and or other structural elements of the entertainment event; and</p> <p style="padding-left: 80px;">ii. location, type and numbers of all ablution facilities for both male and female patrons on the site; and</p> <p style="padding-left: 80px;">iii. type of lighting (including floodlights) on the site; and</p> <p style="padding-left: 80px;">iv. parking areas; and</p> <p style="padding-left: 80px;">v. access to the site; and</p> <p style="padding-left: 80px;">vi. the proposed location and description of any signs associated with the event; and</p> <p style="padding-left: 80px;">vii. location and description of any safety equipment (if applicable); and</p> <p style="padding-left: 80px;">viii. buffer zones, landscaping and screening of the site (if applicable); and</p> <p style="padding-left: 80px;">ix. the direction and approximate distance from the site to areas likely to be affected by the operation of the outdoor event; and</p>	1. No later than 45 days prior to the commencement of the Major Outdoor Event or such other period as agreed in writing by Council.

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<ul style="list-style-type: none"> x. location of temporary fencing that may be required for each event; and xi. defined stage area for each event including the orientation of the stage. <p>(g) A risk management plan that includes traffic management, waste management, emergency first aid, emergency evacuation, setting up and dismantling plan, dust suppression, security, post event rehabilitation, and noise management.</p> <p>(h) A noise management plan that identifies noise limits for the event, monitoring procedures and real-time management actions to ensure that limits are met. The plan is to address any non-compliance issues identified in Condition 10 - Noise Monitoring Outcomes - Major Outdoor Events (Concerts).</p> <p>(i) A waste and litter management plan.</p> <p>(j) Identification of any issues that arose from the previous and/or similar event. Details of how this issue has been addressed and managed for the proposed event.</p> <p>(k) Procedures for notifying relevant stakeholders, including Queensland Police Service, Department of Transport and Main Roads, Queensland Fire Service etc., as to the date, time, duration and contact details for the event. Notification is to occur at least 1 month prior to the event date, unless required earlier by the relevant stakeholders.</p> <p>(l) Procedures for notifying all potentially affected residents, within a 1.3 kilometre radius of the event location, as to the date, time, duration, firework displays (if applicable), anticipated time of sound checks and contact details for the event. Notification is to occur 2 weeks prior to the event date.</p> <p>(m) If any animals are to be used at the event, the manner and places where the animals are proposed to be tethered, caged or kept and details of the use to which the animal(s) will be put, and the manner and frequency of collection, storage and removal of faeces.</p> <p>(n) A contact telephone number on which the applicant may be reached at all times.</p> <p>(o) Contact numbers and procedures for complaint handling, including a complaint register in which all telephone, SMS, email and written complaints shall be registered. The complaint register shall be maintained for a minimum period of 12 months after each event and shall be provided to MBRC within 5 business days following each event. Note: The complaints register is to be maintained and provided to Council in an approved format.</p> <p>(p) Any additional information required by the Council designated officer.</p> <p>2. Demonstrate that consultation with all relevant stakeholders (including DTMR, QPS, QFRS and any other relevant authority required or expected to be impacted upon by the proposed outdoor event) has occurred and their requirements have been incorporated into the OEMP. Written confirmation that each stakeholder has reviewed and endorsed or is otherwise satisfied with the OEMP for each Major Outdoor Event is to be provided to Council at time of submitting an OEMP.</p> <p>3. Implement the approved OEMP for each Major Outdoor Event.</p>	<p>2. Prior to submitting OEMP to Council</p> <p>3. At all times.</p>
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	<p>4. Publish on the Sandstone Point Hotel website a Major Outdoor Event schedule which is to include, as a minimum:</p> <ul style="list-style-type: none"> (a) The date and name of the event; (b) The category of event i.e. if the event is a single day or multi-day event; (c) The duration of the event; (d) The anticipated time of sound checks; (e) If fireworks are to be used and their anticipated time; <p>The schedule is to be updated on an ongoing basis with previous events maintained in the schedule for a minimum twelve (12) month period.</p> <p>To remove any doubt, the schedule is only required for events held after the Change (Other) development approval takes effect.</p>	<p>4. Update the event schedule no later than 20 days prior to the commencement of the Major Outdoor Event or such other period as agreed in writing by Council.</p>
6A.	Traffic Management Plan	
	<p>1. At the time of submitting the OEMP required by Condition 6, submit to Council for approval a stand-alone Traffic Management Plan (TMP), prepared by a suitably qualified and experienced person that has been endorsed by the relevant authorities, that:</p> <ul style="list-style-type: none"> (a) Includes specific measures that will be implemented during the event to maintain the safe and efficient operation of the road network, including traffic control personnel/signs/devices internal and external to the site, shoulder/lane closures and posted speed limit reductions. (b) Demonstrates how peak flows will be managed through a detailed traffic impact assessment prepared by a suitably qualified RPEQ. (c) Addresses public passenger transport (bus, taxi and rail), active transport (pedestrian and cyclist pathways) as well as private vehicles (passenger setdown, car parking, access and the like). (d) Demonstrates that a 20 metre buffer has been provided between the overflow carpark and existing on-site remnant vegetation. (e) Sufficient signage and traffic control to restrict the instances where patrons are travelling over the Bribie Island Bridge and utilising the Benabrow Avenue/Eucalypt Street roundabout to perform a u-turn to access the event. <p>2. In addition to the TMP the following must be demonstrated to Council:</p> <ul style="list-style-type: none"> a. Sufficient signage has been placed along Bribie Island Road and Bestmann Road, at least ten (10) business days prior to an event notifying residents of the upcoming event (including event days and times). b. Patrons are notified of alternative transport options that reduce the reliance on private vehicle trips, including Translink operated buses and event shuttle services. 	<p>1.No later than 45 days prior to the commencement of the Major Outdoor Event or such other period as agreed in writing by Council.</p> <p>2. At the time of submission of the TMP to Council.</p>
7.	Major Outdoor Event Duration	
	<ul style="list-style-type: none"> (a) Limit the duration of each Major Outdoor Event to a 7am to 10pm period except on a Sunday where the day is not followed by a Public Holiday where the Major Outdoor Event is limited to a duration of 7am to 8pm; (b) In any 7-day period spanning Sunday to Sunday there is to be no more than two (2) calendar days of Major Outdoor Events. 	<p>At all times.</p>

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ACOUSTICS																								
8.	Noise Management - Major Outdoor Events																							
	<p>(a) <u>Major Outdoor Events (Concerts) - single events</u> The sound pressure level for amplified sound/music when measured external to the most sensitive receptor must not exceed the following amounts for the duration of the Major Outdoor Event - Concert:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Time Period (excluding Sunday where not followed by a Public Holiday)</u></th> <th style="text-align: left;"><u>Sound Pressure Level</u></th> </tr> </thead> <tbody> <tr> <td>7am to 10pm</td> <td>70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)</td> </tr> <tr> <td><u>Time Period - Sunday where not followed by a Public Holiday</u></td> <td><u>Sound Pressure Level</u></td> </tr> <tr> <td>7am to 8pm</td> <td>70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)</td> </tr> </tbody> </table> <p>(b) <u>Major Outdoor Events (Concerts) - Multi-day events that are being considered one (1) event</u> The sound pressure level for amplified sound/music when measured external to the most sensitive receptor must not exceed the following amounts for the duration of the Major Outdoor Event - Concert:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Time Period (excluding Sunday where not followed by a Public Holiday)</u></th> <th style="text-align: left;"><u>Sound Pressure Level</u></th> </tr> </thead> <tbody> <tr> <td>7am to 10pm</td> <td>65 dB(A) (measured as LAeq adj where T is no greater than 5 mins)</td> </tr> <tr> <td><u>Time Period - Sunday where not followed by a Public Holiday</u></td> <td><u>Sound Pressure Level</u></td> </tr> <tr> <td>7am to 8pm</td> <td>65 dB(A) (measured as LAeq adj where T is no greater than 5 mins)</td> </tr> </tbody> </table> <p>(c) <u>Other Major Outdoor Events</u> When a major outdoor event is not regulated by the Office of Liquor and Gaming Regulation (OLGR), the following provisions will apply:</p> <p>The sound pressure level for amplified sound/music from a Major Outdoor Event other than a Concert when measured at a noise sensitive receptor must not exceed the following for the duration of the event:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Time Period</u></th> <th style="text-align: left;"><u>Sound Pressure Level</u></th> </tr> </thead> <tbody> <tr> <td>Day (7AM - 6PM)</td> <td>Background noise (LAbg,10min) + 10 dB(A)</td> </tr> <tr> <td>Evening (6PM -10PM)</td> <td>Background noise (LAbg,10min) + 10 dB(A)</td> </tr> </tbody> </table>	<u>Time Period (excluding Sunday where not followed by a Public Holiday)</u>	<u>Sound Pressure Level</u>	7am to 10pm	70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)	<u>Time Period - Sunday where not followed by a Public Holiday</u>	<u>Sound Pressure Level</u>	7am to 8pm	70 dB(A) (measured as LAeq adj where T is no greater than 5 mins)	<u>Time Period (excluding Sunday where not followed by a Public Holiday)</u>	<u>Sound Pressure Level</u>	7am to 10pm	65 dB(A) (measured as LAeq adj where T is no greater than 5 mins)	<u>Time Period - Sunday where not followed by a Public Holiday</u>	<u>Sound Pressure Level</u>	7am to 8pm	65 dB(A) (measured as LAeq adj where T is no greater than 5 mins)	<u>Time Period</u>	<u>Sound Pressure Level</u>	Day (7AM - 6PM)	Background noise (LAbg,10min) + 10 dB(A)	Evening (6PM -10PM)	Background noise (LAbg,10min) + 10 dB(A)	(a), (b) & (c) To be maintained at all times
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	<p>Note: Noise measurements to be recorded external to the nearest noise sensitive receptor as defined in the <i>Environmental Protection (Noise) Policy 2008</i>.</p> <p>The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 63 Hz to 2 kHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90,T) by more than the following amount in one or more octave bands:</p> <p>Time Period Sensitive Land Use Night (10PM - 7AM) Background noise (LOCT 90,T) +8 dB</p> <p>Note: If insects or frogs are dominant contributors to the measured noise levels then the spectral bands of the insect or frog noise are to be excluded from the measured noise levels.</p>	
9.	Noise Monitoring - Major Outdoor Events (Concert)	
	<p>(a) The applicant shall fund the noise monitoring program in accordance with Condition 8. Noise monitoring shall be conducted throughout the Major Outdoor Event (Concert) by a suitably qualified person appointed by Council in accordance with Council's procurement policy at the following locations:</p> <ul style="list-style-type: none"> • The northern end of Clarke Terrace, or in nearby Howard Court, that adjoins the southern boundary of the subject site. • The south-eastern end of The Esplanade on the northern side of Bribie Island Road. • Along the Welsby Parade foreshore, in the vicinity of the boat ramp and car park at the Welsby Parade and Fifth Avenue roundabout. • A Front of House location, nominally 30m in front of the stage. <p>(b) The noise monitoring program is to include the following:</p> <p>(i) A weather station shall be set up in a suitable location on the site at a minimum height of 5 metres to record metrological conditions during the event. Weather data shall be recorded as a minimum each 10 minutes during the event.</p> <p>(ii) Both attended and unattended noise monitoring shall be conducted. The unattended noise logger at each location shall record noise levels continuously and provide time history plots on FAST response for the duration of the Major Outdoor Event (Concert). The noise data shall be digitally recorded, stored for a minimum period of 6 months after each event and provided to the Applicant in digital format after each concert.</p> <p>(iii) The attended monitoring shall be conducted in nominal periods of 15 minutes at each location. The instrumentation shall display a time history plot of FAST response maximum noise levels, preferably with a filter to remove insect or frog noise. If a non-compliance with the noise limit of 70dBA (measured as LAeq, 5 mins) is observed from amplified noise emissions or patron noise emissions from the event then the monitoring person is to immediately contact the Concert sound level controller (at the mixing desk) to have the noise emission level reduced to a compliant level. The planning of attended noise monitoring shall take account of</p>	<p>(a) During any Major Outdoor Event - Concert</p> <p>(b) During any Major Outdoor Event - Concert</p>

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	<p>expected prevailing meteorological conditions during the event.</p> <ul style="list-style-type: none"> (iv) Investigation of any noise complaint received by the applicant/operator on the day of the event. (v) Allowance for a sound check for the maximum duration of 45 minutes no earlier than 2 hrs prior to the commencement of the concert. <p>(c) The suitably qualified consultant undertaking the monitoring shall prepare an independent detailed Noise Monitoring Report for each Major Outdoor Event (Concert) which will contain the following information:</p> <ul style="list-style-type: none"> (i) Measurement of background noise levels including locations, durations, noise contributions to the levels, including extraneous noise sources, such as insects, frogs, traffic or other sources (ii) Record of noise levels measured during the attended noise monitoring at each monitoring location, including the times and duration of each recording, the presence of extraneous noise, whether extraneous noise was removed by filtering, the number and location of real-time communications with the mixing desk and whether noise reduction actions initiated as a result of the communication were measured to be effective. (iii) Record of noise level vs time plots of LAeq (5 min) levels for the duration of the event from the unattended noise loggers. (iv) Record of meteorological conditions measured on site during the event. (v) Results of any complaint investigation and actions undertaken on the day of the event. <p>Note: The noise monitoring report is to be provided to the applicant and Council.</p> <p>(d) The suitably qualified consultant undertaking the monitoring shall prepare and provide to the Council a noise monitoring summary for each Major Outdoor Event (Concert) that identifies as a minimum:</p> <ul style="list-style-type: none"> (i) If the event complied with relevant sound pressure levels; (ii) An overview of complaints forwarded for investigation and the outcomes of investigations; and (iii) Meteorological conditions for the event. 	<p>(c) 10 business days after any Major Outdoor Event (Concert)</p> <p>(d) 2 business days after any Major Outdoor Event (Concert)</p>
<p>10.</p>	<p>Noise Monitoring Outcomes- Major Outdoor Events (Concert)</p>	
	<p>Respond to the independent noise monitoring report required by Condition 9 (c) as follows:</p> <ul style="list-style-type: none"> (a) Provide detailed reasons as to why any non-compliance with the noise limits has occurred during any Major Outdoor Event (Concert), and include additional acoustic attenuation measures and/or procedures which shall be implemented in the OEMP for any subsequent Major Outdoor Event (Concert), to ensure that a non-compliance with the noise limit will not occur in future events. (b) Submit for Council approval any additional acoustic measures or procedures to address non-compliance with noise limits. 	<p>(a) 20 business days after any Major Outdoor Event (Concert) or 5 business days prior to the next Major Outdoor Event (Concert) whichever is sooner.</p>

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	(c) Update any Event Management Plans for concerts already approved for the site.	(b) Prior to any further OEMPs being approved. (c) Prior to the Major Outdoor Event -Concert being held.						
11.	Funding of Noise Monitoring							
	(a) The applicant is to fund the noise monitoring required by condition 9. (b) The applicant shall pay the invoice.	(a) At all times (b) Within 20 business days.						
MINOR OUTDOOR EVENT								
12.	Minor Outdoor Event							
	(a) Minor Outdoor Events: <ul style="list-style-type: none"> - have no more than 3000 people to the site at any one time; and - are not limited to a maximum number of events per calendar year; and - operate in accordance with the Noise Management provisions contained within Condition 13. (b) An event is not considered to be a Minor Outdoor Event if any of the items in (a) above are not complied with.	(a) & (b) At all times.						
ACOUSTICS								
13.	Noise Management - Minor Outdoor Event							
	<p>When a minor outdoor event is not regulated by the Office of Liquor and Gaming Regulation (OLGR), the following provisions will apply:</p> <p>The adjusted average maximum sound pressure level (measured as LA10 10min) from outdoor activities and/or amplified noise/music when measured external to the most sensitive receptor must not exceed the A-weighted background sound pressure level (LAbg,10min) by more than the following amounts: </p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Time Period</th> <th style="text-align: left; border-bottom: 1px solid black;">Sound Pressure Level</th> </tr> </thead> <tbody> <tr> <td>Day (7AM - 6PM)</td> <td>Background noise (LAbg,10min) + 10 dB(A)</td> </tr> <tr> <td>Evening (6PM -10PM)</td> <td>Background noise (LAbg,10min) + 10 dB(A)</td> </tr> </tbody> </table> <p>The sound pressure level, LOCT 10, in a full octave band with centre frequencies from 63 Hz to 2 kHz when measured indoors at any sensitive land use must not exceed the background sound pressure level (LOCT 90,T) by more than the following amount in one or more octave bands:</p> <p>Time Period Sensitive Land Use Night (10PM - 7AM) Background noise (LOCT 90,T) +8 dB</p>	Time Period	Sound Pressure Level	Day (7AM - 6PM)	Background noise (LAbg,10min) + 10 dB(A)	Evening (6PM -10PM)	Background noise (LAbg,10min) + 10 dB(A)	To be maintained at all times
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AMENITY								

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14.	Tall Structures	
	Restrict the height of structures such as light pylons, antennae, masts, aerials, telecommunication structure and any other structures ancillary to the proposal to a height and appearance that does not adversely impact on the existing landscape of the area and is in keeping with the established character of the area.	Prior to the commencement of the use and to be maintained at all times.
15.	Camping	
	There is to be no camping or temporary accommodation occurring on the site in association with the approved use. Note: Camping within the approved Caravan Park in accordance with it's separate Material Change of Use - Development Permit DA/27168/2016/VCHG/1 is not affected by this approval.	To be maintained at all times.
16.	Access via Clark Terrace	
	There is to be no access associated with the Outdoor Sport and Recreation use from Clark Terrace.	To be maintained at all times.
SAFETY/SECURITY		
17.	Identification Display Board	
	At suitable locations within the site: (a) Provide sufficient directional signage clearly directing users of the site and emergency vehicles to the proposed uses on site. (b) Signage shall be constructed from permanent and durable materials.	Prior to the commencement of the use and to be maintained at all times.
ENVIRONMENTAL		
VEGETATION		
18.	Vegetation Clearing – Extent Approved	
	Clearing of native vegetation is not permitted under this Development Approval.	Prior to and during site works and to be maintained.
19.	Impacts on Pumicestone Passage	
	During any event, provide temporary event fencing along property boundaries that restricts patron access to the mangroves adjoining the subject site. Any temporary event fencing installed for an event is not to extend past property boundaries and is to be removed at the same time the remainder of any event equipment is removed/ dismantled from the site.	At all times
20.	Stockpiles Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines, outside TPZs and clear of any position	During site works.

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	from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	
DEVELOPMENT ENGINEERING		
21.	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) to a standard acceptable to Council's Director – Strategic, Planning and Development should this infrastructure be damaged as part of construction works.	Prior to commencement of the use.
22.	Alterations and Relocation of Existing Services	
	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 the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried out with the development and at no cost to Council.	Prior to commencement of the use.
CONCURRENCE AGENCY		
23.	Concurrence Agency Conditions	
	(a) Comply with the conditions of the Department of Infrastructure, Local Government and Planning concurrence agency response dated 20 June 2016 (reference: SDA-0516-030047) or as amended.	At all times.

ADVICE

ASSESSMENT CODES AND POLICIES

1.	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act is administered by the Department of Environment and Resource Management (DERM). Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred at the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact DERM's Cultural Heritage Coordination Unit to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>

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2.	Water Restrictions Advice
	The use of potable water for dust suppression or construction purposes should be in accordance with current water restriction requirements. The location of Council's recycled water distribution points can be obtained by contacting Council's contact centre.
3.	Disability Access Advice
	The development must provide disabled access in accordance with <i>AS 1428</i> and must take into account the <i>Disability Discrimination Act</i> and the <i>Queensland Anti-Discrimination Act</i> .

- B. 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*.
- C. That all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.
- D. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Material Change of Use Development Permit for Outdoor Sport & Recreation (Change (Other))
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Not applicable
Codes for Accepted Development	Not applicable
Referral Agencies	Department of State Development, Manufacturing, Infrastructure and Planning
Submissions	There were 321 properly made submissions about this application.

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REPORT DETAIL

1. Background

Previous Site History

On 18 December 2012, Council approved under the Caboolture ShirePlan a Material Change of Use - Development Permit for a Hotel, Shop, Entertainment & Recreation (Indoors) and Entertainment & Recreation (Outdoors) (DA/26871/2012/V2K). A request to suspend the appeal period was received by Council on 4 January 2013. A meeting was held with the applicant on 10 January 2013, with the applicant's final representation regarding the decision notice being received on 11 January 2013. A Negotiated Decision was approved by Council's delegate on 18 January 2013.

A Change to a Development Approval was approved by Council's delegate on 23 January 2014. This development approval allows for the use of part of the outdoor area beside the Hotel for Entertainment and Recreation (Outdoors) use (DA/26871/2012/VCHG/1), with a maximum of 12 events per year.

On 5 January 2016, an application was submitted to Council requesting to amend Condition 16 (Noise Management) of the existing approval for the Sandstone Point Hotel to resolve inconsistencies in how noise management is dealt with on the site under the Development Permit, the Office of Liquor and Gaming Regulation (OLGR) requirements, and the provisions of the Environmental Protection Act. However, it was determined that the proposed change was likely to cause a person to make a properly made submission objecting to the change if circumstances allowed and was therefore not a permissible change. Consequently, this application was withdrawn, and a new application lodged to deal with the noise management issue.

It is noted that the original approval was issued under the Caboolture ShirePlan and the use was defined as Entertainment and Recreation (Outdoors). The ShirePlan has since been superseded by the MBRC Planning Scheme 2016 and the use is now defined as Outdoor Sport and Recreation.

Current Development Approval

On 16 May 2017, Council approved a Material Change of Use - Development Permit for Outdoor Sport & Recreation over the site. This approval allowed for the applicant to hold multiple events over site. Specifically, the approval allowed for nine (9) Major Outdoor Events (Concerts) to be held per year, restricted to single day events.

It is noted that since the approval for events in 2017, only ten (10) Major Outdoor Events (Concert) have been held on the site with a further four (4) scheduled for 2019.

Further, it is acknowledged that past outdoor events held on the site have received complaints forwarded to the Council regarding noise, traffic, and event management. These topics were reflected in the submissions to the development application. In responding to these ongoing matters, Council has instigated a series of meetings with the applicant, and other relevant stakeholders (including QPS and DTMR) after events to discuss any issues from the events and where improvements could be made. In addition to noise, significant focus has been placed on traffic management at these meetings and it is important to note that the existing condition requiring an Outdoor Event Management Plan for each major outdoor event requires traffic and noise management to be considered.

On 15 November 2018, an application was submitted to Council requesting a Change (Other) to the Material Change of Use - Development Permit for Outdoor Sport & Recreation.

2. Explanation of Item

This application seeks to change the existing Material Change of Use - Development Permit for Outdoor Sport and Recreation by altering the approved number of Major Outdoor Event (Concert) that are to be held at the venue from nine (9) to twelve (12), in conjunction with a request to consider two (2) day Major Outdoor Event (Concert) events as a singular event. Based on the applicant's request, as proposed this could result in up to 24 calendar days per year of Major Outdoor Events (Concert). No other changes have been sought by the applicant.

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The application lodged is an Other Change (an application that is not a Minor Change) that has been assessed in accordance with the *Planning Act 2016*. An Other Change provides the Council with the scope to consider the following matters, to the extent the matters are relevant in assessing and deciding the change application in the context of the development approval (section 82(4) of the *Planning Act 2016*):

- Assessment benchmarks;
- Referral agency matters; and
- Any other relevant matter other than a person's personal circumstances, financial or otherwise.

In assessing the applicant's proposal, Council Officers have had regard to this combination of aspects when determining the Other Change, such that the recommendations of this report include changes to conditions beyond those solely requested by the applicant on the basis they are relevant in deciding the change application, in the context of the existing development approval.

On this basis, the recommendations of this report provide support to maintain the number of Major Outdoor Events (Concerts) at nine (9) and include up to three (3) x two (2) day Major Outdoor Events (Concerts) to be considered a single event. In addition, it is proposed to limit the amount of Major Outdoor Events to a maximum of two (2) calendar days in any one week. Ultimately, the recommendations provide for up to twelve (12) calendar days of Major Outdoor Events (Concerts) per year which is an increase from the current approval which allows for 9 calendar days per year.

In providing this recommendation, to the extent relevant within the context of the development approval, other conditions are recommended to be amended to support the additional three calendar days per year. First and foremost, when a multi-day event is elected to be held that is to be considered a single event, the noise limit is recommended to be reduced to 65 dB(A) (down from single day events of 70 dB(A)). Other changes are proposed to the Outdoor Event Management Plan (OEMP), a new stand-alone Traffic Management Plan (TMP) condition that used to be a part of the OEMP condition and changes to the event duration on a Sunday.

2.1 Description of the Site and Surrounds

2.1.1 *Existing Use*

The site has an area of approximately 32.4ha and has three road frontages, being Bribie Island Road to the north, Bestmann Road East to the west and a minor road frontage to Clark Terrace to the south. The eastern boundary of the subject land adjoins the Pumicestone Passage.

The land is improved by the Sandstone Point Hotel towards the north east corner of the site, with a large grassed open area to the north and north-west of the Hotel, currently used for outdoor events. An internal access road bisects the land and joins Bribie Island Road and Bestmann Road East. The land to the west of the internal roadway is primarily used for overflow parking.

The western portion contains dense mature vegetation. Large areas of the site, particularly to the north and north-east are largely cleared. The south-east corner of the site is improved by a Caravan Park that includes accommodation for 192 sites. It is not intended by this proposal to undertake additional clearing of vegetation on the land. The site also contains an existing boathouse, which has been recently renovated.

A Child Care Centre is located in the south-western corner of the site, fronting and gaining access from Bestmann Road East.

2.1.2 *Topography*

The site rises up from the water frontage, and is generally elevated. The outdoor use area is located on a part of the site that continues to rise in elevation. The application does not propose any further work to be undertaken on the site with no changes to be made to the current landform.

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2.1.3 Surrounding Land Use

The adjoining land to the north and south of the site is currently developed for urban purposes. Residential apartments and a marina are located to the north of the site, with a Multiple Dwelling currently under construction. A large residential area is located to the south. According to the report submitted with the application, the closest residential buildings to the north-west of the site are more than 250 metres from the existing Hotel and the closest residential buildings to the south are about 470 metres from the Hotel.

The table below identifies the current zoning and land uses surrounding the subject land.

Direction	Planning Scheme Zone	Current Land Use
North (across Bribie Island Road)	General Residential (Next Generation Neighbourhood Precinct) and Recreation and Open Space	Multiple Dwellings, vacant land and a Marina. Open space along the foreshore.
South	General Residential (Suburban Neighbourhood Precinct) and Recreation and Open Space	Dwelling Houses, Park and open space along the foreshore.
East	Not Applicable	Pumicestone Passage
West (across Bestmann Road East)	Rural (Agriculture Precinct)	Large, heavily vegetated, undeveloped land.

2.2 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, which 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.

Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.2.1 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:

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Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	None	Not applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Erosion prone areas within a coastal management district: (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: (a) coastal dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. (2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level. Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: (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. All natural hazard areas: (4) Development supports and does not hinder disaster management	Part of the area where the Outdoor Sport and Recreation is to be located is within the erosion prone area within the coastal management district. The development achieves the solutions under the State Planning Policy as the proposal does not involve any permanent structures being located in these areas of the site.

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	<p>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>	
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
<input type="checkbox"/> Yes	None	Not applicable
<input checked="" type="checkbox"/> No		

2.2.2 South East Queensland Regional Plan

The site is located in the Urban Footprint and Regional Landscape and Rural Production Area.

The development proposal is for an urban activity in the Urban Footprint and is not assessable in the Regional Landscape and Rural Production area. Therefore, the proposal complies with the regulatory provisions.

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

2.3.1 Assessment of Applicable Codes

Code Compliance Summary

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

- (c) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and
- (d) proposes an outcome where no 'Example' is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Next Generation precinct	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	PO11, PO12
Rural Zone	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	

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Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Overlay Codes		
Coastal Hazard Overlay code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

It is important to note that the applicant did not provide any supporting information (code compliance or technical documentation) for the requests to change the current approval. As such, an assessment against Performance Outcomes relevant to the request have been detailed below.

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.3.2.

2.3.2 Performance Outcome Assessment

Specific Outcome	Probable solution
General Residential Zone Code (Next Generation Neighbourhood Precinct)	
<p>PO11 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances.</p> <p>PO12 Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p>Note – the use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</p> <p>Note – a noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy – Noise.</p>	No acceptable outcome provided.
Performance Solution Assessment	
PO11 & PO12	<p>The existing conditions implement noise management criteria consistent with the Environmental Protection Act for outdoor events. The existing conditions provide for a definitive noise level that can be measured at the nearest sensitive receptors. The applicant seeks to change the existing limit of nine (9) Major Outdoor Event (Concert to twelve (12) and allow two (2) day events to be held. Ultimately, this could enable 24 days of Major Outdoor Event (Concert) to be held on the site with a noise level of 70 dB(A). In providing the request to the Council, no substantial justification has been presented to support a significant departure from the current conditions and current limit of nine (9) Major Outdoor Events (Concert). Therefore, when assessing the proposal against PO11 and PO12, and based on the applicant’s request the proposed increase to 24 days of Major Outdoor Event (Concert) does not accord with PO11 as it cannot be demonstrated the amenity of the area is protected and the noise generating use would not adversely impact noise sensitive uses.</p> <p>However, based on a review of previous events, case study review of other outdoor event venues, and the advice of the Council’s acoustic expert, the recommendations of this report seek to provide for the existing nine (9) Major Outdoor Event (Concert)</p>

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Specific Outcome	Probable solution
	<p>with an inclusion of up to three (3) two (2) day events to be considered a single event. This could result in up to twelve (12) calendar days of Concert events. In supporting these two-day events, the recommendations of this report provide for a reduced noise limit to be included for the multi-day events being 65 dB(A) (decreased from 70 dB(A)) to limit the noise exposure and noise intrusion to nearby residents for extended durations of Concert events (eg. 2 days).</p> <p>In addition, conditions are recommended that limit the number of calendar days for Concert events in any 7-day period to a maximum of two (2) calendar days. Further, a reduced time period is recommended to be included for Concert events that fall on a Sunday where a Public Holiday does not follow. The recommendation is to limit Concert events on these Sundays to an 8pm finish time. Further, separate requirements for a detailed traffic management plan are recommended. Lastly, the recommendations seek to provide changes to the OEMP to support the inclusion of up to three (3) multi-day events to require improved management of Concert events and improved resident notification from the applicant for Concert events.</p> <p>Therefore, based on the recommendations of this report, the proposal is determined to accord with Performance Outcome PO11 relating to amenity and PO12 relating to noise.</p>

2.4 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is not 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).

Given the circumstances that this development proposal seeks to amend the noise management criteria only for existing outdoor events held on the land, with no increase in scale and or intensity, the matter of infrastructure charges is not relevant because it has been dealt with under the previous development approval. The proposal will not result in any additional aspects that could incur charges.

2.5 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

2.6 Referrals

2.6.1 *Council Referrals*

2.6.1.1 Transport Planning

No traffic impact assessment has been completed to date that assesses the Major Outdoor Event (Concert) to understand the impacts on the State and Local road network. Therefore, in assessing the applicant's request to increase the number of Major Outdoor Event (Concert) and including multi-day events, it is recommended that the Traffic Management Plan (TMP) component of the Outdoor Event Management Plan be separated to a stand-alone condition that requires a TMP for each proposed Major Outdoor Event (Concert) prepared by a suitably qualified person that includes traffic management measures and notification to nearby residents of traffic impacts, amongst other matters. The recommendations of this report therefore include a new condition for a Traffic Management Plan.

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2.6.1.2 External Specialist - Acoustic Engineer

The application has been referred to an acoustic specialist and their recommendations have been incorporated into the recommendations of this report.

2.6.2 Referral Agencies

2.6.2.1 Concurrence Agencies - Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP)

The application was referred to the DSDMIP for the following;

- (a) Matters relating to State-Controlled Roads. Council was advised on 25 January 2019 that DSDMIP has no objection to the development application subject to advice being attached to Council's Decision Notice.

Note: No referral trigger was identified by the State Assessment and Referral Agency (SARA) that would have otherwise resulted in the application be referred to the Department of Environment and Science due to activities such as fireworks displayed on the site during events.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

The Office of Liquor and Gaming Regulation (OLGR)

Summary of consultation that has been undertaken with external stakeholders and the implications of that consultation for the assessment are outlined in their response. An extract of the response is outlined below:

"It is OLGR's view that should the application for the increase in number of events be approved, there may be an increase in adverse impact experienced by local residents in the neighboring area".

A copy of the full response is attached.

Council officers have had regard to the OLGR advice in formulating the recommendations of this report, such that an increase in the number of Major Outdoor Event (Concert) results in a decrease to the approved Sound Pressure Level to suitably balance the amenity of local residents and the operations of the Hotel.

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 16 January 2019
- (b) The development application was advertised in the Caboolture Herald on 17 January 2019
- (c) A notice in the prescribed form was posted on the relevant land on 17 January and maintained for a period of 15 business days until 8 February 2019.

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2.7.2 Submissions Received

Council received 321 submissions for the proposed development. The breakdown of submissions is provided below.

- Properly made: 245 (243 in objection and 2 in support)
- Not Properly Made: 76 (70 in objection and 6 in support)

The matters raised within the submission(s) are outlined below:

Issue - Noise emanating from the events

Concerns were raised regarding the noise that presently emanates from the Hotel. Specifically, residents are concerned that the increase in frequency and potential increase in duration (Multi-day events) could have potential impacts on their amenity given the present number of concerts at the current approved decibel limit are already causing adverse impacts on their lifestyle.

In response to the above concerns, Council sought justification from the applicant to demonstrate that the proposed increase in number of events will not adversely impact on the privacy and amenity of adjoining residential development. In this regard, Council requested that the applicant provide a revised acoustic plan and monitoring program prepared by a suitably qualified and experienced person.

It is important to note the request from Council for this supporting information was not provided. Further, the applicant outlined their previous compliance with noise conditions and considered this to be sufficient justification.

To date, the Hotel has willingly provided Council with a copy of the acoustic report following each event. Further, the reports have consistently demonstrated that the Hotel has complied with all noise restrictions that are applied as part of the original approval granted by Council.

On the basis of the representations put forward by the applicant, it has not been suitably demonstrated to Council officers that an increase in Major Outdoor Event (Concert) to twelve (12) with two (2) day multi-day events should be supported on the site. However, on the basis of the existing conditions package which allows for nine (9) Major Outdoor Event (Concert) to be held at 70 dB(A), it is a reasonable position for Council officers to support a limited amount of multi-day Concert events, subject to a reduced sound pressure level presents a suitable balance between event operations and resident lifestyle and amenity.

On this basis, the recommendations of this report include conditions allowing a maximum of nine (9) Major Outdoor Event (Concert) inclusive of up to three (3) Concert events allowed to be two-day events and considered as a single event. The recommended conditions make clear that in any calendar year there is to be no more than twelve (12) calendar days of Concert events. Where single day events are proposed, the existing 70 dB(A) sound pressure level is maintained. Where multi-day events are proposed, a new reduced 65 dB(A) sound pressure level is recommended.

On the basis of the recommendations of this report, this is not sufficient grounds for refusal of the application.

Issue - Traffic generation from the events

Concerns were raised regarding the traffic congestion at the intersections of Bribie Island Road and Bestmann Road East on event days due to the additional traffic generation to and from the venue.

In response to the above concerns, Council sought further justification and demonstration that the traffic impacts will not worsen or cause adverse impacts on local networks. In this regard, Council requested that the applicant demonstrate how the peak flows will be managed appropriately accounting for the existing commuter trips. Additionally, Council requested the applicant provide evidence that the increase in events will not have adverse impacts on the external road network.

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It is important to note the request from Council for this supporting information was not provided. Further, the applicant outlined their previous compliance with Outdoor Event Management Plan, that includes information on their traffic management. The applicant did not supply further justification or demonstration that the increase in events will not worsen the current traffic movements or impacts on the external network.

The application required referral for a Concurrence Agency to provide a response for the proposed Change. The Department of Transport and Main Roads (DTMR) have provided a response to the application outlining “under section 56(1)(a) of the Planning Act 2016, the department advises it has no requirements relating to the application”. Further, the department has provided advice pertaining to the applicant providing a Traffic Management Plan to the department. The full response from the department is enclosed.

Further correspondence with DTMR have indicated that the department has undertaken a further review of the event management planning for Sandstone Point Hotel, and as a result, the department is of the understanding that there may be opportunities to make some material improvements to the Traffic Management Plan to reinforce the preferred vehicle movements into the site during events. Specifically, there may be opportunities to make the movement of event traffic via Bestmann Road to operate more efficiently, along with aspects to improve shuttle bus access that may make this a more attractive option for patrons.

Therefore, the change inclusive of up to three (3) Concert events that comprising of two-days will be and considered as a single event, a recommendation of this report is a separate and stand-alone condition that requires a TMP for each Major Outdoor Event (Concert) prepared by a suitably qualified person that includes traffic management measures and notification to nearby residents of traffic impacts, amongst other matters. This is a change from the current conditions whereby a limited section of the OEMP needs to address traffic management.

On the basis of the recommendations of this report, this is not sufficient grounds for refusal of the application.

Issue - Property value

Concerns were raised during the submission period regarding the potential detrimental affect an increase in number of events could have on the residential property values of the surrounding area due to excessive noise intrusion.

Property values are not a matter regulated by the MBRC Planning Scheme.

This is not sufficient grounds for refusal of the application.

Issue - Wildlife

Concerns were raised during the submission period regarding the potential detrimental affect an increase in number of events could have on the local fauna.

When assessed against the relevant assessment benchmarks including the State Planning Policy and local categorising instrument the proposal has been determined to accord with requirements regarding the impacts on the environment. Further, the recommendations limit the amount of Major Outdoor Events (Concerts) that can be held in any calendar year to minimise impacts on the environment and wildlife.

This is not sufficient grounds for refusal of the application.

Issue - Others

Other concerns that have been raised during the submission are:

- Social and behavioural issues of attending patrons
- Event management
- Emergency service access to Bribie Island

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• Rubbish generation

Many of these matters are regulated by OLGR through the liquor license and are not within the jurisdiction of Council. However, regarding event management and rubbish generation the recommendations of this report maintain the requirements of the Outdoor Event Management Plan (OEMP) to appropriately plan for and respond to these potential impacts. The OEMP has been consistently adhered to for previous Major Outdoor Event (Concert). Nevertheless, Council officers recognise improvements that could be made to the OEMP and that are reasonably required to support the inclusion of up to three (3) Concert events allowed to be two-day events and considered as a single event. Therefore, the recommendations of this report provide improvements to the OEMP and additional resident notification methods and more detail to be provided to residents to appropriately manage the Major Outdoor Event (Concert).

Traffic management has been addressed separately above.

This is not sufficient grounds for refusal of the application.

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 10 February 2019. 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.

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 consistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

Development occurs efficiently and effectively in the region in a manner that reduces the potential risk implications to Council and the community.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

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.

3.7 Economic Benefit

The proposal will generate employment and tourism opportunities in proximity to Bribie Island.

3.8 Environmental Implications

There are no environmental implications arising from this development application.

3.9 Social Implications

There are no social implications arising from this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: [A18307046](#), [A18307091](#), [A18309420](#), [A18309726](#), [A18160764](#), [A18257711](#)

The following list of supporting information is provided for:

ITEM 2.2

DA/31643/2016/VCHG/1 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OUTDOOR SPORT AND RECREATION (CHANGE OTHER) - DIVISION 1

#1 Locality Plan and Zoning Map

#2 Site Plan

#3 Existing development approval with conditions

#4 Properly made submissions

#5 Referral Agency Response

#6 Letter - Change Application

NOTE: Supporting Information provided separately to the Agenda due to size constraints.

ITEM 2.3

DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1

APPLICANT: Vizion Group QLD Pty Ltd C/- Emerge Planning and Development
OWNER: Vercorp Pty Ltd

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A18270704 : 5 March 2019 – **Refer Supporting Information A18278961 & A18278960**
Responsible Officer: CS, Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Vizion Group QLD Pty Ltd C/- Emerge Planning and Development
Lodgement Date:	3 December 2018
Properly Made Date:	3 December 2018
Confirmation Notice Date:	14 December 2018
Information Request Date:	Not Applicable
Info Response Received Date:	Not Applicable
Public Notification Dates:	14 January 2019 - 5 February 2019
No. of Submissions:	Properly Made: 34 Not Properly Made: 0
Decision Due Date:	27 March 2019
Prelodgement Meeting Held:	No

PROPERTY DETAILS	
Division:	Division 1
Property Address:	2 Rivercherry Avenue, Banksia Beach
RP Description	Lot 189 SP297427
Land Area:	770m ²
Property Owner	Vercorp Pty Ltd

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

Executive Summary

This application seeks a Material Change of Use - Development Permit for Dual Occupancy situated at the abovementioned property. The Dual Occupancy comprises two (2) by three (3) bedroom units on the site. Each unit is provided with two (2) car spaces and rear facing private open space. The subject site is located in Stage 2B1 of the Golf Course Estate Development.

The application was publicly advertised with thirty-four (34) submissions received. The proposed development is considered to accord with the intent of the Moreton Bay Regional Council Planning Scheme and the 1992 Rezoning Deed applying to this portion of the Golf Course Estate. The application is recommended to be approved subject to conditions.

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OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for Dual Occupancy at 2 Rivercherry Avenue, Banksia Beach, described as Lot 189 SP297427, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	Lot 189 Sheet 1/12	Vizion Group QLD	30 November 2018
Ground Floor Plan	Lot 189 Sheet 2/12	Vizion Group QLD	30 November 2018
Fence Plan	Lot 189 Sheet 5/12	Vizion Group QLD	30 November 2018
Landscape Plan	Lot 189 Sheet 6/12	Vizion Group QLD	30 November 2018
Elevations 1&2	Lot 189 Sheet 1/12	Vizion Group QLD	30 November 2018
Elevations 3&4	Lot 189 Sheet 1/12	Vizion Group QLD	30 November 2018

Conditions

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
1	Approved Plans and/or Documents
	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.
2	Community Management Statement
	Ensure that any Community Management Statement for the development reflects the following: <ul style="list-style-type: none"> • Car parking provisions; • Landscaping requirements; • Communal Open Space and Recreation areas; • Bin storage requirements and collection locations; and • Stormwater Management requirements.
	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	Extent of Dwellings
	Develop the Dwellings on the site as follows: <ol style="list-style-type: none"> 1. Two (2) Units containing three (3) bedrooms
	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
4	On-Site Car Spaces

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
A Provide at least four (4) vehicle spaces on site.	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.	Prior to commencement of use and to be maintained at all times.
5 Street Numbering and Building Names	
Install dwelling and street numbering and lockable mail boxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.	Prior to commencement of use and to be maintained at all times.
6 Front Fencing	
Ensure that any front fencing is constructed to no less than the following: 1. 0% transparency and does not exceed 1.2 metres in height; or 2. Minimum 50% transparent and does not exceed 1.5 metres in height; or 3. Minimum 85% transparent and does not exceed 1.8 metres in height.	Prior to commencement of the use and to be maintained at all times.
7 Screen Fencing	
Construct screen fencing in accordance with the approved Fence Plan, drawn by Vizion Group QLD, dated 30 November 2018.	Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.
8 Pedestrian Lighting - Minor	
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.
9 Waste Management	
Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
10 Landscaping Dual Occupancy	
Provide landscaping in accordance with the approved Landscape Plan, drawn by Vizion Group QLD, dated 30 November 2018.	Prior to the commencement of use or Council endorsement of any

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
	Community Management Statement, whichever occurs first.
11 On Site Services	
<p>Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are:</p> <ol style="list-style-type: none"> 3. Located in the rear setback; or 4. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 5. entirely underground where located in the front setback. <p>Note: Rainwater tanks are not permitted within easements.</p>	Prior to commencement of use and to be maintained.
12 Water and/or Sewerage	
<p>Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> 4. a reticulated water supply network connection is available to the land; and 5. a sewerage network connection is available to the land; and 6. all the requirements of Unitywater have been satisfied. 	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
13 Fibre Ready Telecommunications – Single	
<p>A Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that:</p> <ol style="list-style-type: none"> 1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and 2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO. 	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<p>B Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (a) above has been done.</p> <p>Note: A template for certification is available from council for the purpose of this condition.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
14 Telecommunications Internal Wiring	
<p>A Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide OR New Developments or NBN Co.</p>	Prior to commencement of use or Council's endorsement of any Community Management

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.	Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
DEVELOPMENT ENGINEERING		
15	Replace Existing Council Infrastructure	
	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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
16	Alterations and Relocation of Existing Services	
	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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
17	Dual Accommodation (Duplex) Driveway Cross Over	
	Design and construct a driveway crossover from the constructed road to the site in accordance with IPWEAQ Standard Driveway Crossover Drawing RS-049 and 050. Note: The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
18	Stormwater	
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.	To be maintained at all times.

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ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<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 cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>
2	Adopted Charges
	<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>

- B. 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*.
- C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Material Change of Use - Development Permit for Dual Occupancy
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable

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	Details to Insert
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 34 properly made submissions about this application.

ITEM 2.3 DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

REPORT DETAIL

1. Background

On 24 November 1992, Council (Caboolture Shire) consented to a Deed of Agreement across the site to rezone the development now known as the “Golf Course Estate”. The Deed of Agreement removed the land from the Rural Zone under the Town Planning Scheme, in effect at the time, and included the site in the Special Facilities zone. The purpose established for the Golf Course Estate was to provide for Detached Housing, Duplex Housing, Condominiums, Golf Course, Club House, Residential Club and Sports Complex. Given that the Golf Course Estate development has now commenced, the approval has effectively given affect to the rezoning Deed of Agreement, which will continue to run with the land.

The Deed of Agreement established the use rights for a range of housing types, including Duplex Housing, to occur within the Golf Course Estate in accordance with a Plan of Development. The Plan of Development, prepared for the Golf Course estate was ‘indicative only’ and did not establish separate assessment or design criteria for the listed uses. Instead the rezoning deed relied on the supporting provisions of the Caboolture Transitional Planning Scheme in effect at the time.

As these provisions are no longer current, the assessment falls to the current planning instrument, in place at the time the development is occurring. As such, the proposed Dual Occupancy is required to be assessed against the Table of Assessment and design criteria listed for a Dual Occupancy within General Residential zone - Suburban Precinct of the Moreton Bay Regional Council (MBRC) Planning Scheme and the Residential Uses Code.

It is noted that within the Golf Course Estate five other Dual Occupancy sites have been approved. Four of these were proposed by the same applicant being Vizion Group Queensland, and one by another developer:

- 11 Bearberry Street, Banksia Beach (DA/35500/2017/V2D)
- 1 Kamala Street, Banksia Beach (DA/35498/2017/V2D)
- 110 Foxtail Crescent, Banksia Beach (DA/35497/2017/V2D)
- 22 Caraway Crescent, Banksia Beach (DA/35501/2017/V2D)
- 2 Bearberry Crescent, Banksia Beach (DA/33844/2017/V2D).

Under the MBRC Planning Scheme, the site is located in the General Residential Zone - Suburban Neighbourhood Precinct. Dual Occupancies in the Suburban Neighbourhood Precinct are identified as requiring an Impact Assessable application where the minimum lot size of 1000m² is not achieved. The property at 2 Rivercherry Avenue, Banksia Beach is 770m² and has therefore triggered Impact assessment.

2. Explanation of Item

2.1 Description of the Site and Surrounds

The subject site is vacant and has frontage to Rivercherry Avenue and Freshwater Drive. The following land uses surround the subject site:

Directions	Planning Scheme Zone	Current Land Use
North	General Residential Zone - Next Suburban Neighbourhood precinct	Vacant Land
South	General Residential Zone - Next Suburban Neighbourhood precinct	Vacant Land
East	General Residential Zone - Next Suburban Neighbourhood precinct	Park
West	General Residential Zone - Next Suburban Neighbourhood precinct	Detached Dwelling

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2.2 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, which 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.

Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.2.1 *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:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment

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Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) 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>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) 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>(4) 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>(5) 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>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.2.2 South East Queensland Regional Plan

The site is located in the Urban Footprint.

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 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.

2.3.1 Strategic Framework

An assessment against the Strategic Framework is not required by the development proposal.

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2.3.2 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
- (b) proposes an outcome where no 'Example' is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Suburban Neighbourhood Precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO4, PO47
Development Codes		
Residential Uses Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO8

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

2.3.3 Performance Outcome Assessment

Performance Outcome	Example
General Residential Zone Code - Suburban Neighbourhood Precinct	
<p>PO4 Residential buildings and structures are setback to:</p> <ul style="list-style-type: none"> a. be consistent with the low density suburban character where buildings are positioned further away from footpaths and further apart from each other and maximise private open space at the rear; b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; 	<p>E4.1 Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3 - Setback (Residential uses).</p>

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Performance Outcome	Example
<ul style="list-style-type: none"> f. limit the length, height and opening of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. 	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an Alternate Solution to Performance Outcome PO4. Table 6.2.6.3 - Setback (Residential uses) requires that the building be setback from the primary street frontage:</p> <ul style="list-style-type: none"> (a) at least 4.5 metres from the wall, and (b) at least 3 metres from the outer-most projection (OMP), and <p>Table 6.2.6.3 - Setback (Residential uses) requires that the building be setback from the secondary street frontage:</p> <ul style="list-style-type: none"> (c) at least 3 metres from the wall, and (d) at least 2 metres from the OMP, and <p>The MBRC Scheme defines the primary frontage as the frontage to the road that is dominant. When ultimately complete Freshwater Drive will be the local collector road meeting the requirements of the definition for a primary frontage with Rivercherry being the lower order road.</p> <p>It is proposed to that at it's closest point to the front boundary the Dual Occupancy will be setback:</p> <ul style="list-style-type: none"> (a) 4.3 metres (walls) and 3.5 metres (OMP) from Rivercherry Avenue, and (b) 3.5 metres (walls) and 2.8 metres (OMP) from Freshwater Drive. <p>While the proposed development will comply with the setback requirements on Rivercherry Avenue, the front southeast corner of the building does not meet the setbacks for the primary frontage (Freshwater Drive). This is due to the truncation of the corner lot. All other setbacks comply with the required distance stated in the Example.</p> <p>The proposed Dual Occupancy building is single storey only and will not be visually dominant or overbearing with respect to the streetscape. The proposed setbacks are consistent with the low density suburban character of the area and the existing streetscape and setback pattern. The area of non-compliance being a small corner of the front of the building will be partially screened by the existing entry statement that is to be retained on the site and will therefore have no impact on Freshwater Drive.</p> <p>The proposed Alternate Solution is accepted as compliant with the Performance Outcome in this instance.</p>	
<p>PO47 Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a</p>	<p>E47 Are located on lots with an area of 1000m² or greater.</p>

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Performance Outcome	Example
lot containing an existing, approved or a properly made application for a Dual Occupancy.	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an Alternate Solution to Performance Outcome PO47. It is proposed to establish a Dual Occupancy on a lot of 770m².</p> <p>The proposed development is one of a total of six (6) approved or proposed Dual Occupancies within the Golf Course Estate. The site for this proposal is part of Stage 2B1, located in the western portion of the estate. All of the previously approved Dual Occupancies are located within Stage 6, which is in the eastern portion of the estate. The closest approved Dual Occupancy is located approximately 775 metres away when measured along the street alignment. Given the location of the site the proposed development is able to meet the required dispersion rate for a Dual Occupancy within the Suburban Neighbourhood precinct.</p> <p>The proposed Alternate Solution complies with the Performance Outcome in this instance.</p>	

Residential Uses Code	
<p>PO8 Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ol style="list-style-type: none"> provide lawful access; not detract from the creation of active street frontages and positively contribute to the intended streetscape character; not negatively impact adjoining uses; provide a safe pedestrian environment; not result in excessive crossovers and hardstand areas; provide safe access onto an appropriate order road; not interfere with infrastructure owned by Council or a utility provider; allow adequate space for on-street parking; allow adequate space for street planting and street trees; allow for garbage collection and street infrastructure. 	<p>E8.1 Dual occupancies provide:</p> <ol style="list-style-type: none"> a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees.
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an Alternate Solution to Performance Outcome PO8. It is proposed to have two (2) driveways, both with a width of five (5) metres at the frontage, reducing to four (4) metres wide at the verge. This exceeds the four (4) metre limit stated in the Example.</p> <p>The proposed driveways to the development provides sufficient siting to allow lawful access to each dwelling, do not detract from the streetscape or negatively impact on adjoining uses. There is only one driveway per frontage. The proposed driveways do not result in excessive crossovers or hardstand areas providing access to an appropriate order road. The driveways will not interfere with infrastructure owned by Council or similar utility provider and maintains</p>	

ITEM 2.3 DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

Performance Outcome	Example
	<p>sufficient on street car parking is also permitted. Provision of suitable space for garbage collection and street infrastructure provided for.</p> <p>The proposed Alternate Solution is accepted as compliant with the Performance Outcome in this instance.</p>

2.4 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. 8 commencing on 14 August 2018 (CR).

2.4.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge is applicable to the development proposal and has been calculated as shown in the Infrastructure Charges Notice attached to this report taking into consideration any applicable credits or offsets.

2.4.2 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

There is no record of a previous charge or contribution having been made in relation to the land in accordance with section 14 of the CR. Accordingly, the credit available under this option is \$0.00

(b) Lawful use of land

There is no current existing lawful use of the land or record of a previous lawful use of the land that is no longer taking place. Accordingly, the credit available under this option is \$0.00.

(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 \$17,215.35 based on the proportional split stated in Table 3 of the CR.

2.4.3 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.

2.4.4 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

ITEM 2.3 DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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.

2.5 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

2.6 Referrals

2.6.1 *Council Referrals*

2.6.1.1 Development Engineering

Development Engineering advised that the driveway location complies with Australian Standard and IPWEA Standard Drawing.

2.6.2 *Referral Agencies*

2.6.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning

There were no Concurrence Agencies involved in assessing this development application.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

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

2.7 Public Consultation

2.7.1 *Public Notification Requirements under the Development Assessment Rules*

- (a) Public Notification was served on all adjoining landowners on 11 January 2019.
- (b) The development application was advertised in the Bribie Weekly on 11 January 2019.
- (c) A notice in the prescribed form was posted on the relevant land on 11 January 2019 and maintained for a period of at least 15 business days until 5 February 2019.

2.7.2 *Submissions Received*

Council received the following types of submissions in respect to this development application.

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		34
	Petition	-	-
Not Properly Made	Letter, Email, Fax		-
	Petition	-	-
Total			34

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The matters raised within the submission(s) are outlined below:

Assessment of Submissions
<p><u>Issue - Amenity</u></p> <p>The submissions state:</p> <ul style="list-style-type: none"> <i>I do not believe that the proposed new building is of a bulk or scale that positively contributes to the intended form and character of the local area and street context.</i> <i>I do not believe that the proposed setbacks and separation of the buildings at 3m and 4.5 m respectively contribute to the amenity of residents within and adjoining the site and that these proposed setbacks are not in keeping with the existing street frontage setbacks and do not relate to the existing streetscape and setback pattern.</i> <i>I do not believe that the proposed Dual Occupancy respects the intensity and form of the neighbourhood. There are no other Dual Occupancy residences on Rivercherry Avenue and I believe that this proposed Dual Occupancy will be an overbearing development and will have a negative impact on the privacy of residents of the adjoining property.</i>
<p><u>Discussion</u></p> <p>The proposed Dual Occupancy is located on a corner block and will appear as a single dwelling to each street frontage. The proposed building has been designed so as not to detract or impact on the existing and planned streetscape. The site cover and height of the proposed Dual Occupancy are consistent with the requirements of the planning scheme.</p> <p>The walls of the proposed building are to be setback are 4.3 metres from Rivercherry Avenue, and 3.5 metres from Freshwater Drive. This results in a setback to Freshwater Drive that is less than the amount identified in Table 6.2.6.3 for a small section of the building. This reduction is due to the truncation of the corner lot. All other setbacks comply with the Example in the Planning Scheme.</p> <p>The proposed Dual Occupancy building is single storey only, and the setback to Freshwater Drive will be screened by the existing entrance feature that is to be maintained on site. As such the Dual Occupancy is not considered to create a visually dominant or overbearing development on the existing streetscape.</p> <p>The Dual Occupancy is a use that has previously been consented too under the provisions of the rezoning deed that remains current. Further under the current zoning of the MBRC Planning Scheme, Dual Occupancies are a use that is envisaged to be included within the Suburban Neighbourhood Precinct provided that they are suitably dispersed.</p> <p>There are five (5) existing Dual Occupancies on the eastern side of the Golf Course Estate. This is the first Dual Occupancy proposed in the immediate locality (western side of the estate) and is located approximately 775 metres from the nearest approved Dual Occupancy. As such, it is considered that the Dual Occupancy will be dispersed from the location of other existing or approved Dual Occupancies.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p><u>Issue - Traffic Safety</u></p> <p>The submissions state:</p> <ul style="list-style-type: none"> <i>I am concerned that two driveways placed to service the Dual Occupancy dwellings on the corner block at 2 Rivercherry Avenue will present an additional traffic hazard given that a children's playground is directly opposite 2 Rivercherry Avenue on</i>

ITEM 2.3 DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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ITEM 2.3 DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council 6 February 2019. 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.

2.8 Other Matters

The existing Deed of Agreement established in 1992 applies to the majority of the Golf Course Estate. The process for establishing the Deed was subject to a public notification process and provided for residential lots to be developed for a variety of housing types including for the purpose for Dual Occupancies. The now Superseded Caboolture ShirePlan included and referenced the existing Deed of Agreement (Schedule 10). The Caboolture ShirePlan zoning reflected the general intent outlined under the Deed of Agreement when it commenced in 2005, by zoning the Golf Course Estate as Residential A, in lieu of the previous Rural Zoning.

The MBRC Planning Scheme, has carried over the Residential A zone intent, by implementing the General Residential Zone - Suburban Neighbourhood Precinct. The General Residential zone introduced dispersal requirements for Dual Occupancy's as well as providing for different types of Detached Housing products to be delivered including the ability for a secondary dwelling to be incorporated into the design of a dwelling house.

The recommendation of this report is to give weight to the existing Deed of Agreement by providing for this Dual Occupancy, on a suitable site within the Golf Course Estate. In this instance, the proposed Dual Occupancy also complies with the dispersion requirements and intent of the General Residential Zone Code - Suburban Neighbourhood Precinct of the MBRC Planning Scheme to provide for Dual Occupancies in this locality.

3. Strategic Implications

3.1 Legislative/Legal Implications

The applicant and submitters 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 consistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

Not applicable.

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

Infill development creating two houses in an established area.

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3.8 Environmental Implications

The proposal will not have a negative impact on the environmental values of the area.

3.9 Social Implications

The proposal has a neutral social impact on the community.

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: [A18278961](#) & [A18278960](#)

The following list of supporting information is provided for:

ITEM 2.3

DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1

#1 Locality Plan

#2 Zoning Map

#3 Material Change of Use Plans

#4 Submissions

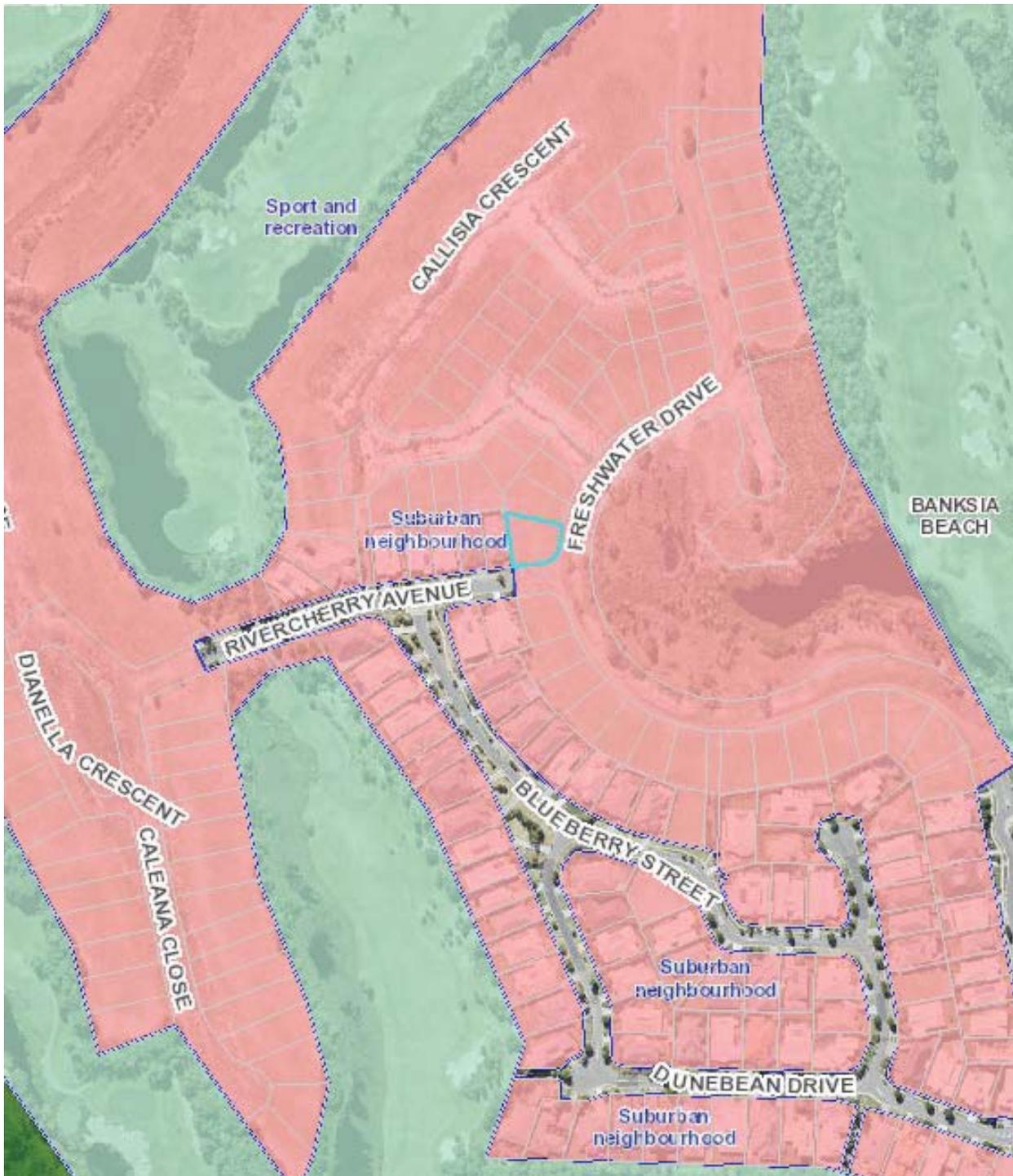
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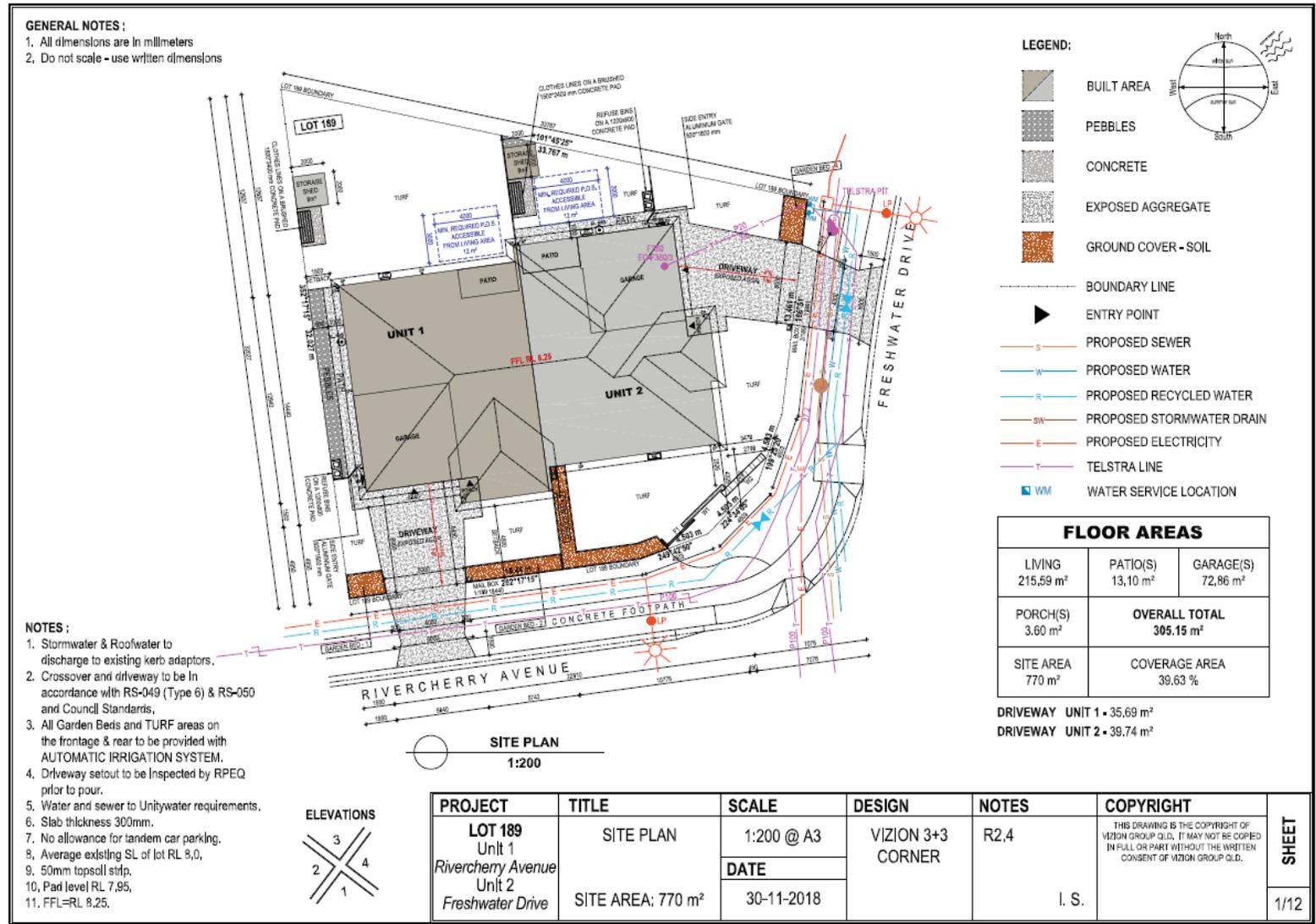


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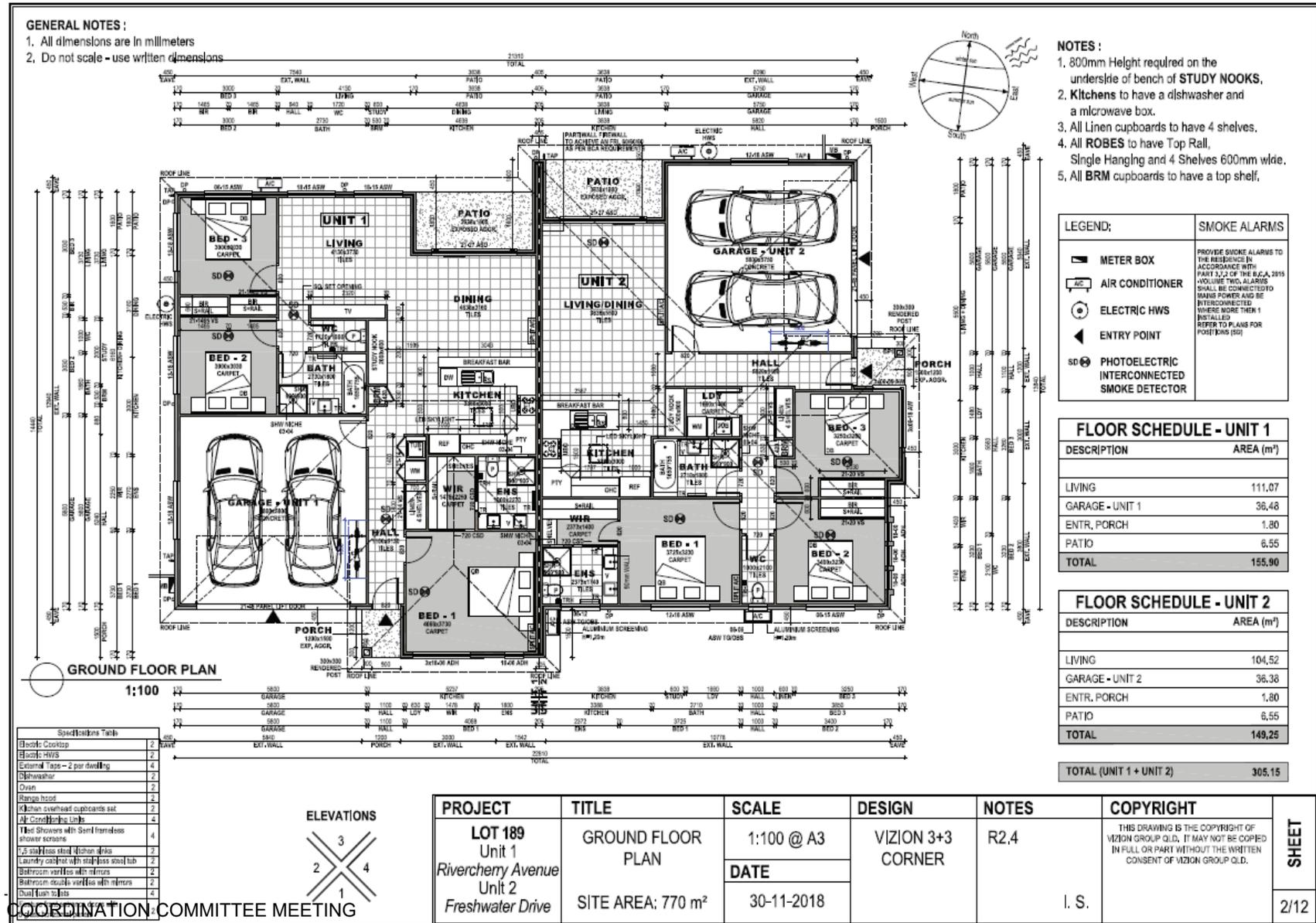
#2 Zoning Map



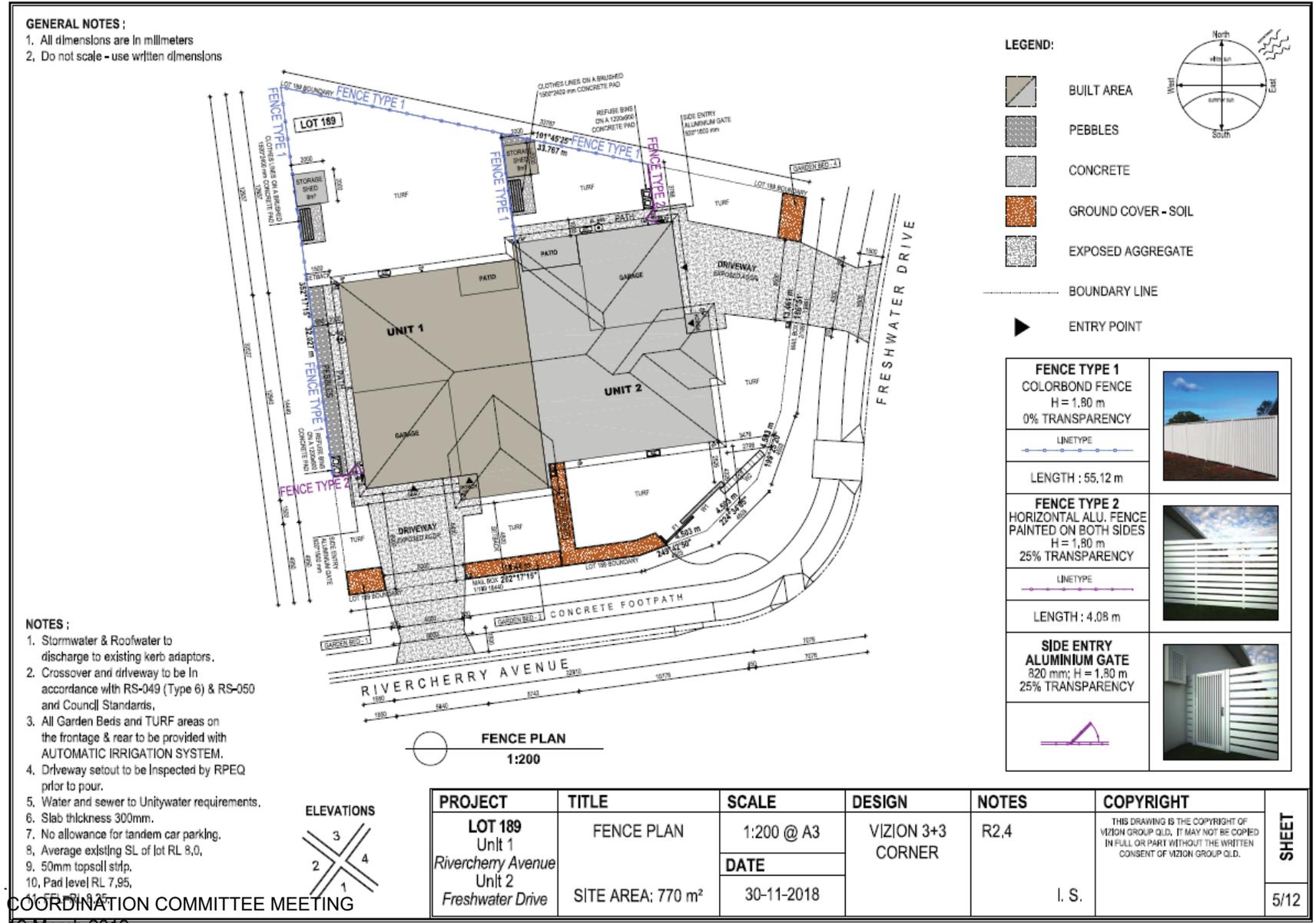
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#3 Material Change of Use Plans



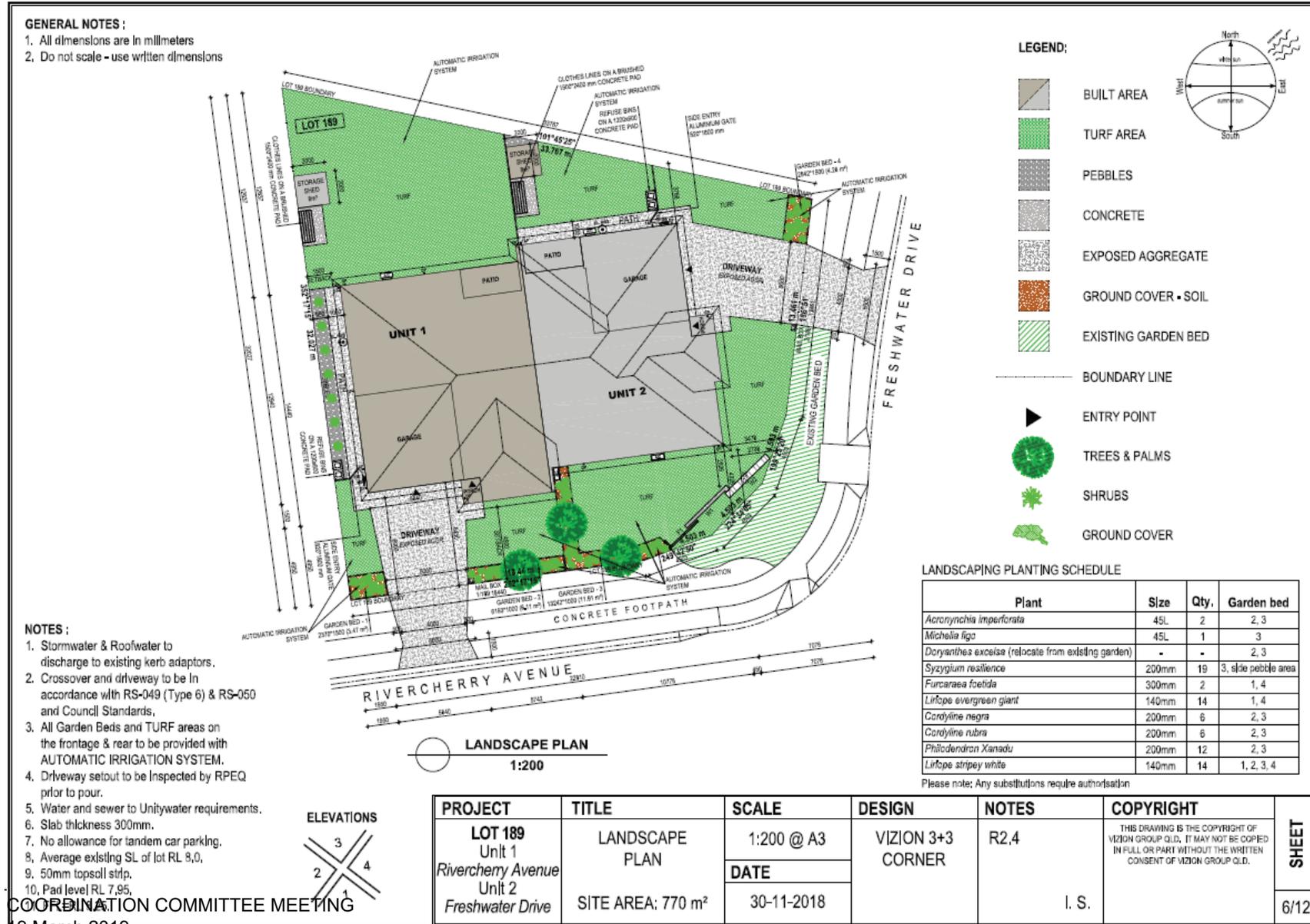
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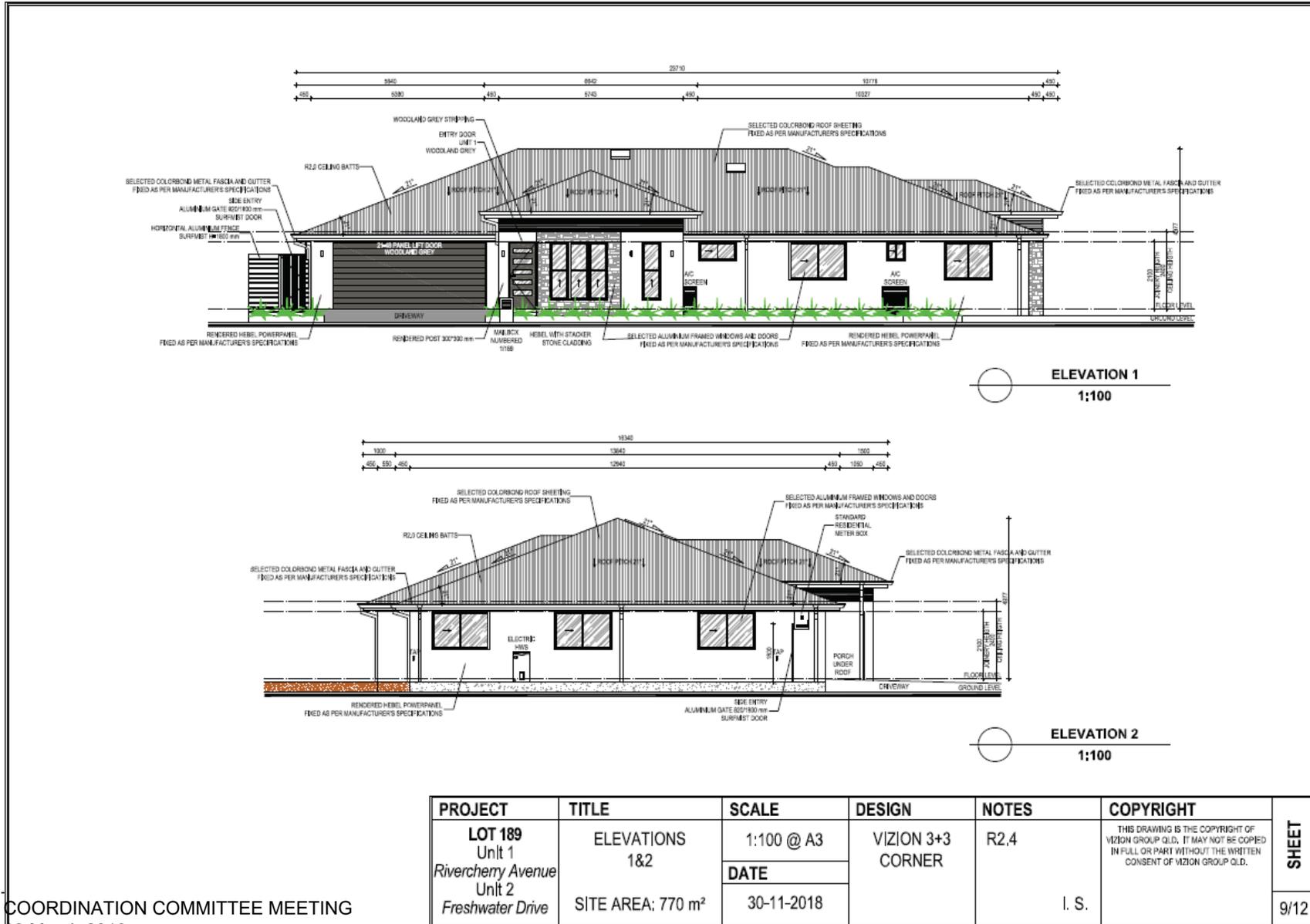
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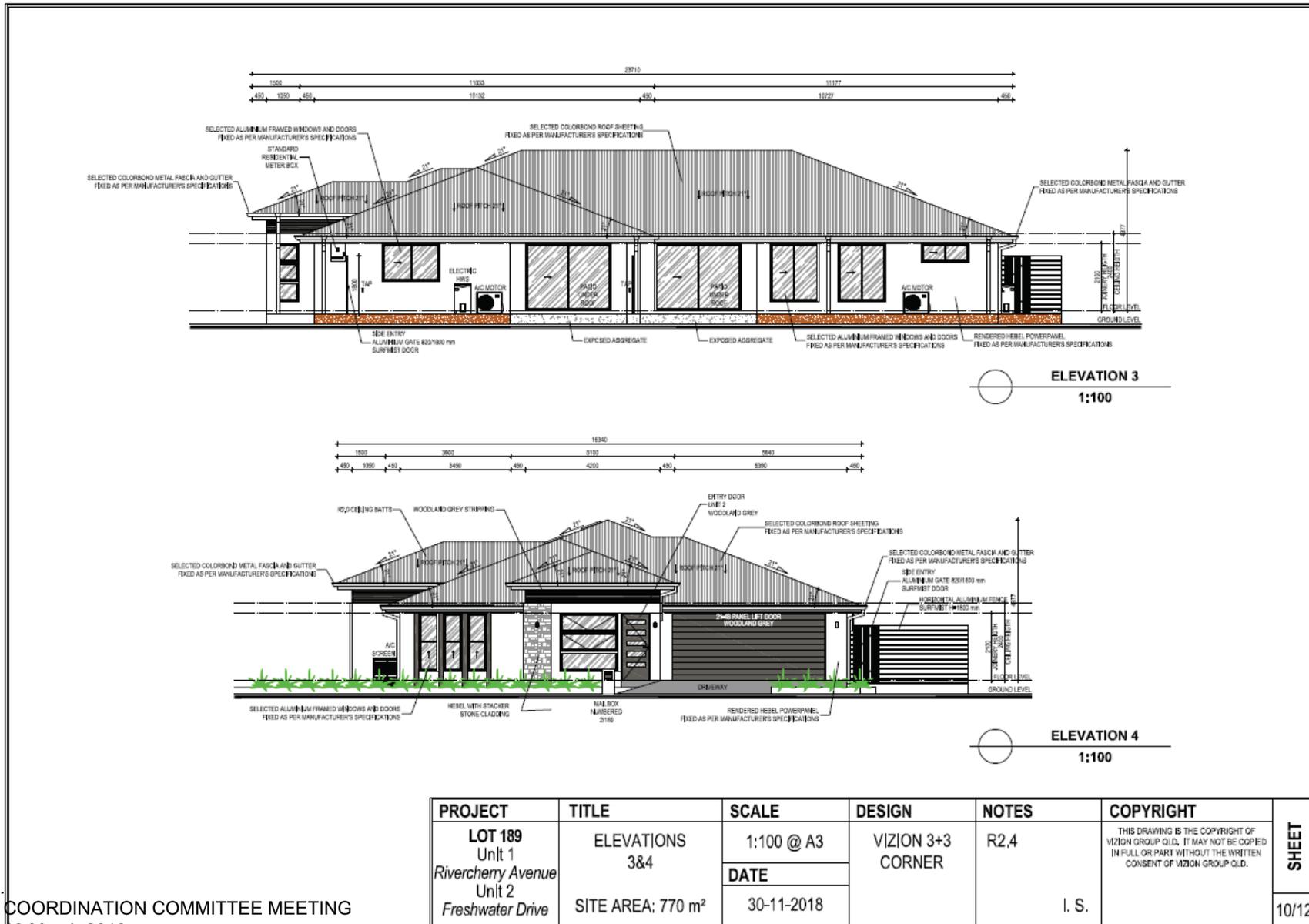
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#4 Submissions

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

I the undersigned as a Resident of a street adjoining Rivercherry Avenue object to the proposed Permit for Material Change of Use at 2 Rivercherry Avenue on the following grounds;

1. I do not believe that the proposed new building is of a bulk or scale that positively contributes to the intended form and character of the local area and street context.

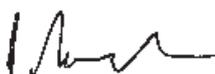
2. I do not believe that the proposed setbacks and separation of the buildings at 3m and 4.5 m respectively contribute to the amenity of residents within and adjoining the site and that these proposed setbacks are not in keeping with the existing street frontage setbacks and do not relate to the existing streetscape and setback pattern.

3. I am concerned that two driveways placed to service the Dual Occupancy dwellings on the corner block at 2 Rivercherry Avenue will present an additional traffic hazard given that a children's playground is directly opposite 2 Rivercherry Avenue on Freshwater Drive.
This playground area currently has no provision for parking for visitors. This results in constant dangerous and obstructive parking on the verge grass near the playground despite several signs asking visitors to refrain from parking here. Two driveways in this area will exacerbate the problem and impact negatively on the safety of residents and amenity of adjoining streetscapes.

4. I do not believe that the proposed Dual Occupancy respects the intensity and form of the neighbourhood. There are no other Dual Occupancy Residences on Rivercherry Avenue and I believe that this proposed Dual Occupancy will be an overbearing development and will have a negative impact on the privacy of residents of the adjoining property.
Residents privacy has already been negatively impacted by the raising of land heights behind many properties on Rivercherry Avenue, in some instances new retaining walls have been built on the boundaries to the height of 1.47m. Many residents of Rivercherry Avenue have also had to endure removal and relocation of existing rear and side boundary fences with pool fences being rendered non-compliant and gardens and existing decking also being adversely affected.

5. The Covenant of Mahogany Shores which includes properties on Rivercherry Avenue does not allow for Dual Occupancy properties to be built. I therefore believe that this proposed Dual Occupancy at 2 Rivercherry Avenue is not in keeping with other dwellings in the street and I therefore object to this proposal for Material Change of Use to Dual Occupancy at 2 Rivercherry Avenue.

Name Geoff Archer

Signature 

Address 7 ROBUSTA COURT BANKSIA BEACH Date 31-1-19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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This playground area currently has no provision for parking for visitors. This results in constant dangerous and obstructive parking on the verge grass near the playground despite several signs asking visitors to refrain from parking here. Two driveways in this area will exacerbate the problem and impact negatively on the safety of residents and amenity of adjoining streetscapes.

4 I do not believe that the proposed Dual Occupancy respects the intensity and form of the neighbourhood. There are no other Dual Occupancy Residences on Rivercherry Avenue and I believe that this proposed Dual Occupancy will be an overbearing development and will have a negative impact on the privacy of residents of the adjoining property.

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5. The Covenant of Mahogany Shores which includes properties on Rivercherry Avenue does not allow for Dual Occupancy properties to be built. I therefore believe that this proposed Dual Occupancy at 2 Rivercherry Avenue is not in keeping with other dwellings in the street and I therefore object to this proposal for Material Change of Use to Dual Occupancy at 2 Rivercherry Avenue.

Name HEENE BEST

Signature 

Address 12 RIVERCHERRY AVE Date 30.01.2019
BANKSIA BEACH 4507

Moreton Bay Regional Council

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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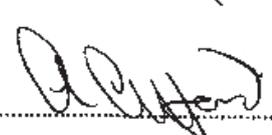
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Name Russell Booth Anna Gifford

Signature  

Address 16 Rivercherry Ave, Banksia Beach QLD 4507 Date 30.11.2019

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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On Lot 189 SP297427

DA/37521/2018/V2D

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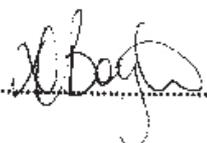
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Name Dr Bayton

Signature 

Address 67 Freshwater Dr, Banksia Beach Date 5.2.19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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5. The Covenant of Mahogany Shores which includes properties on Rivercherry Avenue does not allow for Dual Occupancy properties to be built. I therefore believe that this proposed Dual Occupancy at 2 Rivercherry Avenue is not in keeping with other dwellings in the street and I therefore object to this proposal for Material Change of Use to Dual Occupancy at 2 Rivercherry Avenue.

Name ANNE CHAPMAN

Signature A. Chapman

Address 18. Caleana Close Banksia Beach 4507 Date 30/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

I the undersigned as a Resident of Rivercherry Avenue object to the proposed Permit for Material Change of Use at 2 Rivercherry Avenue on the following grounds;

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Name RUTH & ARTHUR CLELAND

Signature 

Address 7 RIVERCHERRY AVE, Date 30.5.19
BANKSIA BEACH, 4507

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
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On Lot 189 SP297427

DA/37521/2018/V2D

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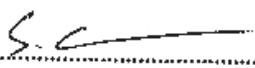
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Name Stewart Lockwood

Signature 

Address 53 Freshwater Dr, Banksia Beach Date 5/2/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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Name *M. Gennelly* *M. LOINVELLY*

Signature *[Signature]* *[Signature]*

Address *10 Rivercherry Ave Banksia Beach* Date *30.1.19*

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

Objection to Development Permit for a Material Change of Use at 2 Rivercherry Avenue, Banksia Beach QLD 4507

On Lot 189 SP297427

DA/37521/2018/V2D

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Name MARGARET CRAIGIE

Signature M. Craigie

Address 38 BLUEBERRY STREET Date 30/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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Name Barbara Dennis Murray Dennis

Signature Barbara A Dennis Murray Dennis

Address lot 208(17) Callisia Crt Banksia Beach Date 1.2.19
Currently 24 Schooner Crt Banksia Beach

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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Name DEBRA EUSTACE

Signature [Handwritten Signature]

Address 65 FRESHWATER DR Date 5/2/19
BANKSIA BEACH

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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Name JILLIAN DINGWALL GRAHAM DINGWALL

Signature Jingwall G.Dingwall

Address 31 Blueberry St, Banksia Beach Date 31/10/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
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On Lot 189 SP297427

DA/37521/2018/V2D

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Name ROBIN GALL Lynette McLachlan

Signature [Signature] [Signature]

Address 6 RIVERCHERRY AVE BANKSIA BEACH 4507 Date 31/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
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On Lot 189 SP297427

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Name RICHARD GEORGE FREER

Signature 

Address 55 DUNCREAD DRIVE Date 31/1/2019
BANKSIA BEACH

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

Objection to Development Permit for a Material Change of Use at 2 Rivercherry Avenue, Banksia Beach QLD 4507

On Lot 189 SP297427

DA/37521/2018/V2D

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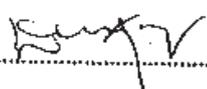
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Name Elizabeth Hargreaves

Signature 

Address 59 Freshwater Drive, Banksia Bch. Qld Date 5/2/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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Name JOHN & HARIKIA HARRIS

Signature [Handwritten Signature]

Address 69 FRESHWATER DRIVE Date 6 FEB 19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

I the undersigned as a Resident of a street adjoining Rivercherry Avenue object to the proposed Permit for Material Change of Use at 2 Rivercherry Avenue on the following grounds;

1. I do not believe that the proposed new building is of a bulk or scale that positively contributes to the intended form and character of the local area and street context.

2. I do not believe that the proposed setbacks and separation of the buildings at 3m and 4.5 m respectively contribute to the amenity of residents within and adjoining the site and that these proposed setbacks are not in keeping with the existing street frontage setbacks and do not relate to the existing streetscape and setback pattern.

3. I am concerned that two driveways placed to service the Dual Occupancy dwellings on the corner block at 2 Rivercherry Avenue will present an additional traffic hazard given that a children's playground is directly opposite 2 Rivercherry Avenue on Freshwater Drive.

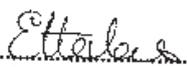
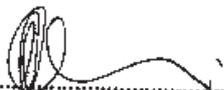
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Residents privacy has already been negatively impacted by the raising of land heights behind many properties on Rivercherry Avenue, in some instances new retaining walls have been built on the boundaries to the height of 1.47m. Many residents of Rivercherry Avenue have also had to endure removal and relocation of existing rear and side boundary fences with pool fences being rendered non-compliant and gardens and existing decking also being adversely affected.

5. The Covenant of Mahogany Shores which includes properties on Rivercherry Avenue does not allow for Dual Occupancy properties to be built. I therefore believe that this proposed Dual Occupancy at 2 Rivercherry Avenue is not in keeping with other dwellings in the street and I therefore object to this proposal for Material Change of Use to Dual Occupancy at 2 Rivercherry Avenue.

Name ELLEN HERLAAR ARIE HERLAAR

Signature  

Address 13 DIANELLA CRESS Date 30/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

Objection to Development Permit for a Material Change of Use at 2 Rivercherry Avenue, Banksia Beach QLD 4507

On Lot 189 SP297427

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Name Nancy Hayes Carry Hayes

Signature  

Address 37 Coleana Close, Banksia Beach Date 30/01/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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On Lot 189 SP297427

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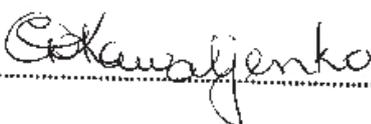
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Name CAROL KAWALJENKO

Signature 

Address 33 Blueberry St, Banksia Beach Date 31/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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On Lot 189 SP297427

DA/37521/2018/V2D

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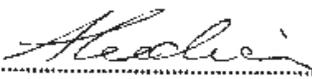
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Name Chloe Kedean Andrew Keolian

Signature  

Address 8 Rivercherry Ave Banksia Beach Date 31st/01/2019

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
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On Lot 189 SP297427

DA/37521/2018/V2D

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Name Joan Leader JOAN LEADER

Signature [Signature] [Signature]

Address 37 Blueberry St Banksia Beach Date 31.1.19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

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DA/37521/2018/V2D

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Name TOM NELSON

Signature 

Address 3 BEARBERRY ST Date 30.01.19.

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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NameSTEPHANIE PRESCOTT COLIN PRESCOTT

Signature 

Address36 BLUEBERRY STREET Date31/1/19
BANKSIA

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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On Lot 189 SP297427

DA/37521/2018/V2D

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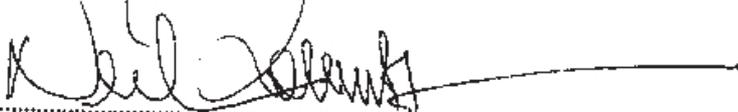
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Name NEIL ROBERTS

Signature 

Address 57 FRESHWATER DRIVE
BANKSIA BEACH

Date 05.02.2019

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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Name MICHAEL PRIME

Signature 63 FRESHWATER DRIVE

Address M Prime

Date 5 FEB 19

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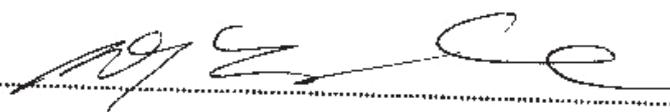
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Name S. G. TOURLE

Signature 

Address 40 Blahony St. Banksia Beach Date 31/01/2019

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Name EVAN & VICKIE ROWLANDS

Signature 

Address 5 RIVERCHERRY AVE BANKSIA BEACH Date 30/01/2019

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3. I am concerned that two driveways placed to service the Dual Occupancy dwellings on the corner block at 2 Rivercherry Avenue will present an additional traffic hazard given that a children’s playground is directly opposite 2 Rivercherry Avenue on Freshwater Drive.

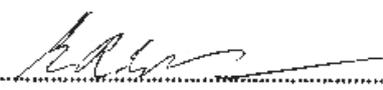
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Residents privacy has already been negatively impacted by the raising of land heights behind many properties on Rivercherry Avenue, in some instances new retaining walls have been built on the boundaries to the height of 1.47m. Many residents of Rivercherry Avenue have also had to endure removal and relocation of existing rear and side boundary fences with pool fences being rendered non-compliant and gardens and existing decking also being adversely affected.

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Name R. & K. WATSON

Signature 

Address Headout Dr. Date 31-1-19.

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

**Objection to Development Permit for a Material Change of Use
at 2 Rivercherry Avenue, Banksia Beach QLD 4507**

On Lot 189 SP297427

DA/37521/2018/V2D

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Name TANIA & GARY WISELJANE

Signature 

Address 73 Freshwater Drive Banksia Beach 4507 Date 1/2/2019

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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Name JAN WILLIAMS

Signature J. Williams

Address 3 RIVERCHERRY AVE Date 31-1-2019
BANKSIA BEACH

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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DA/37521/2018/V2D

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Name TERENCE WILLIAMS Sandra Willis

Signature [Signature] S. Willis

Address 30 BLUEBERRY ST Date 3/3/2019

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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Name JEN I. CHRIS WOODLAND

Signature 

Address 23 CALEANA CLOSE Date 30/1/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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Name Cecilia Wright

Signature [Handwritten Signature]

Address 4 DUNEISAN DRIVE Date 5/2/19

ITEM 2.3 - DA/37521/2018/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY AT 2 RIVERCHERRY AVENUE, BANKSIA BEACH (LOT 189 SP297427) - DIVISION 1 - A18270704 (Cont.)

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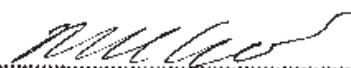
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Name MALCOLM WATTS

Signature 

Address 4 RIVERCHERRY AVE BANKSIA BEACH Date 30/1/19

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A18302805 : 11 March 2019 - **Refer Supporting Information A18302396**
Responsible Officer: AD, Management Accountant (CEO Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 28 February 2019.

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 28 February 2019 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 28 February 2019 is contained within the supporting information to this report.

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

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

2. Explanation of Item

The financial results for the month of February are complete. A commentary is provided on significant matters that occurred during the month.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

Moreton Bay Regional Council

ITEM 3.1 MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

3.6 Financial Implications

As at the end of February 2019, Council's operating result is \$77.46 million and the capital expenditure incurred amounted to \$93.30 million (excluding the University Project).

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

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

SUPPORTING INFORMATION

Ref: [A18302396](#)

The following list of supporting information is provided for:

ITEM 3.1

MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL

#1 Monthly Financial Report - 28 February 2019

ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

#1 Monthly Financial Report - 28 February 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 28 February 2019

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

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 28 February 2019

67% of the year
elapsed

	2018/19 Original Budget	2018/19 Revised Budget	2018/19 YTD Actuals	Actuals to Revised Budget 2018/19
Revenue				
Operating Revenue				
Rates and utility charges	\$307,250,103	\$307,263,703	\$230,368,900	74.97%
Fees and charges	\$35,381,922	\$35,424,922	\$26,024,695	73.46%
Rental income	\$6,010,669	\$6,022,669	\$3,452,851	57.33%
Grants, subsidies and contributions	\$19,749,473	\$20,872,393	\$10,366,655	49.67%
Interest revenue	\$47,066,855	\$47,066,855	\$29,163,967	61.96%
Sales revenue	\$2,992,740	\$2,990,740	\$1,598,889	53.46%
Other revenue	\$21,566,080	\$21,537,931	\$18,228,669	84.64%
Share of profit of associate - Operating Cash	\$25,558,000	\$25,558,000	\$17,038,667	66.67%
Total Operating Revenue	\$465,575,842	\$466,737,213	\$336,243,293	72.04%
Expenses				
Operating Expenses				
Employee benefits	(\$134,361,703)	(\$134,379,703)	(\$79,766,820)	59.36%
Materials and services	(\$162,928,508)	(\$162,776,118)	(\$97,383,993)	59.83%
Depreciation and amortisation	(\$91,236,382)	(\$91,236,382)	(\$65,751,425)	72.07%
Finance costs	(\$23,102,171)	(\$23,102,171)	(\$15,884,173)	68.76%
Total Operating Expenses	(\$411,628,764)	(\$411,494,374)	(\$258,786,411)	62.89%
Operating Result	\$53,947,078	\$55,242,839	\$77,456,882	140.21%
Share of Profit of Associate - Capital Non-cash	\$52,000,000	\$52,000,000	\$34,666,667	66.67%
Capital Revenue	\$77,650,653	\$83,594,472	\$92,835,705	111.05%
Capital Expenses	\$0	\$0	(\$13,730,840)	No Budget
NET RESULT	\$183,597,731	\$190,837,311	\$191,228,414	100.20%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	(\$51,456,970)	No Budget
Items that may be reclassified subsequently to net result				
Net change in available-for-sale financial assets	\$0	\$0	(\$1,189,633)	No Budget
Total other comprehensive income for the year	\$0	\$0	(\$52,646,603)	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	\$183,597,731	\$190,837,311	\$138,581,811	72.62%

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 28 February 2019

	2018/19 Budget as at 30 June 2019	2018/19 YTD Actual
Assets		
Current Assets		
Cash and cash equivalents	\$321,620,000	\$364,563,408
Trade and other receivables	\$45,769,000	\$26,683,054
Inventories	\$1,081,000	\$1,178,635
	\$368,470,000	\$392,425,097
Non-current assets held for sale	\$0	\$0
Total Current Assets	\$368,470,000	\$392,425,097
Non-Current Assets		
Trade and other receivables	\$677,576,000	\$677,543,676
Other financial assets	\$0	\$101,295,040
Investments	\$15,000	\$15,000
Investment property	\$44,970,000	\$28,635,000
Investment in associate	\$1,152,610,000	\$1,167,740,668
Property, plant and equipment	\$4,559,380,000	\$4,668,341,173
Intangible assets	\$280,000	\$61,935
Total Non-Current Assets	\$6,434,831,000	\$6,643,632,492
Total Assets	\$6,803,301,000	\$7,036,057,589
Liabilities		
Current Liabilities		
Trade and other payables	\$39,783,000	\$26,723,516
Borrowings	\$33,881,000	\$16,480,069
Provisions	\$12,889,000	\$13,913,392
Other	\$1,673,000	\$384,878
Total Current Liabilities	\$88,226,000	\$57,501,855
Non-Current Liabilities		
Trade and other payables	\$213,000	\$0
Borrowings	\$345,187,000	\$354,462,899
Provisions	\$33,712,000	\$42,910,219
Total Non-Current Liabilities	\$379,112,000	\$397,373,118
Total Liabilities	\$467,338,000	\$454,874,973
NET COMMUNITY ASSETS	\$6,335,963,000	\$6,581,182,616
Community Equity		
Retained surplus	\$5,437,673,000	\$5,709,140,904
Asset revaluation surplus	\$898,290,000	\$872,041,712
TOTAL COMMUNITY EQUITY	\$6,335,963,000	\$6,581,182,616

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 28 February 2019

	2018/19 Budget as at 30 June 2019	2018/19 YTD Actuals
Cash flows from operating activities		
Receipts from customers	\$387,202,000	\$312,687,533
Payments to suppliers and employees	(\$290,593,000)	(\$218,877,385)
Interest received	\$47,067,000	\$32,266,999
Rental income	\$5,718,000	\$3,452,851
Non capital grants and contributions	\$18,789,000	\$10,366,655
Borrowing costs	(\$21,322,000)	(\$14,536,867)
Net cash inflow/(outflow) from operating activities	\$146,861,000	\$125,359,786
Cash flows from investing activities		
Payments for property, plant and equipment	(\$230,286,000)	(\$102,260,788)
Proceeds from sale of property, plant and equipment	\$21,800,000	\$1,201,517
Net movement in loans to community organisations	\$0	\$27,418
Grants, subsidies and contributions	\$37,424,000	\$41,436,007
Net cash inflow/(outflow) from investing activities	(\$171,062,000)	(\$59,595,846)
Cash flows from financing activities		
Proceeds from borrowings	\$24,518,000	\$0
Repayment of borrowings	(\$30,771,000)	(\$15,052,872)
Net cash inflow/(outflow) from financing activities	(\$6,253,000)	(\$15,052,872)
Net increase/(decrease) in cash held	(\$30,454,000)	\$50,711,068
Cash and cash equivalents at the beginning of the financial year	\$352,074,000	\$313,852,340
Cash and cash equivalents at the end of the period	\$321,620,000	\$364,563,408

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 28 February 2019

	Original Budget 2018/19	Revised Budget 2018/19	YTD Actuals 2018/19
<u>Capital Funding Sources</u>			
Cash Utilised	\$222,319,224	\$242,529,407	\$115,282,805
Capital Grants and Subsidies received	\$13,923,653	\$19,867,472	\$4,721,842
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$59,481,098
Loans received	\$24,517,864	\$24,517,864	-
Total Capital Funding Sources	\$300,987,741	\$327,141,743	\$179,485,745
<u>Capital Funding Applications</u>			
Capital Expenditure	\$229,990,000	\$256,144,002	\$104,951,775
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$59,481,098
Loan Redemption	\$30,770,741	\$30,770,741	\$15,052,872
Total Capital Funding Applications	\$300,987,741	\$327,141,743	\$179,485,745

Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Analysis of Results by Operational Plan

For the period ended 28 February 2019						
Operational Plan	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
Engineering, Construction & Maintenance	\$39,803,621	(\$89,840,294)	(\$50,036,673)	\$4,229,663	\$1,200,106	(\$44,606,904)
Community & Environmental Services	\$22,063,799	(\$35,564,406)	(\$13,500,607)	\$5,000	-	(\$13,495,607)
Governance	\$267,179,961	(\$126,411,448)	\$140,768,513	\$123,267,708	(\$14,930,945)	\$249,105,276
Planning and Economic Development	\$7,195,913	(\$6,970,262)	\$225,650	-	-	\$225,650
Total Council	\$336,243,293	(\$258,786,410)	\$77,456,883	\$127,502,371	(\$13,730,840)	\$191,228,415

Analysis of Results by Entity

For the period ended 28 February 2019						
Entity	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
General	\$298,945,513	(\$233,972,615)	\$64,972,897	\$127,339,666	(\$13,729,428)	\$178,583,135
Waste	\$36,073,414	(\$24,860,080)	\$11,213,333	\$162,706	(\$1,411)	\$11,374,628
Canals	\$1,224,367	\$46,286	\$1,270,652	-	-	\$1,270,652
Total Council	\$336,243,293	(\$258,786,410)	\$77,456,883	\$127,502,371	(\$13,730,840)	\$191,228,415

The Performance at a Glance **as at 28 February 2019**

Synopsis

- * 67% of the financial year is complete.
- * The operating surplus is \$77.46 million.

Operating Revenue

- * Rates and Utility Charges are tracking to budget after the third quarter rates levy.
- * User Fees and Charges are above budget as development applications and the waste facilities are performing well. Animal registrations and local laws licenses have been issued for the year and a significant portion of these fees have been received.
- * Operating Grants and Subsidies will not reach the budget as half of the 2018/19 Financial Assistance Grant was paid to Council in 2017/18.
- * Interest Revenue is tracking below budget while Other Revenue is above budget at this stage.
- * In total all other revenue categories are performing closely to the revised budget target at this time of the year.

Operating Expenditure

- * Employee Expenses and Materials and Services are tracking below budget.
- * Depreciation and Amortisation are tracking slightly over budget and it is expected that Depreciation will continue to exceed budget.
- * All other expenditure is on track for this stage of the financial year.

Capital Revenue

- * Infrastructure Cash Contributions have exceeded budget.
- * Contributed Assets are above budget and it is expected this will continue to exceed budget.
- * Capital grants and subsidies is well under target but this is all dependent on when work is completed so that Council can claim the grant. Generally most grants are claimed in the second half of the financial year.

Capital Expenditure

- * To date \$93.30 million has been spent on capital works, (which represents 50.13% of all capital projects), excluding the University project.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Moreton Bay Regional Council

Comparative Table 2016/17 and 2017/18 to 2018/19*

Year to date result as at: 28 February 2019

67% of the year elapsed

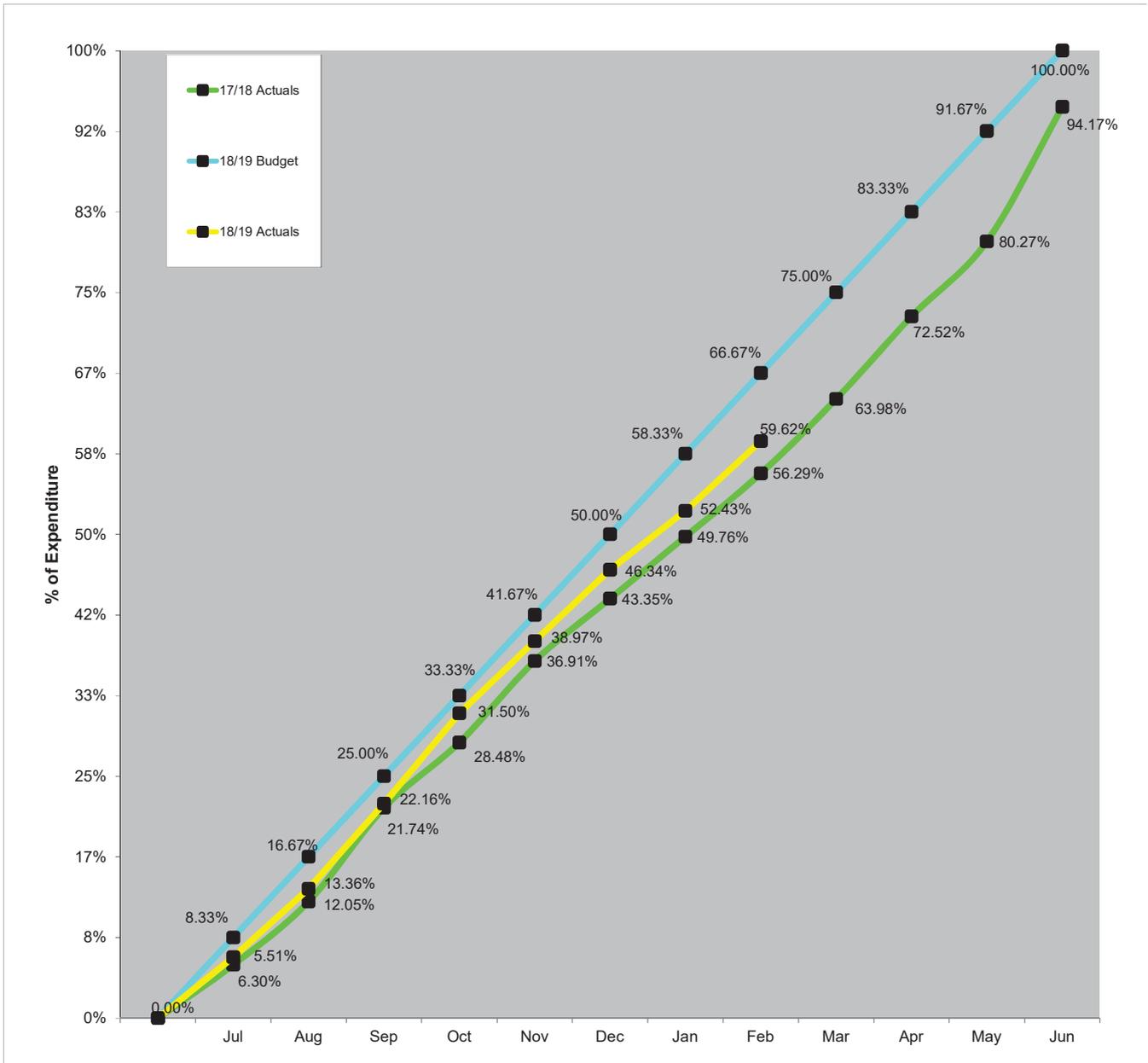
	Revised Budget 2018/19 \$'000	YTD Actuals 2018/19 \$'000	Actuals to Revised Budget 2018/19 %	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Comments
Operating Revenue						
Rates & Utility Charges	\$307,264	\$230,369	75%	75%	75%	Revenue is on target after the third quarter rates levy.
User Fees & Charges	\$35,425	\$26,025	73%	74%	73%	Revenue is tracking over budget and is consistent with the previous years.
Interest Revenue	\$47,067	\$29,164	62%	70%	68%	The % for 2018/19 is tracking below budget and is below the previous years.
Operating Expenses						
Employee Expenses & Material and Services	\$297,156	\$177,151	60%	56%	59%	Expenditure is tracking below budget but is slightly above the previous years.
External Loan Interest Expense	\$21,322	\$14,524	68%	68%	67%	Expenditure is tracking to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	\$23,500	\$27,540	117%	116%	95%	Infrastructure cash contributions are tracking comparable with the previous year and exceeding budget.
Contributed Assets	\$40,227	\$59,481	148%	142%	49%	All contributed assets have been recognised to date.
Grants & Subsidies	\$19,867	\$4,722	24%	46%	40%	The % of grants and subsidies received is tracking below budget and is below the previous year.
Capital Expenditure						
Total Capital Expenditure**	\$186,144	\$93,305	50%	48%	52%	Capital expenditure remains behind budget.
<p>* The data presented reflects the position of Council as at 28 February 2019 compared to the position of Council as at 28 February 2018 and 28 February 2017. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2018/19 and 2017/18 years. The graph includes continuing service delivery expenses and operating initiative expenses.

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



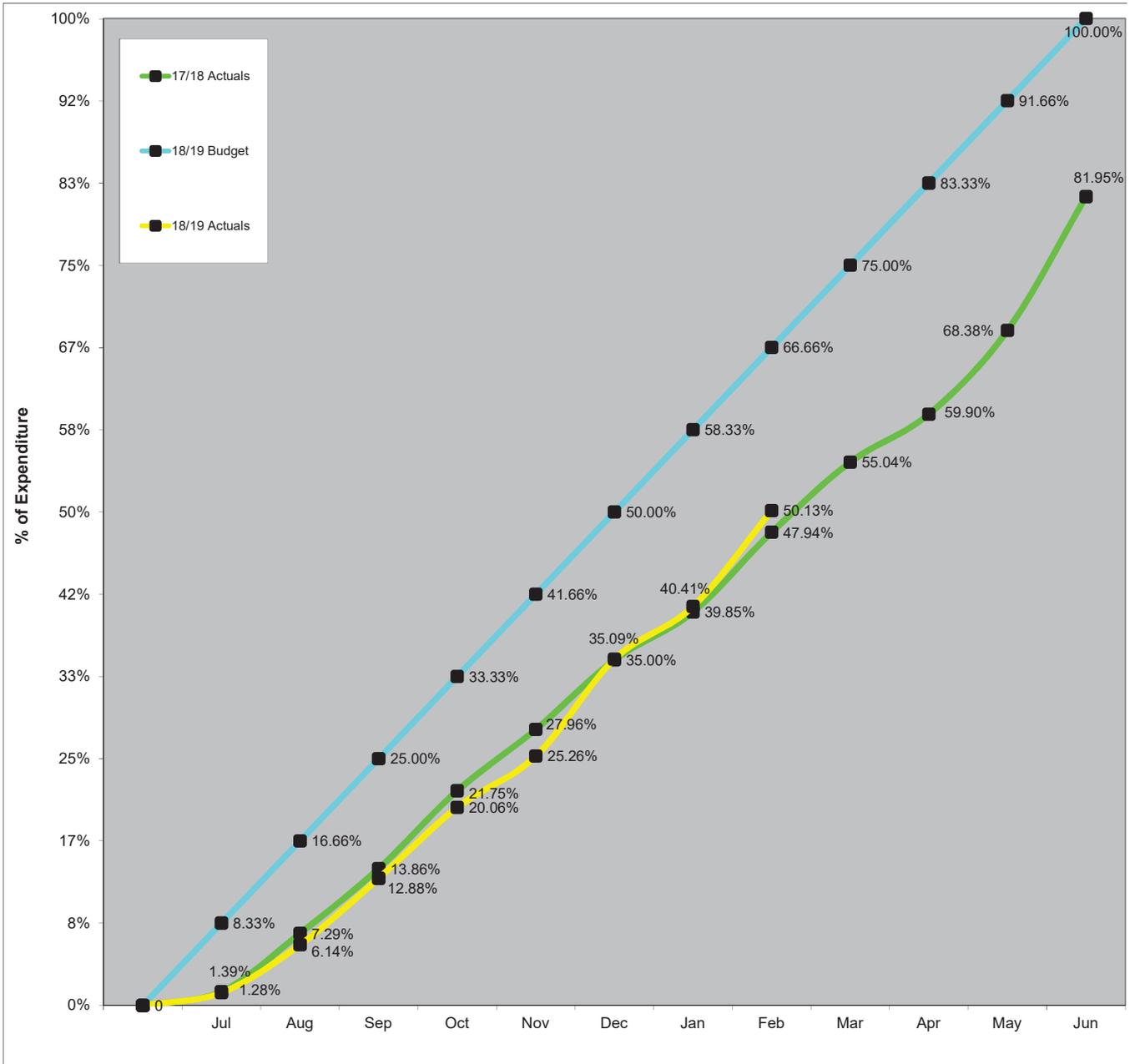
	Annual Revised Budget \$'000	Actuals to February \$'000	Actuals to Budget % spent
2017/18	\$ 292,215	\$ 164,489	56.29%
2018/19	\$ 297,156	\$ 177,151	59.62%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2018/19 and 2017/18 years.

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



	Annual Revised Budget \$'000	Actuals to February \$'000	Actuals to Budget % spent
2017/18	\$ 176,838	\$ 84,768	47.94%
2018/19	\$ 186,144	\$ 93,305	50.13%

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
19 March 2019

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - FEBRUARY 2019 - REGIONAL - A18302805 (Cont.)

TREASURY REPORT

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

Investments

At 28 February 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 83.12% of funds outside of the Queensland Treasury Corporation (QTC). Term Deposit rates have increased slightly in recent times, providing better returns.

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 28 February 2019	Interest earned YTD
A1+	Qld Treasury Corp*	2.86%	Short Term (45 days)	61,610,139	1,113,983
A1+	ANZ	1.97%	At Call	11,383,076	149,419
A1+	National Australia Bank	2%	At Call	41,570,193	353,842
A1+	ANZ	2.7% to 2.75%	364 to 365 days	30,000,000	648,967
A1+	Bankwest	2.65%	182 days	20,000,000	346,603
A1+	National Australia Bank	2.65% to 2.77%	91 to 363 days	40,000,000	624,800
A1+	Westpac	2.65% to 2.77%	210 to 365 days	70,000,000	1,154,041
A1	Suncorp	2.65% to 2.81%	153 to 188 days	40,000,000	563,145
A2	Bank of Queensland	2.75%	182 to 279 days	30,000,000	275,096
A2	Bendigo and Adelaide Bank	2.75%	273 days	10,000,000	342,822
A2	AMP Bank	2.80%	272 days	5,000,000	1,150
A2	IMB	2.65%	363 days	5,000,000	86,527
	Trust Investments				168,435
				*	
				364,563,408	5,828,830

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

Council has achieved a weighted average interest rate on all cash held of 2.53% pa in 2018/19.

Non-Current Investments				
Institution	Product	Term	Current Value	Invested Value
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	101,295,040	100,000,000

Performance to Budget - Year to Date (YTD) Summary

67% of the year has elapsed

	Original Budget \$'000	Revised Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	9,962	9,962	5,829	59%	Tracking below budget at this stage.
Interest on Debt held in Unitywater	36,085	36,085	22,658	63%	As above
Total Investment Income	46,047	46,047	28,487	62%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2018	385,996
New borrowings	0
Borrowings repaid	(15,053)
Debt held as at 28 February 2019	370,943

As at 28 February 2019 the weighted average interest rate of all Council debt is 5.65%

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18246655 : 25 February 2019 - Refer **Confidential** Supporting Information **A18235323**
Responsible Officer: DM, Senior Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Mount Nebo - Mount Nebo Road - Road Safety Upgrade (2 Sections) (MBRC008414)' project and closed on 21 February 2019, with two offers received, both of which were conforming. The works are funded by the Federal Government's Transport Infrastructure Development Scheme - Black Spot Program.

It is recommended that Council award the contract to Allroads Pty Ltd for the sum of \$716,736.20 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for 'Mount Nebo, Mount Nebo Road - Road Safety Upgrade (2 Sections) (MBRC008414)' project be awarded to Allroads Pty Ltd for the sum of \$716,736.20 (excluding GST).

- a) That the Council enters into an agreement with Allroads Pty Ltd 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 Allroads Pty Ltd for 'Mount Nebo, Mount Nebo Road - Road Safety Upgrade (2 Sections) (MBRC008414)' project and any required variations of the agreement on Council's behalf.

ITEM 4.1 MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11 - A18246655 (Cont.)

REPORT DETAIL

1. Background

The 'Mount Nebo, Mount Nebo Road - Road Safety Upgrade (2 Sections) (MBRC008414)' project comprises two projects with the following scope of works:

Section 1

1044 Mount Nebo Road Curve Upgrade, Jolly's Lookout - Road Safety Improvement Project:

The project is located over a 100-metre section of road at 1044 Mount Nebo Road, Jolly's Lookout. The project scope includes road widening on the outside of a bend, improving consistency of curve and application of superelevation, enhancing delineation and signage. This section of road has a high crash record and the project is funded through the Federal Government Transport Infrastructure Development Scheme - Black Spot Program. The objective of the project is to improve safety for all road users.

The work (both sections) is scheduled to commence in early April 2019 and be completed by July 2019 over a 15-week period, which includes an allowance for wet weather.



Figure 1: Location of works - 1044 Mount Nebo Road Curve Upgrade, Jolly's Lookout Road Safety Improvement Project

ITEM 4.1 MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11 - A18246655 (Cont.)

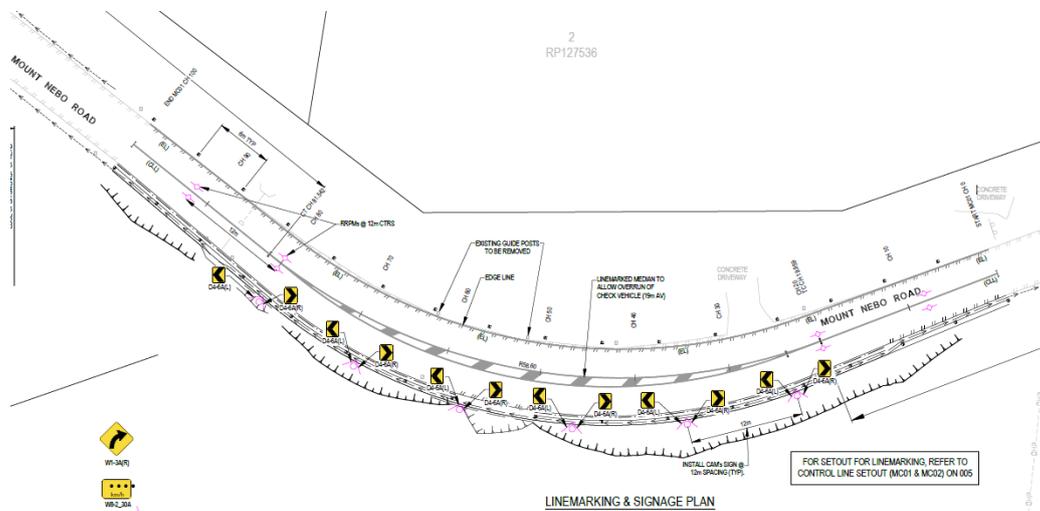


Figure 2: Plan section of the works, 1044 Mount Nebo Road Curve Upgrade

**Section 2
Mount Nebo Road near Darcy Kelly Road Intersection - Mount Nebo - Road Safety Improvement Project:**

The project is located over a 120-metre section of Mount Nebo Road, near the Darcy Kelly Road intersection, Mount Nebo. The project scope includes road widening on the curve, improving superelevation, enhancing delineation and signage and installing crash barriers. This section of road has a high crash record. The project is 100% funded through the Federal Government Transport Infrastructure Development Scheme - Black Spot Program. The objective of the project is to improve road safety for all road users.

The work (both sections) is scheduled to commence in early April 2019 and be completed by July 2019 over a 15-week period, which includes an allowance for wet weather.

The projects were discussed with the Mount Nebo Residents Association (MNRA) on 6 February 2019. Such discussions included the reasoning behind the projects, the implications to vegetation within the road reserve at these locations, why vegetation needed to be removed and demonstrated where the 3 to 1 offset planting would be conducted. The MNRA were accepting of the outcomes presented.



Figure 3: Location of works - Mount Nebo Road near Darcy Kelly Road Intersection - Mount Nebo Road Safety Improvement Project

Moreton Bay Regional Council

ITEM 4.1 MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11 - A18246655 (Cont.)

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

A detailed risk management plan has been prepared. The project risk has been assessed and the following issues identified. The way in which the potential impact of these risks is minimised is detailed below.

Financial Risks:

A third-party review of financial status has been carried out on this contractor. The financial audit was based on a far greater contract value (\$9M - Old North Road) and Allroads Pty Ltd was rated '*conditionally acceptable*'.

Construction Risks:

- a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental management plan as part of the contract to identify and detail how it will manage and mitigate project construction risks.
- b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and safety for pedestrians and vehicles.
- c. The recommended contractor has programmed the works and allowed for appropriate resources to be able to complete the project works efficiently.
- d. The contractor's methodology included construction activities to ensure two-way traffic is provided on weekends with contraflow during weekday construction works.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has allocated a total of \$982,600 for these projects; \$492,000 for section 1 (106776) and \$490,600 for section 2 (106778) in the 2018-19 Capital Projects Program. These two projects are fully funded by the Federal Government Black Spot Funding Program. All financials below are excluding GST.

Design 2018/19	\$ 90,764.00
Telstra relocation	\$ 38,625.00
Tender price (construction)	\$ 716,736.20
Contingency (10%)	\$ 71,680.00
Q Leave	\$ 3,404.00

Total Project Cost	\$ 921,209.20
	=====

Estimated ongoing operational/maintenance costs \$12,500 per F/Y

The budget amount for this project is sufficient.

3.7 Economic Benefit

The project will improve the safety of an important link within the local road transport network.

ITEM 4.1 MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11 - A18246655 (Cont.)

3.8 Environmental Implications

The contractor is required to submit an Environmental Management Plan and comply with relevant State Government Environmental Policies. The contractor will be required to manage sediment and erosion controls during construction and these measures will be audited and monitored by Project Management staff.

3.9 Social Implications

Road crashes can result in significant trauma for those directly involved and the broader community. This project will address road safety concerns to the local area.

3.10 Consultation / Communication

A detailed communications plan has been prepared, which has taken into consideration the scope of works. Consultation has occurred with the Divisional Councillor and the Mount Nebo Residents Association (6 February 2019). Project notices and project signs will be distributed two weeks prior to commencement. The use of Variable Message Signs (VMS) will be placed to advise motorists of the works.

Residents directly affected by the staged works will be provided additional details with two days' notice of works. Weekly project updates via email will be provided to the Divisional Councillor who has been consulted and is supportive of the project. Weekly updates will also be provided via Council's website.

SUPPORTING INFORMATION

Ref: A18235323

The following list of supporting information is provided for:

ITEM 4.1

MOUNT NEBO - MOUNT NEBO ROAD - ROAD SAFETY UPGRADE (2 SECTIONS) - DIVISION 11

Confidential #1 Tender Assessment

ITEM 4.2

MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18273803 : 4 March 2019 - **Refer Supporting Information A18234914 & A18244649**
Responsible Officer: CP, Coordinator Disaster Management (ECM Directorate)

Executive Summary

As a result of the potential impact from Tropical Cyclone Oma, the Moreton Bay Local Disaster Management Group (LDMG) and Moreton District Disaster Management Group (DDMG) held one Extraordinary meeting on 21 February 2019.

Additionally, the LDMG and DDMG held its regular Ordinary meeting on 27 February 2019.

The minutes of these meetings are provided for reference.

OFFICER'S RECOMMENDATION

That the following combined Moreton Bay Local Disaster Management Group (LDMG) and the Moreton District Disaster Management Group (DDMG) meeting minutes be adopted:

- a) LDMG/DDMG Extraordinary Meeting minutes of 21 February 2019; and
- b) LDMG/DDMG Ordinary Meeting minutes of 27 February 2019.

ITEM 4.2 MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)

REPORT DETAIL

1. Background

In accordance with section 29 of the *Disaster Management Act 2003*, a local government is required to establish a Local Disaster Management Group for its local government area. Section 12 of the *Disaster Management Regulation 2014* states that 'disaster management group meetings must be held at least once in every six months at the times and places decided by the chairperson of the group'.

To meet these minimum requirements, the Moreton Bay LDMG and Moreton DDMG conducts Ordinary meetings every three months, generally during the months of February, July and November. Extraordinary meetings of the LDMG/DDMG are also held as required before, during or after disaster events.

The combined LDMG/DDMG held one extraordinary meeting on 21 February 2019 as a result of the threat from Tropical Cyclone Oma. Minutes from this meeting are attached.

The combined LDMG/DDMG also held its regular Ordinary meeting on 27 February 2019, the minutes for which are also attached.

2. Explanation of Item

This report is provided for the purpose of advising Council as to the issues discussed and any meeting outcomes/action items. The meeting minutes are contained within the supporting information to this report.

Combined meetings are chaired on a rotational basis. Since the Queensland Police Service (QPS) chaired the last meeting held in November 2018, the February meeting was chaired by MBRC. The next scheduled meeting will be chaired by QPS.

3. Strategic Implications

3.1 Legislative/Legal Implications

It is a requirement under section 18 of the *Disaster Management Regulation 2014* that a disaster management group must keep minutes of its meetings.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Safe neighbourhoods - a safe and resilient community.

3.3 Policy Implications

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

3.4 Risk Management Implications

The Department of Agriculture and Fisheries provided a presentation on the impacts of the Foot and Mouth Disease outbreak in the United Kingdom in 2001. Throughout this presentation, the disastrous impacts of this disease across all five pillars of response and recovery - Human & Social, Environmental, Economic, Roads & Transport and Building were identified and acknowledged.

It was also noted that one of the major factors in Foot and Mouth Disease outbreaks is interaction of people - to the extent of even cancelling mass gathering events for significant periods of time i.e. up to one year, whilst the disease runs its course.

It was noted that although Biosecurity Queensland do not have a specific disaster management plan for Foot and Mouth Disease, it does have an extensive concept of operations that can be inserted into the MBRC Local Disaster Manager Plan (LDMP). This would provide information for agencies on what support is required if this type of event should be declared. The LDMP will be updated with this information during the next review period in 2019.

3.5 Delegated Authority Implications

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

ITEM 4.2 MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)

3.6 Financial Implications

As a result of the response required to Tropical Cyclone Oma, some workforce costs were incurred with the activation of Council staff to manage trees, road closures and protect exposed beaches from increased erosion. Whilst work is still underway across the rest of the region, the clean-up bill is expected to exceed \$100,000. These costs will be borne by Council, as within the event trigger amount.

3.7 Economic Benefit

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

3.8 Environmental Implications

Although Tropical Cyclone Oma did not cross the Queensland coastline, several indirect effects occurred due to its influence on coastal areas. Severe weather warnings were issued by the Bureau of Meteorology for Dangerous Surf, Abnormally High Tides and Damaging Winds. Most south-facing beaches along the coast suffered some erosion with the worst-affected areas being Woorim Beach and Sylvan Beach on Bribie Island, Margate and Clontarf on the Redcliffe Peninsula.

Sand stabilisation works by Asset Maintenance crews occurred at Woorim Beach during low tide periods and this helped prevent more significant erosion from taking place. Beach scraping to repair damage on Bribie Island and the Redcliffe Peninsula has also been very successful. Additionally, crews undertook work to clean-up windblown sand and washed-up debris.

Drainage, Waterways and Coastal Planning staff are in the process of preparing "Emergency Works" notifications to Queensland State departments.

Inspection of the red cliffs at Scarborough prior to and following the high tides and strong winds experienced during TC Oma has indicated very little change. Erosion of the thin veneer of beach sand and exposure of the underlying stiff clays and ironstone is evident in the northern area of the cliffs, but no destabilisation or collapse of cliff sections has occurred.

3.9 Social Implications

The lessons identified as a result of this potential disaster event and the projects underway to enhance community safety activities will continue to have a positive impact for the community for responding to future disaster events.

3.10 Consultation / Communication

Regular ongoing consultation/communication takes place between all members and advisors of the LDMG, DDMG and various State government entities the Office of the Inspector-General Emergency Management and the Queensland Reconstruction Authority.

SUPPORTING INFORMATION

Ref: [A18234914](#), [A18244649](#)

The following list of supporting information is provided for:

ITEM 4.2

MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL

#1 Extraordinary Meeting Minutes of 21 February 2019 - Tropical Cyclone Oma

#2 Moreton Bay LDMG and Moreton DDMG Ordinary Meeting Minutes of 27 February 2019

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)

#1 Extraordinary Meeting Minutes of 21 February 2019 - Tropical Cyclone Oma



Moreton Bay Local Disaster Management Group / Moreton District Disaster Management Group
Extraordinary Meeting

21 February 2019
commencing at 12.05pm
Strathpine Council Chambers

MINUTES

ATTENDEES

1. **Welcome and Apologies**
2. **Situation Update – Tropical Cyclone Oma**
3. **Mission - Tropical Cyclone Oma**
4. **Execution and Response Planning**
5. **Future Items**
6. **Next Meeting**
7. **Close**

Moreton Bay Regional Council

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)
Extraordinary Meeting 1 - 21 February 2019 Minutes

Members/Deputy/Advisors

Cr Allan Sutherland	MBRC Mayor
Cr Peter Flannery	MBRC Chairperson
Cr Matt Constance	MBRC Deputy Chairperson
Supt Michael Brady	DDC Moreton DDMG
Anthony Martini	MBRC Local Disaster Coordinator
Bill Halpin	MBRC Moreton Recovery Coordinator
Carl Peterson	MBRC Coordinator Disaster Management
Chris Barnes	MBRC Disaster Preparedness Coordinator
Joanne Searle	Department of Communities, Child Safety and Disability Services
Steven Lynch	Energex
Patrick Lynch	Queensland Ambulance Service
John Hannan	Queensland Fire and Emergency Services - EM
David Brazel	Queensland Fire and Emergency Services - F&R
Wayne Waltisbuhl	Queensland Fire and Emergency Services - RFSQ
Henk van den Ende	Queensland Fire and Emergency Services - SES
Gavin Marsh	Queensland Police Service
Mick Moate	Queensland Police Service
Richard Kroon	Queensland Police Service
Tony McDonald	Queensland Police Service
Dale Morrow	Queensland Police Service
Anthony Ridge	Queensland Police Service
Nick Broadley	Department of Transport and Main Roads
Ashley Lorenz	Unitywater
Graham Gibb	Volunteer Marine Rescue
Vicki Anderson	MBRC Disaster Resilience and Recovery Coordinator
Mark McCormack	MBRC Chair Human-Social
Andrew Ryan	MBRC Deputy Local Disaster Coordinator
Erica Ross	MBRC Secretariat
Josh Hankey	APA Group
Jael Philippe-Janon	Queensland Health
Carla Bailey	Queensland Health
Gary McCulloch	Telstra
Elisha Rogers	Telstra
Graham Gibb	VMR Bribie
Mathew Johnston	Rural Economic Development (South East Qld & Wide Bay Burnett) Department of Agriculture and Fisheries
May Boisen	Telstra
Stuart Head	QRA
Peter Cavendish	QPWS
Christina Spehr	Australian Red Cross
Ed Endicott	Redcliffe Coast Guard

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)
Extraordinary Meeting 1 - 21 February 2019 Minutes

1. Welcome and Apologies

Agency representatives introduced themselves to the meeting.

2. Situation Update – Tropical Cyclone Oma

Situation Update - Allan Charteris

- Cyclone update at 11am, with a reduction in rainfall.
- 24 - 36 hours cyclone track is reasonably forecast. Beyond that is unknown at this stage.
- Frequently flooded roads are at risk.
- Winds expected as gale force in the coastal fringe. Further inland at Mt Nebo and other areas are forecast for strong winds.
- Rainfall and wind forecast will be expected to impact roads and vegetation.
- Winds expected will be from the south and southeast (Fair amount of erosion expected at Woorim).

3. Mission - Tropical Cyclone Oma

Chris Barnes

To effectively prepare the region for the threat of extreme weather associated with Ex TC Oma, particularly those properties affected by over floor flooding and isolation.

4. Execution and Response Planning

Mission Objectives - Chris Barnes

- 5 objectives have been identified
 - **Objective 1:** To continue resourcing of the LDCC should the current conditions deteriorate, and a higher level of response is required
 - **Objective 2:** To take necessary action to protect essential community infrastructure from weather impacts to ensure continuity of services.
 - **Objective 3:** To ensure that evacuation facilities are available should the evacuation of persons be required if the current situation changes.
 - **Objective 4:** To ensure that the community is informed of developments in the event and that information is provided in a timely manner.
 - **Objective 5:** To assist response agencies in responding to the threat where Council has sufficient resource capacity.
- Operating with historic data, not forecast data, to identify 670 properties may be impacted from major levels of Riverine and Creek flooding associated with generalised heavy rain from TC Oma system. Storm tides may impact up ~140 properties, currently in the Red zone with tides >1.5m above HAT. Isolated nature of forecast heavy rain indicates likely to be a lower level event. 30 properties have been identified with high vulnerability to these events, but no forecast possible at this time due to uncertainty in forecasts.

Disaster Management / Ops - Carl Peterson

- Now developing strategies for a worst-case scenario.
- Preparation of rosters for LDCC staff including tree crews, beach crew, operations staff and road closure issues) LDCC will be placed on call and a further decision will be made for manning the LDCC tomorrow.
- Commencing work of evac plans in case evac Beachmere and Toorbul required (unlikely).

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)
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- All 13 Sand Stations now activated.
- Generators have been deployed to Woodford, Caboolture and Bribie Island.
- Tree Clearance and Parks crew on call for the weekend.
- QSEC on standby with 150 stables available.
- 5 Showgrounds - all available to take livestock if required (except Woodford).
- VMR Bribie - Graham Gibb - one boat and one crew ready with the further 2 crews/boats on standby

Public Information & ICT - Richard O'Leary

- Getting communications together to put out information to councillors and staff
- Q & A have been done as well, will be provided to the 2 main radio stations.
- Council Website has been adjusted and updated for alerts

Queensland Police – SSgt Gavin Marsh

- Have discussion with Police District Redcliffe and Metro North, looked at staffing levels of the weekend for Moreton District TAC response in case of requirement.
- No issues currently.

Queensland Fire and Emergency Service - Supt Dave Brazel / John Hannan / Wayne Waltisbuhl

- Planning is well advanced, looking at bringing up additional crews.
- Vehicles are being prepared as we speak.
- Control centres have been checked and assessed.
- SEVERE WEATHER ALERT Level 2.
- SDDC is currently at Alert.
- Preparing for transmission of Emergency Alert in case of cyclone crossing.
- RFS will be able to assist were required. Retains focus on risk of bushfire due to lack of rain, high winds and High Bushfire Threat.

Queensland Ambulance Service - Pat Lynch

- Planning activities have commenced with tasking and staffing being reviewed.

MBRC Human-Social sub-group - Mark McCormack

- Focus is on evacuation centres.
- Will take a closer look now at the vulnerable.
- Option is available for active doorknocking and cold calls.
- Red Cross discussions (this will be stretched for staffing with current obligations) and we are putting measures in place to give assistance with council staff.

SES - Henk van den Ende

- Unit is on Lean-Forward
- Members on Alert who can support evac centres if required.

Energex – Steve Lynch

- Not much to report out of the ordinary.
- All resources have been returned from Townsville.
- Worst case scenario prepared.

DDMG Update - Supt Mick Brady

- DDMG is on Alert.
- Waiting on any deviation on what current forecast is.

Redcliffe Coastguard - Ed Endicott

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)

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- Crews available.
- Facebook presence for boaties to check moorings.

Queensland Parks and Wildlife Service - Peter Cavendish

- Closing the Bribie Island Recreation Area later today.
- People with permits will be advised via SMS and email.
- Shark nets have been removed (Fisheries).

Telstra - May Boisen

- Getting hourly updates for monitoring the weather.
- All ready and waiting if weather turns nasty.

Unitywater – Ashley Lorenzo

- Rosters in place for emergency response.
- Confirmed with equipment supplier's availability of resources.
- (Has a copy of update from SEQWater) - same as Unitywater)

MBRC – Anthony Martini

- Thanks to all for being available.
- LDMG is at Stand Up based on yesterday's forecasts.
- TC Oma is changing within a short period of time
- Reiterate the 5 Objectives.

5. Future Items

None

6. Next Meeting

The next meeting and teleconference is Friday 22 February at 1200. Teleconference details remain the same.

7. Close

There being no further business the meeting closed at 12.38pm.

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)

#2 Moreton Bay LDMG and Moreton DDMG Ordinary Meeting Minutes of 27 February 2019



**Moreton Bay LDMG and Moreton DDMG
Ordinary Meeting**

Wednesday, 27 February 2019
commencing at 12:40pm
Strathpine Chambers
220 Gympie Road, Strathpine

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INVITEES

Agency	Name	LDMG	DDMG	Attended
APA Group	Josh Hankey	Advisor	N/A	Yes
Australian Defence Force	Jim Paris	N/A	Member	Yes
Australian Defence Force	Jim McCutcheon	N/A	Member	Yes
Australian Red Cross (Qld)	Eleanor Carter	Member	N/A	Apology
Australian Red Cross (Qld)	Collin Sivalingum	Deputy	N/A	Apology
Australian Red Cross (Qld)	Judith Bradley	Guest	N/A	Apology
Department of Agriculture and Fisheries	Paul Willett	N/A	Advisor	No
Department of Agriculture and Fisheries	Craig Mathisen	N/A	Advisor	Apology
Department of Agriculture and Fisheries	Mathew Johnston	N/A	Advisor	No
Department of Agriculture and Fisheries	Kevin Duff	Guest	Guest	Yes
Department of Agriculture and Fisheries	Kirsten Philips	Guest	Guest	Yes
Department of Communities, Disability Services and Seniors	Donna Lockyer	N/A	Member	Apology
Department of Communities, Disability Services and Seniors	Chantal Devereaux-Larkin	N/A	Deputy	Apology
Department of Education	Rob Baker	Member	N/A	Apology
Department of Education	Trevor Schulz	Deputy	N/A	No
Department of Employment, Small Business and Training	John Suthers	N/A	Member	No
Department of Employment, Small Business and Training	Tim Cunnington	N/A	Deputy	No
Department of Employment, Small Business and Training	Katrina Hunt	N/A	Deputy	No
Department of Environment and Science	Matt Karle	N/A	Member	Apology
Department of Environment and Science	Peter Cavendish	N/A	Deputy	No
Department of Environment and Science	Leonie Clough	N/A	Advisor	No
Department of Environment and Science	Andrew Kingston	Advisor	N/A	Apology
Department of Housing and Public Works	Greg Smith	N/A	Member	Apology
Department of Housing and Public Works	Chris Short	N/A	Deputy	Apology
Department of Housing and Public Works	Peter Shillam	N/A	Guest	Yes
Department of Housing and Public Works	Matthew Carswell	N/A	Guest	Yes
Department of Housing and Public Works	Luke Benstead	N/A	Guest	No
Department of State Development, Manufacturing, Infrastructure and Planning	Frances Bottle	N/A	Member	Yes
Department of State Development, Manufacturing, Infrastructure and Planning	David Licence	N/A	Deputy	Yes
Department of Transport and Main Roads	Ian Haidley	N/A	Member	Apology
Department of Transport and Main Roads	Gary Carr	N/A	Deputy	No
Department of Transport and Main Roads	Gerard Logan	Advisor	N/A	No
Department of Transport and Main Roads	Anthony Bougoure	Advisor	N/A	No
Energex	Andrew McCook	Member	N/A	Yes
Energex	Steven Lynch	Deputy	N/A	No
Maritime Safety Queensland	Keith Vince	N/A	Member	No
Maritime Safety Queensland	Dr Rachael Marshall	N/A	Deputy	No
Maritime Safety Queensland	Captain Glenn Hale	N/A	Advisor	Apology
Moreton Bay Regional Council	Cr Allan Sutherland	Member	N/A	Yes
Moreton Bay Regional Council	Cr Mike Charlton	Deputy	N/A	Apology
Moreton Bay Regional Council	Cr Peter Flannery	Member	N/A	Yes
Moreton Bay Regional Council	Cr Matt Constance	Member	N/A	Apology
Moreton Bay Regional Council	Anthony Martini	Member	Advisor	Apology
Moreton Bay Regional Council	Andrew Ryan	Deputy	N/A	Yes
Moreton Bay Regional Council	Bill Halpin	Member	N/A	Apology
Moreton Bay Regional Council	Mark McCormack	Deputy	N/A	Yes
Moreton Bay Regional Council	Carl Peterson	Member	Member	Yes

Moreton Bay Regional Council

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Agency	Name	LDMG	DDMG	Attended
Moreton Bay Regional Council	Chris Barnes	Deputy	Deputy	Yes
Moreton Bay Regional Council	Vicki Anderson	Deputy	N/A	Yes
Moreton Bay Regional Council	Joshua O'Keefe	Advisor	N/A	No
Moreton Bay Regional Council	Diane Bradford	Guest	N/A	Yes
Moreton Bay Regional Council	Bradley Foley	Guest	N/A	Apology
Moreton Bay Regional Council	Kathrine Crocker	Support	N/A	Yes
Moreton Bay Regional Council	Erica Ross	Support	N/A	Apology
Queensland Ambulance Service	Pat Lynch	Member	N/A	Yes
Queensland Ambulance Service	Ronald Cunningham	Deputy	N/A	No
Queensland Ambulance Service	Graham Allan	N/A	Member	No
Queensland Ambulance Service	Darren Darlington	N/A	Deputy	No
Queensland Ambulance Service	Matthew Green	N/A	Member	No
Queensland Fire and Emergency Services	David Brazel	Member	Member	Yes
Queensland Fire and Emergency Services	Wayne Waltisbuhl	Deputy	Deputy	Yes
Queensland Fire and Emergency Services	John Hannan	N/A	Member	Yes
Queensland Fire and Emergency Services	Konrad Sawczynski	Advisor	N/A	No
Queensland Health	Bogdan Lew	Member	Member	No
Queensland Health	Jael Phillipe-Janon	Deputy	Deputy	Yes
Queensland Health	Christian Pattison	Deputy	Deputy	No
Queensland Health	Diane Bretherton	Member	Member	No
Queensland Health	Carla Bailey	Deputy	Deputy	Yes
Queensland Health	Janene Farr	Advisor	N/A	Apology
Queensland Health	Bevan Marks	Advisor	N/A	Apology
Queensland Police Service	Michael Brady	N/A	Member	Apology
Queensland Police Service	Lee Jeffries	N/A	Deputy	Yes
Queensland Police Service	Paul Ready	Member	N/A	Apology
Queensland Police Service	Richard Kroon	Deputy	N/A	No
Queensland Police Service	Michael Moate	N/A	Guest	Yes
Queensland Police Service	Craig White	Deputy	N/A	No
Queensland Police Service	Gavin Marsh	N/A	Member	Yes
Queensland Police Service	Melissa Bicanic	N/A	Deputy	No
Queensland Police Service	Pat Howard	N/A	Deputy	No
Queensland Police Service	Peter Thompson	N/A	Deputy	No
Queensland Police Service	Rebecca McMeniman	N/A	Advisor	No
Queensland Police Service	Sarah Grayson	N/A	Guest	No
Queensland Rail	Maurice Tauletta	N/A	Member	Apology
Queensland Rail	James Stewart	N/A	Deputy	Apology
Queensland Reconstruction Authority	Stuart Head	N/A	Advisor	Apology
Redcliffe Coast Guard	Ed Endicott	Advisor	N/A	No
Seqwater	Dan Corliss	Advisor	N/A	Apology
Seqwater	Rob Drury	Advisor	N/A	No
Seqwater	Jason Boldeman	Advisor	N/A	Apology
Seqwater	Chloe De Marchi	Advisor	N/A	No
State Emergency Service	Henk van den Ende	Member	N/A	Yes
State Emergency Service	Alan Peterson	Deputy	N/A	No
Surf Life Saving Queensland	Calan Lovitt	Advisor	N/A	No
Surf Life Saving Queensland	Greg Cahill	Advisor	N/A	No
Telstra	May Boisen	N/A	Advisor	Apology
Telstra	Gary McCulloch	N/A	Advisor	Apology
Telstra	Elisha Rogers	Advisor	N/A	Apology
Unitywater	Ashley Lorenz	Member	N/A	Apology
Unitywater	Greg Burnett	Deputy	N/A	Yes
Unitywater	Mathias Reif	Advisor	N/A	No
Volunteer Marine Rescue	Graham Gibb	Advisor	N/A	Yes
Volunteer Marine Rescue	Noel Wendt	Advisor	N/A	No

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)



1. WELCOME AND APOLOGIES

Chairing of the combined LDMG and DDMG meetings is held on a rotational basis. The Chairperson for the meeting held on 27 February 2019 is the Chairperson of the Moreton Bay LDMG (Cr Peter Flannery).

Apologies received and noted in the attendance list above.

2. PREVIOUS MINUTES

2.1 Confirmation of Previous Minutes

The minutes of the meeting held on 21 November 2018 (pages 374 to 395) are provided for confirmation.

RECOMMENDATION ADOPTED:

That the minutes of the meeting held on 21 November 2018 be confirmed.

2.2 Business Arising From Previous Minutes

There was no Business Arising from previous minutes.

3. CORRESPONDENCE

3.1 Correspondence In/Correspondence Out

Moreton Bay LDMG

Correspondence In:

- 10 December 2018 - Office of the Inspector-General Emergency Management. Email seeking feedback on the refreshed Emergency Management Assurance Framework.
- 11 December 2018 - Inspector-General Emergency Management. Email to Chair LDMG advising of consultation draft Disaster Management Plan Assessments 2018-19.
- 12 December 2018 - QLD Reconstruction Authority. Email to CEO regarding Disaster funding applications - User Access to the new MARS portal
- 14 December 2018 - Inspector-General Emergency Management. Letter from IGEM advising Chair of review of the Queensland Bushfire Review, a review of key preparedness and response elements of the fires and hot weather events across Queensland.
- 20 December 2018 - Queensland Fire and Emergency Services. Letter of thanks from Commissioner QFES for support during the recent critical wildfire situation experienced across Queensland.
- 16 January 2019 - Queensland Fire and Emergency Services. Letter from QFES formally advising of a review into the *Fire and Emergency Services Act (1990)* and the *Disaster Management Act (2003)*.

Correspondence Out:

- 4 January 2019 - Moreton Bay Regional Council. Letter from Moreton Bay LDMG Chair to Commissioner QFES - LDMG Membership 2019.

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Moreton DDMG

Correspondence In:

- Nil

Correspondence Out:

- Nil

RECOMMENDATION ADOPTED:

That the correspondence for LDMG and DDMG be noted.

4. AGENDA ITEMS

4.1 Biosecurity Foot and Mouth Presentation (60 minutes)

Kevin Duff, Principal Biosecurity Officer for Biosecurity Queensland, Department of Agriculture and Fisheries provided a presentation on the impacts of the Foot and Mouth Disease outbreak in the United Kingdom in 2001. Kevin was deployed to the United Kingdom in 2001 to assist in this event.

Throughout this presentation the disastrous impacts of this disease across all five pillars of response and recovery - Human & Social, Environmental, Economic, Roads & Transport and Building; were identified and acknowledged. This was an excellent opportunity for the Moreton Bay LDMG and Moreton DDMG to consider:

- The scope of the potential consequences and impact on each agency within the Moreton region.
- Consider the short-term/immediate implications.
- Consider the medium to long-term implications.
- Identify planning deficiencies.

It was also noted that one of the major factors in Foot and Mouth Disease outbreaks is interaction of people - to the extent of even cancelling mass gathering events for significant periods of time i.e. up to one year, whilst the disease runs its course. The simplest thing such as going to public toilets can spread the disease.

The meeting was advised that documentation such as Planning Guidelines for Local Governments and statistics on primary producers in the Moreton Bay region will be distributed with the minutes of this meeting.

The meeting noted that although Biosecurity Queensland do not have a Disaster Management Plan per se, it does have an extensive concept of operations that can be inserted into the MBRC Local Disaster Manager Plan. This would provide information for agencies on what support is required if this type of event should be declared.

4.2 Moreton Local/District Membership Review (5 minutes)

Carl Peterson, Coordinator Disaster Management (Moreton Bay Regional Council) and Snr Sgt Gavin Marsh, Executive Officer (Queensland Police Service), discussed the recent audit and changes to the membership of the local and district groups.

The meeting noted that the principles behind the changes to the membership were basically to reduce duplication of membership for the LDMG and the DDMG. The new membership structure would enable someone who is a member at local level to maintain that membership at a district level.

It was noted that the membership arrangements were still to be finalised, however once this has been completed and the Commissioner QFES has been advised, a new complete contact list will be distributed.

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)



Agencies were requested to ensure that the contact list is monitored and maintained including where officers are relieving in positions for a period of time, to ensure communications are getting through to the right people.

4.3 California Wildfire Deployment (15 minutes)

Wayne Waltisbuhl, Regional Manager Rural Fire Service Brisbane (Queensland Fire and Emergency Services), provided the group an overview of last year's California Wildfire deployments.

It was noted that many learnings were gained from participation in the deployment, including:

- the Incident Management Team concept was exceptional - close-knit teams where everyone was ready and knew what they were doing.
- every position has a trainee attached to it - fantastic mentoring program and on-the-job experience which is appraised at the end of the event.
- provision of right food and sustenance to ensure those on-the-job have the necessary food to sustain them through an event.
- a level of medical support is allocated to every division that goes into the field.
- use of base camps - must get out of the 'expectation' culture.
- mapping, use of Avenza app and QR codes and field signage.
- minimum levels of required fitness - should look towards introducing similar in our agencies.

ATTENDANCE

The Mayor (Cr Allan Sutherland) attended the meeting at 2.15pm and asked for the Chair's indulgence to interrupt the meeting to thank all agencies for their quick response to the potential Tropical Cyclone event that may have arisen over the preceding weekend.

The Mayor stated that some of the region's agencies have been recognised nationally and other Mayors often comment on the great work you do. On behalf of the Council, the Mayor recorded his thanks to all agencies for their amazingly quick response to the anticipated event resulting from TC Oma.

The Mayor left the meeting at 2.23pm.

4.4 Feedback on Training and Exercise Programs (10 minutes)

Chris Barnes, Disaster Preparedness Coordinator (Moreton Bay Regional Council), discussed the recent and proposed training and exercise programs.

In addition to the conduct of the MBRC activities detailed at [para 5.14](#) a number of upcoming activities were noted as important to developing the preparedness of MBRC staff and sections to respond to future activations, these included:

- DRFA / MARS Training - to be conducted by Council Staff on Friday, 22 March 2019.
- Planned LDCC Activation Exercises, currently programmed to be conducted on 26 and 27 Mar for MBRC staff continuation training.
- Conduct of an evacuation exercise in coordination with QFES (RFS), QPS, SES and VMR Bribie during June 2019. The exercise will be conducted at Toorbul, Donnybrook and Bribie Island and will see the evacuation of selected personnel from isolated coastal communities to a Reception Point at Bribie Island. This exercise is currently being planned.
- Outcomes from the recent Ex Moreton Storm 19 were detailed to the audience.

The planned activation of the Guardian Incident Management System (IMS) as a replacement for the current Guardian Control system were detailed. In order to ensure that this activation is successful LDMG members were informed that they would be required to accept the activation of a Guardian IMS account that will be given to individual users to allow them to access and use the system during an activation. Further information will be distributed to confirm details and establish Guardian IMS users for LDMG members and advisors by 1 April 2019.

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)



5. AGENCY/COMMITTEE REPORTS

5.1 APA Group (Advisor)

Preparedness and Planning

- The current 'wet' season has been relatively benign from a gas event perspective. Having said, APA is nevertheless fully prepared for any event that might still occur over the balance of the wet season.
- With the council LDMG meeting schedule well underway for 2019, council contact for the year has commenced again and as such APA once again intends to continue its close working relationships with Councils and agencies on the LDMGs. It is also anticipated that in 2019 APA will again participate in emergency desk top exercises as they arise throughout the year, with those councils where we have gas network assets.
- Training and development - APA conducts formal and informal training on an ongoing basis and this training forms a key component of the development of our staff. QDMA training is also a key focus of APA's training for those APA staff who attend Council LDMG meetings.

Emergency Communications

- Evacuate the area immediately surrounding any gas escape without using a vehicle or any device that may create a spark, including a mobile phone.
- For a major incident, where there is risk to life or property, call 000
- Call the relevant emergency number below if:
 - you can smell gas
 - you can hear gas escaping
 - there has been a gas explosion or fire
 - you are aware of, or may have caused damage to a gas pipe, meter or pipeline
- Please report all damage, no matter how minor.
- Gas Emergency Contact Numbers
 - Local Natural Gas Distribution Networks - 1800 GAS LEAK (1800 427 532)
 - LPG - 1800 GAS LEAK (1800 427 532)
 - For gas appliance faults, contact your local plumber.
- Avoid emergencies by using the free Dial Before You Dig service before digging.

It has been a fairly quiet period for the agency (business as usual) however, ready go whenever required.

5.2 Australian Defence Force

- Prepared for activation for TC Oma
- Assisting with event in Townsville and subsequent rural area - ongoing
- Outcome of Townsville event ongoing and outcome not known at this stage, however look forward to lessons learned
- Conducted some door-knock operations and may be able to provide a presentation

Jim Paris informed the group that this would be his last meeting as he has been reassigned to the Gold Coast. Mr Paris introduced Major Jim McCutcheon as his replacement on the group.

The Chairperson thanked Jim for his service and efforts during the time with the group, which have been greatly appreciated.

5.3 Australian Red Cross Queensland

Report not provided as members were an apology to the meeting.

5.4 Department of Agriculture and Fisheries (Advisor)

Preparedness and Planning

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)



- DAF is responsible for the preparedness and planning of primary producers in the region and undertakes this through normal business operations and service provision to industry and the community.
- In particular, DAF business groups work with industry associations and all levels of government to provide services that enable businesses to develop the workforce, skills and practices needed to improve productivity, manage risks and be more resilient.
- DAF has a role in educating its stakeholders, networks and communities on potential risks, impacts, personal responsibilities and preparedness measures required to minimise risk and impact.

Emergency Communications

- The Regional Director (South East), Rural Economic Development, DAF is an advisor on the Moreton DDMG and provides a critical communication link between the DDMG and the relevant business Groups within DAF for disaster response.

Response

- The Department has two roles during the response phase. The first is DAF's role within the QDMA and the second is DAF's role as the responsible agency for the portfolio of Agriculture, Fisheries and Forestry.
- The response phase of disaster management involves the conduct of activities and appropriate measures necessary to respond to an event.

Relief and Recovery

- Recovery is defined as the actions taken to return the community to normal following a disaster. The recovery phase generally triggers during the response phase; therefore, responding to the event should be coordinated from two perspectives:
 - DAF's 'internal' recovery and any business continuity activities that ensure critical business functions continue to be delivered
 - Responding to the broader recovery process to ensure the region and relevant primary industries return to business-as-usual as soon as possible.
- DAFs roles include:
 - Coordinate resources and support measures:
 - coordinate efforts, in conjunction with Biosecurity, to prevent, respond to, and recover from pests and diseases, and livestock welfare, as required.
 - coordinate efforts, in conjunction with Forestry, to mitigate bushfire risk and response to fire outbreaks in areas of native forest timber production in State forests.
 - coordinate, in conjunction with Biosecurity, advice relative to stock, including destruction, and fodder requirements.
 - liaise with DAF Land Management team to provide advice on initial DRFA relief and recovery measures, if applicable.
 - Respond to official 'Request for assistance' for DAF services via DDMGs/LDMGs:
 - advise on risks in collaboration with Industry to DDMGs.
 - coordinate DAF activities relating to 'Request for Assistance'.
 - Assist in agriculture impact assessment including the collection, interpretation and analysis of the economic and natural impacts to primary industries:
 - assist peak bodies/organisations to identify and report on damage impact assessment.
 - assist primary producers with processes relating to NDRRA applications.
 - Provide regular situation reports (Sit Reps) to identify and report on status of:
 - DAF staff and sites within the impacted region
 - impacted primary industries within the region;
 - DAF activities undertaken in response and recovery.
 - Maintain direct and continuous communication links with relevant internal and external stakeholders.
 - Undertake relevant activities associated with Business Continuity Plans (BCPs) as required to return to business-as-usual.
 - Coordinate DAF activities related to recovery in consultation with the various business units.
 - Determine recovery measures required to assist primary industries return to business-as-usual.

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- Transition resources and support measures back to business unit operations, where applicable.
- Chair District Agriculture Response and Recovery Groups / attend LDMG Recovery meetings.

5.5 Department of Communities, Disability Services and Seniors

Report not provided as members were an apology to the meeting - being deployed to North Queensland.

5.6 Department of Education

Report not provided as members were an apology to the meeting - being deployed to North Queensland.

It was noted that without the assistance of ADF schools etc in North Queensland would not be at the recovery point they are at this time.

5.7 Department of Employment, Small Business and Training

General Business

- Nil issues to report.

5.8 Department of Environment and Science

Preparedness and Planning

- DES has established new contacts for DDMG representatives, which involves:
 - Primary - Matt Karle – Compliance Delivery Manager, Brisbane Moreton Compliance, DES (unchanged).
 - Deputy - Peter Cavendish – Manager, Moreton Bay Area, Coast and Islands Region, QPWS. Peter 's contact details as follows: 0409 487 378 peter.cavendish@des.qld.gov.au.

Emergency Communications

- DES has established new contacts for DDMG representatives as detailed above.

5.9 Department of Housing and Public Works

Report not provided as members were an apology to the meeting - being deployed elsewhere, with Greg Smith returning in May and Chris Ward returning mid-April.

It was noted that the agency was in readiness for anticipated TC Oma event, with field staff and contractors on alert and ready to activate, if required.

5.10 Department of State Development, Manufacturing, Infrastructure and Planning

- Daily reporting.
- Senior Executive has been appointed.

5.11 Department of Transport and Main Roads

Report not provided as members were an apology to the meeting.

5.12 Energex

Hazard Mitigation and Risk Reduction

- Energex is continuing to establish "Bushfire Mitigation Projects" based on recent field studies. The projects include the installation of "sparkless" fuses at critical points in the electricity network, overhead conductor "spacers" within nominated bushfire zones, covered high voltage overhead conductor in high risk vegetation zones & enclosed high voltage switches.

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- Energex is also continuing their overhead asset refurbishment program to replace high risk small overhead conductors.
- Energex Flood & Bushfire Risk Management Plans can be accessed via the attached link: <https://www.energex.com.au/the-network/network-management-plans-and-reports>.

Preparedness and Planning

- Energex is a Quality Accredited Organisation and as such has registered plans for disaster management. The key plans are as follows:
 - CEMP (Corporate Emergency Management Plan).
 - DAPR (Distribution Annual Planning Report).
 - SPP (Summer Preparedness Plan).
- Energex emergency response plans are integrated into all operations of the business. These plans are documented under AS/NZS ISO 9001 Certified Quality Management System.
- These plans are high level and dictate the delivery of documented “Emergency Response Plans”.

General Business

- Energex / Ergon continue to harmonise emergency response processes because of the merging the two businesses to Energy Queensland.
- Energy Queensland summer preparation was completed in mid-June and included:
 - Technology volume and capacity tests.
 - End to end supply restoration tests.
 - Process reviews.
 - Personnel training and accreditation.
- Energex network capacity capital expenditure programme has steadily reduced as a result of reduced growth.
- Energex capital replacement programme has steadily increased to cater for aging asset replacement.
- Energex is continuing with capital works to treat the effects of embedded generation systems.
- Energex is continuing with bushfire risk reduction programme.
- Energex is continuing with flood risk reduction programme.
- Items of interest:
 - Energex is using LIDAR (Light Detection and ranging) to measure overhead power line clearance compliance. This technology has been useful in assisting with overhead power line clearance compliance during flooding.
 - Energex MyPower App, website is being increasingly used by our customers to gain information regarding power outages.

It was further reported:

- Business as usual.
- New system in place.
- Starting to wrap-up bushfire plans at this time of the year.
- A few units are still in Townsville assisting with the recent event.

5.13 Maritime Safety Queensland

Report not provided as members were an apology to the meeting.

5.14 Moreton Bay Regional Council

Hazard Identification and Risk Assessment

- A number of hazards have the potential to impact the communities of the Moreton Bay Region and are summarised in the table below:

OVERALL RISK	HAZARD
HIGH	Bushfire Flooding Severe Storm

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OVERALL RISK	HAZARD
MEDIUM	Chemical Incident Earthquake Heatwave Landslide Major Fire Major road, rail, air or marine transport incident Pandemic Storm Tide Tsunami

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Disaster Risk Review	A QERMF compliant risk review - focused on high risks (risk-based approach).	<ul style="list-style-type: none"> Ongoing review of the MBRC Disaster Risk Register and conduct of a QERMF compliant Risk Assessment process. Successfully completed QERMF Risk Assessment for Bushfire and Severe Storm. Coastal Inundation is ongoing.

Preparedness and Planning

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	5-Pillar Approach	Align the operational Lines of Effort in Disaster Response with the 5-Pillars of Recovery - Economic; Environment; Human & Social; Built Environment; Roads & Transport.	<ul style="list-style-type: none"> Incorporation of 5-pillar approach to sub-plan concepts as Lines of Response Effort. Provides a framework to align tactical and operational actions across Response and Recovery phases. Initially incorporated in North Pine Dam Sub-plan.

Capability Integration

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Interagency Integration	Establish effective integration between all agencies through training, exercising, education, and resource allocation.	<p>Training</p> <ul style="list-style-type: none"> 13 Dec 18 - Conduct of Mt Glorious / Nebo Evac Centre Management Training. 25-Jan-19 - Evacuation Centre Training - Beachmere 29-Jan-19 - Guardian Control - Tasking Cell training <p>Exercises</p> <ul style="list-style-type: none"> 28-Nov-18 - Moreton Recovery Group - Desktop Exercise 29-Nov-18 - Ex Moreton Storm 18 Cancelled 25-Jan-19 - Beachmere Evacuation Centre Exercise 07-Feb-19 - Ex Moreton Storm 19

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Deliverable	Description	Progress Report
		Plans <ul style="list-style-type: none"> Significant training planned for Mar 19 - Guardian / DRFA / Cell Training / Recovery Training / LDCC Activation Strategic Refresher training - Apr 19 Coastal Evac Exercise - VMR / SES / RFS: Bribie, Toorbul & Donnybrook - Jun 19
Essential Task	Develop Disaster Management Plans and Procedures	Develop operationally efficient Disaster Management planning and execution processes compliant with EMAF good practice. Planning and Liaison <ul style="list-style-type: none"> 15-Jan-19 - Woodford Correction Centre meeting. Developing integration with LDCC. Event Action Plan (A18162560) 18 Feb 19 - North Pine Dam Sub-Plan Working Group. Attended by BCC, Seqwater, DRNME, QFES. Minutes and Actions (A18221156)
	Disaster Management Education	Review and improve District and Community educational plans, products & procedures to align with contemporary good practice and lessons-learned. Community Engagement <ul style="list-style-type: none"> 11-Dec-18 - Moreton Bay Multicultural Action Network 12-Dec-18 - Moreton Bay Regional Interagency Network 14-Feb-19 - Fire Management Information Night - Toorbul
	Cascade Disaster Management planning to local communities	Facilitate community-based Disaster Management planning to build the resilience of "at-risk" isolated communities and vulnerable populations. Community Development <ul style="list-style-type: none"> 05-Dec-18 - Mt Nebo Community leaders meeting 11-Jan-19 - Mt Mee Community Leaders meeting 17-Jan-19 - MBRC My Resilient Community Engagement Working Group 21-Jan-19 - Mt Glorious Community Leaders

Planning - Local Disaster Management Plan (LDMP) and Sub-Plans

Name of plan	Description	Last reviewed	Status
Local Disaster Management Plan (Version 4.1)	LDMP	Approved by Council 29 November 2018. Version 5 is being developed for adoption in September 2019.	Review underway
Animal Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Under review
Evacuation	Sub-Plan	Endorsed by LDMG 6 February 2013. Adopted at council workshop 7 March 2013	Under review
Evacuation Centre Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Under review
Evacuation Centre Management - Watson Park	SOP	99% complete. Signed off by ADRA with MBRC Legal for review	Pending endorsement
Impact Assessment	Sub-Plan	Concept planning completed - Project development continuing	Under Development
Public Health	Sub-Plan	Endorsed by LDMG 23 November 2011	Under review
Threat Specific - Bribie Island Isolation	Sub-Plan	Endorsed by LDMG (Flying Minute 11 January 2018)	Finalised
Threat Specific – Narangba Innovation Precinct Response	Sub-Plan	Endorsed by LDMG (Flying Minute 12 February 2016)	Under review

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Name of plan	Description	Last reviewed	Status
Threat Specific - North Pine Dam Response Plan	Sub-Plan	95% complete. Sub-Plan, Messaging and Mapping complete. Development of joint sub-plan with Brisbane City Council is being pursued.	Final Review
Waste Management	Sub-Plan	25% complete	Under Development
Storm-Tide Evacuation	Sub-Plan	25% complete	Under Development
Redcliffe Aerodrome Emergency Plan	Sub-Plan	Recommendation for a comprehensive Operational Risk Review has been made	Ongoing

Emergency Communications

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Enhance Situational Awareness at all levels	Refine the 'MBRC Disaster Portal' to establish effective community situational awareness during an event, supported by timely community warnings and "social-media domain" activity.	<ul style="list-style-type: none"> • Launch of new MBRC Website - incorporating all-new Disaster Management content • Development of new Disaster Portal is prioritised against other ICT projects and T1 development. • Initial Concepts delivered - not currently public facing.

Communication Systems

- As at 19 February 2019, council has 54,270 residents registered to receive MoretonAlert messages an increase of 1,470 subscribers since November 2018.
- Extensive ongoing social media engagement with the community via Facebook (27,334 followers), an increase of 500 from November 2018.
- Twitter following of @MBRCdisaster account has increased by 12 followers since November 18 (2,162 followers).
- Monthly testing of the Mt Nebo / Mt Glorious Early Warning System by QFES continues.

Relief and Recovery

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Cascade Disaster Management planning to local communities	Facilitate community-based Disaster Management planning to build the resilience of "at-risk" isolated communities and vulnerable populations.	Community Development <ul style="list-style-type: none"> • 05-Dec-18 - Mt Nebo Community leaders meeting • 11-Jan-19 - Mt Mee Community Leaders meeting • 17-Jan-19 - MBRC My Resilient Community Engagement Working Group • 21-Jan-19 - Mt Glorious Community Leaders

5.15 Queensland Ambulance Service

Hazard Identification and Risk Assessment

- Any expected heat waves or extreme weather conditions that may arise.
- Aging population and population expansion (including tourism) into the area causing increased pressure on services.

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- Bribie Island has a population last census of 18,000 people, 40.5% were over 65.

Hazard Mitigation and Risk Reduction

- Preparation of all managers through training to be utilised in the Local Ambulance Coordination Centre.
- Training in Multi casualty incidents
- Safety messages and information to the Public through social media and media agencies.
- 100 extra front-line staff and 85 new and replacement vehicles included in recent budget state-wide

Preparedness and Planning

- The Emergency Management Unit remains ready to respond to major incidents and disasters state-wide.
- The QAS Inspector, Major Events and Planning is continually updating Event Plans (LEP) for the Greater Brisbane Region.
- Preparation to Stand up Local Ambulance Coordination Centre as required.
- Business Continuity Plans completed for all stations.

Emergency Communications

- All Emergency response units now have two mobile telephones for communications. One of each is subscribe to the Telstra and Optus networks.
- The pager system has now been discontinued for QAS.
- Exploration of utilisation of the GWN network to use SELCALL for communication and dispatching purposes.
- Exploration of the use of Satellite telephones during disasters.

Response

- The Emergency Management Unit has not had to be stood up in the Northern Corridor.

Relief and Recovery

- Systems are in place for the relief and recovery of QAS assets.

5.16 Queensland Fire and Emergency Services

Hazard Identification and Risk Assessment

- 2018 -2019: Bunya complaint regarding bushfire risk investigated by QFES and MBRC.

Preparedness and Planning

- Operation Convergence 2018-19 officially commenced on 1 November 2018 through to 30 April 2019 (to be extended as required). The QFES Commissioner's intent for the severe weather season will be known as Operation Convergence and is a designated operational period with a unified services approach to ensure QFES's collective capabilities maintain a high level of appropriateness and agility within the disaster management arrangements.
- Thursday 7 February 2019: QFES participated in Exercise Moreton Storm 19 at MBRC, Strathpine Chambers. Disaster Management - Discussion Exercise
- Evacuation Centre Management training was conducted at Mt Nebo on 13 December 2018 for the Mt Glorious Community Association & Mt Nebo Residents' Association.
- EMC attended the Beachmere Community Evacuation Centre Exercise on 25 January 2019.
- EMC attended North Pine Dam Sub-Plan Working Group meeting on 18 February 2019.

Response

- Brisbane Region has deployed many volunteers and operational staff throughout the State to assist with wildfire and flooding activities over the previous four months.
- Major deployments have consisted of:
 - Wildfires: Atherton; Central Region; South West Region and Tasmania.
 - Flooding/Cyclone Activity: Cairns; Townsville and North West Qld.
 - 250 staff have deployed to the Townsville flooding event.
- Significant wildfires of interest within MBRC over recent period:
 - Nov 2018 - Delaney Creek Fire and Wamuran Fire.

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- o Jan 2019 - Bribie Island Fire.

Relief and Recovery

- EMC facilitated a discussion exercise at the Moreton Recovery Group meeting on 28 November 2018.

General Business

- F&R currently has a radio communications taskforce investigating our GWN (Government Wireless Network) and operational issues being experienced with the network.
- QFES participated in the Bribie Island Emergency Services Expo on Sunday, 18 November 2018.

5.17 Queensland Health

Hazard Identification and Risk Assessment

- MNHHS is undertaking the "Hospital Safety Index – State-wide Hazard Analysis" in line with the activities of Department of Health, Health Disaster Management Unit.

Preparedness and Planning

- Planning has commenced to activate the MNHHS Influenza Surge Plan from June-October 2019 to monitor and maintain services during 'flu season'.

General Business

- MNHHS has been supporting deployment of Public Health, Mental Health and other clinical staff to North Queensland post the monsoon flooding event.

It was further reported:

- Exercises are being planned at a local level for Redcliffe and Caboolture Hospitals, as well as an exercise involving the community.
- Also looking at communications with media.

5.18 Queensland Police Service

Hazard Identification and Risk Assessment

- Work with MBRC to develop of Draft Improvement Strategy to align strategic focus of 2 groups.
- Circulation and confirmation of reps and contact details for DDMG membership. Provided list to Council to establish contact email group to better manage communication and prevent double ups.
- Meeting with Qld Health and Council to review inter-agency collaboration and confirm roles and membership of LDMG/DDMG.
- Follow-up with TMR, QAS and QFES to reconcile membership of 1-for-1 LDMG/DDMG.
- Review of Qld Emergency Risk Management Framework and LDMG Risk assessment 2013. Work on transition of high risks to QERMF in line with Improvement Strategy.
- MBRC, QPS, Woodford Correctional Centre Sub plan developed following meeting with Correction Centre to better support communications and operations during an incident impacting on centre.

Hazard Mitigation and Risk Reduction

- My Resilient Community Project – State Resilient Award and National Resilient Award.
- Ongoing review of MOU with MBRC, QFES (Rural), QPWS and QPS re Mt Glorious/Nebo EWS.

Preparedness and Planning

- Develop protocols to allow for Moreton Police Blog releases to work in conjunction with Moreton Alert for consistent messaging during an activation.
- Bribie Island Emergency Services Expo planning meeting.
- Working with Woodford/Beachmere/Toorbul community on My Resilient Community.
- Working with Mt Mee/Ocean View community to improve resilience in partnership with MBRC.
- Exercise planning for storm super cell discussion exercise with SES, MBRC, QPS, QFES, and other agencies.

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- Attend North Pine Dam review EAP, MBRC response sub plan.
- Attendance at Resilience planning meetings with MBRC, QFES, SES.

Emergency Communications

- The GWN network fully operational with all emergency services. Combined channels available if necessary.
- Review of contact list for LDMG and DDMG to ratify membership and streamline. Meet with Q-Health, TMR, QFES and QAS.

Response

- Continuation of Moreton DDCC activating at Strathpine Council building in the future.
- Working with MBRC to streamline SITREPs that meet QDMA requirements.
- Working with MBRC to develop social media mapping capability LOCATO.
- Discussion around structure of DDCC during activation.
- Meeting with Communities to review learnings from recent State Bushfire incident where Communities and MBRC Rep was deployed.
- Discussion Exercise – Storm Super Cell.

Relief and Recovery

- Moreton Bay Recovery Meeting 28/11/18
- Moreton Recovery Group reviewed to include 5 pillars. Structure of meetings is to be considered following learnings from recent Fire activations across the state.
- Meeting with Council, XO and Communities Rep to examine learnings from State-wide fire activations to consider lessons that can be applied to Moreton.

General Business

- Bribie Island bushfire incident January 2019. Response from QFES, supported by MBRC and QPS.

It was further reported:

- Worked with Council in respect of community engagement with “My Resilient Community” initiative.
- Working with Chris Barnes (MBRC) with regard to QERMF risk review.

5.19 Queensland Rail

Hazard Mitigation and Risk Reduction

- Regular maintenance works are carried out by Queensland Rail worker. Also, Queensland Rail works closely with Moreton DDMG and LDMG.

Preparedness and Planning

- Queensland Rail has a Disaster Management Plan for SEQ, which details roles and responsibilities of the various teams during different types of events, including natural disasters.
- The Emergency Preparedness Team undertakes continual monitoring of the BoM for significant weather events in readiness and to prepare for significant disruptions on the network etc.
- Queensland Rail regularly conducts training and exercises with Emergency Services, including those from the Moreton DDMG area.

Response

- Have not responded to any rail incidents during this reporting period.

5.20 State Emergency Service

- Quiet Christmas/New Year period.
- Assisted in the Miriam Vale area with fire event.
- 16 members were deployed to Townsville.

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- Readiness for anticipated TC Oma - 23 tasks received, being 15 requests for sandbags, 3 fallen trees and 5 for leaking roofs.
- New facility at Arana Hills is progressing well.

5.21 Telstra

Report not provided as members were an apology to the meeting.

5.22 Unitywater

Hazard Mitigation and Risk Reduction

- Maintenance Management:
 - Unitywater has a comprehensive maintenance management program and capability including an inventory of critical spares.
 - This provides capability to efficiently and effectively respond in emergencies.
- Asset Condition Assessments:
 - Unitywater has an ongoing program of work to assess the condition of all assets. The outcomes of this program are used to understand the reliability of the networks and to determine the asset renewals program.
 - This to the greatest extent possible ensures that failure of network assets is minimised and network reliability is optimised.
- Contingency Planning:
 - Unitywater's capital and operational planning processes include the requirement to develop, implement and maintain plans to mitigate the impact of failure of critical assets (e.g. the sewage rising mains that transport sewage from Ningi to the Bribie Island Sewage Treatment Plant and which are attached to the Bribie Island bridge.)
- Risk management – Strategic, Operational and Project:
 - Unitywater maintains and implements a comprehensive risk management system that includes mitigation measures. Unitywater utilises planning information, asset condition assessments and outputs of its contingency planning to guide risk assessment and to formulate risk mitigation measures.

Preparedness and Planning

- The Unitywater Incident Management Plan aims to outline command, control and communication processes and procedures to respond efficiently and effectively to any incident while eradicating or minimising impacts on Unitywater employees, customers, the environment, assets and reputation.
- The Unitywater Business Continuity Management Plan (Plan) aims to outline the Business Continuity Management process Unitywater applies to develop plans and systems that ensure continuity of essential services and critical business functions following an incident or disruption, until it can recover and return to normal operations.
- Unitywater has recently provided training for new liaison officers and rostered incident management personnel on their roles and responsibilities in managing and recovering from an emergency incident.

Response

- Unitywater is a member of the Sunshine Coast District Disaster Management Group (DDMG), covering the Noosa and Sunshine Coast LDMGs and the Moreton Bay Local Disaster Management Group.
- A Unitywater manager is appointed to represent Unitywater on each of these groups. Fortnightly rosters of incident management response personnel are maintained including LDMG and DDMG representation.

It was further reported:

- 2019 has not started well with a 710mm supply drain break (Noosa) reducing water supply to 1%. A further break occurring necessitating the laying of a by-pass drain which has involved the utilisation of 100 staff since 5 January.

5.23 Volunteer Marine Rescue (Advisor)

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Preparedness and Planning

- The first meeting for the 2019 Combined Emergency Services EXPO was held at Marine Rescue Bribie. The meeting was a recap of the successful 2018 day and took the opportunity to explore options available for this year's EXPO on the 13th October 2019. The next planning meeting will be early May 2019.
- Meeting held with Council at Marine Rescue Bribie in February in relation to the Meldale / Toorbul / Donnybrook isolation plan. Bribie One took everyone across to Toorbul and Donnybrook to view local waterfront. VMR has progressed with this and commenced investigation on the sites by sending assets to the locations to study the foreshore, berthing facilities on both low and high tide. When completed a report will be forwarded.

Response

- Local issues, a very busy month for activations, one to mention was Bribie One despatched to Comburyo Point, Moreton late on the afternoon of 14th February to assist a catamaran that had lost a rudder in the gale forced conditions, the crew had to negotiate a stranded vessel and recover in a 5m swell, a hazardous situation for those involved.

It was further reported:

- Crews were activated a number of times over the preceding weekend (TC Oma).
- Arrangements for this year's Expo are in progress and are on track to have a bigger and better Expo this year.

RECOMMENDATION ADOPTED:

That the reports be received and noted.

6. OTHER BUSINESS

6.1 Acknowledgement of service of Greg Bartlett, Energex

Carl Peterson noted that Greg Bartlett (Energex) had now formally retired, however wished to place on record appreciation for the service Greg provided to LDMG over a lengthy period of time. Greg could be relied upon to "turn up to everything" and on behalf of Council, was thanked for his service.

6.2 Acknowledgement of service of Jim Paris, Australian Defence Force

The group also acknowledged the service of Jim Paris (ADF) who announced his relocation at today's meeting and thanked him for his efforts and service. The reciprocation of commitment and partnership by all agencies for each response event has been exceptional.

6.3 DDMG member training

The disparity between training requirements for each group was acknowledged.

It was suggested that a consistent approach should be adopted, and that it would be considered appropriate for DDMG members to undertake the same modules for evacuation and recovery (as is required to be undertaken by LDMG members).

The modules are available on line and take approx. 20mins each to complete.

It was agreed that all members be required to undertake the same level of training, and that information regarding the completion of the training modules be distributed to all members of the combined group.

Further, details of other modules will also be disseminated for those that wish to complete as 'refreshers'. Details of training to be provided to Carl Peterson for dissemination to those on the contact list.

ITEM 4.2 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES FEBRUARY 2019 - REGIONAL - A18273803 (Cont.)



RECOMMENDATION ADOPTED:
That the other business items be noted.

7. REFERRAL

7.1 To SDCC/SDCG/QPS DMU

Nil to report

8. FUTURE AGENDA ITEMS

Carl Peterson informed the group that a survey of residents in the region will be undertaken to get an idea of residents' understanding of disaster management arrangements and levels of preparedness. The target survey is 500. These survey results will be discussed at the next LDMG/DDMG meeting.

9. NEXT MEETING

The next LDMG/DDMG meeting is scheduled to occur on Wednesday, 24 July 2019.

RECOMMENDATION ADOPTED:
That the next meeting will occur on Wednesday, 24 July 2019.

10. CLOSE

There being no further business the meeting was closed at 2.51pm.

ITEM 4.3
ARANA HILLS - LESLIE PATRICK PARK - ALL-ABILITIES PLAYGROUND
DEVELOPMENT - DIVISION 10

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18033840 : 4 January 2019 - Refer **Confidential** Supporting Information
A17939629 & A18298452
Responsible Officer: BB, Manager Project Management & Construction (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Arana Hills - Leslie Patrick Park - All-Abilities Playground Development (MBRC008175)' project. The request for tenders closed on 11 December 2018 with four tenders received, three of which were conforming including one alternate offer.

It is recommended that Council award the contract to Trelville Pty Ltd trading as Aspect Contractors for the sum of \$1,288,583.62 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for 'Arana Hills - Leslie Patrick Park - All-Abilities Playground Development (MBRC008175)' project be awarded to Trelville Pty Ltd t/as Aspect Contractors for the sum of \$1,288,583.62 (excluding GST).
 - a) That the Council enters into an agreement with Trelville Pty Ltd t/as Aspect Contractors 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 Trelville Pty Ltd t/as Aspect Contractors for the 'Arana Hills - Leslie Patrick Park - All-Abilities Playground Development (MBRC008175)' project and any required variations of the agreement on Council's behalf.
2. That to allow the project to continue, Council commits \$245,000 from the draft 2019/20 Capital Projects budget towards the project (Arana Hills - Leslie Patrick Park - All-Abilities Playground Development) in addition to the \$825,000 allocated from the 2019/20 Minor Capital Works Program.

ITEM 4.3 ARANA HILLS - LESLIE PATRICK PARK - ALL-ABILITIES PLAYGROUND DEVELOPMENT - DIVISION 10
- A18033840 (Cont.)

REPORT DETAIL

1. Background

The project is located within Leslie Patrick Park, Olearia Street West, Arana Hills. The project scope includes the construction of an inclusive all-abilities playground and associated landscaping that will promote integrated and inclusive play opportunities for children of all abilities and their parents/carers. The playground will include spaces with a variety of sensory experiences, opportunities for gross motor skill development and elements to encourage imaginative play. The objective of the project is to provide facilities that encourage children, adults and seniors of all-abilities to interact with the play facility. This facility includes the provision of passive and recreation activities.

The project design will commence in April 2019, with construction programmed to commence in August 2019 and conclude December 2019.



Figure 1 – locality plan

2. Explanation of Item

Tenders for the 'Arana Hills - Leslie Patrick Park - All-Abilities Playground Development (MBRC008175)' project closed on 11 December 2018 with four tenders received, three of which were conforming including one alternate offer. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Trelville Pty Ltd t/as Aspect Contractors	100.00
2	The Landscape Construction Company Pty Ltd	98.39
3	The Landscape Construction Company Pty Ltd (Alternate)	95.23

ITEM 4.3 ARANA HILLS - LESLIE PATRICK PARK - ALL-ABILITIES PLAYGROUND DEVELOPMENT - DIVISION 10 - A18033840 (Cont.)

RANK	TENDERER	EVALUATION SCORE
4	A_Space Australia Pty Ltd	Non-conforming

Trelville Pty Ltd t/as Aspect Contractors ('Trelville') submitted a comprehensive tender. A tender clarification meeting was held on 16 January 2019, at which Trelville demonstrated relevant experience, detailed methodology, understanding of the project and capability in effectively delivering the project in a timely manner. Trelville has undertaken construction work for the Moreton Bay Regional Council, including Deception Bay Community Centre Playground works (\$140,000), Redcliffe Settlement Cove Park playground infrastructure renewal (\$185,000) and Scarborough Beach park improvements (\$738,000) and is currently on the MBRC Pre-Qualified Landscape Construction Panel.

The Landscape Construction Company Pty Ltd submitted a comprehensive tender as well as an alternate tender, demonstrating relevant similar project experience; however, there were no additional benefits for the higher price.

The non-conforming tenderer did not provide the mandatory tender scope information.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

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

A detailed risk management plan has been prepared. 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.

Council will appoint an independent Occupational Therapist to work with the Contractor and conduct reviews throughout the design phase to ensure the required scope is met.

Financial Risks:

A third-party review of financial status has been carried out and the successful tenderer was rated '*marginal*'. The contractor will provide additional security of 10% in the form of retention. The contractor is currently on the Council Pre-Qualified Landscape Construction Panel.

Construction Risks

- a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental plan as part of the contract to identify and detail how they will manage and mitigate project construction risks.
- b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and the safety of the parks users and visitors.
- c. The recommended contractor has indicated in their program of works that they have taken into consideration the provision of appropriate resources to complete the works effectively.

*ITEM 4.3 ARANA HILLS - LESLIE PATRICK PARK - ALL-ABILITIES PLAYGROUND DEVELOPMENT - DIVISION 10
- A18033840 (Cont.)*

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has allocated a total of \$1,202,034 with \$377,034 for design and the commencement of construction in the 2018-19 FY Minor Works Capital Program, and \$825,000 in the draft 2019-20 FY Minor Works Capital Projects Program for construction of this project. All financials below are excluding GST.

Design 2018/19	\$ 20,137.50
Tender price (construction)	\$1,288,583.62
Contingency (10%)	\$ 128,858.36
QLeave (0.475%)	\$ 6,120.77

Total Project Cost	\$1,443,700.25
	=====
Estimated ongoing annual operational/maintenance costs	\$18,772.00

The budget amount for this project is insufficient. Additional funds will be required from the 2019-20 FY Capital Projects Program of \$245,000 for this project to continue.

3.7 Economic Benefit

The development will attract visitors from within and external to the Moreton Bay Region. It is anticipated that some of these visitors will utilise the services and businesses within the Arana Hills CBD in conjunction with their visit to Leslie Patrick Park.

3.8 Environmental Implications

The project will contribute to improved local environment through the installation of new trees and landscaping. A tree management plan will be implemented as part of the construction works to monitor and protect existing trees on site.

3.9 Social Implications

The project aims to promote a healthy and inclusive community, with a playground that encourages active living for both adults and children, whilst also promoting social inclusion opportunities for visitors who have intellectual, physical and sensory impairments.

3.10 Consultation / Communication

A detailed communication plan has been prepared. Project signage will be displayed prior to and throughout the works, including project notices distributed prior to the commencement of works.

The Divisional Councillor has been consulted and is supportive of the project.

SUPPORTING INFORMATION

Ref: A17939629 & A18298452

The following list of supporting information is provided for:

ITEM 4.3

**ARANA HILLS - LESLIE PATRICK PARK - ALL-ABILITIES PLAYGROUND DEVELOPMENT -
DIVISION 10**

Confidential #1 Tender Assessment

Confidential #2 Financial Review - Proposed Successful Tenderer

ITEM 4.4

PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE

Reference: A18252431 : 26 February 2019 - Refer **Confidential** Supporting Information
A18309237

Responsible Officer: EP, Construction Engineer (ECM Major Projects - University)

Executive Summary

Tenders were invited for the 'Petrie Mill Redevelopment Internal Civil Works Stage 1 (MBRC007974)' for the construction of bulk earthworks, civil works, public utility services including smart city infrastructure, drainage, pavement and streetscape works. The tender closed on 14 February 2019 with four conforming tenders received.

It is recommended that Council award the contract to Shadforth's Civil Pty Ltd T/A Shadforth for the sum of \$22,723,669.60 (excl. GST), as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for Petrie Mill Redevelopment Internal Civil Works Stage 1 (MBRC007974) be awarded to Shadforth's Civil Pty Ltd T/A Shadforth for the amount of \$22,723,669.60 (excluding GST).

- a) That the Council enters into an agreement with Shadforth's Civil Pty Ltd T/A Shadforth 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 Shadforth's Civil Pty Ltd T/A Shadforth for Petrie Mill Redevelopment Internal Civil Works Stage 1 (MBRC007974) and any required variations of the agreement on Council's behalf.

ITEM 4.4 PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7 - A18252431 (Cont.)

REPORT DETAIL

1. Background

The stage one internal civil works scope provides the main entry road and access roads required for the University of Sunshine Coast (USC) Foundation Building to open in 2020 and the remaining works to complete the road network for stage 1. The works will include bulk earthworks, services installation, smart city infrastructure, drainage works, road construction, and streetscaping.

The construction period is 45 weeks, which includes an allowance of 27 days for inclement weather. Works will commence on site in April 2019.

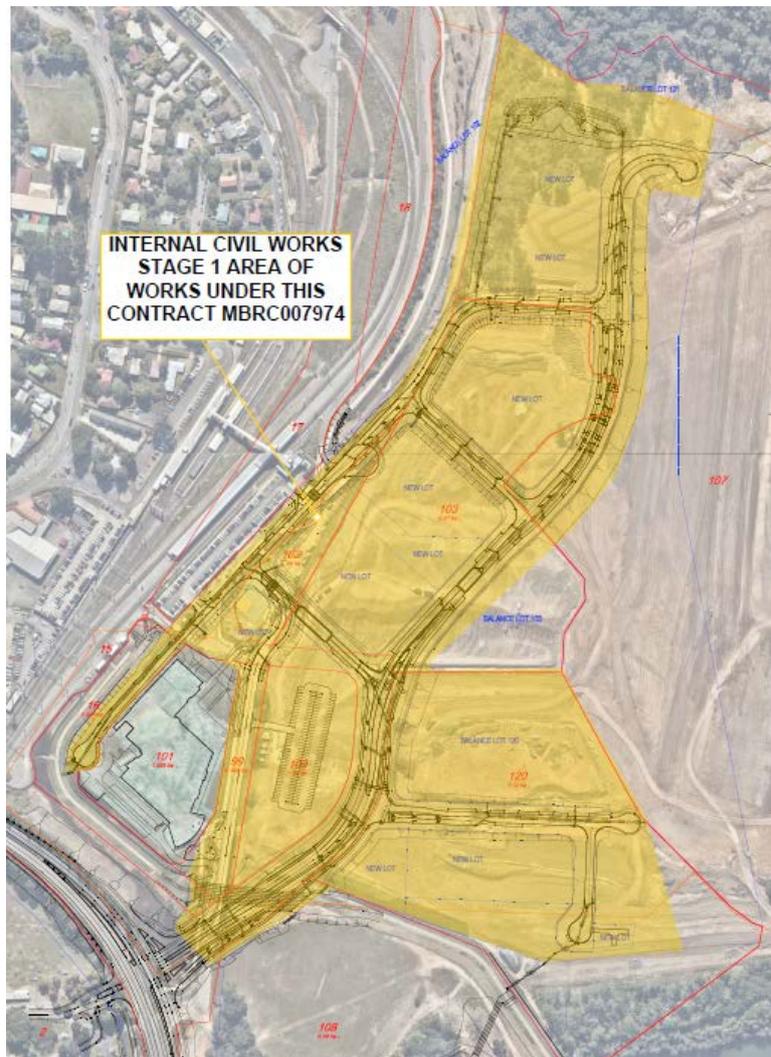


Figure 1 - Locality plan - areas of work under this contract

2. Explanation of Item

Tenders were invited for the 'Petrie Mill Redevelopment Internal Civil Works Stage 1 (MBRC007974)' for the construction of the bulk earthworks, civil works, public utility services infrastructure, drainage, pavement and streetscape. The tender closed on 14 February 2019 with four conforming tenders 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 4.4 PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7 - A18252431 (Cont.)

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

RANK	TENDERER	EVALUATION SCORE
1	Shadforth's Civil Pty Ltd T/A Shadforth	100
2	Allroads Pty Ltd	92.59
3	BMD Urban Pty Ltd	88.82
4	Hazell Bros (QLD) Pty Ltd	79.48

Shadforth's Civil Pty Ltd T/A Shadforth submitted a comprehensive and detailed tender demonstrating their construction methodology and experience on projects of a similar scale and complexity. Shadforth's submission also nominated a high level of involvement of suitable personnel, including key project management staff. The tender submission program was detailed for all major activities in the contract scope of works and conformed with the required practical completion date which equated to a period of 45 weeks from contract award, including sufficient allowance for inclement weather and the mandatory milestone dates for the stages outlined in the contract.

At the clarification meeting held on 25 February 2019, Shadforth confirmed their pricing and detailed construction methodology and staging, with clear details on maintaining access to the Petrie Train Station, USC Foundation Building site and thorough pedestrian and cyclist management. Overall, Shadforth demonstrated an in-depth understanding of the project requirements and site constraints. The tender was the lowest priced and was considered by the panel to provide the best overall value and outcome for the project.

Allroads Pty Ltd submitted a suitably detailed tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. The nominated personnel have good experience in similar types of works. The tender submission program was detailed for all major activities in the contract scope of works and conformed with the construction practical completion date which equated to a period of 44 weeks from contract award, including sufficient allowance for inclement weather and the mandatory milestone dates for the stages outlined in the contract. At the clarification meeting held on 25 February 2019, Allroads confirmed their pricing and construction methodology and staging, with clear details on maintaining access to the Petrie Train Station, USC Foundation Building site and pedestrian and cyclist management. The tender did not provide any significant benefit to Council for the additional cost.

BMD Urban Pty Ltd submitted an appropriately detailed tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. The submitted program did not achieve the practical completion date outlined in the tender document. The tender did not provide any significant benefit to Council for the additional cost.

Hazell Bros (QLD) Pty Ltd submitted a tender which demonstrated their construction methodology and experience on projects. The submitted response on methodology, staging and program was not as strong as the other tenderers. This tender didn't progress to detailed tender clarification and was the highest of the tendered prices.

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*.

ITEM 4.4 PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7 - A18252431 (Cont.)

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 contract 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.

Project Risks

The key risks associated with the Petrie Mill Redevelopment Internal Civil Works Stage 1 package have been assessed and the following outlines those risks and the way the possible impact of these risks can be minimised.

Weather:

The tender document requires the tenderers to include their own allowances for inclement weather and assume wet weather risk. If applicable, extensions of time due to inclement weather (at nil cost) will only be considered where the number of wet days has exceeded the included allowance and the tenderer will not be entitled to any payments as a result of delay due to unusually wet weather.

Traffic management:

The tender package includes requirements to maintain traffic lanes from Gympie Road to Petrie Train Station during daytime periods. The tenderer proposes to maintain the current operating lane configuration and complete any works requiring lane closures at night.

Financial Capacity

In accordance with Council's practice, a third-party review of financial status has been carried out on the recommended tenderer to ensure they have sufficient financial capacity to undertake the works. The recommended tenderer was rated B+.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has allocated \$70M and \$30M in the 2018/2019 and 2019/20 financial years respectively for Stage 1 of the Petrie Mill Redevelopment project. The works associated with the Internal Civil Works Stage 1 package will be debited to Project Number 105223 and are within the allocation in the Stage 1 Cost Plan of \$24,742,903 (excluding contingency).

Tender price (construction)	\$ 22,723,669.60
Contingency (15% of tender price)	\$ 3,408,550.44
QLeave (0.475% tender price)	\$ 107,937.43

Total Project Cost	\$ 26,240,157.47
	=====

3.7 Economic Benefit

This development has significant regional economic benefits and is a catalyst for overall outcomes for the site as part of the broader 'The Mill at Moreton Bay' PDA.

ITEM 4.4 PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7 - A18252431 (Cont.)

3.8 Environmental Implications

The Operational Works submission includes management plans for fauna, vegetation, acid sulphate and erosion and sediment. The recommended contractor will be required to implement a Construction Environmental Management Plan incorporating relevant provisions of these plans.

3.9 Social Implications

The overall Petrie Mill Development project will provide significant positive social benefit and will facilitate construction of a university campus along with other facilities.

3.10 Consultation / Communication

The works will be managed by Council's Major Projects team in line with communication policies and protocols.

SUPPORTING INFORMATION

Ref: A18309237

The following list of supporting information is provided for:

ITEM 4.4

PETRIE - PETRIE MILL REDEVELOPMENT - INTERNAL CIVIL WORKS STAGE 1 - DIVISION 7

Confidential #1 Tender Assessment

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

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

ITEM 7.1

**PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT
119 FARRY ROAD, BURPENGARY EAST - DIVISION 2**

Meeting / Session: 7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM
Reference: A18191932 : 6 March 2019 - **Refer Supporting Information A18286430**
Responsible Officer: AS, A/MANAGER PROPERTY SERVICES (CES Property & Commercial Services)

Executive Summary

This report seeks Council's approval to extinguish an existing 2.702ha stormwater and drainage easement, located at 119 Farry Road, Burpengary, and replacing it with a drainage easement with a smaller footprint of 1259m².

OFFICER'S RECOMMENDATION

1. That the creation of Easement E in favour of Council for drainage purposes over Lot 3 on SP263482, as shown in Supporting Information #2 of this report, be approved on the terms outlined in this report.
2. That the surrender of Easement D in favour of Council for drainage purposes over Lot 3 on SP263482, as shown in Supporting Information #1 of this report, be approved on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary to give effect to recommendations 1 and 2.

ITEM 7.1 PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT 119 FARRY ROAD, BURPENGARY EAST - DIVISION 2 - A18191932 (Cont.)

REPORT DETAIL

1. Background

On 6 August 2012, Council issued a development approval (DA/26647/2012/DA) to reconfigure one lot into three lots, at 115-121 Farry Road, Burpengary East, described as Lot 8 on RP107811.

Condition 17 of the Approval provided:

- “(a) Provide drainage easements, free of cost and compensation in Council’s favour, over any land located within lots that is inundated by the 100 year ARI flood level.*
- “(b) Provide drainage easements with a minimum width of 4 metres wholly containing the proposed stormwater swale located inside the Lot 1 & 2 western boundaries and through the lot 3 access handle.”*

In 2013, as a result of the approval, Lot 8 on RP107811 was cancelled and Lots 1, 2 and 3 on SP263482 were created. Concurrently, an easement (Easement D) was established on Lot 3 on SP263482 and covers an area of 2.702ha (see Supporting Information #1).

The owner of the property now seeks for Easement D to be surrendered and replaced with proposed Easement E on SP303665, a significantly smaller easement area of 1259m². (See Supporting Information #2)

2. Explanation of Item

Council officers do not object to the extinguishment of Easement D on the basis that regulation, use and development of the property will be protected by the Planning Scheme, and specifically the Flood Hazard Overlay.

The proposed extinguishment of Easement D, and the creation of Easement E will maintain a lawful point of discharge for Lots 1 and 2 on SP263482.

The terms of Easement E, will be in accordance with Council’s standard terms document, lodged with the Department of Natural Resources, Mines and Energy under Dealing Number 702748303.

3. Strategic Implications

3.1 Legislative/Legal Implications

Appropriate easement documentation will be prepared and lodged with the Titles Office.

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

That the Chief Executive Officer be delegated authority to do all things necessary to give effect to Recommendations #1 and #2.

3.6 Financial Implications

All costs associated with the preparation and lodgement of documents with the Titles Office will be borne by the applicant.

*ITEM 7.1 PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT 119 FARRY ROAD,
BURPENGARY EAST - DIVISION 2 - A18191932 (Cont.)*

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

Development Services
ECM Engineering
Environmental Services

SUPPORTING INFORMATION

Ref: A18286430

The following list of supporting information is provided for:

ITEM 7.1

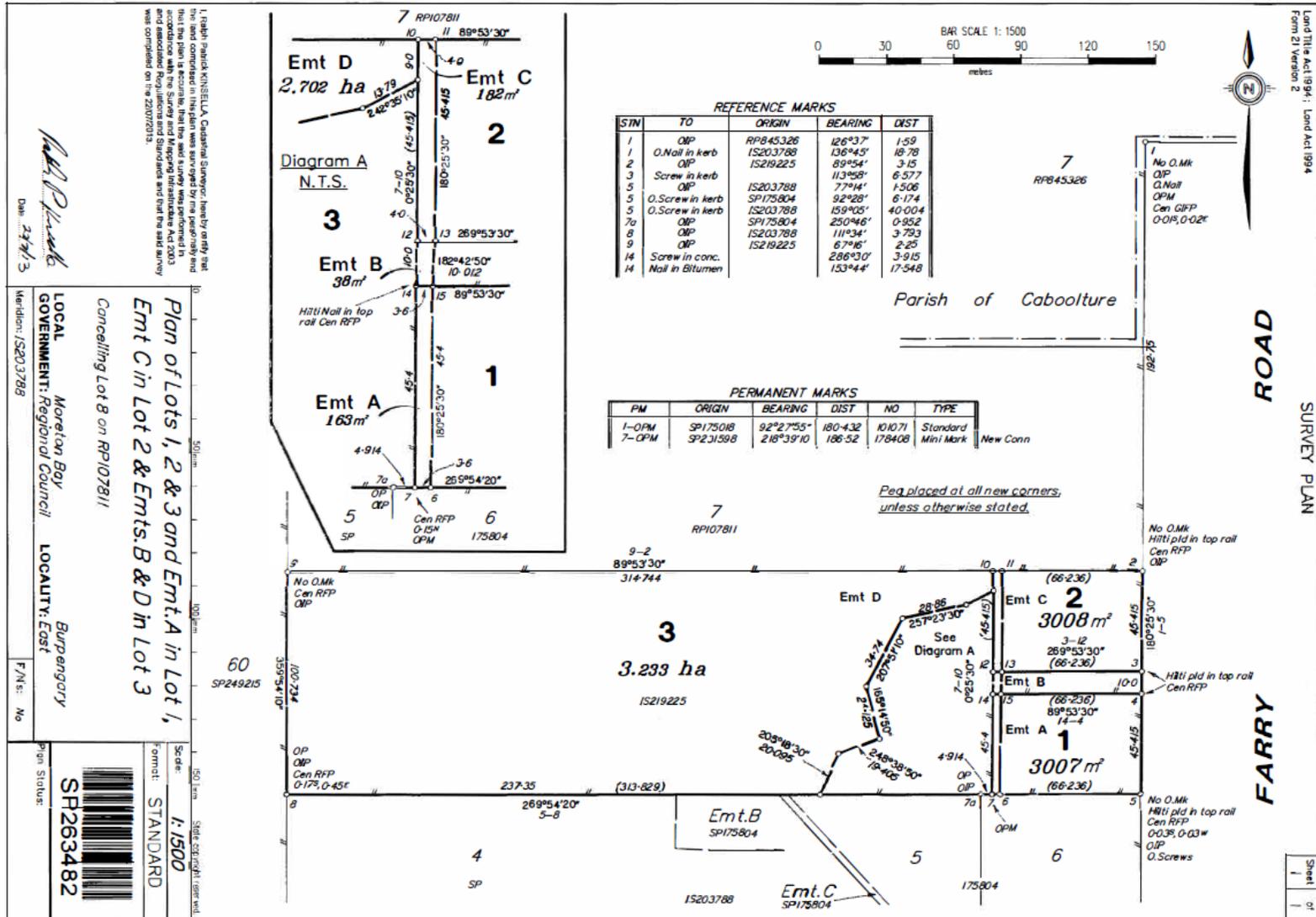
PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT 119 FARRY ROAD, BURPENGARY EAST - DIVISION 2

#1 Copy of SP263482 showing 119 Farry Road, Burpengary East and Easement D

#2 Copy of SP303665 showing proposed Easement E

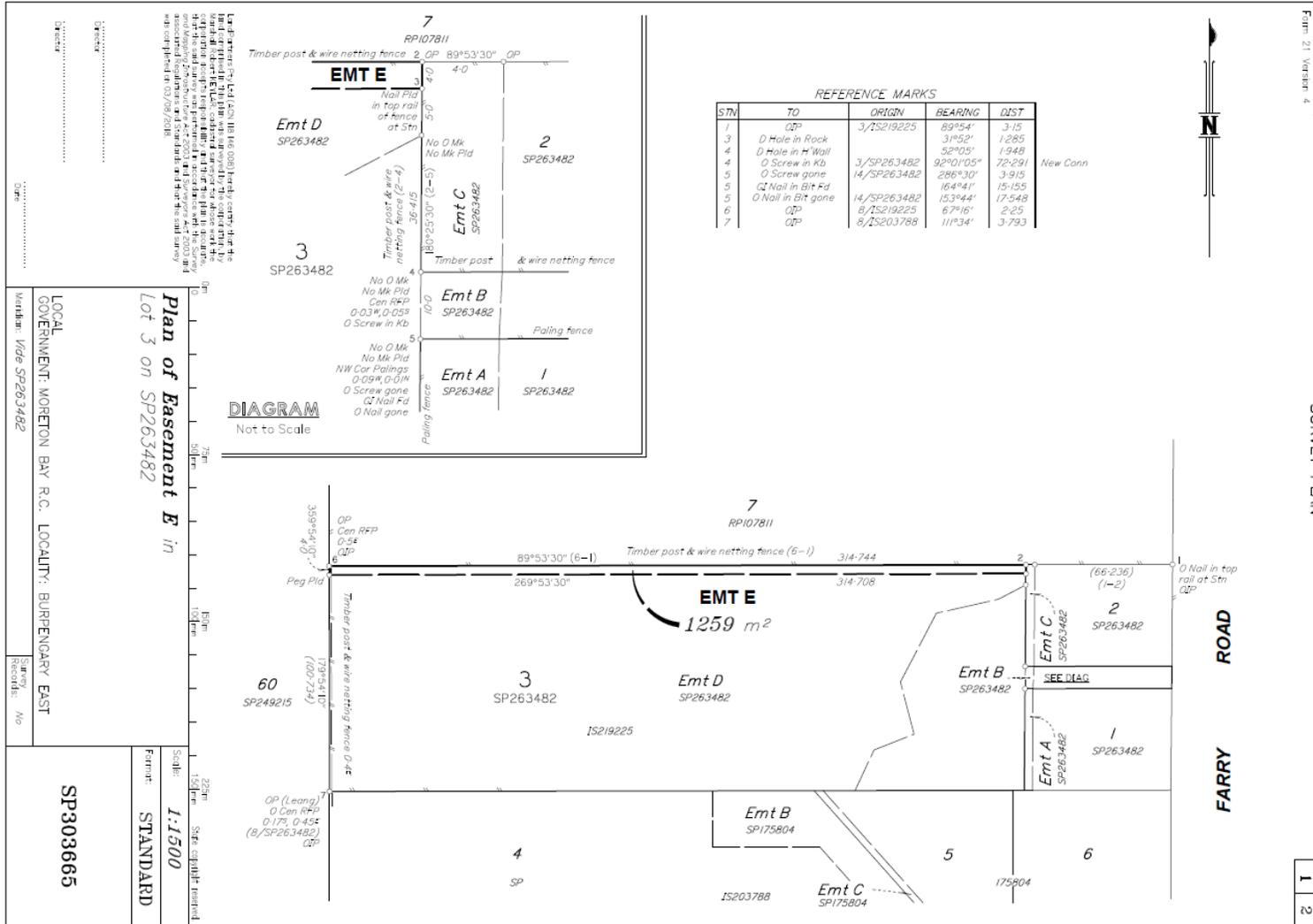
ITEM 7.1 - PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT 119 FARRY ROAD, BURPENGARY EAST (Cont.)

#1 Copy of SP263482 showing 119 Farry Road, Burpengary East and Easement D



ITEM 7.1 - PROPOSED CREATION OF EASEMENT E AND SURRENDER OF EASEMENT D AT 119 FARRY ROAD, BURPENGARY EAST (Cont.)

#2 Copy of SP303665 showing proposed Easement E



8 REGIONAL INNOVATION

(Cr D Grimwade)

No items for consideration.

9 GENERAL BUSINESS

ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.