



SUPPORTING INFORMATION

for respective items considered at

Coordination Committee Meeting

30 April 2019

SUPPORTING INFORMATION

Ref: A16421644 & A15864516

The following list of supporting information is provided for:

ITEM 1.1

**ADOPTION OF COUNCIL POLICIES - COUNCIL INSURANCE AND MONIES HELD IN TRUST BY
COUNCIL - REGIONAL**

#1 Policy 2150-050 - Monies Held in Trust by Council

#2 Policy 2150-060 - Council Insurance Policy

#1 Policy 2150-050 - Monies Held in Trust by Council



Policy: 2150-050

Monies Held in Trust by Council

Head of Power

Local Government Act 2009

Related Legislation

Local Government Regulation 2012

Objective

To ensure Council correctly administers and accounts for monies held in trust.

Definitions

CEO means Council's Chief Executive Officer.

Law includes Council policies and local laws.

Operating bank account means a bank account established to hold Council's operating funds.

Trust bank account means a bank account established to hold trust monies.

Trust QTC cash fund means an at-call investment account established to hold trust monies.

Trust term deposits means investment accounts established to minimise financial institution risk.

Trust monies means monies held in Council's trust account on behalf of outside parties, for example, tender deposits, contract deposits, house removal bonds and development application bonds. Council performs only a custodian role for these monies unless the outside party defaults on the commitment to which the trust money relates.

Trust ledger means a system established to record and account for trust monies.

Application

This policy applies to all monies held in trust by Council.

Policy Statement

Council performs only a custodian role for trust monies unless the outside party defaults on the commitment to which the trust money relates. Therefore, the highest degree of probity and care is to be exercised when administering and accounting for trust monies. The following systems and controls are to be established for the management of trust monies:

1. Operation of a Trust bank account, Trust QTC cash fund and Trust term deposits
 - 1.1 Council has established and will continue to maintain a Trust bank account to hold trust monies received by Council.
 - 1.2 All trust monies received by Council are to be promptly banked into the Trust bank account.



Policy: 2150-050 - Monies Held in Trust by Council

- 1.3 Unless otherwise required by law:
 - (a) interest earned on monies held in the Trust bank account and Trust QTC cash fund are to be paid into Council's Operating bank account on a monthly basis; and
 - (b) interest earned on Trust term deposits are paid directly to Council's Operating bank account on maturity.
- 1.4 Unless otherwise required by law or specified in an agreement between the parties, the return of monies held in trust to the relevant party is not to include interest earned during the period in which the monies were held in Council's Trust bank account.
- 2. Maintenance of records of trust monies
 - 2.1 Council has established and will continue to maintain systems and controls which ensure that all trust monies administered by Council are promptly and correctly recorded in Council's financial records in accordance with the Local Government Regulation 2012.
 - 2.2 The Accounting Services section is responsible for the operation and management of a Trust Ledger, comprising a record of all trust monies received by Council and the movement of those monies into and out of the Trust bank account.
 - 2.3 The Accounting Services section is to perform a monthly reconciliation between the Trust bank account and the Trust Ledger to ensure the proper accounting for trust monies.

Related Documents

Nil.

Review Triggers

This policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every two years.

Responsibility

This Policy is to be:

- (1) implemented by the Accounting Services Manager; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Senior Corporate Financial Accountant.

Policy: 2150-050		Official Version: A6711162	
Monies Held in Trust by Council			
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	CEO under delegated authority (Council Delegation 061)	29.3.2012	A6708999 (V2)
Version 2	Administrative amendments	29.4.2014	A6708999 (V2)
Version 3	DRAFT	xx.xx.2019	A15864516

#2 Policy 2150-060 - Council Insurance Policy



Policy: 2150-060

Council Insurance

Head of Power

Local Government Act 2009

Related Legislation

Insurance Act 1973 (Cth)

Objective

1. To document the types of insurance to be maintained by Council; and
2. To specify the insurance policies to be obtained by suppliers of goods or services wishing to undertake business with the Council, or parties wishing to use Council land or assets.

Definitions

CEO means Council's Chief Executive Officer.

Councillors and Officers Liability / Employment Practices Liability means the provision of cover for Councillors and officers in relation to their legal defence costs and other related fees they incur to defend themselves when claims have been made against them in a personal capacity whilst undertaking their Council role, and acting on its behalf.

Employee means all employees of Council, whether employed on a permanent, temporary, or part-time basis and includes volunteers and employees of businesses and entities contracted to provide services to, or on behalf of Council.

Fine Arts means the provision of cover for fine arts and collectables owned by the Council and for property entrusted to the Council for exhibitions or other such purposes.

Hall Management Committee means the provision of cover for committees managing Council-owned halls, including in relation to miscellaneous fundraising activities and committee-organised minor community events associated with the hall.

Industrial Special Risks means the provision of cover for Council's real and personal property (excluding floating pontoons and floating pollution traps) or for when Council has assumed responsibility or acquires an insurable interest, against claims involving industrial special risks or engineering matters.

Joint Insurance means a policy of insurance in which more than one party has an identical interest ie. as "joint insured" or "co-insured".

Marine Hull / Pontoon means the provision of cover for Council's marine watercraft, floating pontoons and floating pollution traps.

Motor Vehicle (managed by Fleet Services) means the provision of cover for all registered or unregistered vehicles belonging to or leased by Council and appearing on the Fleet asset register.

Principal Controlled Insurance means an insurance arrangement where Council provides the insurance coverage under a blanket insurance policy, for the contractor and associated sub-contractors working for Council on approved projects or activities. Principal Controlled Insurance replaces the need for the contractor to arrange the contract works associated insurance cover and public liability insurance cover.



Policy: 2150-060 - Council Insurance

Professional Indemnity means the provision of cover in relation to claims by third parties for alleged negligence or breach of duty arising from an act, error or omission by Council in its performance of professional services.

Public and Products Liability means the provision of cover in relation to claims by third parties alleging negligent acts or omissions, or nuisances created or allowed to occur by Council, which result in an injury to the claimant or theft, loss or damage to their property.

Travel Insurance means the provision of cover in relation to injury and property loss occurring while travelling in an official role for Council.

Volunteer Workers - Personal Accident means the provision of cover in relation to claims involving death or disability of voluntary workers of Council as well as weekly payment benefits (age limitations may apply).

Application

This Policy applies to Councillors, employees and suppliers of goods or services wishing to undertake business with Council, or parties wishing to use Council land or assets.

Policy Statement

Council annually instructs its insurance adviser to obtain the necessary quotes and renew its insurance policies to ensure that appropriate risk exposure is managed and the necessary coverage for the following types of insurance is maintained:

1. Public and Products Liability;
2. Professional Indemnity;
3. Councillors and Officers Liability / Employment Practices Liability;
4. Hall Management Committee;
5. Industrial Special Risks;
6. Marine Hull / Pontoon;
7. Motor Vehicle;
8. Fine Arts;
9. Volunteer Workers - Personal Accident; and
10. Travel Insurance.

Suppliers of goods or services wishing to undertake business with Council, or parties wishing to use Council-owned or controlled land or assets, will be required to hold and maintain (with an insurer listed in the Australian Prudential Regulation Authority's Register of General Insurers and Authorised Non-Operating Holding Companies (NOHCs), pursuant to section 122 of the *Insurance Act 1973*) for the duration of the term as a minimum:

- Public and Products Liability insurance of at least \$20,000,000 for any one claim;
- Professional Indemnity insurance of at least \$10,000,000 for any one claim;
- Motor Vehicle insurance of at least \$20,000,000 for any one claim; and
- Workers Compensation insurance as required by law.

All suppliers or other such parties mentioned above must obtain insurance that lists Council as a "joint insured" or "co-insured" party on the insured's policy. It is not sufficient for Council to be only listed as an "interested party" or "noted on the policy", as the level of cover afforded to Council is inadequate.

The insurance policy must not contain provisions unacceptable to Council.



Policy: 2150-060 - Council Insurance

Council at its discretion may alternatively provide its own Principal Controlled Insurance coverage for those projects or activities where it is determined that providing such coverage is more economical and will control the level of risk exposure associated with the activity.

The insurance requirements detailed in this policy may only be amended by the CEO or delegate in their sole discretion having consideration to such factors as the level of risk exposure in the specific circumstances, value of goods or services to be provided, and duration of the term.

Related Documents

This policy complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies including, but not limited to:

- Procurement and Disposals Manual
- Insurance Claim Procedure Manual (A6160630)
- Corporate Directive 2180-037 - Public and Products Liability Insurance

Review Triggers

This policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every two years.

Responsibility

This Policy is to be:

- (1) implemented by all Council employees; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Accounting Services Manager.

Policy: 2150-060		Official Version: A8766244	
Council Insurance			
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	Coordination Committee (12/1700)	18.9.2012	A7287521
Version 2	Coordination Committee (13/1365)	30.7.2013	A8407864
Version 3	Coordination Committee (16/2577) - duplicated statement corrected 27.1.2017	6.12.2016	A14493081
Version 4	DRAFT	xx.xx.2019	A16421644

SUPPORTING INFORMATION

Ref: [A18444252](#), [A18432148](#), [A18443326](#)

The following list of supporting information is provided for:

ITEM 2.1

DA/37057/2018/V2L - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CARETAKER'S ACCOMMODATION, DUAL OCCUPANCY, DWELLING HOUSE, HEALTH CARE SERVICES, MULTIPLE DWELLING, RETIREMENT FACILITY, RESIDENTIAL CARE FACILITY OVER AREA B AND VARIATION REQUEST TO MODIFY THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME TO GIVE EFFECT TO AN UPDATED FLOOD HAZARD OVERLAY - DIVISION 9

#1 Locality Plan

#2 Zoning Map

#3 Proposed Development Plan including Flood Hazard Overlay Map

#4 Submissions

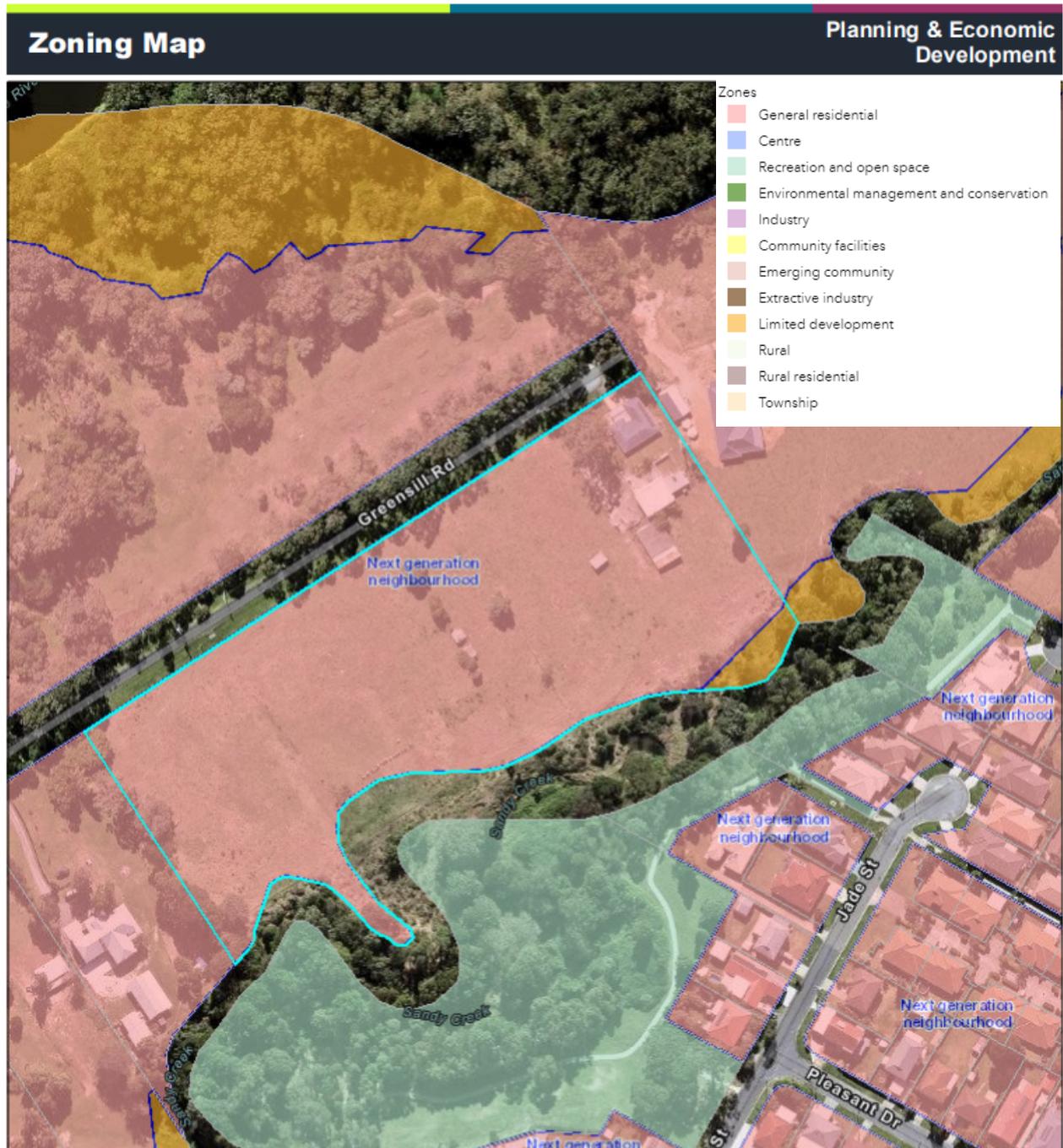
ITEM 2.1 - DA/37057/2018/V2L - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CARETAKER'S ACCOMMODATION, DUAL OCCUPANCY, DWELLING HOUSE, HEALTH CARE SERVICES, MULTIPLE DWELLING, RETIREMENT FACILITY, RESIDENTIAL CARE FACILITY OVER AREA B AND VARIATION REQUEST TO MODIFY THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME TO GIVE EFFECT TO AN UPDATED FLOOD HAZARD OVERLAY - DIVISION 9 (Cont'd)

#1 Locality Plan



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#2 Zoning Map



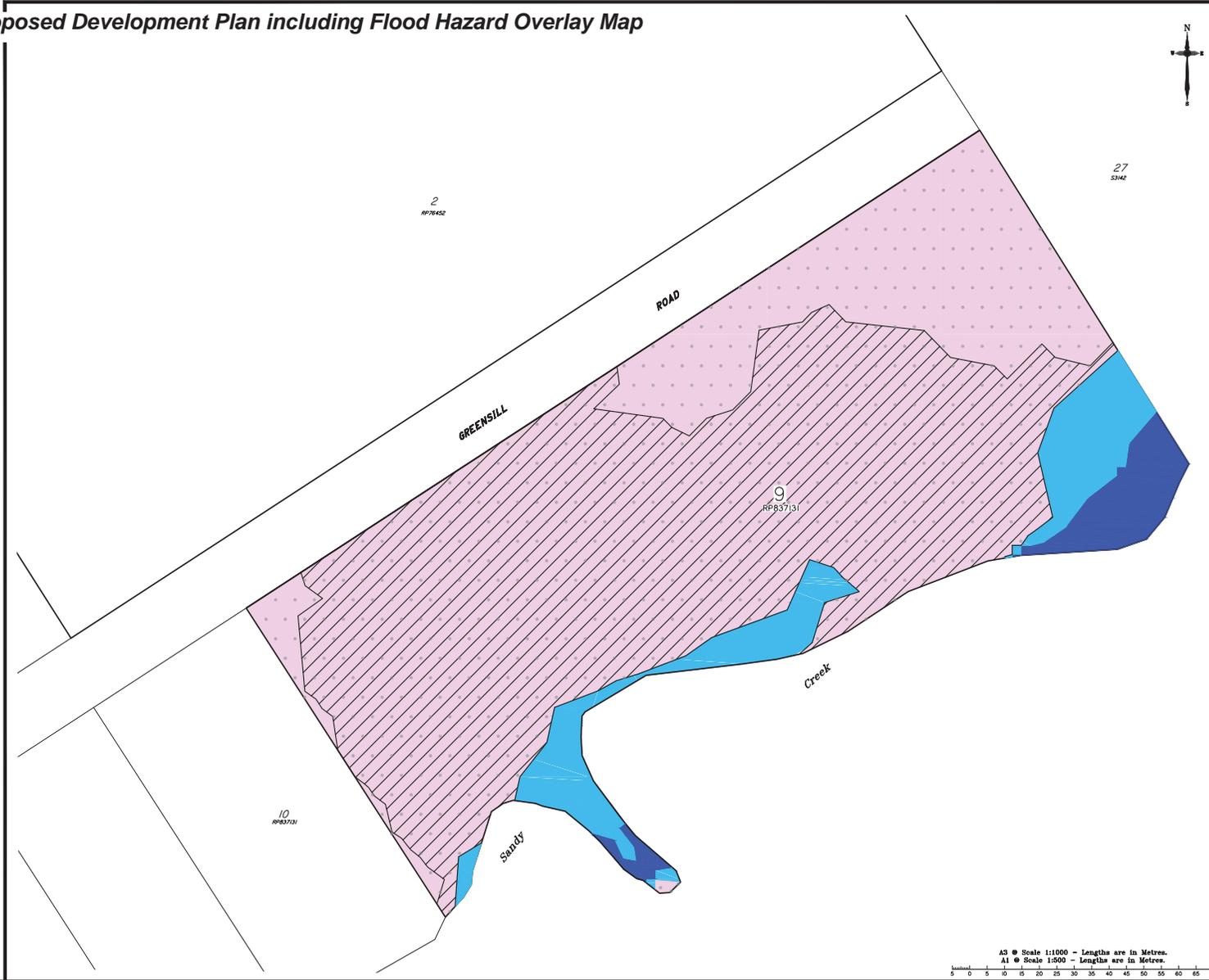
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#3 Proposed Development Plan including Flood Hazard Overlay Map



**Pesdev No.2
Pty Ltd**

**Flood Hazard Area
Overlay Map
110 Greensill Rd
Albany Creek
RPD: Lot 9 on RP837131**

GENERAL NOTES:

- ADJOINING BOUNDARIES HAVE NOT BEEN SURVEYED OR REINSTATED
- ADJOINING BOUNDARIES SHOWN ARE COMPILED FROM DCCB DATA.

LEGEND

- High Risk Flood Hazard Area
- Medium Risk Flood Hazard Area
- Balance Flood Planning Area
- Area A
- Area B

Revisions	Surveyed	Drawn	Checked	Passed	Date

A ORIGINAL PLAN - LA LA LS 12/12/18



PO Box 6334, Maroochydore BC QLD 4558
10/1 Newspaper Place, Maroochydore QLD 4558
Mobile: 0412 666 516
Email: mail@landsurveyingdynamics.com
Web: www.landsurveyingdynamics.com
Land Surveying Dynamics (LSD) Pty Ltd
ACN 154 593 870

Signed _____
Coastal Surveyor/Director
Date _____

Horiz. Datum MGA
Origin CORS
Vert. Datum AHD
Origin PSM CORS

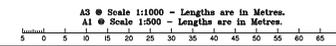
Locality: ALBANY CREEK

Local Government: MORTON BAY R. C.

SHEET 1 OF 1 Scale **A1 1:500**

FILE _____ Date 4/12/18

DRAWING NUMBER **12374-OL-01** REV. **A**



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#4 Submissions

SUBMISSION TO MORETON BAY REGIONAL COUNCIL

RE: PROPOSED DEVELOPMENT AT 110 GREENSILL ROAD, ALBANY CREEK

APPLICATION REF DA/37057/2018/V2L

FULL NAME: Kylie Sheehan

Email address: kyliesheehan1@gmail.com

Phone: 0417702083

RESIDENTIAL ADDRESS: 120 Greensill Road, ALBANY CREEK. Qld. 4035

This submission relates to the Preliminary Approval for a Material Change of Use for Caretaker's Accommodation, Dual Occupancy, Dwelling House, Health Care Services, Multiple Dwelling, Retirement Facility, Residential Care Facility, over Area B and Variation Request to modify the Moreton Bay Regional Council Planning Scheme to give effect to an updated Flood Hazard Overlay.

I am the resident of the property, 120 Greensill Road, of which one boundary adjoins 110 Greensill Road, the development of which is the subject of this submission.

Following my review of the development application, MBRC Planning Scheme, overlay maps and MBRC strategic documents I have several concerns in relation to changes to the Flood Hazard Overlay Map and a material change of use at 110 Greensill Road, Albany Creek.

- The neighbourhood area, inclusive of 110 Greensill Road, is identified in the MBRC Planning Scheme documentation as suitable for **residential uses**. The inclusion of *Health Care Services*, identified as **non-residential land use** in the Planning Scheme, is an unacceptable change of use on this land parcel.
- The inclusion of commercial non-residential facilities within the concept of a retirement facility, including *Food and Drink Outlet* are of concern. The MBRC Planning Scheme gives examples of a **food and drink outlet** as being *Bistro, Café, Coffee Shop, Drive Through, Kiosk, Milk Bar, Restaurant, Snack bar, Tea Room*. The construction of commercial facilities at 110 Greensill Road, away from the current Neighbourhood Hub business area, will result in additional non-residential traffic, significantly impacting residents and pedestrians.
- I strongly object to any material change of use that would allow the construction of commercial services and businesses that would be able to tout for business from the wider community, thus negatively impacting the residential use of this area. Ample outlets offering both medical facilities and food and drink outlets are within close proximity to 110 Greensill Road and easily and safely accessible by residents, by vehicle, motorised scooter and pedestrian means.
- Building Height: I am concerned that the material change of use will enable construction up to 12 metres in height. Any construction, on any part of 110 Greensill Road, beyond a total height of 9 metres would have a direct and unacceptable impact on the privacy and wellbeing of my family.

ITEM 2.1 - DA/37057/2018/V2L - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CARETAKER'S ACCOMMODATION, DUAL OCCUPANCY, DWELLING HOUSE, HEALTH CARE SERVICES, MULTIPLE DWELLING, RETIREMENT FACILITY, RESIDENTIAL CARE FACILITY OVER AREA B AND VARIATION REQUEST TO MODIFY THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME TO GIVE EFFECT TO AN UPDATED FLOOD HAZARD OVERLAY - DIVISION 9 (Cont.)

- **Reverse amenity impact:** Our historical and current land use of 120 Greensill Road is in line with the previous zoning of our land as **rural**. Approval for material change of use, as listed in this application, raises concerns that our current and continued land use would be impacted by future residents. In particular our concerns relate to the noise and smells associated with livestock, which we have maintained on 120 Greensill Road for almost 50 years. We would require a binding guarantee from MBRC that we would suffer no **reverse amenity impact** as a result of a material change of use, changes to flood overlay maps and future development and construction of any description.
- PART 3, section 1(d) of the Application states *It is request(ed) this application have a currency period of 10 years.*
Access to my home requires travel past 110 Greensill Road as we live at the end of Greensill Road. We have already been negatively impacted by development and construction on Greensill Road throughout 2018 and 2019. We have required MBRC intervention to maintain acceptable road conditions, safe pedestrian access and mud and dirt along the length of Greensill Road. We have also had in excess of 4 instances of interruption to our phone and internet service, due to telecommunication lines being cut or knocked down by construction crews. This has been a significant cause of stress and frustration, requiring countless hours of collaboration with Telstra staff to rectify the issue and loss of work time to be home to meet Telstra repair staff. With ongoing development on other land parcels in Greensill Road continuing over the next few years, approval at 110 Greensill Road for material change of use and subsequent construction exceeding a period of 4 years, would result in my family suffering disruption for a sustained period of time, in excess of 10 years, which will significantly impact the health and wellbeing of my family.
- Future concern re stormwater runoff:
Regarding the request to update the Flood Hazard Overlay, MBRC (DA/34738/2017/V4E) previously approved terrain changes. I am extremely concerned with the impact of future stormwater runoff which would occur following further changes to the topography of the land and high density development which, considering this request is part of a development application for approval to construct a retirement facility and aged care facility, would be a consequence of modifications to the Flood Hazard Overlay.

During rain events there is already significant run off from 110 Greensill Road onto my neighbouring residence at 120 Greensill Road.

Our home has already been impacted by stormwater runoff following other development projects. MBRC approved stormwater engineering at the 'Ashby Meadows' development at 111 Leitchs Road South, Albany Creek has resulted in significant environmental damage to parts of our land at 120 Greensill Road. The erosion and undercut creek bank on our property has resulted in mature trees falling and areas of our own property unsafe for use.

Modifications to the Flood Hazard Overlay which would enable high density development and significant increased flooding in Sandy Creek during periods of regular rainfall and rain events pose significant impact on the sustainability of the creek and it's surrounds on a short and long term basis. This would also directly impact our safe use of the creek banks located on our property, directly next door to and downstream from 110 Greensill Road.

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Our property and safety of people at 120 Greensill Road would be impacted by both increased direct run off from 110 Greensill Road, due to high density development, and any hydrology engineering which would divert runoff to Sandy Creek thereby increasing water flow and flood levels in the creek. Therefore approval of changes to the Flood Overlay Map and Material Change of Use would create significant challenge to MBRC development conditions which "assumes development provides local infrastructure necessary to ensure that the development does not result in any increase in flood risk off site". (*MBRC Local Government Infrastructure Plan 2017 Stormwater Extrinsic Material*)

- Environmental impact of approval for high density development is also of concern. Changes to flood overlay mapping and approval for higher density development will impact a number of vulnerable species living within the riparian zone of 110 Greensill Road and downstream on our neighbouring property (120 Greensill Road). The Tusked Frog (*adelotus brevis*) lives on these properties and is identified as a vulnerable species by the Queensland Government. Platypus have also been sighted, as recently as late 2018, in the South Pine River, less than 500m from the development site and well within the overland range of the species. Sandy Creek adjoins the South Pine River on our property and aquatic species are able to move freely between these waterways at this point. The Sandy Creek area is also home to numerous macroinvertebrates and further high density development along this riparian corridor, resulting in increased and concentrated stormwater runoff into the creek, poses significant detrimental impact to the ecology of this area.

Thank you for the opportunity to present information and concerns in relation to DA/37057/2018/V2L.

Sincerely



Kylie Sheehan

19/02/2019

Moreton Bay Regional Council

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SUBMISSION TO MORETON BAY REGIONAL COOUNCIL

RE: PROPOSED DEVELOPMENT AT 110 GREENSILL ROAD, ALBANY CREEK

APPLICATION REF DA/37057/2018/V2L

FULL NAME: Diana Joyce Sheehan

Email address: diana.sheehan1@gmail.com

Phone: 07 32641171

RESIDENTIAL ADDRESS: 71 Leitch's Road South, ALBANY CREEK. Qld. 4035

This submission relates to the Preliminary Approval for a Material Change of Use for Caretaker's Accommodation, Dual Occupancy, Dwelling House, Health Care Services, Multiple Dwelling, Retirement Facility, Residential Care Facility, over Area B and Variation Request to modify the Moreton Bay Regional Council Planning Scheme to give effect to an updated Flood Hazard Overlay.

I am the owner of the property, Lot 27 S3142, of which one boundary adjoins 110 Greensill Road, the development of which is the subject of this submission. I am concerned that the information in the Development Application is confusing. I have read a considerable amount of relevant information in the Planning Scheme document and this submission is to request more information, particularly concerning Definitions, and clarification of information provided relating to Development Details. Also, regarding the Variation Request for an updated Flood Hazard Overlay, I hereby register my concern re the changes to terrain and provision for future, adequate stormwater runoff. Further, I request that this 'material change of use' will not impact on the longstanding use of my property for cattle grazing.

- Definitions

In the letter dated 14 December, 2018, from Land Surveying Dynamics to Moreton Bay Regional Council, it is stated that *This application seeks a Preliminary Approval for material change of use for residential uses which will result in these land uses being subject to Code Assessment within Area B in any subsequent development application lodged under this preliminary approval.* One of the land uses identified in the application is Health Care Services. In the Moreton Bay Regional Council Planning Scheme, Health Care Services are considered part of **Non-Residential Land Use**, not part of a Retirement Facility but part of Community Activities that would be in a Neighbourhood Hub.

Please give me an explanation as to why Health Care Services, in this case, would be regarded as part of residential land use.

The Council definition of a Retirement Facility, as included in the letter previously referred to, states the possible inclusions, one of which is a **food and drink outlet**. The MBRC Planning Scheme gives examples of a **food and drink outlet** as being *Bistro, Café, Coffee Shop, Drive Through, Kiosk, Milk Bar, Restaurant, Snack bar, Tea Room*, which are retail or commercial facilities.

As this Preliminary Approval is requested for **residential uses** does this mean the food and drink outlet would be exclusively for residents and guests?

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- Development Details

PART 3, section 1(d) of the Application states *It is request(ed) this application have a currency period of 10 years.*

Does this mean the developer has 10 years to (a) begin development or (b) complete the project?

Other housing developments in the adjacent local area are being completed with only a short time of disruption for surrounding residents. 10 years seems an excessively long time for this development, and the lengthy period of disruption and inconvenience is a cause for concern for local residents.

Please give clarification as to the exact meaning and implications relating to the *10 years* of this request.

- Future concern re stormwater runoff.

Regarding the request to update the Flood Hazard Overlay, MBRC (DA/34738/2017/V4E) previously approved terrain changes. My concern is about the future stormwater runoff which will be altered dramatically because of the terrain changes and the high density of the proposed development, resulting in a large area of hard surface inhibiting natural drainage across the site. About four years ago a housing development, Ashby Meadows, 111 Leitch's Road South, Albany Creek was approved by council. The stormwater runoff is directed via one entry point to Sandy Creek. Rocks have been placed to prevent erosion at this entry point but the concentrated inflow has caused severe erosion to the opposite bank on my property, causing a safety hazard. One mature tree has already been uprooted and has fallen across the creek. Please see recent photos which are attached, to verify this damage.

Another example of a concerning decision made by council regarding stormwater and drainage in recent times is in Earl Street, Albany Creek. The open drain that was approved was found to be unsafe and inappropriate, resulting in the need for council to rectify the situation at ratepayers' expense.

When the Flood Hazard Overlay is updated to allow the Material Change of use, I request that the MBRC please ensure that council officers be astute and vigilant in their assessment of the work carried out, being mindful of the fragility of the local creek banks and ecosystems. In subsequent development approvals for 110 Greensill Road, stormwater runoff must be given priority consideration, and contained on site, so that my neighbouring downstream property bordering Sandy Creek is not negatively impacted.

- I request a guarantee from council that the Material Change of Use for 110 Greensill Road will not result in any reverse amenity impact on our current land use now or in the future, by for example, complaints from new residents or staff with regard to animal husbandry and associated activities.

Thank you for your consideration of and response to this submission.



Diana Sheehan. Date: 18 February, 2019.

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Image showing severely degraded, eroded, and now unstable bank of Sandy Creek, opposite stormwater inflow from development at 111 Leitch's Road South, Albany Creek.

ITEM 2.1 - DA/37057/2018/V2L - PRELIMINARY APPROVAL FOR A MATERIAL CHANGE OF USE FOR CARETAKER'S ACCOMMODATION, DUAL OCCUPANCY, DWELLING HOUSE, HEALTH CARE SERVICES, MULTIPLE DWELLING, RETIREMENT FACILITY, RESIDENTIAL CARE FACILITY OVER AREA B AND VARIATION REQUEST TO MODIFY THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME TO GIVE EFFECT TO AN UPDATED FLOOD HAZARD OVERLAY - DIVISION 9 (Cont.)



Image showing uprooted, mature tree, previously growing on the bank of Sandy Creek, opposite stormwater inflow from 111 Leitch's Road South, Albany Creek.

SUPPORTING INFORMATION

Ref: A18410820

The following list of supporting information is provided for:

ITEM 3.1

MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL

#1 Monthly Financial Reporting Package - 31 March 2019

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

#1 Monthly Financial Reporting Package - 31 March 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 31 March 2019

Contents	Page No
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Segment Analysis	5
Commentary on Financial Results and Graphs	6 to 9
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Moreton Bay Regional Council

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 31 March 2019

	2018/19 Original Budget	2018/19 Revised Budget	2018/19 YTD Actuals	75% of the year elapsed Actuals to Revised Budget 2018/19
Revenue				
Operating Revenue				
Rates and utility charges	\$307,250,103	\$307,263,703	\$231,963,281	75.49%
Fees and charges	\$35,381,922	\$35,424,922	\$28,592,429	80.71%
Rental income	\$6,010,669	\$6,022,669	\$3,826,471	63.53%
Grants, subsidies and contributions	\$19,749,473	\$20,872,393	\$11,012,713	52.76%
Interest revenue	\$47,066,855	\$47,066,855	\$32,955,412	70.02%
Sales revenue	\$2,992,740	\$2,990,740	\$2,065,991	69.08%
Other revenue	\$21,566,080	\$21,538,581	\$20,563,747	95.47%
Share of profit of associate - Operating Cash	\$25,558,000	\$25,558,000	\$19,168,500	75.00%
Total Operating Revenue	\$465,575,842	\$466,737,863	\$350,148,544	75.02%
Expenses				
Operating Expenses				
Employee benefits	(\$134,361,703)	(\$134,379,703)	(\$89,492,167)	66.60%
Materials and services	(\$162,928,508)	(\$162,733,606)	(\$109,969,020)	67.58%
Depreciation and amortisation	(\$91,236,382)	(\$91,236,382)	(\$73,970,101)	81.08%
Finance costs	(\$23,102,171)	(\$23,102,171)	(\$17,808,872)	77.09%
Total Operating Expenses	(\$411,628,764)	(\$411,451,862)	(\$291,240,160)	70.78%
Operating Result	\$53,947,078	\$55,286,001	\$58,908,384	106.55%
Share of Profit of Associate - Capital Non-cash	\$52,000,000	\$52,000,000	\$39,000,000	75.00%
Capital Revenue	\$77,650,653	\$83,594,472	\$110,344,708	132.00%
Capital Expenses	\$0	\$0	(\$15,543,844)	No Budget
NET RESULT	\$183,597,731	\$190,880,473	\$192,709,248	100.96%
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	(\$755,564)	No Budget
Total other comprehensive income for the year	\$0	\$0	(\$52,212,534)	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	\$183,597,731	\$190,880,473	\$140,496,714	73.60%

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 31 March 2019

	2018/19 Budget as at 30 June 2019	2018/19 YTD Actual
Assets		
Current Assets		
Cash and cash equivalents	\$321,620,000	\$336,683,568
Trade and other receivables	\$45,769,000	\$31,880,622
Inventories	\$1,081,000	\$1,246,680
	\$368,470,000	\$369,810,870
Non-current assets held for sale	\$0	\$0
Total Current Assets	\$368,470,000	\$369,810,870
Non-Current Assets		
Trade and other receivables	\$677,576,000	\$677,543,677
Other financial assets	\$0	\$102,397,767
Investments	\$15,000	\$15,000
Investment property	\$44,970,000	\$28,635,000
Investment in associate	\$1,152,610,000	\$1,174,203,835
Property, plant and equipment	\$4,559,380,000	\$4,688,787,894
Intangible assets	\$280,000	\$55,621
Total Non-Current Assets	\$6,434,831,000	\$6,671,638,794
Total Assets	\$6,803,301,000	\$7,041,449,664
Liabilities		
Current Liabilities		
Trade and other payables	\$39,783,000	\$30,593,368
Borrowings	\$33,881,000	\$8,730,761
Provisions	\$12,889,000	\$13,755,133
Other	\$1,673,000	\$409,716
Total Current Liabilities	\$88,226,000	\$53,488,978
Non-Current Liabilities		
Trade and other payables	\$213,000	\$0
Borrowings	\$345,187,000	\$354,462,899
Provisions	\$33,712,000	\$43,009,771
Total Non-Current Liabilities	\$379,112,000	\$397,472,670
Total Liabilities	\$467,338,000	\$450,961,648
NET COMMUNITY ASSETS	\$6,335,963,000	\$6,590,488,016
Community Equity		
Retained surplus	\$5,437,673,000	\$5,718,446,304
Asset revaluation surplus	\$898,290,000	\$872,041,712
TOTAL COMMUNITY EQUITY	\$6,335,963,000	\$6,590,488,016

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 31 March 2019

	2018/19 Budget as at 30 June 2019	2018/19 YTD Actuals
Cash flows from operating activities		
Receipts from customers	\$387,202,000	\$320,417,349
Payments to suppliers and employees	(\$290,593,000)	(\$240,676,744)
Interest received	\$47,067,000	\$33,226,222
Rental income	\$5,718,000	\$3,826,471
Non capital grants and contributions	\$18,789,000	\$11,012,713
Borrowing costs	(\$21,322,000)	(\$16,330,166)
Net cash inflow/(outflow) from operating activities	\$146,861,000	\$111,475,845
Cash flows from investing activities		
Payments for property, plant and equipment	(\$230,286,000)	(\$120,897,572)
Proceeds from sale of property, plant and equipment	\$21,800,000	\$1,272,584
Net movement in loans to community organisations	\$0	\$25,918
Grants, subsidies and contributions	\$37,424,000	\$53,756,633
Net cash inflow/(outflow) from investing activities	(\$171,062,000)	(\$65,842,437)
Cash flows from financing activities		
Proceeds from borrowings	\$24,518,000	\$0
Repayment of borrowings	(\$30,771,000)	(\$22,802,180)
Net cash inflow/(outflow) from financing activities	(\$6,253,000)	(\$22,802,180)
Net increase/(decrease) in cash held	(\$30,454,000)	\$22,831,228
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	\$336,683,568

Moreton Bay Regional Council

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 31 March 2019

	Original Budget 2018/19	Revised Budget 2018/19	YTD Actuals 2018/19
<u>Capital Funding Sources</u>			
Cash Utilised	\$222,319,224	\$242,572,569	\$135,484,898
Capital Grants and Subsidies received	\$13,923,653	\$19,867,472	\$10,905,842
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$63,958,513
Loans received	\$24,517,864	\$24,517,864	-
Total Capital Funding Sources	\$300,987,741	\$327,184,905	\$210,349,253
<u>Capital Funding Applications</u>			
Capital Expenditure	\$229,990,000	\$256,187,164	\$123,588,560
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$63,958,513
Loan Redemption	\$30,770,741	\$30,770,741	\$22,802,180
Total Capital Funding Applications	\$300,987,741	\$327,184,905	\$210,349,253

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Analysis of Results by Operational Plan

For the period ended 31 March 2019						
Operational Plan	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
Engineering, Construction & Maintenance	\$40,814,458	(\$102,861,498)	(\$62,047,040)	\$5,163,663	\$1,271,172	(\$55,612,204)
Community & Environmental Services	\$24,551,099	(\$40,046,006)	(\$15,494,907)	\$5,000	-	(\$15,489,907)
Governance	\$276,799,450	(\$140,485,509)	\$136,313,941	\$144,176,044	(\$16,815,016)	\$263,674,968
Planning and Economic Development	\$7,983,539	(\$7,847,148)	\$136,391	-	-	\$136,391
Total Council	\$350,148,546	(\$291,240,161)	\$58,908,385	\$149,344,707	(\$15,543,844)	\$192,709,248

Analysis of Results by Entity

For the period ended 31 March 2019						
Entity	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
General	\$311,933,974	(\$263,874,315)	\$48,059,659	\$149,182,002	(\$15,542,432)	\$181,699,228
Waste	\$36,988,992	(\$27,400,983)	\$9,588,009	\$162,706	(\$1,411)	\$9,749,304
Canals	\$1,225,580	\$35,137	\$1,260,717	-	-	\$1,260,717
Total Council	\$350,148,546	(\$291,240,161)	\$58,908,385	\$149,344,707	(\$15,543,844)	\$192,709,248

The Performance at a Glance **as at 31 March 2019**

Synopsis

- * 75% of the financial year is complete.
- * The operating surplus is \$58.91 million.

Operating Revenue

- * Rates and Utility Charges are tracking slightly above 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 is tracking under budget, however the budget will be met as half the 2019/20 Financial Assistance Grant will be paid in June 2019.
- * 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 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 \$110.17 million has been spent on capital works, (which represents 59.17% of all capital projects), excluding the University project.

Moreton Bay Regional Council

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

Moreton Bay Regional Council

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

Year to date result as at: 31 March 2019

75% of the year elapsed

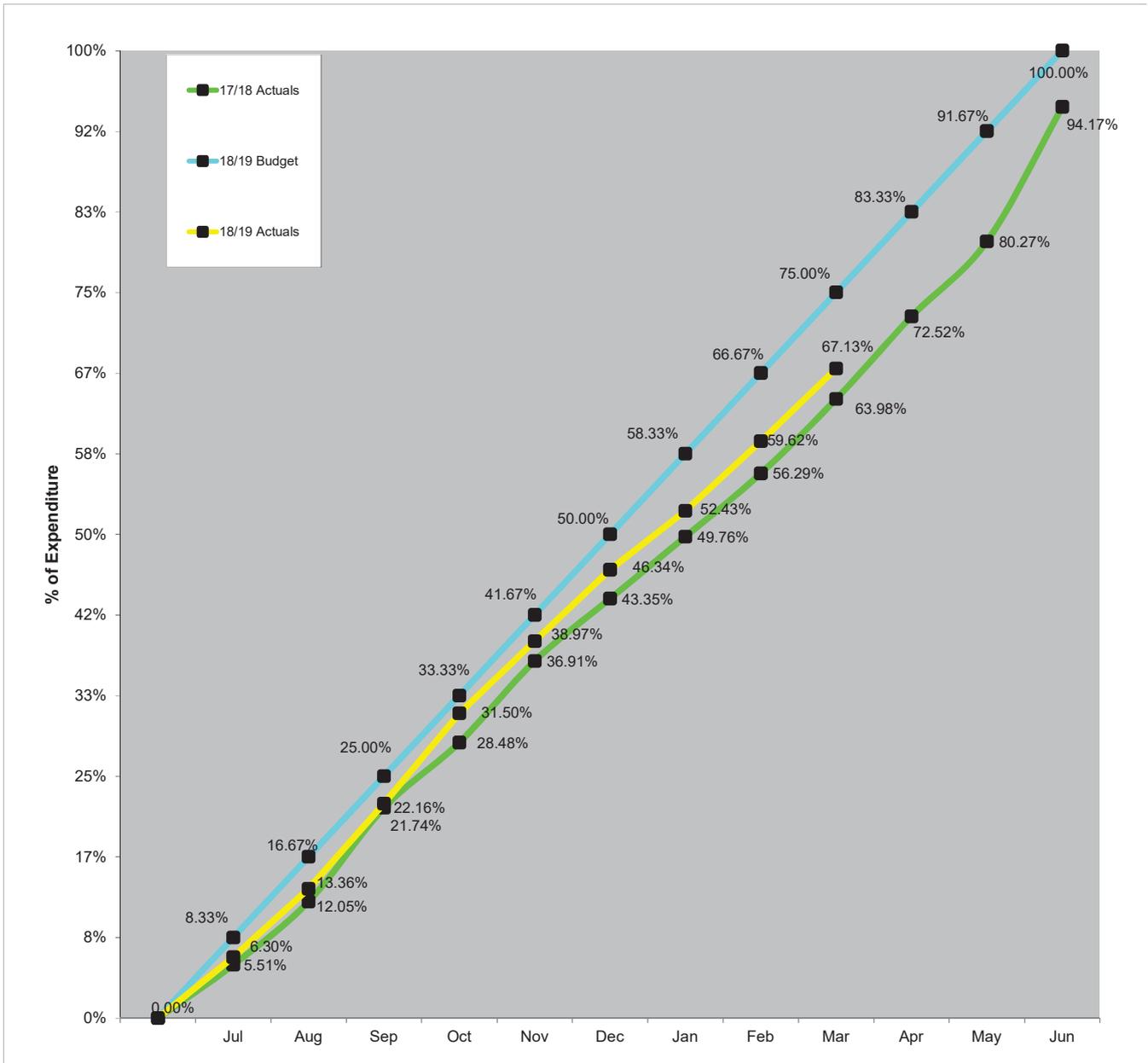
	Revised Budget 2018/19 \$'000	YTD Actuals 2018/19 \$'000	Actuals to Revised Budget 2018/19 %	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Comments
Operating Revenue						
Rates & Utility Charges	\$307,264	\$231,963	75%	76%	76%	Revenue is slightly above target after the third quarter rates levy.
User Fees & Charges	\$35,425	\$28,592	81%	81%	81%	Revenue is tracking over budget and is consistent with the previous years.
Interest Revenue	\$47,067	\$32,955	70%	79%	77%	The % for 2018/19 is tracking below budget and is below the previous years.
Operating Expenses						
Employee Expenses & Material and Services	\$297,113	\$199,461	67%	64%	66%	Expenditure is tracking below budget but is slightly above the previous years.
External Loan Interest Expense	\$21,322	\$16,317	77%	76%	75%	Expenditure is tracking slightly above budget and previous years.
Capital Revenues						
Infrastructure Cash Contributions	\$23,500	\$33,677	143%	132%	104%	Infrastructure cash contributions are tracking above the previous year and exceeding budget.
Contributed Assets	\$40,227	\$63,959	159%	191%	69%	All contributed assets have been recognised to date.
Grants & Subsidies	\$19,867	\$10,906	55%	55%	77%	The % of grants and subsidies received is tracking below budget and is comparable to the previous year.
Capital Expenditure						
Total Capital Expenditure**	\$186,187	\$110,169	59%	55%	60%	Capital expenditure remains behind budget.
<p>* The data presented reflects the position of Council as at 31 March 2019 compared to the position of Council as at 31 March 2018 and 31 March 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</p>						

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (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.



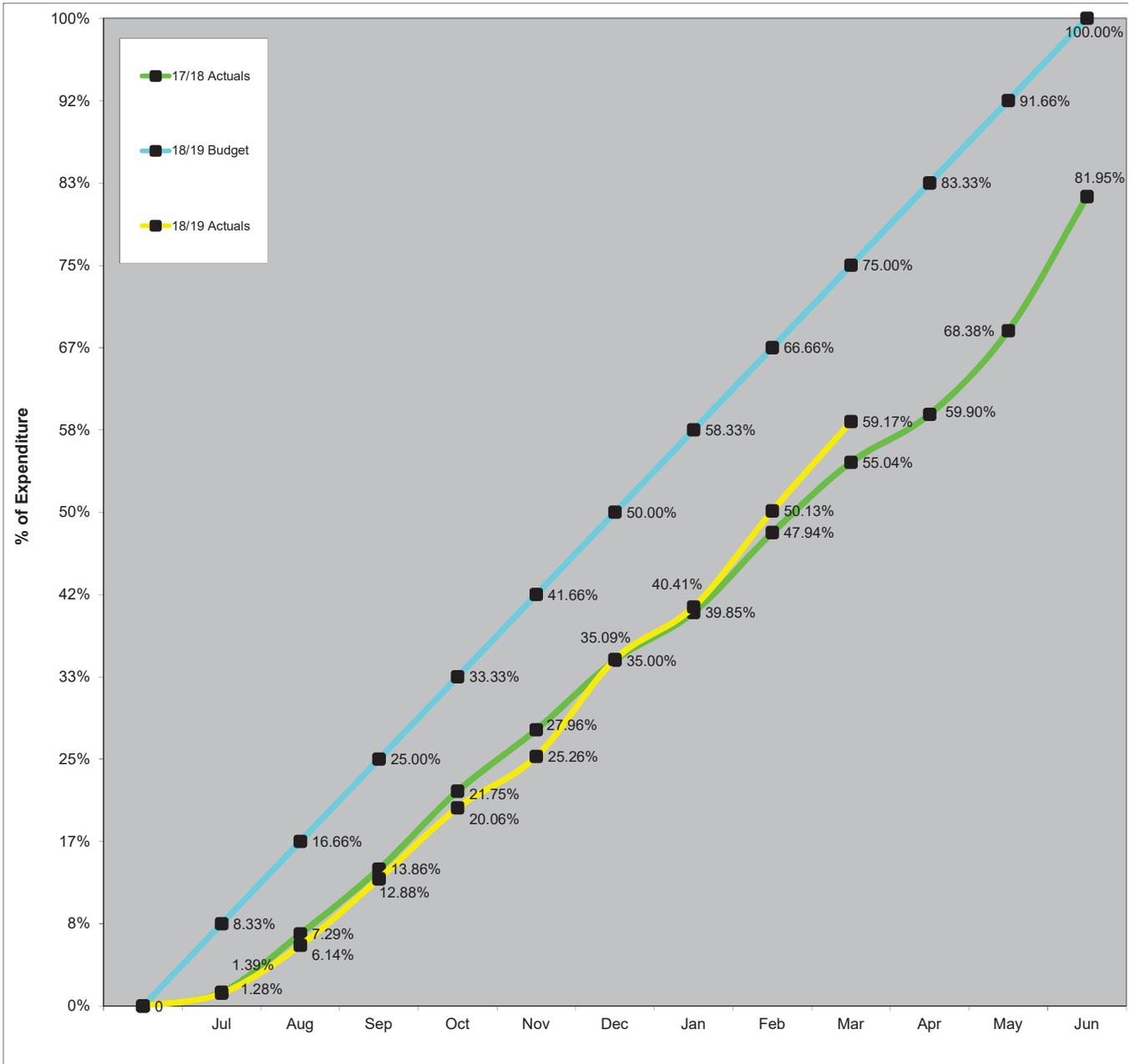
	Annual Revised Budget \$'000	Actuals to March \$'000	Actuals to Budget % spent
2017/18	\$ 292,058	\$ 186,866	63.98%
2018/19	\$ 297,113	\$ 199,461	67.13%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (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 March \$'000	Actuals to Budget % spent
2017/18	\$ 176,995	\$ 97,418	55.04%
2018/19	\$ 186,187	\$ 110,169	59.17%

Moreton Bay Regional Council

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ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2019 - REGIONAL - A18410844 (Cont.)

TREASURY REPORT

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

Investments

At 31 March 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 85.59% 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 31 March 2019	Interest earned YTD
A1+	Qld Treasury Corp*	2.52%	Short Term (45 days)	48,576,761	1,231,641
A1+	ANZ	1.97%	At Call	11,400,893	167,236
A1+	National Australia Bank	2%	At Call	21,705,914	389,432
A1+	ANZ	2.7% to 2.75%	364 to 365 days	30,000,000	718,611
A1+	Bankwest	2.65%	182 days	20,000,000	391,616
A1+	National Australia Bank	2.65% to 2.77%	91 to 363 days	40,000,000	717,545
A1+	Westpac	2.65% to 2.77%	210 to 365 days	70,000,000	1,309,641
A1	Suncorp	2.65% to 2.81%	153 to 188 days	40,000,000	656,740
A2	AMP Bank	2.80%	183 to 272 day	10,000,000	49,402
A2	Bank of Queensland	2.7% to 2.75%	182 to 279 days	30,000,000	344,822
A2	Bendigo and Adelaide Bank	2.75%	273 days	10,000,000	366,178
A2	IMB	2.65%	363 days	5,000,000	97,781
	Trust Investments				189,611
				*	
				336,683,568	6,630,257

* 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 2.54% pa in 2018/19.

Non-Current Investments

Institution	Product	Term	Current Value	Invested Value
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	102,397,767	100,000,000

Performance to Budget - Year to Date (YTD) Summary

75% 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	6,630	67%	Tracking below budget at this stage
Interest on Debt held in Unitywater	36,085	36,085	25,490	71%	As above
Total Investment Income	46,047	46,047	32,120	70%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2018	385,996
New borrowings	0
Borrowings repaid	(22,802)
Debt held as at 31 March 2019	363,194

As at 31 March 2019 the weighted average interest rate of all Council debt is 5.65%

SUPPORTING INFORMATION

Ref: A18269304

The following list of supporting information is provided for:

ITEM 4.1

**BEACHMERE - CHRISTEN DRIVE - ROAD REHABILITATION AND DRAINAGE CONSTRUCTION -
DIVISION 2**

Confidential #1 Tender Evaluation

SUPPORTING INFORMATION

Ref: A18372175

The following list of supporting information is provided for:

ITEM 4.2

DECEPTION BAY - JOSEPH CRESCENT - BUILDING DEMOLITION STAGE 2 - DIVISION 2

Confidential #1 Tender Evaluation

SUPPORTING INFORMATION

Ref: A18175104

The following list of supporting information is provided for:

ITEM 4.3

CLONTARF - HORNIBROOK ESPLANADE FORESHORE - PARK CONSTRUCTION 2 - DIVISION 6

Confidential #1 Tender Evaluation

SUPPORTING INFORMATION

Ref: A18328131

The following list of supporting information is provided for:

ITEM 5.2

NEW LEASE - MILLEN FARM LTD - DIVISION 11

#1 Samford Parklands - Millen Farm Ltd proposed lease area

#2 Samford Parklands - Existing lease area

ITEM 5.2 - NEW LEASE - MILLEN FARM LTD(Cont.)

#1 Samford Parklands - Millen Farm Ltd proposed lease area



ITEM 5.2 - NEW LEASE - MILLEN FARM LTD(Cont.)

#2 Samford Parklands - Existing lease area

