



MINUTES

GENERAL MEETING

Wednesday 28 April 2021
commencing at 9.34am

Strathpine Chambers
220 Gympie Road, Strathpine

ENDORSED GM20210512

Membership = 13
Mayor and all Councillors

Quorum = 7

1. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 28 April 2021 (Pages 21/385 - 21/544)

RESOLUTION

Moved by Cr Denise Sims (Deputy Mayor)

Seconded by Cr Sandra Ruck

CARRIED 13/0

That the minutes of the General Meeting held 28 April 2021, be confirmed.

LIST OF ITEMS

STATEMENT - ATTENDEES AND LIVESTREAMING

1.	ACKNOWLEDGEMENT OF COUNTRY	385
2.	OPENING PRAYER / REFLECTION	385
3.	ATTENDANCE & APOLOGIES	385
4.	MEMORIALS OR CONDOLENCES	386
5.	CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING	386
	General Meeting - 31 March 2021 (Pages 21/202 to 21/384)	386
	RESOLUTION	
6.	PRESENTATION OF PETITIONS	386
	<i>(Addressed to the Council and tabled by Councillors)</i>	
6.1.	Petition: Cheryl Williams - Reduction of speed, noise abatement and painting of pedestrian crossings along Prince Edward Parade, Redcliffe (61857119)	
6.2.	Petition: Jason and Mandy Ferriday - Keep Deadwood Pizza at Wamuran Produce and Hardware site (61942529)	
6.3.	Petition: Glenys Anderson - Coffee and Food Vending Machines in Solander Esplanade, Banksia Beach be removed to another location (61927725)	
7.	CORRESPONDENCE	387
8.	COMMUNITY COMMENT	387
9.	NOTICES OF MOTION (Repeal or amendment of resolutions)	387
	<i>(s262 of the Local Government Regulation 2012)</i>	
10.	CONFLICTS OF INTEREST NOTIFIED TO THE CEO	388
10.1.	Declarable Conflict of Interest - Cr Darren Grimwade	
10.2.	Declarable Conflict of Interest - Cr Darren Grimwade	
10.3.	Declarable Conflict of Interest - Cr Darren Grimwade	
11.	OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)	389
	<i>(as referred by the Chief Executive Officer)</i>	
1	GOVERNANCE & ENGAGEMENT SESSION (Cr P Flannery, Mayor)	390
	ITEM 1.1	390
	PETRIE SUBURB BOUNDARY CHANGE PROPOSAL	
	RESOLUTION	
	REPORT DETAIL	

Moreton Bay Regional Council

GENERAL MEETING - 528
28 April 2021

PAGE b
Minutes

ITEM 1.2	395
FINANCIAL AND CONTRACTUAL DELEGATION TO CHIEF EXECUTIVE OFFICER - QUARTER ENDING 31 MARCH 2021	
RESOLUTION	
REPORT DETAIL	
2 INFRASTRUCTURE PLANNING SESSION (Cr A Hain)	398
3 ENGINEERING, CONSTRUCTION & MAINTENANCE SESSION (Cr B Savage)	399
ITEM 3.1	399
TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS	
RESOLUTION	
REPORT DETAIL	
ITEM 3.2	404
TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING UPGRADE	
RESOLUTION	
REPORT DETAIL	
ITEM 3.3	409
TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION	
RESOLUTION	
REPORT DETAIL	
ITEM 3.4	415
TERMINATION OF AN EXPRESSIONS OF INTEREST CAMPAIGN (DATA CENTRE) AT THE PETRIE MILL SITE	
RESOLUTION	
REPORT DETAIL	
ITEM 3.5	419
TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE	
RESOLUTION	
REPORT DETAIL	
4 PLANNING SESSION (Cr D Grimwade)	425
ITEM 4.1	425
DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE	
RESOLUTION	
REPORT DETAIL	
ITEM 4.2	456
DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE	
MOTION	
RESOLUTION	

Moreton Bay Regional Council

GENERAL MEETING - 528
28 April 2021

PAGE c
Minutes

ITEM 4.2 - RESUMED	459
DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE	
RESOLUTION	
REPORT DETAIL	
ITEM 5.1 - DECLARATION OF INTEREST	506
5 COMMUNITY & ENVIRONMENTAL SERVICES SESSION (Cr M Gillam)	506
ITEM 5.1	506
TELECOMMUNICATIONS LEASE - DOHLES ROCKS ROAD, GRIFFIN	
RESOLUTION	
REPORT DETAIL	
ITEM 5.2	509
NEW LEASE - MORETON BAY LIONS AUSTRALIAN FOOTBALL SPORTS CLUB INC	
RESOLUTION	
REPORT DETAIL	
ITEM 5.3	512
NEW LEASE - LIONS CLUB OF MORAYFIELD & DISTRICTS INC	
RESOLUTION	
REPORT DETAIL	
ITEM 5.4	515
PROPOSED LEASE FOR TELECOMMUNICATIONS FACILITY - LES HUGHES SPORTING COMPLEX	
RESOLUTION	
REPORT DETAIL	
ITEM 5.5	518
PROPOSED LEASE FOR TELECOMMUNICATIONS TOWER	
RESOLUTION	
REPORT DETAIL	
ITEM 5.6	521
COMMUNITY OPERATIONAL SUPPORT GRANT - ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (QUEENSLAND)	
RESOLUTION	
REPORT DETAIL	
ITEM 5.7	525
PROPOSED LEASE TENANCY B, LEVEL 4 - THE CORSO, NORTH LAKES	
RESOLUTION	
REPORT DETAIL	

Moreton Bay Regional Council

GENERAL MEETING - 528
28 April 2021

PAGE d
Minutes

6 FINANCE & CORPORATE SERVICES SESSION (Cr M Constance)	528
ITEM 6.1	528
AUDITOR-GENERAL INTERIM OBSERVATION REPORT 2020/21	
RESOLUTION	
REPORT DETAIL	
ITEM 6.2	531
MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021	
RESOLUTION	
REPORT DETAIL	
ITEM 6.3	536
QUARTER 3 OPERATIONAL PLAN REVIEW	
RESOLUTION	
REPORT DETAIL	
12. NOTIFIED GENERAL BUSINESS ITEMS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE	539
ITEM 12.1	539
ANZAC DAY COMMEMORATIVE SERVICES	
RESOLUTION	
13. CLOSED SESSION	540
<i>(s254J of the Local Government Regulation 2012)</i>	
RESOLUTION	
OPEN SESSION	540
RESOLUTION	
14a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL	541
ITEM C.1 – CONFIDENTIAL	541
ACQUISITION OF EASEMENT FOR SEWERAGE RISING MAIN	
RESOLUTION	
ITEM C.2 – CONFIDENTIAL	542
COMMERCIAL ADVERTISING ON BUS SHELTERS	
RESOLUTION	
14b. CONFIDENTIAL GENERAL BUSINESS	544

STATEMENT - ATTENDEES AND LIVESTREAMING

The Mayor to advise that the meeting will be live streamed and the video recording of the meeting will be available on the council's website.

Attendees must be aware that incidental capture of an image or sound of persons in the public gallery, may occur.

By remaining at the meeting attendees consent to being filmed and the possible use of their image and sound being published in the live streaming and recorded video of this meeting.

2. ACKNOWLEDGEMENT OF COUNTRY

Cr Sandra Ruck provided the Acknowledgement of Country.

3. OPENING PRAYER / REFLECTION

Cr Sandra Ruck provided the opening prayer / reflection for the meeting.

4. ATTENDANCE & APOLOGIES

Attendance:

Cr Brooke Savige

Cr Mark Booth

Cr Adam Hain

Cr Jodie Shipway

Cr Sandra Ruck

Cr Karl Winchester

Cr Denise Sims (Deputy Mayor)

Cr Mick Gillam

Cr Cath Tonks

Cr Matt Constance

Cr Darren Grimwade

Cr Tony Latter

Chief Executive Officer

Director Community & Environmental Services

Director Finance & Corporate Services

Director Infrastructure Planning

Director Planning

Chief Economic Development Officer

(Mr Greg Chemello)

(Mr Bill Halpin)

(Ms Donna Gregory)

(Mr Andrew Ryan)

(Mr David Corkill)

(Mr Paul Martins)

Manager Governance and Executive Services

Manager Project Management

Manager Development Services

Coordinator Planning Assessment

Senior Legal Officer

(Darren Dallinger)

(Lee Purchase)

(Dan Staley)

(Amy White)

(Elton Morais)

Meeting Support

(Kim Reid)

Apologies:

Cr Peter Flannery (Mayor) (Chairperson)

5. MEMORIALS OR CONDOLENCES

Cr Denise Sims (Deputy Mayor) made mention of the late **Reverend Allan Charles Male** who recently passed away, aged 85 years. Reverend Male started his first ministry in Victoria, moving to the Moreton Bay Region in 1972 and was involved in many roles during his lifetime; twice honoured with a member of the Order of Australia (OAM) and was a Knight of the Order of St John of Jerusalem.

Cr Sims conveyed Council's sincere condolences to Allan's wife, children, grandchildren and great-grandchildren.

6. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 31 March 2021 (Pages 21/202 to 21/384)

RESOLUTION

Moved by Cr Karl Winchester

Seconded by Cr Sandra Ruck

CARRIED 12/0

That the minutes of the General Meeting held 31 March 2021, be confirmed.

7. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

7.1. Petition: Cheryl Williams - Reduction of speed, noise abatement and painting of pedestrian crossings along Prince Edward Parade, Redcliffe (61857119)

Cr Winchester tabled a petition containing 70 signatures, received from Cheryl Williams reading as follows:

"We, the undersigned residents of Moreton Bay Regional Council, request that Council:

Petition to Council requesting reduction of speed, noise abatement and painting of pedestrian crossings along Prince Edward Parade, Redcliffe."

Council received the petition, referring it to the Director Infrastructure Planning for investigation and report to Council, if required.

7.2. Petition: Jason and Mandy Ferriday - Keep Deadwood Pizza at Wamuran Produce and Hardware site (61942529)

Cr Latter tabled a petition containing 198 signatures, received from Jason and Mandy Ferriday reading as follows:

“Keep Deadwood Pizza at Wamuran Produce and Hardware site.”

Council received the petition, referring it to the Director Community and Environmental Services for investigation and report to Council, if required.

7.3. Petition: Glenys Anderson - Coffee and Food Vending Machines in Solander Esplanade, Banksia Beach be removed to another location (61927725)

Cr Savage tabled a petition containing 20 signatures, received from Glenys Anderson reading as follows:

“We the undersigned request that the parking area site 10A being used for coffee and food vending machines in Solander Esplanade Banksia Beach be removed to another location immediately for the following reasons:

- *Noise*
- *Proximity to houses*
- *Duration*
- *Fumes and health*
- *Car parks*
- *Compliance*
- *Safety*
- *Why here”*

Council received the petition, referring it to the Director Community and Environmental Services for investigation and report to Council, if required.

8. CORRESPONDENCE

There was no correspondence tabled at the meeting.

9. COMMUNITY COMMENT

There were no participants in the Community Comment session for this meeting.

10. NOTICES OF MOTION (Repeal or amendment of resolutions)

(s262 of the Local Government Regulation 2012)

There were no Notices of Motion.

11. CONFLICTS OF INTEREST NOTIFIED TO THE CEO

Conflicts of interest notified to the CEO where not specifically related to an item on this agenda

11.1. Declarable Conflict of Interest - Cr Darren Grimwade

Pursuant to s150EQ of the *Local Government Act 2009*, Cr Darren Grimwade informed the meeting of a declarable conflict of interest in matters relating to development application DA/2021/1181 located at Anzac Avenue, Petrie as Mr Shane Newcombe is a friend of Cr Grimwade and Director of Newcombe Holdings Pty Ltd the owners of the land.

Cr Grimwade has indicated he will not participate in decisions relating to DA/2021/1181 including discussion, debate and voting and will elect to leave future meetings.

11.2. Declarable Conflict of Interest - Cr Darren Grimwade

Pursuant to s150EQ of the *Local Government Act 2009*, Cr Darren Grimwade informed the meeting of a declarable conflict of interest in matters relating to development application DA/2021/1043 located at Boundary Road, Narangba. The applicant, Lindsay Packer was a political donor in Cr Grimwade's 2020 election campaign, donating \$750 to the Councillor on 2 March 2020.

Cr Grimwade has indicated he will not participate in decisions relating to DA/2021/1043 including discussion, debate and voting and will elect to leave future meetings.

11.3. Declarable Conflict of Interest - Cr Darren Grimwade

Pursuant to s150EQ of the *Local Government Act 2009*, Cr Darren Grimwade informed the meeting of a declarable conflict of interest in matters relating to development application DA/2021/1375 located at Bribie Island Road, Sandstone Point as Rob Comiskey is a friend of Cr Grimwade and Director of Bribie Waters Pty Ltd, the owners of the land.

Cr Grimwade has indicated he will not participate in decisions relating to DA/2021/1375 including discussion, debate and voting and will elect to leave future meetings.

12. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)

(as referred by the Chief Executive Officer)

Consideration of officers' reports as referred by the Chief Executive Officer, to be conducted in Sessions.

The appointed Portfolio Councillor will facilitate the conduct of the respective session under the control of the Mayor as the Presiding Officer.

Session	Portfolio Councillor	Deputy Portfolio Councillor
1 Governance & Engagement	Cr P Flannery (Mayor)	Cr D Sims (Deputy Mayor)
2 Infrastructure Planning	Cr A Hain	C T Latter
3 Engineering, Construction & Maintenance	Cr B Savige	Cr C Tonks
4 Planning	Cr D Grimwade	Cr K Winchester / Cr M Booth
5 Community & Environmental Services	Cr M Gillam	Cr S Ruck
6 Finance & Corporate Services	Cr M Constance	Cr J Shipway

ATTENDANCE

Mr Darren Dallinger attended the meeting at 9.53am for discussion on Item 1.1.

1 GOVERNANCE & ENGAGEMENT SESSION

(Cr P Flannery, Mayor)

**ITEM 1.1
PETRIE SUBURB BOUNDARY CHANGE PROPOSAL**

Meeting / Session: 1 GOVERNANCE & ENGAGEMENT
Reference: 61666756 : 23 February 2021 - **Refer Supporting Information 61666755**
Responsible Officer: DD, Manager Governance and Executive Services (FCS Governance & Executive Services)

Executive Summary

The purpose of this report is to seek Council approval for the Chief Executive Officer to prepare and submit a submission on behalf of Council to the Queensland Government proposing a change to the Petrie suburb boundary so that it includes the majority of The Mill at Moreton Bay site which includes the University Precinct.

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Matt Constance

CARRIED 12/0

That the Chief Executive Officer prepare a submission on behalf of Council to the Queensland Government proposing a change to the Petrie suburb boundary so that it includes the majority of The Mill at Moreton Bay site.

ITEM 1.1 PETRIE SUBURB BOUNDARY CHANGE PROPOSAL - 61666756 (Cont.)

OFFICER'S RECOMMENDATION

That the Chief Executive Officer prepare a submission on behalf of Council to the Queensland Government proposing a change to the Petrie suburb boundary so that it includes the majority of The Mill at Moreton Bay site.

REPORT DETAIL

1. Background

On 22 July 2020, Council considered a general business item proposing that in order to avoid confusion into the future, the "MILLovate site" (the majority of The Mill at Moreton Bay site) should be located in the suburb of Petrie, rather than being located across the two suburbs of Petrie and Kallangur.

The following resolution appears on minute page 20/1436 of the General Meeting held 22 July 2020:

RESOLUTION

That the Chief Executive Officer prepare a report to Council on the possible boundary changes in the MILLovate site.

A further Council Briefing was held on 4 November 2020 to consider the processes involved for making a suburb boundary change. The outcome of the briefing was for a report to be submitted to the General Meeting for consideration of a boundary change for the suburb of Petrie to include the majority of The Mill at Moreton Bay site.

2. Explanation of Item

In order to ensure that the majority of The Mill at Moreton Bay site is located in the suburb of Petrie, rather than being located across the two suburbs of Petrie and Kallangur, it is proposed that Council prepares a suburb boundary change submission to the Queensland Government.

2.1 Area affected

Supporting information 1 and 2 include two maps showing the current and proposed boundary of Petrie respectively.

The proposal impacts the following Council-owned land parcels only:

- SP 309926 - Lots 1, 2, 3 and 5;
- SP 27046 - Lot 101;
- SP 204478 - Lot 2; and
- SL 10426 - Lot 15.

The owners of land parcels SP 242303 - Lot 1 and SP 275545 - Lot 33 adjacent to Dohles Rocks Road and Russell Street will also be consulted about their possible inclusion in Petrie. Should the landowners be supportive of this proposal, the boundary between Petrie and Kallangur in the north - east would include the railway line, Dohles Rocks Road and Russell Street, Kallangur.

2.2 Legal framework

In accordance with the *Place Names Act 1994*, the Queensland State Government has the exclusive power to make decisions about whether to amend a suburb boundary. The Minister for Natural Resources, Mines and Energy (DNRME) has jurisdiction to receive submissions from members of the community proposing a suburb boundary amendment, and to make decisions on those submissions. Council has no legal authority to amend a suburb boundary or make decisions on submissions put forward by others.

ITEM 1.1 PETRIE SUBURB BOUNDARY CHANGE PROPOSAL - 61666756 (Cont.)

Council's role in the suburb boundary amendment process is limited to the following:

- Council may make a submission to the State Government to request amendment of a suburb boundary; or
- Council may provide a letter of support to a third party who intends to make a submission to the State Government to request amendment of a suburb boundary.

DNRME provides some general guidance on preferred boundary features. Table 1 below considers this advice against both the status quo and the option of moving the Petrie suburb boundary.

Table 1 - General DNRME guidance on boundary changes against each option

In general boundaries should:	Option 1 - Status Quo (no boundary change)	Option 2 - Moving the Petrie suburb boundary to include the majority of The Mill at Moreton Bay site
1. Align to property (cadastral) boundaries or easily distinguishable community or physical boundaries, such as breaks in residential development or zoning, open space areas, ridges, creeks, flood plains, major road centrelines, railways, canals or pipelines	The boundary currently follows Yebri Creek.	The north-eastern boundary would follow the alignment of Dohles Rocks Road (major road).
2. Be positioned to include areas of similar character and similar functional relationships in the same locality wherever possible	The Mill at Moreton Bay site sits within the broader priority development area.	The areas included in The Mill at Moreton Bay site may serve a similar function in the future.
3. Contain no gaps or overlaps	There are no gaps or overlaps.	There are no gaps or overlaps.
4. Not define a locality as an 'island' within another locality—all localities should share a boundary with at least 2 other localities or at least 1 other locality and a state or coastal boundary	An island does not exist currently.	An island will not be created, and it will share a boundary with the suburb of Kallangur.
5. Not extend beyond local government or state boundaries	The locations are entirely in the Moreton Bay Regional Council LGA.	The locations are entirely in the Moreton Bay Regional Council LGA.
6. Not segment land parcels or adjacent properties in common ownership	There is currently no segmentation of land parcels or properties.	The proposal does not segment land parcels or adjacent properties in common ownership as all the parcels are owned by Moreton Bay Regional Council.
7. Not segment roads into different localities except where it is unavoidable for very long roads (this does not include dividing a road along the centreline where that road has been identified as a distinguishable barrier suitable for a boundary).	There is currently no segmentation of roads into different localities.	The proposal does not segment any existing roads.

ITEM 1.1 PETRIE SUBURB BOUNDARY CHANGE PROPOSAL - 61666756 (Cont.)

Should Council wish to proceed with the submission, consultation will be undertaken with affected properties, noting that the proposal mainly impacts Council-owned land parcels. Subject to consultation outcomes, a submission to DNRME will then be prepared and include the following:

- the reason for suggesting the change (e.g. any anticipated benefit to the community);
- a map detailing the existing and proposed suburb boundaries;
- a list of the addresses that will be directly affected by the amendment; and
- documentation showing results of consultation with affected properties.

The State Government would then consider the submission and undertake formal community consultation prior to making a decision.

2.3 Process following State Government decision

DNRME will notify Council of the decision on the submission. If the submission is supported, DNRME will also arrange for the amendment to be gazetted.

Following the receipt of this notification, Council would then be responsible for:

- notifying any affected property owners thanking them for participating in the consultation and advising them of the outcome;
- making any necessary changes to signage associated with the suburb boundary amendment; and
- updating its Name and Address Register (NAR), associated systems and mapping accordingly.

3. **Strategic Implications**

3.1 Legislative / Legal Implications

In accordance with the *Place Names Act 1994*, the Queensland State Government has the exclusive power to make decisions about whether to amend a suburb boundary. The Minister for Natural Resources, Mines and Energy (DNRME) has jurisdiction to receive submissions from members of the community proposing a suburb boundary amendment, and to make decisions on those submissions. Council has no legal authority to amend a suburb boundary or make decisions on submissions put forward by others.

Council's role in the suburb boundary amendment process is limited to the following:

- Council may make a submission to the State Government to request amendment of a suburb boundary; or
- Council may provide a letter of support to a third party who intends to make a submission to the State Government to request amendment of a suburb boundary.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications Nil identified

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications

The proposal is expected to have a positive impact on the community by reducing the potential for confusion about the location of new commercial developments within The Mill at Moreton Bay site.

ITEM 1.1 PETRIE SUBURB BOUNDARY CHANGE PROPOSAL - 61666756 (Cont.)

- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications
The proposal is expected to promote the development of communities of interest at The Mill at Moreton Bay site within the one suburb of Petrie.
- 3.10 Human Rights Implications
The proposed suburb boundary amendment does not impact any persons' human rights.
- 3.11 Consultation / Communication
Consultation with the Department of Natural Resources and Mines has informed the development of this report. Additional community consultation will be undertaken with the owners of affected properties.

ATTENDANCE

Mr Darren Dallinger retired from the meeting at 10.00am after Item 1.1.

**ITEM 1.2
FINANCIAL AND CONTRACTUAL DELEGATION TO CHIEF EXECUTIVE OFFICER -
QUARTER ENDING 31 MARCH 2021**

Meeting / Session: 1 GOVERNANCE & ENGAGEMENT
Reference: 61864630 : 9 April 2021 - **Refer Supporting Information 61864654**
Responsible Officer: DD, Manager Governance & Executive Services (FCS Governance & Executive Services)

Executive Summary

At its meeting of 5 August 2020, Council delegated its powers to the Chief Executive Officer to authorise expenditure of money up to and including the amount of \$25,000,000 as well as power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges, subject to certain criteria.

In accordance with specified criteria, this report provides detail of contracts in excess of \$500,000 for the quarter ending 31 March 2021.

RESOLUTION

Moved by Cr Karl Winchester

Seconded by Cr Jodie Shipway

CARRIED 12/0

That Council notes the report provided in supporting information #1 detailing contracts in excess of \$500,000 which the Chief Executive Officer has entered into for the quarter ending 31 March 2021 under Council delegation (Council-163).

ITEM 1.2 FINANCIAL AND CONTRACTUAL DELEGATION TO CHIEF EXECUTIVE OFFICER - QUARTER ENDING 31 MARCH 2021 - 61864630 (Cont.)

OFFICER'S RECOMMENDATION

That Council notes the report provided in supporting information #1 detailing contracts in excess of \$500,000 which the Chief Executive Officer has entered into for the quarter ending 31 March 2021 under Council delegation (Council-163).

REPORT DETAIL

1. Background

Council revised the Chief Executive Officer's financial and contractual delegations at its meeting of 5 August 2020. The purpose of the review was to implement a system to better reflect operational needs and enable efficient and effective decisions to be made.

The Chief Executive Officer was authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging any of the particular contracts and any required variations of the contracts on Council's behalf.

2. Explanation of Item

The following resolution appears on minute page 20/1454-55 of the General Meeting held 5 August 2020.

- | |
|---|
| <ol style="list-style-type: none">1. That pursuant to section 257 of the <i>Local Government Act 2009</i>, Council delegates to the Chief Executive Officer its power to authorise expenditure of money up to and including the amount of \$25,000,000 subject to the following criteria:<ol style="list-style-type: none">a) the expenditure is in accordance with the <i>Local Government Act 2009</i>;b) the expenditure has been provided for in Council's annual budget, except in the case of genuine emergency or hardship where the budget does not make provision; andc) the expenditure is not materially greater than the budget allocation.2. That pursuant to section 257 of the <i>Local Government Act 2009</i>, Council delegates to the Chief Executive Officer its power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges as stated in Council's audited financial statements included in Council's most recently adopted annual report, subject to the following criteria:<ol style="list-style-type: none">a) the contract has been formed in accordance with the <i>Local Government Act 2009</i> and Council's Procurement Policy;b) the expenditure under the contract has been provided for in Council's annual budget, except in the case of genuine emergency or hardship where the budget does not make provision;c) any contract greater than the budget allocation is to be reported to Council; andd) details of contracts in excess of \$500,000 to be reported to Council on a quarterly basis.3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging any of the above contracts and any required variations of the contracts on Council's behalf. |
|---|

ITEM 1.2 FINANCIAL AND CONTRACTUAL DELEGATION TO CHIEF EXECUTIVE OFFICER - QUARTER ENDING 31 MARCH 2021 - 61864630 (Cont.)

All delegations are subject to any limitations of the *Local Government Act 2009* and Local Government Regulation 2012, Council's budget, and Council's Procurement Policy (where applicable).

Any contracts entered into under delegation Council-163, that exceed \$500,000, must be reported to the Council on a quarterly basis.

3. Strategic Implications

3.1 Legislative/Legal Implications

Under s257 of the *Local Government Act 2009* (Act), the Council may, by resolution, delegate powers given to it under the Act or any other Act, to the Chief Executive Officer. The Council cannot delegate a power that an Act states must be exercised by resolution.

Details of contracts awarded by Council worth \$200,000 or more, are published on the Council's website in accordance with Section 237 of the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

Governance & Leadership: Efficient and effective management of Council's operations.

3.3 Policy Implications

Exercising of the delegation must be in accordance with Council's Procurement Policy.

3.4 Risk Management Implications

The regular review of delegations to the CEO will ensure that Council's delegations are up-to-date and accord with legislation.

Reporting of contracts entered into exceeding \$500,000 keeps Council informed of decisions made under delegation by the Chief Executive Officer.

3.5 Delegated Authority Implications

Council's financial and contractual delegation to the Chief Executive Officer enables efficient and effective decisions to be made, with a greater number of tenders being awarded and contracts entered into in a timely manner, without requiring a Council resolution.

3.6 Financial Implications

All expenditure under delegation Council-163 must be provided for in Council's annual budget, except in the case of genuine emergency or hardship where the budget does not make provision.

3.7 Economic Benefit Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

Consultation has been undertaken with the Chief Executive Officer.

2 INFRASTRUCTURE PLANNING SESSION

(Cr A Hain)

No items for consideration.

3 ENGINEERING, CONSTRUCTION & MAINTENANCE SESSION

(Cr B Savige)

ITEM 3.1

TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS

Meeting / Session: 3 ENGINEERING, CONSTRUCTION & MAINTENANCE
Reference: 61853982 : 1 April 2021 - Refer **Confidential Supporting Information**
61842173
Responsible Officer: MM, Project Manager (ECM Project Management)

Executive Summary

Tenders were called for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project. The tender closed on the 9th March 2021 with a total of three tenders received, all of which were conforming.

It is recommended that Council award the tender for 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project to AllenCon Pty Ltd for the sum of \$277,957.00 (excluding GST) as this tender was evaluated as representing the overall best value offer to Council.

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Tony Latter

CARRIED 12/0

1. That the tender for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project be awarded to AllenCon Pty Ltd for the sum of \$277,957.00 (excluding GST).
2. That the Council enters into an agreement with AllenCon Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with AllenCon Pty Ltd for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project and any required variations of the agreement on Council's behalf.
4. That to allow this project to continue, and for Council to enter into the agreement with AllenCon Pty Ltd for the project, Council commits to the provision of an additional \$135,000 in the 21-22 FY quarter one financial review process.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

ITEM 3.1 TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS - 61853982 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project be awarded to AllenCon Pty Ltd for the sum of \$277,957.00 (excluding GST).
2. That the Council enters into an agreement with AllenCon Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with AllenCon Pty Ltd for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project and any required variations of the agreement on Council's behalf.
4. That to allow this project to continue, and for Council to enter into the agreement with AllenCon Pty Ltd for the project, Council commits to the provision of an additional \$135,000 in the 21-22 FY quarter one financial review process.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

REPORT DETAIL

1. Background

The project is located at the intersection of Capestone Boulevard and St Benedict's Close, Mango Hill. The project scope includes the design and construction of a pedestrian signalisation on the south-eastern leg of the roundabout. Council has tested the operation of signals through a temporary set of signals since October 2020. This project replaces the hired temporary signals with permanent signals to improve the safety of pedestrians crossing Capestone Boulevard on a permanent basis.

Design and construction of the project is expected to take 20 weeks. Design will commence in May 2021 and take 15 weeks to complete, including an allowance of 6 weeks for Energex approvals.

The recommended tenderer submitted that the actual on-site construction will take approximately 3 weeks, with the remaining time being taken up with design and lead time for the traffic signal poles and the signal controller box. The 3-week on-site works will be programmed to be undertaken just prior and during the September 2021 school holidays.

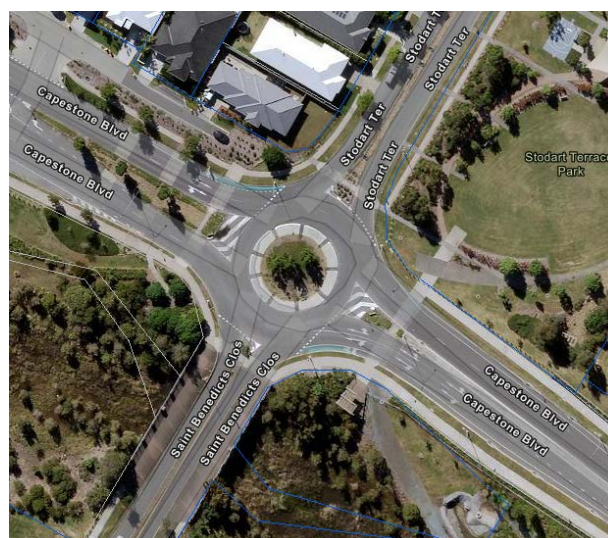


Figure 1 - Project Locality

ITEM 3.1 TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS - 61853982 (Cont.)

2. Explanation of Item

Tenders for the 'Mango Hill - Capestone Boulevard / St Benedict's Close - Pedestrian Signals (MBRC010654)' project closed on the 9th March 2021 with a total of 3 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. The received tenderers and evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)	EVALUATION SCORE (Post Local Preference)
1	AllenCon Pty Ltd	96.28	103.78
2	Mi Electric Pty Ltd ATF The Morris Family Trust	94.48	98.23
3	Allroads Pty Ltd	83.88	83.88

AllenCon Pty Ltd ('AC') - submitted a comprehensive and well-presented tender demonstrating relevant similar project experience. A tender clarification meeting was held on the 24th March 2021, at which AC demonstrated their relevant experience, methodology, understanding, and capability in delivering the project. AC provided examples of similar projects including - Victoria Avenue and King Street signalisation (valued at \$1.6M), Klinger Avenue and Boardman Street partial signalisation (valued at \$200,000), Brays Road and Tesch Road signalisation (valued at \$800,000) and recently Mango Hill Boulevard East and Bonnet Parade signalisation (valued at \$800,000) for Moreton Bay Regional Council.

Mi Electric Pty Ltd ATF The Morris Family Trust ('MFT') - submitted a comprehensive and well-presented tender, demonstrating their project experience; however, there was no additional benefit for the higher price.

Allroads Pty Ltd ('AR') - submitted a comprehensive and well-presented tender, demonstrating their project experience; however, there was no additional benefit for the higher price.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of work being greater than \$200,000, Council called a public tender for the work through 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 - Safe, efficient, reliable and integrated transport network.

3.3 Policy Implications

This project/contract/initiative has been procured/sourced in accordance with the provisions of the following documents:

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

Tenders were tested against Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

3.4 Risk Management Implications

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

ITEM 3.1 TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS - 61853982 (Cont.)

Financial Risks:

A third party review of financial status has been carried out and the AllenCon Pty Ltd was rated 'satisfactory'.

Construction Risks:

- a. The recommended tenderer will provide a program of works, safety management plan, environmental management plan, and quality management documentation as part of the contract to detail how they will plan, establish and manage project construction risks which will be reviewed and audited by Project Management.
- b. The recommended tenderer has indicated their understanding of the project site to ensure the safety and wellbeing of all during the works.
- c. The recommended tenderer has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works effectively and on time.
- d. An allowance for wet weather (5 days) is included in the recommended tenderer's construction program.
- e. The procurement risks relating to this project are considered low as there is adequate lead time for the recommended tenderer to procure the relevant project construction materials.
- f. At the tender clarification meeting, the recommended tenderer did not raise any COVID-19 related impacts which would affect material supply chains and overall time delivery of the project works. The recommended tenderer indicated that the ordering of traffic poles and signal box will not be on the critical path and would order these materials whilst the Energex approval phase is underway.
- g. The time allowed for Energex approvals of 6 weeks could be longer depending on the approval processes and workload of Energex.
- h. There are no Development Approvals associated with this project.

3.5 Delegated Authority Implications

Under delegation Council-163, the CEO has the power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges as stated in Council's audited financial statements included in Council's most recently adopted annual report - estimated \$3.2M, providing the expenditure has been provided for in Council's annual budget.

The cost of this project is greater than the budget allocation and is therefore reported to Council for consideration.

3.6 Financial Implications

Council have allocated a total of \$180,000 in the 2020/21 at the Quarter 1 budget review process in the Capital Projects Program, with \$30,000 for design and \$150,000 for construction. All financial information provided below is excluding GST.

Planning and survey 20/21	\$	5,411.00
Tender Price	\$	277,957.00
Contingency (10%)	\$	27,795.70
<u>QLeave (0.575%)</u>	\$	<u>1,598.25</u>
<u>Total Project Cost</u>	\$	<u>312,761.95</u>

Estimated ongoing operational/maintenance costs \$2,300.00 per F/Y.

The budget amount for this project is insufficient. \$135,000 to be included in the draft 21-22 FY Capital Projects budget allocation for this project.

ITEM 3.1 TENDER - MANGO HILL - CAPESTONE BOULEVARD / ST BENEDICT'S CLOSE - PEDESTRIAN SIGNALS - 61853982 (Cont.)

3.7 Economic Benefit Implications

The current intersection is a source of traffic delays and safety risk, both of which have economic implications including lost productivity and cost to community. The signals have the potential to reduce these costs and off an economic benefit by reducing delays and potential for injury, most notably for a vulnerable road user group of pedestrians including school children.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by AllenCon Pty Ltd, detailed in the management of environmental matters affecting the project during construction. The Environmental Management Plan will be monitored by Project Management during the construction phase.

3.9 Social Implications

The upgrade to signals will provide a safer and more connected local community and catchment that includes schools and trains station. Further benefit is improved safety of pedestrians including school children and train patrons as crossing Capestone Boulevard will be greatly improved by signals that control their movement and oncoming traffic.

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

A detailed communication plan has been prepared for this project. Communication strategies include project notices issued four weeks prior to commencement of works and project signs displayed on site four weeks prior to construction. Direct communication with the school will be undertaken in the lead up to the 3-week on-site works and daily communication will be maintained by the project manager with the school. Weekly email updates will be provided for the Divisional Councillor. The Divisional Councillor has been consulted and is supportive of the project.

**ITEM 3.2
TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING
UPGRADE**

Meeting / Session: 3 ENGINEERING, CONSTRUCTION & MAINTENANCE
Reference: 61716460 : 13 April 2021 - Refer **Confidential Supporting Information**
61716621
Responsible Officer: RN, Senior Project Manager (ECM Project Management)

Executive Summary

Tenders were called for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project. The tender closed on the 24th March 2021 with a total of 4 tenders received, of which 3 were conforming and one non-conforming.

It is recommended that Council award the tender for 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project to Badge Constructions (QLD) Pty Ltd for the sum of \$3,685,370.00 (excluding GST) as this tender was evaluated as representing best overall value to Council.

The project has received \$2,500,000 in funding from the Federal Government's LRCIP2 program.

RESOLUTION

Moved by Cr Sandra Ruck

Seconded by Cr Jodie Shipway

CARRIED 12/0

1. That the tender for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project be awarded to Badge Constructions (QLD) Pty Ltd for the sum of \$3,685,370.00 (excluding GST).
2. That the Council enters into an agreement with Badge Constructions (QLD) Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Badge Constructions (QLD) Pty Ltd for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project and any required variations of the agreement on Council's behalf.
4. That to allow this project to continue, and for Council to enter into the agreement with Badge Constructions (QLD) Pty Ltd for the project, Council commits to the provision of \$4,500,000 in budget allocation for the project in the 21-22 FY Capital Projects budget.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

*ITEM 3.2 TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING UPGRADE - 61716460
(Cont.)*

OFFICER'S RECOMMENDATION

1. That the tender for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project be awarded to Badge Constructions (QLD) Pty Ltd for the sum of \$3,685,370.00 (excluding GST).
2. That the Council enters into an agreement with Badge Constructions (QLD) Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Badge Constructions (QLD) Pty Ltd for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project and any required variations of the agreement on Council's behalf.
4. That to allow this project to continue, and for Council to enter into the agreement with Badge Constructions (QLD) Pty Ltd for the project, Council commits to the provision of \$4,500,000 in budget allocation for the project in the 21-22 FY Capital Projects budget.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

REPORT DETAIL

1. Background

The project is located at Deception Bay Community Complex, 2 Raymond Terrace, Deception Bay. The project scope includes demolition of the existing community hall and the construction of a new district level community hall at Deception Bay, inclusive of an integral space for Meals on Wheels. The objective of the project is to increase the capacity of the facility by creating new flexible and separately hireable spaces and improving the functionality and efficiency of the hall while including the stage and theatre aspects of the old hall. This project will deliver a fit for purpose community hall, capable of delivering the growing demand for social and community services in this area.

Construction will commence June 2021 and take 30 weeks to complete, including allowances for lead times and wet weather 15 days.



Figure 2 - Project Locality

ITEM 3.2 TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING UPGRADE - 61716460
(Cont.)

2. Explanation of Item

Tenders for the 'Deception Bay - Deception Bay Community Hall - Building Upgrade (MBRC010621)' project closed on the 24th March 2021 with a total of 4 submissions received, three of which were conforming, with one submission non-conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents. The received tenderers and evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE (Pre-Local Preference)	EVALUATION SCORE (Post Local Preference)
1	Badge Constructions (QLD) Pty Ltd	100.00	107.50
2	Bli Bli Nominees Constructions Pty Ltd (trading as BBN Constructions)	95.52	95.52
3	NF Corbett Pty Ltd	84.21	84.21
4	Stuart Saw Constructions	non-conforming	non-conforming

Badge Constructions (QLD) Pty Ltd ('BC') - submitted a comprehensive and well-presented tender demonstrating relevant similar project experience. A tender clarification meeting was held on the 12th April 2021, at which BC demonstrated their relevant experience, methodology, understanding, and capability in delivering the project. BC provided examples of similar projects including - Kallangur Community Hub (\$1.8M) for QBuild; Sunshine Coast Recreation Centre Camp A Redevelopment (\$5.2M) for Dept of Housing and Public Works; and Coomera Community Centre (\$23.5M) for the Gold Coast City Council.

The tender from BC was the lowest priced offer and achieved the highest evaluation score pre and post local preference application. The evaluation panel recommends that the tender from BC represents the best overall value offer to Council.

Bli Bli Nominees Constructions Pty Ltd, trading as BBN Constructions ('BBN') - submitted a comprehensive and well-presented tender, demonstrating their project experience; however, there was no additional benefit for the higher price.

NF Corbett Pty Ltd ('NFC') - submitted a comprehensive and well-presented tender, demonstrating their project experience; however, there was no additional benefit for the higher price.

Stuart Saw Constructions ('SSC') - non-conforming, (did not achieve the required third party financial review).

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of work being greater than \$200,000, Council called a public tender for the work through 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 – active recreation opportunities.

3.3 Policy Implications

This project/contract/initiative has been procured/sourced in accordance with the provisions of the following documents:

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

ITEM 3.2 TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING UPGRADE - 61716460
(Cont.)

Tenders were tested against Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

3.4 Risk Management Implications

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

Financial Risks:

A third-party review of financial status has been carried out and the Badge Constructions (QLD) Pty Ltd was rated a 'sound outcome'

Construction Risks:

- i. The recommended tenderer will provide a program of works, safety management plan, environmental management plan, and quality management documentation as part of the contract to detail how they will plan, establish and manage project construction risks which will be reviewed and audited by Project Management.
- j. The recommended tenderer has indicated their understanding of the project site to ensure the safety and wellbeing of all during the works.
- k. The recommended tenderer has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works effectively and on time.
- l. An allowance for wet weather (15 days) is included in the recommended tenderer's construction program.
- m. The procurement risks relating to this project are considered low as there is adequate lead time for the recommended tenderer to procure the relevant project construction materials. At the tender clarification meeting, the recommended tenderer did not raise any COVID-19 related impacts which would affect material supply chains and overall time delivery of the project works.
- n. There are no external Development Approvals associated with, or impacting this project.

3.5 Delegated Authority Implications

Under delegation Council-163, the CEO has the power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges as stated in Council's audited financial statements included in Council's most recently adopted annual report - estimated \$3.2M, providing the expenditure has been provided for in Council's annual budget.

The cost of this project exceeds the delegated limit and is therefore reported to Council for consideration.

3.6 Financial Implications

Council has allocated a total of \$4,655,000 in the Capital Projects Program towards this project, with \$155,000 for design in the 20-21 FY and a further \$4,500,000 identified in the draft 21-22 FY Capital Projects budget for construction. The project has received \$2,500,000 in funding from the Federal Government's LRCIP2 program. All financial information provided below is excluding GST.

Design	\$	163,758.00
Tender Price (Construction)	\$	3,685,370.00
Contingency (10%)	\$	368,537.00
<u>QLeave (0.575%)</u>	\$	<u>21,190.88</u>

Total Project Cost **\$ 4,238,855.88**

Estimated ongoing operational/maintenance costs \$66,000.00 per F/Y.

The budget amount for this project is sufficient.

*ITEM 3.2 TENDER - DECEPTION BAY - DECEPTION BAY COMMUNITY HALL - BUILDING UPGRADE - 61716460
(Cont.)*

3.7 Economic Benefit Implications

The delivery of the project will provide employment opportunities to local contractors and service providers, while ensuring that the community receive value for money through adherence with Council's procurement policies.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by Badge Constructions (QLD) Pty Ltd, detailed in the management of environmental matters affecting the project during construction. The Environmental Management Plan will be monitored by Project Management during the construction phase.

3.9 Social Implications

Community halls facilitate the interaction, socialisation and involvement of residents in community life, for positive health and well-being outcomes. The availability of community halls enables the provision of community-based events, private functions and activities that require access to a suitable shared space on a temporary or regular basis in a cost-efficient manner. The delivery of this project will improve the amenity for users of Deception Bay Community Hall to a district level facility, with multi-functional hireable spaces to encourage additional utilisation.

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

A detailed communication plan has been prepared for this project. Communication strategies include project notices issued four weeks prior to commencement of works and project signs displayed on site four weeks prior to construction. Weekly email updates will be provided for the Divisional Councillor and include twice weekly webpage updates. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

Mr Lee Purchase attended the meeting at 10.10am for discussion on Item 3.3.

ITEM 3.3

TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION

Meeting / Session: 3 ENGINEERING, CONSTRUCTION & MAINTENANCE
Reference: 61903439: 3 March 2021 - Refer **Confidential Supporting Information - 61683418**
Responsible Officer: HM, Senior Project Manager (ECM Project Management)

Executive Summary

Tenders were called for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project. The tender closed on the 23 February 2021 with a total of six tenders received, three of which were confirming, with three non-conforming.

It is recommended that Council award the tender for 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' to AllenCon Pty Ltd for the sum of \$3,209,539.05 (excluding GST) as this tender was evaluated as representing best overall value to Council.

The project has received \$2,490,000.00 in funding from the Federal Government's Queensland Black Spot Program.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Cath Tonks

CARRIED 12/0

1. That the tender for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project be awarded to AllenCon Pty Ltd for the sum of \$3,209,539.05 (excluding GST).
2. That the Council enters into an agreement with AllenCon Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with AllenCon Pty Ltd for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project and any required variations of the agreement on Council's behalf.
4. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

ITEM 3.3 TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION - 61903439 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project be awarded to AllenCon Pty Ltd for the sum of \$3,209,539.05 (excluding GST).
2. That the Council enters into an agreement with AllenCon Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with AllenCon Pty Ltd for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project and any required variations of the agreement on Council's behalf.
4. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

REPORT DETAIL

1. Background

The 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project is located at Narangba Road, Torrens Road and Eucumbene Drive, in Petrie and Kurwongbah.



Figure 1 Site Location

The 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project combines the following four Capital Works projects;

- 107718 Petrie - Narangba Road - Road Rehabilitation
- 101255 Kurwongbah - Narangba/Torrens Roads - Intersection Upgrade
- 107595 Petrie - Narangba Road/Eucumbene Drive - Intersection Upgrade Blackspot Project
- 108744 Kurwongbah - Torrens Road - Fauna Crossing Infrastructure Installation

ITEM 3.3 TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION - 61903439 (Cont.)

The 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project scope includes the signalisation of Narangba Road intersections at both Torrens Road and Eucumbene Drive. The project works will include; pavement rehabilitation and widening, new traffic islands, line marking, road furniture, concrete footpaths, kerb ramps, bicycle ramps, street lighting, traffic signals, landscaping, driveway reinstatements, stormwater infrastructure upgrades and green infrastructure including a fauna rope cage crossing of Torrens Road, fauna exclusion fencing and line marking.

The objectives of the project are to improve traffic capacity and address high crash statistics to improve safety for all road users, addressing safe passage for wildlife, increase driver wildlife awareness and to decrease wildlife-vehicle collision.

The project will also renew the existing road pavement which is currently showing significant signs of pavement failures.

There is a current industry wide supply issue associated with the supply of steel reinforced concrete drainage pipes, which will likely influence the construction start date. The current estimated start date is early September 2021. Once commenced, the construction is expected to take 20 weeks to complete, including allowance for wet weather (21 days).

The works will be undertaken as a combination of day and night works to minimise impact on road users.

An offset planting project will be tendered and completed separately to this tender. The tree removals required will be carried out as part of the broader project (this tender).

2. Explanation of Item

Tenders for the 'Petrie - Narangba Road - Road Rehabilitation (MBRC010632)' project closed on the 23 February 2021 with a total of six tenders received, three of which were confirming, with three non-confirming. 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. The received tenderers and evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)	EVALUATION SCORE (Post Local Preference)
1	AllenCon Pty Ltd	98.05	105.55
2	HEH Civil Pty Ltd	97.34	97.34
3	ALLROADS Pty Ltd	93.64	93.64
4	Ryan Civil Contracting Pty Ltd	Non-conforming	Non-conforming
5	CES CIVIL SEQ Pty Ltd	Non-conforming	Non-conforming
6	Humes (Australia) Pty Ltd	Non-conforming	Non-conforming

AllenCon Pty Ltd ('AC') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project. A tender clarification meeting was held on the 12 April 2021, at which AC demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. AC provided examples of similar projects completed for Moreton Bay Regional Council (MBRC) including Pumicestone Road Upgrade - Caboolture (\$4.5M), Samford Road Cycle and Pedestrian Pathway - Samford (\$2.7M), Victoria Avenue and King Street Intersection Upgrade and Signalisation – Woody Point (\$1.7M), Saraband Drive Road Rehabilitation - Eatons Hill (\$875K) and Bonnet Parade Intersection Upgrade - Mango Hill (\$790K).

The tender from AC achieved the highest evaluation score pre and post local preference application, representing the best overall value offer to Council and is the recommendation of the panel.

ITEM 3.3 TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION - 61903439 (Cont.)

HEH Civil Pty Ltd ('HEH') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project; however, there was no additional benefit for the higher price. A tender clarification meeting was held on the 13 April 2021, at which HEH demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project; however, there was no additional benefit for the higher price.

ALLROADS Pty Ltd ('ALLROADS') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project; however, there was no additional benefit for the higher price.

Ryan Civil Contracting Pty Ltd (RCC') - were deemed non-conforming as they did not achieve the required third-party financial review criteria.

CES CIVIL SEQ Pty Ltd ('CES') - were deemed non-conforming as they did not achieve the required third-party financial review criteria.

Holcim (Australia) Pty Ltd ('HA') - submitted a non-conforming tender (provided product pricing only).

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This project/contract/initiative has been procured/sourced in accordance with the provisions of the following documents:

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

Tenders were tested against Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

3.4 Risk Management Implications

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

Financial Risks:

A third party review of financial status has been carried out and AllenCon Pty Ltd was rated 'sound'.

Construction Risks:

- a. The recommended tenderer will provide a project management plan comprising of a program of works, traffic management plan, safety management plan, environmental management plan, tree management plan, quality management plan and consultation management plan as part of the contract which will detail how they will plan, establish and manage project construction risks which will be reviewed and audited by Project Management.
- b. The works will be undertaken as a combination of day and night works to minimise impact on road users.
- c. The procurement risk of this project relates to the current industry wide supply issue for drainage steel reinforced concrete drainage pipes, which will likely influence the construction start date. The current estimated start date is early September 2021.

ITEM 3.3 TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION - 61903439 (Cont.)

- d. COVID-19: The recommended tenderer does not foresee any current COVID-19 supply chain related risk to materials supply at this time. Risk to site personnel will be addressed in AllenCon Pty Ltd safety management plan.
- e. Dilapidation inspections will be conducted prior to works commencing to record the existing condition of assets and again after construction to record any change.
- f. There are no development approval risks associated with or impacting this tender.

3.5 Delegated Authority Implications

Under delegation Council-163, the CEO has the power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges as stated in Council's audited financial statements included in Council's most recently adopted annual report - estimated \$3.2M, providing the expenditure has been provided for in Council's annual budget.

The cost of this project exceeds the delegated limit and is therefore reported to Council for consideration.

3.6 Financial Implications

Council has allocated a total of \$5,621,537.00 in the Capital Project Program for this project, with \$180,000.00 in the 18-19 FY; \$690,000.00 in the 19-20 FY, \$4,751,537.00 in the 20-21 FY. The project has received \$2.49M in funding through the Federal Government's Queensland Black Spot Program. All financial information below is excluding GST.

Design 18/19	\$ 180,912.76
Design 19/20	\$ 140,053.11
Design 20/21	\$ 441,498.03
Energex Relocations	\$ 54,762.85
TPG Relocations	\$ 94,651.80
Tender Price (Construction)	\$3,209,539.05
Contingency (10%)	\$ 320,954.01
QLeave (0.575%)	\$ 18,454.86
ADAC (Estimate)	\$ 30,000.00
Telstra Relocations (Estimate)	\$ 5,000.00
Offset Planting (Estimate)	\$ 50,000.00
<u>Total Project Cost</u>	<u>\$4,545,826.47</u>

Federal Queensland Black Spot Program	\$2,490,000.00
<u>Net Cost to Council</u>	<u>\$2,055,826.47</u>

Estimated ongoing operational/maintenance costs \$ 19,090.00 per F/Y.

The budget amount for this project is sufficient. \$750,000 will be reduced from the current 20-21FY Capital Projects budget allocation for this project.

3.7 Economic Benefit Implications

The broader project has received Federal Government road safety 'Black Spot' funding. Amongst the eligibility criteria is a benefit-cost ratio (BCR). Eligible projects require a minimum BCR of 1. These two projects exceeded that minimum, indicating an economic benefit is expected through crash reduction and associated costs. While not subject of same BCR testing, the fauna crossing is expected to also reduce crash rates, namely vehicle fauna strikes, again reducing associated costs including vehicle damage and fauna treatment. The rehabilitation of road pavement will extend the pavement life by accommodating expected pavement impact of traffic through the next 20-years, with the economic benefit expected to occur by reduced Council maintenance costs over this same project life.

ITEM 3.3 TENDER - PETRIE - NARANGBA ROAD - ROAD REHABILITATION - 61903439 (Cont.)

3.8 Environmental Implications

The project will improve safe passage for wildlife and increase driver wildlife awareness, aimed at decreasing wildlife-vehicle collisions. An offset planting project will be tendered and completed separately to this tender for tree removals required as part of the project. The recommended tenderer submitted a Construction Environmental Management Plan as part of the tender submission. The plan details the management of onsite environmental matter affecting the project during construction. All management plans will be reviewed and monitored by Project Management.

3.9 Social Implications

The social impacts during construction will be managed, including minimising traffic delays via traffic control and, where possible, working outside of peak times. Some night works will be required to minimise disruption to traffic. Once operating, the upgrade will introduce new benefits to the local community, not least being safer intersections and improved pedestrian and cycling facilities, including off road paths and on-road space for cycling, providing for a more connected and safer network and community.

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (Qld)*, Council must not make a decision which is incompatible with a person's human rights. Council must also give proper consideration to any human rights relevant to its decision. Council's decision in this circumstance may affect a person's property rights, including a person's right to not be arbitrarily deprived of their property. Officers consider that Council's decision in this circumstance (if it reflects the officer's recommendation) is compatible with (and does not limit) a person's property rights because there are sound and lawful reasons for the acquisition as set out in this report.

3.11 Consultation / Communication

A detailed Communication Management Plan has been prepared for this project. Communication strategies include project notices issued four weeks prior to the commencement of works, project signs displayed on site four weeks prior to construction, variable message boards (VMS Boards) deployed on site two weeks prior to construction and continuing for the duration of the project. Weekly e-mail updates to the Divisional Councillor, and weekly project updates on the Council website. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

Mr Lee Purchase left the meeting at 10.15am after Item 3.3.

**ITEM 3.4
TERMINATION OF AN EXPRESSIONS OF INTEREST CAMPAIGN (DATA CENTRE)
AT THE PETRIE MILL SITE**

Meeting / Session: 3 ENGINEERING, CONSTRUCTION & MAINTENANCE
Reference: 61914378 : 21 April 2021
Responsible Officer: PC, Project Director - The Mill (ECM Major Projects)

Executive Summary

The purpose of this report is to seek Council's approval to terminate the Expressions of Interest (EOI) process approved by Council at the General Meeting held 22 July 2020 (MP. 20/1428).

Based on the responses received to the EOI it is recommended that Council not proceed to a Request for Tender process based on a shortlist of candidates from the EOI process.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Mark Booth

CARRIED 12/0

1. That Council terminates the Expression of Interest process before progressing to the stage of inviting further written tenders for the disposal of the land described in this report.
2. That the Chief Executive Officer be authorised to do all things necessary to give effect to recommendation 1.

ITEM 3.4 TERMINATION OF AN EXPRESSIONS OF INTEREST CAMPAIGN (DATA CENTRE) AT THE PETRIE MILL SITE - 61914378 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council terminates the Expression of Interest process before progressing to the stage of inviting further written tenders for the disposal of the land described in this report.
2. That the Chief Executive Officer be authorised to do all things necessary to give effect to recommendation 1.

REPORT DETAIL

1. Background

This report relates to property identified on the concept plan provided in this report (Land).

At Council's General Meeting held on 22 July 2020, it was resolved to market the land for a Data Centre Development as part of an EOI Campaign. The resolution was based on Council Briefings provided on 20 and 27 May 2020 by the Major Projects team which highlighted that approaches had been made by several data centre operators looking to locate north of the greater Brisbane area.

It was anticipated that the EOI process would enable Council to consider tenders from a shortlist of EOI respondents who have submitted a clear plan and demonstrated an ability to achieve Council's desired outcomes for the Land. The EOI process was managed by external agents (CBRE) and was formally advertised in the Financial Review and other industry publications. Whilst there was a high level of enquiry during the campaign, only two responses were received to progress with written tenders for the disposal of the Land.

Based on the responses to the EOI it is recommended that Council should not accept tenders at this stage that would lead to disposal of the subject site for the purposes of a Data Centre development.

2. Explanation of Item

This report seeks to terminate the EOI process. This will enable the land, associated with the EOI process, to be marketed in line with Millovate's ongoing master planning development and marketing activities. It is anticipated that this will ensure there is an opportunity in the future to achieve the specific outcomes for the site originally envisaged by Council.

Notwithstanding, the lower than anticipated response to the EOI Campaign the site at Petrie remains well located geographically for integration with surrounding fibre networks, noting there has been a recent shift in this sector seeking more diversity of data centre locations.

The below image indicates the proposed location of the ~ 0.7ha data centre site, which is located adjacent to the proposed Energex sub-station (subject to ongoing discussions regarding the Heads of Agreement). This location provides good connectivity for data and power and is removed from the central activation areas within the broader precinct.

A concept plan defining the Land is provided below.

ITEM 3.4 TERMINATION OF AN EXPRESSIONS OF INTEREST CAMPAIGN (DATA CENTRE) AT THE PETRIE MILL SITE - 61914378 (Cont.)



3. Strategic Implications

3.1 Legislative / Legal Implications

Section 228 of the Local Government Regulation allows Council to dispose of a valuable non-current asset via a tender process following an Expressions of Interest campaign. It is proposed to terminate this process based on the responses not meeting sound contracting principles or Council’s desired outcomes for the Land.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

The is no risk is associated with the recommendation.

3.5 Delegated Authority Implications

As noted in the recommendation.

3.6 Financial Implications

Appropriate financial considerations will be applied by Millovote in future dealings with the land.

3.7 Economic Benefit Implications

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

3.8 Environmental Implications

There are no environmental implications arising from this report, however, the subsequent tender process could help to introduce technologies to reduce the carbon footprint of the development.

3.9 Social Implications

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

3.10 Human Rights Implications

Nil identified

ITEM 3.4 TERMINATION OF AN EXPRESSIONS OF INTEREST CAMPAIGN (DATA CENTRE) AT THE PETRIE MILL SITE - 61914378 (Cont.)

- 3.11 Consultation / Communication
Major Projects
Chief Executive Officer
Deputy Chief Executive Officer
Councillor for Division 8
Legal Services

ITEM 3.5
TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE

Meeting / Session: 3 ENGINEERING, CONSTRUCTION & MAINTENANCE
Reference: 61794111 : 19 April 2021 - Refer **Confidential Supporting Information**
61764121
Responsible Officer: HM, Senior Project Manager (ECM Project Management)

Executive Summary

Tenders were called for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project. The tender closed on the 9 March 2021 with a total of twelve tenders received, eight of which were conforming, with four tenders non-conforming.

It is recommended that Council award the tender for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project to Civlec PTY LTD, trading as GRC Civil for the sum of \$4,578,254.38 (excluding GST) as this tender was evaluated as representing best overall value to Council.

The project has received \$703,000.00 in funding from the Federal Government's Queensland Black Spot Program.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Tony Latter

CARRIED 12/0

1. That the tender for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project be awarded to Civlec PTY LTD, trading as GRC Civil for the sum of \$4,578,254.38 (excluding GST).
2. That the Council enters into an agreement with Civlec PTY LTD, trading as GRC Civil as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Civlec PTY LTD, trading as GRC Civil for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project and any required variations of the agreement on Council's behalf.
4. That the budget allocation for the project in the draft 21-22 Capital Projects budget be reduced by \$750,000, from \$4.1M to \$3.35M.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

ITEM 3.5 TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE - 61794111 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project be awarded to Civlec PTY LTD, trading as GRC Civil for the sum of \$4,578,254.38 (excluding GST).
2. That the Council enters into an agreement with Civlec PTY LTD, trading as GRC Civil as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Civlec PTY LTD, trading as GRC Civil for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project and any required variations of the agreement on Council's behalf.
4. That the budget allocation for the project in the draft 21-22 Capital Projects budget be reduced by \$750,000, from \$4.1M to \$3.35M.
5. That it be noted this project has been awarded in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

REPORT DETAIL

1. Background

The 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project combines the construction of the following Capital Works projects:

- 101318 Morayfield - Graham Road - Road and Intersection Upgrade
- 107591 Morayfield - Graham Road/Lomandra Drive - Intersection Upgrade – Blackspot

The 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project scope includes the upgrade of Graham Road from existing two-lane cross section to four lanes, as well as the signalisation of intersections at Lomandra Drive, Glenwood Drive and Laver Street. Hargraves intersection will also be upgraded, however, will not be signalised. The existing Morayfield East State School car park will also be upgraded as part of the project works which also involves providing new School bus stop infrastructure along Glenwood Drive.

The project works will include; pavement rehabilitation and widening, new traffic islands, line marking, road furniture, concrete footpaths, kerb ramps, street lighting, traffic signals, landscaping, driveway reinstatements and stormwater infrastructure upgrades. The project works will improve road safety and capacity, plus improve pedestrian and cyclist amenity and their safety.

There is a current industry wide supply delay for steel reinforced concrete pipes, which will likely influence the construction start date. The current estimated start date is late May 2021. Once commenced, the construction is expected to take 42 weeks to complete, including allowance for procurement lead times and wet weather (13 days).

The works will be undertaken as a combination of day and night works to minimise impact on road users, maintain Morayfield East State School access and with consideration to student safety. Works relating to Morayfield East State School car park will be undertaken during the September 2021 school holidays and the December 2021 to January 2022 school holidays.

An offset planting project will be tendered and completed separately to this tender for tree removals required as part of the project.

ITEM 3.5 TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE - 61794111 (Cont.)



Figure 1 - Site Location

2. Explanation of Item

Tenders for the 'Morayfield - Graham Road - Road and Intersection Upgrade (MBRC010633)' project closed on the 9 March 2021 with a total of twelve tenders received, eight of which were conforming and four non-conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents. The received tenderers and evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)	EVALUATION SCORE (Post Local Preference)
1	Civlec PTY LTD, trading as GRC Civil	96.67	104.17
2	ALLROADS Pty Ltd - Alternative Tender	94.67	102.17
3	ALLROADS Pty Ltd - Conforming	96.58	96.58
4	HEH Civil Pty Ltd	93.01	93.01
5	Alder Constructions Pty Ltd	92.51	92.51
6	BMD CONSTRUCTIONS PTY LTD	85.67	85.67
7	Civil Mining & Construction Pty Ltd	84.93	84.93
8	Hazell Bros (QLD) Pty Ltd	79.88	79.88
9	Ryan Civil Contracting Pty Ltd	Non-conforming	Non-conforming
10	G&H Plant Hire Pty Ltd, trading as G&H Civil Contractors	Non-conforming	Non-conforming
11	ATF SKC Trust, trading as Superior Kerb & Concreting Pty Ltd	Non-conforming	Non-conforming
12	Holcim (Australia) Pty Ltd	Non-conforming	Non-conforming

ITEM 3.5 TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE - 61794111 (Cont.)

Civlec PTY LTD, trading as GRC Civil (GRC') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project. A tender clarification meeting was held on the 29 March 2021, at which GRC demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. GRC provided examples of similar projects completed for Moreton Bay Regional Council (MBRC) including Scarborough Road Rehabilitation - Scarborough (\$1.44M), Main Street / Mackie Road / Mumford Road Intersection Upgrade - Narangba (\$740K); as well as Nicklin Way Bus Priority (\$5.187M) for the Department of Transport and Main Roads and Yandina Traffic Calming (\$850K) for Sunshine Coast Regional Council.

The tender from Civlec PTY LTD T/A GRC Civil achieved the highest evaluation score pre and post local preference application, presenting the best overall value offer to Council and is the recommendation of the panel.

ALLROADS Pty Ltd, Alternative Tender ('ALLROADS A') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project, however, the alternative tender did not allow for any night works, which are considered as being required to minimise disruption to traffic.

ALLROADS Pty Ltd, Conforming ('ALLROADS C') - submitted a comprehensive and well-presented tender, demonstrating their project experience and capability in delivering the project; however, there was no additional benefit for the higher price.

Ryan Civil Contracting Pty Ltd ('RCC') - were deemed non-conforming as they did not achieve the required third-party financial review criteria.

G&H Plant Hire Pty Ltd, trading as G&H Civil Contractors ('G&H') - submitted a non-conforming tender (did not provide a tender including stormwater pipes).

ATF SKC Trust, trading as Superior Kerb & Concreting Pty Ltd ('SKC') - submitted a non-conforming tender (provided pricing for sub-component of works only).

Holcim (Australia) Pty Ltd ('HA') - submitted a non-conforming tender (provided product pricing only).

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This project/contract/initiative has been procured/sourced in accordance with the provisions of the following documents:

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

Tenders were tested against Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

ITEM 3.5 TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE - 61794111 (Cont.)

3.4 Risk Management Implications

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

Financial Risks:

A third party review of financial status has been carried out and Civlec PTY LTD, trading as GRC Civil was rated 'very strong'.

Construction Risks:

- a. The recommended tenderer will provide a project management plan comprising of a program of works, traffic management plan, safety management plan, environmental management plan, tree management plan, quality management plan and consultation management plan as part of the contract which will detail how they will plan, establish and manage project construction risks which will be reviewed and audited by Project Management.
- b. The works will be undertaken as a combination of day and night works to minimise impact on road users, maintain Morayfield East State School access and with consideration to student safety. Works relating to Morayfield East State School car park will be undertaken during the September 2021 and December 2021 to January 2022 school holidays to minimise impact on the School.
- c. The procurement risk of this project relates to the current industry wide supply delay for steel reinforced concrete drainage pipes, which will likely influence the construction start date. The current estimated start date is late May 2021.
- d. COVID-19: The recommended tenderer does not foresee any current COVID-19 supply chain related risk to materials supply at this time. Risk to site personnel will be addressed in Civlec PTY LTD, trading as GRC Civil safety management plan.
- e. Dilapidation inspections will be conducted prior to works commencing to record the existing condition of assets and again after construction to record any change.
- f. There are no development approval risks relating to or impacting this project.

3.5 Delegated Authority Implications

Under delegation Council-163, the CEO has the power to enter into contracts up to and including the amount of one percent (1%) of Council's net rate and utility charges as stated in Council's audited financial statements included in Council's most recently adopted annual report - estimated \$3.2M, providing the expenditure has been provided for in Council's annual budget.

The cost of this project exceeds the delegated limit and is therefore reported to Council for consideration.

3.6 Financial Implications

Council has allocated a total of \$6,856,791.00 in the Capital Project Program for this project, with \$200,000.00 in the 18-19 FY; \$300,000.00 in the 19-20 FY; \$2,256,791.00 in the 20-21 FY and a further \$4,100,000.00 identified in the draft 21-22 FY Capital Project Program. The project has received \$703,000 in funding from the Federal Government's Queensland Black Spot Program. All financial information below is excluding GST.

Design 18/19	\$ 184,212.25
Design 19/20	\$ 121,209.46
Design 20/21	\$ 178,125.28
Energex Relocations 20/21	\$ 297,109.78
Tender Price (Construction)	\$ 4,578,254.38
Contingency (10%)	\$ 457,825.44
QLeave (0.575%)	\$ 26,324.96
Unitywater Relocations (Estimate)	\$ 27,000.00
Telstra Relocations (Estimate)	\$ 12,750.00
Offset Planting (Estimate)	\$ 10,000.00
<u>Total Project Cost</u>	<u>\$ 5,892,811.55</u>

ITEM 3.5 TENDER - GRAHAM ROAD - ROAD AND INTERSECTION UPGRADE - 61794111 (Cont.)

Federal Queensland Black Spot Program	\$ 703,000.00
<u>Net Cost to Council</u>	<u>\$ 5,189,811.55</u>
Estimated ongoing operational/maintenance costs	\$ 49,750.00 per F/Y.

The budget amount for this project is sufficient. Based upon the information above, the 21-22 FY draft Capital Project Program budget allocation for this project can be reduced by \$750,000, from \$4.1M to \$3.35M.

3.7 Economic Benefit Implications

The Lomandra Drive intersection upgrade has received Federal Government road safety 'Black Spot' funding. Amongst the eligibility criteria is a benefit-cost ratio (BCR). Eligible projects require a minimum BCR of 1. This project exceeds that minimum, indicating an economic benefit is expected through crash reduction and associated costs. And while not subject of same BCR testing the full upgrade project, being between Lomandra Drive and Hargrave Street, is expected to provide economic benefits as related to improved travel time and general road user safety.

3.8 Environmental Implications

An offset planting project will be tendered and completed separately to this tender for tree removals required as part of the project. The recommended tenderer submitted a Construction Environmental Management Plan as part of the tender submission. The plan details the management of onsite environmental matter affecting the project during construction. All management plans will be reviewed and monitored by Project Management.

3.9 Social Implications

The social impacts during construction will be managed, including minimising traffic delays via traffic control and, where possible, detours and working outside of peak times. The works will be undertaken as a combination of day and night works to minimise impact on road users, maintain Morayfield East State School access and with consideration to student safety.

Once operating, the upgrade will introduce new benefits to the local community, not least being safer intersections and improved pedestrian and cycling facilities, including off road paths and on-road space for cycling, providing for a more connected and safer network and community.

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

A detailed Communication Management Plan has been prepared for this project. Communication strategies include project notices issued four weeks prior to the commencement of works, project signs displayed on site four weeks prior to construction, variable message boards (VMS Boards) deployed on site two weeks prior to construction and continuing for the duration of the project. Weekly e-mail updates to the Divisional Councillor, and weekly project updates on the Council website. Morayfield East State School have been consulted in the design phase through regular progress meetings and email correspondence which will continue throughout construction. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

Mr Dan Staley and Ms Amy White attended the meeting at 10.17am for discussion on Items 4.1 and 4.2.

4 PLANNING SESSION

(Cr D Grimwade)

ITEM 4.1

DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE

APPLICANT: ITK Enterprises P/L C/- Atomic Town Planning
OWNER: Jamie M McLeod and Daniel A Cornish & Sarah-Jane P Cornish

Meeting / Session: 4 PLANNING
Reference: 61575355 : 4 February 2021 – Refer Supporting Information 61815816, 61834941 & 61831045
Responsible Officer: Jacques Janse Van Rensburg (Planner) Development Services

Executive Summary

APPLICATION DETAILS	
Applicant:	ITK Enterprises P/L c/- Atomic Town Planning
Lodgement Date:	22 December 2020
Properly Made Date:	22 December 2020
Confirmation Notice Date:	13 January 2021
Information Request Date:	28 January 2021
Info Response Received Date:	12 February 2021
Public Notification Dates:	19 February 2021 to 12 March 2021
No. of Submissions:	Properly Made: 1 Not Properly Made: 2
Decision Due Date:	7 May 2021
Prelodgement Meeting Held:	Yes - PRE/5799

PROPERTY DETAILS	
Division:	D02
Property Address:	1 & 3 Laver Street, Morayfield
RP Description	Lot 1 & 2 RP192457
Land Area:	2,007m ²
Property Owner	Jamie M McLeod, Daniel A Cornish & Sarah-Jane P Cornish

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	MBRC Planning Scheme V4
Planning Locality / Zone	General Residential Zone - Suburban Neighbourhood Precinct
Level of Assessment:	Impact Policy Neutral

This application seeks a Material Change of Use- Development Permit for a Child care centre at 1 & 3 Laver Street, Morayfield described as Lots 1 & 2 on RP192457. The site is within the General Residential Zone - Suburban Neighbourhood and currently contains Dwelling houses. The applicant is proposing a two (2) level building with an approximate 831.5m² gross floor area (GFA), and a site coverage of approximately 984m² (49% of site) which, will cater for 114 childcare places. The proposal requires Impact assessment as the site is not located within a Community Activities and Neighbourhood Hubs Overlay.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

The site is located on the intersection of Graham Road (Council sub-arterial) and Laver Street (Council local collector). The location is directly opposite from Morayfield East State School and it has access to primary and secondary active transport networks. The unsignalised intersection carries high traffic volumes at times and it is stated that waiting times to turn right, can cause queuing back into the respective roads. It should be noted, upgrade works to the intersection is planned to start in April 2021 and will include the signalisation of the intersection.

With regards to the proposed Child care centre building, the bulk of the building will be located to the western section of the site and will include outdoor play areas on level 1, in addition to the ground level outdoor play areas. The building will comply with the Planning Scheme in terms of setbacks, height and site coverage and will be constructed with a high-quality architectural design presenting to the street. Furthermore, the proposal includes appropriate acoustic attenuation on the site boundaries and around the outdoor play areas on level 1. Notably, the outdoor play areas on level 1 will contain screening from the neighbouring properties.

The application was publicly advertised with three (3) submissions received. The proposed development is considered to accord with the intent of the MBRC Planning Scheme and is recommended to be approved subject to conditions.

This report is being presented to the Council for decision as the proposal has raised community concerns and in accordance with the delegations to Council officers, the development application is to be determined by the Council instead of under Council officer delegation. Therefore, Council is now the authorised entity to decide the development application.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Cath Tonks

CARRIED 12/0

That the Officer's Recommendation be adopted as detailed in the report.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016* the development application be approved for a Material Change of Use – Development Permit for Childcare Centre at 1 & 3 Laver Street Morayfield, described as Lot 1 & 2 RP 192457, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Cover Page	TP-000 Rev B	Alto Architects Pty Ltd	12/02/2021
Site Plan	TP-100 Rev B	Alto Architects Pty Ltd	12/02/2021
Ground Plan	TP-200 Rev B	Alto Architects Pty Ltd	12/02/2021
Upper Level	TP-201 Rev B	Alto Architects Pty Ltd	12/02/2021
Building South & West Elevation	TP-400 Rev B	Alto Architects Pty Ltd	12/02/2021
Building East & West Elevation	TP-401 Rev B	Alto Architects Pty Ltd	12/02/2021
Landscape Concept Plan – Overall Site	Sheet 1 Rev B	Mark Baldock Landscape Architect	12/02/2021
Landscape Concept Plan	Sheet 2 Rev B	Mark Baldock Landscape Architect	12/02/2021
Landscape Concept Plan	Sheet 3 Rev B	Mark Baldock Landscape Architect	12/02/2021
Landscape Concept Plan	Sheet 4 Rev B	Mark Baldock Landscape Architect	12/02/2021
Acoustic Assessment	2020416 R01A	Acoustic Works	17/11/2020
Waste Management Program	Appendix D, RTE 20332	Rytenskild Traffic Engineering	12/02/2021
Engineering Report & Stormwater Management Plan	20276-ENG-B Rev B	VT Consulting Engineers	03/02/2021

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
	Undertake development 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	Operating Capacity	
	Ensure the capacity of the Childcare centre is limited to a maximum of one hundred-and-fourteen (114) children on site at any one time.	Prior to commencement of use and to be maintained at all times.
3	Street Numbering and Building Names	
	Prominently display street numbers and any building names 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.
4	On-Site Car Spaces	
A	Provide vehicle spaces on the site in accordance with the approved plans.	Prior to commencement of use and to be maintained at all times.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of four (4) 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.
6	Electrical Transformer	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 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. Note: The use of barbed wire or metal prongs is not permitted.	Prior to the commencement of the use and to be maintained at all times.
7	External Lighting	
A	Install external lighting in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use.
8	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.
9	Acoustic Attenuation Measures	
A	Provide the acoustic attenuation measures as specified in the approved Acoustic report.	Prior to the commencement of the use and to be maintained at all times.
B	Outdoor play areas are limited to use between the hours of 7am and 7pm.	At all times.
C	Provide certification from a suitably qualified person that the attenuation measures have been installed/implemented in accordance with the specifications of the Acoustic Assessment prepared by Acoustic Works.	Prior to the commencement of the use.
10	Waste Management Plan	
A	Implement the approved waste management program; Note: This development will use 1.1 m ³ bins serviced at the kerbside of Laver Street.	Prior to commencement of use.

Moreton Bay Regional Council

GENERAL MEETING - 528
28 April 2021

PAGE 21/429
Minutes

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	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.
11	Fencing	
	<ol style="list-style-type: none"> 1. Provide semi-transparent fencing to the Laver Street boundary of the site to enable passive surveillance of public areas. Fencing is to have a minimum height of 1.2 metres and a maximum height of 1.5 metres and a minimum 50% transparency. This requirement excludes the part of the frontage notes as "Babie's Outdoor Play" on the approved plans. 2. Provide all other fencing and screening in accordance with the approved plans and Acoustic Assessment Report. 	Prior to commencement of the use, and to be maintained at all times.
12	Landscaping Plan	
A	Provide landscaping on site generally in accordance with the approved Landscape Concept Plan. Ensure that landscaping along the Laver Street frontage is of a height, to not obscure sight lines of motorists leaving the site.	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.
13	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.
14	Screening of Loading Facilities / Plant Areas	
	Screen all loading/unloading facilities, plant areas, 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.
15	Street Trees	
	Provide street trees within the development in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping.	Prior to commencement of use.
16	Electricity	
	Provide underground electricity to the development.	Prior to commencement of use.
17	Water and/or Sewerage	
	<p>Submit to Council a Certificate of Completion or Provisional Certificate of Completion (for each stage where there are stages) for the development from the Northern SEQ Distributor-Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; 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.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

18	Fibre Ready Telecommunications – Single	
A	<p>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.
B	<p>Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done.</p> <p>Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.</p>	Prior to commencement of use.
19	Telecommunications Internal Wiring	
A	<p>Install internal wiring (Category 6 or better) within the building 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. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the building that would have been or have been installed for telephone and television connections; including but not limited to sleep rooms, staff rooms, reception, offices and the like.</p>	Prior to commencement of use.
B	<p>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.
20	Amalgamation of Lots	
	Amalgamate Lot 1 RP 192457 and Lot 2 RP 192457 into one (1) lot.	Prior to commencement of use.
DEVELOPMENT ENGINEERING		
21	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.
22	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 commencement of use.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

23	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.
24	Stormwater Management	
A	<p>Implement and maintain the works identified in the approved Engineering Report & Stormwater Management Plan.</p> <ul style="list-style-type: none"> • All Stormwater quality improvement devices must be appropriately maintained as per manufactures standards for the lifetime of the development. • Equivalents of EnviroPods 200 (filter baskets) are not acceptable unless a revised Stormwater Management Plan with maintenance details is provided to and approved by Council. 	Prior to commencement of use and then to be maintained at all times.
B	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Engineering Report & Stormwater Management Plan.	Prior to commencement of use.
25	Construction Management Plan	
A	<p>Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following:</p> <ol style="list-style-type: none"> 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Contractor / tradesman vehicle parking arrangements 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs). 2. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP. 3. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 4. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site. 	Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
26	Development Access	

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

A	Construct a driveway crossover to service the proposed development in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.	Prior to commencement of use.
B	Amend the existing Laver Street line marking and signage, to signify <i>No Parking</i> along the development frontage (with the exception of refuse vehicle requirements), in accordance with 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 construction.	Prior to commencement of use.
C	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.
27	Existing Driveway Crossovers	
	Remove completely the redundant existing driveway crossovers fronting the development site on the Laver Street. Reinstate all disturbed areas (including kerb and channel and footpaths) to Council's standards current at the time of development.	Prior to commencement of use.
28	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.
29	Service Vehicle Access	
	Signpost the development Laver Street frontage to the east of the access crossover as a loading zone for <i>refuse vehicle only</i> to allow a 12.5 metre long rear loading refuse vehicle to service the development from the kerbside.	Prior to commencement of use.

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>

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

	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.
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>
3	Food Premises - Food Business Licence Advice
	<p>In accordance with the Food Act 2006 the following must be submitted to Council prior to the commencement of construction or fit out of any licensable food business:</p> <ol style="list-style-type: none"> 1. An application for food business licence. 2. Plans and elevations (refer to note below). 3. Supporting documentation. 4. Relevant fee. <p>Note: The application is assessed against the provisions of the <i>Food Act 2006, Australia and New Zealand Food Standards Code and AS 4674 – Design, construction and fit-out of food premises (or equivalent)</i>.</p>
4	Signage
	<p>Ensure all signage on the site is established on the site either:</p> <ol style="list-style-type: none"> 1. In accordance with the Requirements for accepted development of the Advertising Devices Code; <p>OR</p> <ol style="list-style-type: none"> 2. In accordance with any Operational Works - Development Permit for an Advertising Device.

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 Child Care Centre
Relevant Period of Approval	Material Change of Use – 6 years

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

	Details to Insert
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 was one (1) properly made submission about this application.

REPORT DETAIL

1. Background

On 18 November 2020, Council's delegate provided advice to the applicant for a Material Change of Use - Child Care Centre. The current proposal is generally consistent with the advice provided.

2. Explanation of Item

The proposal is for a Child care centre at 1 & 3 Laver Street, Morayfield located on the intersection of Graham Road (Council sub-arterial) and Laver Street (Council local collector). The location is directly opposite from Morayfield East State School also, it has access to primary and secondary active transport networks. The unsignalised intersection carries high traffic volumes at times and it is stated that waiting times to turn right, can cause queuing back into the respective roads. It should be noted, upgrade works to the intersection is planned to start in April 2021 and will include the signalisation of the intersection.

The applicant is proposing a two (2) level building with an approximate 831.5 GFA, and a site coverage of 984m² (49% of site) which will cater for 114 child care places. The bulk of the building will be contained to the western section of the site and will include outdoor play areas on level 1, in addition to the ground level outdoor play areas. The building will comply with the Planning Scheme in terms of setbacks, height and site coverage and will be constructed with a high-quality architectural design presenting to the streetscape. Furthermore, the proposal includes appropriate acoustic attenuation on the site boundaries and around the outdoor play areas on level 1. Notably, the outdoor play areas on level 1 will contain screening from the neighbouring properties.

2.1 Description of the Site and Surrounds

The site is located on the intersection of a Council Sub- Arterial and Council Local Collector road and is within the General Residential Zone - Suburban Neighbourhood Precinct. The site currently contains two Dwelling houses and associated structures.

The surrounding land to the north, east and south is contained within the same precinct and contains Dwelling houses. Directly adjoining to the north, is a public walkway which allows access to a public park from Grahams Road. Furthermore, the Morayfield East State School is situated directly to the west.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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:	<p><u>State Planning Policy</u></p> <ul style="list-style-type: none"> • State Planning Policy, Part E <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> • South East Queensland Regional Plan <p><u>From Schedule 10 of the Regulation:</u> (delete NA items)</p> <ul style="list-style-type: none"> • Part 10: Koala Habitat Area – Schedule 11 of the <i>Planning Regulation 2017</i> • Part 16: Development outside SEQ Urban Footprint – Schedule 10 Part 16 of the <i>Planning Regulation 2017</i> • Part 8: Local Heritage Place – Schedule 2 of the <i>Queensland Heritage Regulation 2015</i> • Part 14: Particular Reconfiguration of a Lot – Schedule 12 of the <i>Planning Regulation 2017</i> • Part 2: Brothels – Schedule 3 of the <i>Prostitution Regulation 2014</i> • Part 5: Devolved ERAs – <i>Environmental Protection Act 1994</i> • Part 17: Prescribed Tidal Works – Schedule 4A of the <i>Coastal Protection and Management Regulation 2003</i>
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

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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
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>A Flood hazard area - Local Government flood mapping area intersects the site under the SPP Mapping. Notably, the site contains no Flood Hazard Overlay Mapping under the MBRC Planning Scheme. Subsequently, the proposal has been assessed and has been determined to comply.</p>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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.

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	PO67

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	
PO67 Community activities: a) are located to: i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or	No example provided.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

Performance Outcome	Example
<ul style="list-style-type: none"> ii. if establishing a new neighbourhood hub (as described in the PO below) be on a main street; b) are located on allotments that have appropriate area and dimensions for the siting of: <ul style="list-style-type: none"> i. buildings and structures; ii. vehicle servicing, deliveries, parking, manoeuvring and circulation; iii. landscaping and open space including buffering; c) are of a small scale, having regard to the surrounding character; d) are serviced by public transport; e) do not negatively impact adjoining residents or the streetscape. 	
<i>Performance Outcome Assessment</i>	
<p>The proposal includes a two (2) level building constructed to a high architectural standard and is in accordance with the Planning Scheme in terms of setbacks, site cover and height. The proposal also contains appropriate noise attenuation and screening treatments. Furthermore, the site is located on the intersection of a Council sub-arterial and a Council local-collector.</p> <p>As a consequence, the proposal is of suitable scale, it has regard to the surrounding character and will not negatively impact adjoining residents or the streetscape also, it will be serviced by public transport.</p> <p>With regards to Performance Outcome PO67 section a), a Neighbourhood hub is defined in the Planning Scheme as:</p> <p><i>A cluster of non-residential uses. A conveniently located public place that is recognised and valued in the local community as a gathering place for people, and an access point for a wide range of community activities, programs, services and events. Includes, a lot shown on Overlay map - Community activities and neighbourhood hubs.</i></p> <p>Notably, the proposal is for a Child care centre located on a site that does not cluster with other non-residential activities to form a neighbourhood hub also, it is not establishing a new neighbourhood hub. However, it is recognised that the proposed Childcare centre is located opposite Morayfield State School where there are likely to be synergies between the two sites.</p> <p>As a consequence, the proposal will not comply with Performance Outcome PO67 and will require an assessment of the Overall Outcomes.</p>	

2.3.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome PO69 of the General Residential Zone Code - Suburban Neighbourhood Precinct. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
a) The suburban neighbourhood precinct consists of a primarily residential urban fabric providing predominantly low density, low rise, detached housing on a variety of lot sizes with a maximum site density of 15 dwellings per hectare or a maximum site density of 75 dwellings per hectare if complying with b. v. below.	NA	The proposal seeks a Child care centre use over two (2) lots, in an area with predominantly single Dwelling house residential lots.
b) Residential activities consist of: <ul style="list-style-type: none"> i. Detached dwelling houses, predominantly on traditional lots; ii. Detached dwelling houses on narrow lots and Dual Occupancies where they are dispersed within the streetscape or are located within easy walking distance to services (centre, public transport node, community facilities) or park; iii. Domestic outbuildings are subordinate in appearance and function to the dwelling; iv. Retirement facilities, Residential care facilities, and Relocatable home parks are located within easy walking distance of a centre; v. Multiple dwellings, Rooming accommodation, short-term accommodation and tourist park only establish where they will support a higher order or district centre or a train station by being adjacent (within 400m walking distance) to that higher order or district centre or train station. vi. The built form of concentrated residential uses and managed communities (e.g. multiple 	NA	The proposal is not for a residential activity.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>dwellings, retirement facilities, residential care facilities, relocatable home parks are designed to integrate with the surrounding neighbourhood.</p>		
<p>c) The design, siting and construction of residential uses are to:</p> <ul style="list-style-type: none"> i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; iii. result in privacy and residential amenity consistent with the low density residential character of the area; iv. provide a diverse and attractive built form; v. provide a low rise built form compatible with its surrounds; vi. incorporate sub-tropical urban design principles that respond to local climatic conditions; vii. incorporate sustainable practices including maximising energy efficiency and water conservation; viii. incorporate natural features and respond to site topography; ix. cater for appropriate car parking and manoeuvring areas on site; x. be of a scale and density consistent with the low density residential character of the area; xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure. 	NA	The proposal is not for a residential use.
<p>d) Home based business can only be established where the scale and intensity of the</p>	NA	The proposal is not for a Home based business.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises		
e) Non-residential uses in the suburban neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.	Yes	The proposal is for a Child care centre notably, the use is included as a community activity.
f) Community activities: i. establish in a location that may be serviced by public transport; ii. do not negatively impact adjoining residents or the streetscape; iii. do not undermine the viability of existing or future centres.	Yes	The proposal locates the use on the corner of a Council sub-arterial and a Council local collector road readily serviced by public transport. Furthermore, the Child care centre building presents with a high quality architectural design, to the road frontages and the setback, height and site coverage is in accordance with the Planning Scheme. In addition to the above, it is considered that the applicant has established a need and that the approval of this use, will not undermine the viability of existing or future centres.
g) Corner stores may establish as standalone uses (not part of a neighbourhood hub) where: i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region; ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store,	NA	The use is not included in a corner store.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>neighbourhood hub or centre;</p> <p>iii. they are appropriately designed and located to include active frontages.</p>		
<p>h) Retail and commercial activities (excluding Service stations):</p> <p>i. i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;</p> <p>ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;</p> <p>iii. are of a small scale, appropriate for a neighbourhood hub;</p> <p>D. Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function</p> <p>E. consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant</p> <p>F. assessment benchmarks.</p> <p>iv. do not negatively impact adjoining residents or the streetscape;</p> <p>v. are subordinate in function and scale to all centres within the region.</p>	NA	The use is not for a Retail and commercial activity.
<p>i) Service stations:</p> <p>i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);</p> <p>ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already</p>	NA	The use is not a Service station.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>subject to impacts by road vehicle noise;</p> <p>iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);</p> <p>iv. do not negatively impact adjoining residents or the streetscape;</p> <p>v. ancillary uses or activities only service the convenience needs of users.</p>		
<p>j) The design, siting and construction of non-residential uses:</p> <p>i. maintains a human scale, through appropriate building heights and form;</p> <p>ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations);</p> <p>iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;</p> <p>iv. promotes active transport options and ensures an oversupply of car parking is not provided;</p> <p>v. locates car parking so as not to dominate the street;</p> <p>vi. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.</p>	Yes	The Child care centre building presents with a high quality architectural design, to the road frontages and the setback, height and site coverage is in accordance with the Planning Scheme. The design and landscaping will ensure that the use maintains a human scale whilst, allowing for sufficient casual surveillance of public spaces. In addition, the proposal locates the use along readily available active transport routes and car parking will be sufficiently screened from adjoining areas.
<p>k) Neighbourhood hub expansion (into adjoining lots) or the establishment of a new</p>	NA	The proposal does not include a Neighbourhood hub expansion and it will not create a new Neighbourhood hub.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>neighbourhood hub only occurs where:</p> <ul style="list-style-type: none"> i. it is of a scale that remains subordinate to all centres within the region; G. <i>Note - Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function more consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.</i> ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node; iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserved catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre; iv. for a new neighbourhood hub, it is located on sub-arterial or collector road; v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development 		
<p>l) General works associated with the development achieves the following:</p>	Yes	Appropriately conditioned the proposed development will provide a high standard of

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);</p> <p>ii. the development manages stormwater to:</p> <p style="padding-left: 40px;">A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;</p> <p style="padding-left: 40px;">B. prevent stormwater contamination and the release of pollutants;</p> <p style="padding-left: 40px;">C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p style="padding-left: 40px;">D. avoid off-site adverse impacts from stormwater.</p> <p>iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;</p> <p>iv. the development ensures the safety, efficiency and useability of access ways and parking areas;</p> <p>v. site works including earthworks are managed to be safe and have</p>		<p>service to meet and support the current and future needs of the users of the site.</p>

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
minimal impacts on adjoining or adjacent premises, the streetscape or the environment.		
m) Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke	Yes	The proposed development will be conditioned to contain appropriate noise attenuation measure to not cause a nuisance to adjoining properties.
n) Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance	Yes	The proposed development will be conditioned to contain appropriate noise attenuation measure to not cause a nuisance to adjoining properties.
o) Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.	Yes	The proposed use is located in an area where it will not be subjected to unacceptable levels of noise.
p) Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.	NA	The proposal is not located within the water supply buffer, therefore the overall outcome is not applicable.
q) Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by: <ul style="list-style-type: none"> i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment; ii. ensuring no further instability, erosion or degradation of the land, water or soil resource; iii. when located within a Water buffer area, complying with the Water 	Y	The proposed development is not contained within an area subject to constraint, limitation or environmental value.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p> <p>iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:</p> <p style="padding-left: 40px;">A. the provision of replacement, restoration, rehabilitation planting and landscaping;</p> <p style="padding-left: 40px;">B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;</p> <p style="padding-left: 40px;">C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014</p> <p>v. protecting native species and protecting and enhancing species habitat;</p> <p>vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of</p>		

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>vii. heritage and cultural significance; establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;</p> <p>viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;</p> <p>ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;</p> <p>x. ensuring effective and efficient disaster management response and recovery capabilities;</p> <p>xi. where located in an overland flow path: A. development siting, built form, lay out and access responds to the risk presented by the overland flow and minimises risk to personal safety; B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow; C. development does not impact on the conveyance of the</p>		

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment;</p> <p>D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.</p>		
r) Development in the Suburban neighbourhood precinct includes 1 or more of the following: ...	Y	Child care centre is a listed use in the relevant table.
s) Development in the Suburban neighbourhood precinct does not include any of the following:	Y	Child care centre is not listed use in the relevant table.
t) Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone...	NA	The development is listed in the table under section r).

Based on the assessment above, the proposal is consistent with all of the Overall Outcomes of the code(s) and is therefore taken to be consistent with the purposes of the code.

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 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.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$18,136.02 exists per lot and, has been calculated based on the existing residential use of the land and the proportional split stated in Table 3 of the CR.

(b) 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

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

The credit available under this option is \$18,136.02 per lot, based on the proportional split stated in Table 3 of the CR. This adopted charge rate is the prescribed amount in Schedule 16 of the Planning Regulation 2017 as at 11 August 2017. This rate will be automatically indexed in accordance with section 112 of the Act.

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

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

Traffic, Access & Parking

1. The intersection of Graham Road and Laver Street is subject to an imminent upgrade. Construction of a signalised intersection, with pedestrian crossings on road legs, is anticipated to begin in April 2021.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

A Traffic Impact Assessment, dated 12 February 2021 prepared by Rytenskild, was submitted in response to Council's Information Request. The TIA responded to Council's queries with respect to:

- Access location in relation to the intersection;
- Queuing on Laver St intersection approach;
- Queuing on site entry;
- Turn warrants assessment, as due to the proximity of the future signalised intersection any potential queuing on entry to the site should be avoided. This identified no proper turn lane is required;
- Any impacts of on-street waste collection and proposed parking controls.

Development Engineering consider the findings of the submitted TIA suitable to support the proposed development against the relevant requirements of the Planning Scheme.

Site access is proposed via new crossover on Laver St. This report recommends conditioning the removal of both crossovers on Laver St with the kerb & channel to be reinstated. The construction of new crossover is to be in accordance with plans and RS-051.

Stormwater / Flooding

The development site is not covered by a mapped flood overlay area or overland flow path.

Stormwater quantity requirements are achieved with drainage to legal point of discharge proposed at the existing road drainage pit in front of Lot 1 on Laver St.

Stormwater quality requirements can be achieved. While the development does not trigger the stormwater quality requirements of the SPP, the development proposal must include appropriate quality improvement measures based on Best Practice Water Sensitive Urban Design (WSUD).

A Stormwater Management Plan (Rev B), dated February 2021 by VT Consulting Engineers, was submitted in response to the Council's Information Request. The revised SMP's stormwater quality proposals are generally acceptable for the site, subject to standard conditions.

Other

Construction Management - Due to site being located on the corner of a sub-arterial and a local collector road, and the need for consideration of peak school zone traffic and pedestrian movement, a condition is recommended that a Construction Management Plan be prepared and submitted to Council for approval.

2.6.1.2 Environmental Health

Lighting

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

Noise

An Acoustic Assessment prepared by Acoustic Works dated 17 November 2020, report number 2020416 R01A, was submitted in support of the application and recommends barriers on the ground level and a barrier around the play deck on the first floor that are considered acceptable. As a consequence, the recommendations of this report include a condition that the development be undertaken in accordance with the acoustic report.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

Waste Management

A waste management program has been provided and is acceptable for the proposed use. This development will use bulk 1.1 cubic metre bins wheeled to the kerbside of Laver Street. As a consequence, the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

Food Premises - Food Business Licence

The development may incorporate a licensable food business under the Food Act 2006 that will have specific structural requirements. As a consequence, the recommendations of this report include an advice for a Food Business Licence.

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 17 February 2021.
- (b) The development application was advertised in the Courier Mail on 18 February 2021.
- (c) A notice in the prescribed form was posted on the relevant land on 18 February 2021 and maintained for a period of 15 business days for the Graham Road frontage and 14 business days for the Laver Street frontage.

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		1
	Petition		
Not Properly Made	Letter, Email, Fax		2
	Petition		
Total			3

The matters raised within the submissions are outlined below:

Assessment of Submissions
<u>Issue – Traffic and Pedestrian Safety</u>
<u>Discussion</u>
All submissions raised concerns with regards to the impact of additional traffic turning from Graham Road into Laver Street also, entering Graham Road from Laver Street. It is stated that the intersection is busy with vehicles having to wait for an opportune time to turn right consequently, that this creates unsafe traffic conditions for vehicles and pedestrians. The

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

Assessment of Submissions
Issue – Traffic and Pedestrian Safety
<p>pedestrian school crossing located on Grahams Road approximately 50.0m north from the Laver Street intersection was specifically mentioned as a safety hazard for pedestrians. The concern was raised that vehicles leaving Laver Street could, either back up waiting for the pedestrians to clear or, it can place the pedestrians at risk. Also, that children might be at risk crossing the Child care centre’s driveway crossover. Another concern was raised about the additional traffic from construction crews, during the construction phase.</p> <p>The Traffic Impact Assessment (TIA) provided by the applicant, investigated queueing and delay times, both external and internal to the site. Council’s engineer assessed the TIA and noted:</p> <ul style="list-style-type: none"> - The effect of delays would be experienced internally on the development site; - The proposed location of the cross over on Laver Street is reasonable and will ensure sufficient onsite parking whilst, having negligible impacts externally; - The unsignalised current peak morning and afternoon queue time is approximately 6.0m with a delay of approximately three (3) seconds; <p>In addition to the above it should be noted, signalisation upgrades of the Graham Road and Laver Street intersection is due to start in April 2021. This upgrade will provide signalised crossing for pedestrians on all four (4) crossing whilst, the school crossing located 50.0m north upwards on Graham Road, will be removed.</p> <p>With regards to the concerns raised about children having to cross the driveway crossover on Laver Street, it will be a recommendation of this report to include conditions requiring fencing to be sufficiently transparent and landscaping to be of a height, as to not obscure sight lines of drivers leaving the site.</p> <p>With regards to the concerns raised about traffic generated by construction crews, it will be a recommendation of this report to include a condition requiring the submission and approval of a Construction Management Plan (CMP). This CMP would need to identify, manage and minimise potential issues during the construction phase of the development.</p> <p>This is not sufficient grounds for refusal of the application.</p>
Issue – Amenity
<p>Discussion</p> <p>Concerns were raised about how the proposed building will negatively impact on the amenity of the area including;</p> <ul style="list-style-type: none"> - Visual bulk of the building and that it might impact traffic sight lines; - Privacy and sunlight access to adjoining Dwellings; and - Noise from vehicles parking and construction vehicles. <p>The Childcare centre is proposed to be contained within a two-storey building to be constructed over Lot 1 and Lot 2. The bulk of the building will be included within Lot 1 and this includes the indoor play and office areas whilst, Lot 2 will contain the ground level car parking and the outdoor play areas on level one. The building will be at a maximum height of 8.5m with the following aspects:</p> <ul style="list-style-type: none"> - Build to boundary on the Graham Road frontage; - The building present as a high-quality architectural design with articulation on the Graham Road and Laver Street frontage; - Approximately 4.0m to the public footpath to the northern boundary; - Approximately 7.53m to the eastern side boundary adjoining a residential single storey house; - Site coverage of 49%; and

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

Assessment of Submissions
Issue – Traffic and Pedestrian Safety
<p>- Screening and acoustic walls around the outdoor play areas on level one. In addition to the above, the proposal includes 2.0m high acoustic timber fences on the northern and eastern boundaries.</p> <p>With regards to the above, the proposal is consistent with the Planning Scheme and it is considered that the building will not negatively impact on the amenity of the surrounding areas.</p> <p>This is not sufficient grounds for refusal of the application.</p>

Additional concerns were raised with regards to property devaluation, noise of alarms as people may break into the Child care centre and, air pollution from vehicles parking. Notably, these are not planning considerations.

2.7.3 *Notice of Compliance*

The Notice of Compliance was received by Council on 17 March 2021. The Notice of Compliance identifies that the public notification requirements for the development application were not correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

Specifically, the notices were posted on both the Graham Road and Laver Street frontages on the 18th of February 2021. However, upon removing the notices on the 14th of March 2021, the applicant found that the notice on the Laver Street frontage was removed by an unknown third party. The applicant could determine that this notice was removed during the course of the evening of the 11th of March 2021 or, during the course of the day on 12 March 2021, being the last day of the public notification.

However, in accordance with section 53 (3) of the *Planning Act 2016* the Council may assess and decide the application despite this non-compliance if the Council “*is satisfied any non-compliance has not;*

- (a) *adversely affected the public’s awareness of the existence and nature of the application;*
or
- (b) *restricted the public’s opportunity to make properly made submissions about the application.”*

In giving this matter consideration, Council can assess and decide the application as;

It was considered that the non compliance did not adversely affect the public’s awareness of the existence and nature of the application given;

- (i) the notice was maintained on Graham Road, the primary frontage, for the full period additionally,
- (ii) that the notice was maintained for at least 14 days on the secondary road frontage, being Laver Street.
- (iii) The public notice complied with all other aspects of the public notification process.

2.8 Other Matters
None identified.

ITEM 4.1 DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

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

Nil identified

3.5 Delegated Authority Implications

Nil identified

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) If approved, there will be infrastructure contributions to Council.

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Human Rights Implications

Nil identified

3.11 Consultation / Communication

Refer to clause 2.7

ATTENDANCE

Mr Darren Dallinger returned to the meeting at 10.58am during discussion on Item 4.2.

ITEM 4.2

DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE

APPLICANT: P3 Projects Pty Ltd and GM Enterprises Australia Pty Ltd C/- RPS
OWNER: P3 Projects Pty Ltd Tte and GM Enterprises Australia Pty Ltd Tte

Meeting / Session: 4 PLANNING
Reference: 61551737 : 1 February 2021 – Refer Supporting Information 61750696 & 61697882
Responsible Officer: NT, Senior Planner (PL Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	P3 Projects Pty Ltd and GM Enterprises Australia Pty Ltd C/- RPS
Lodgement Date:	15 October 2020
Properly Made Date:	2 November 2020
Confirmation Notice Date:	6 November 2020
Information Request Date:	18 November 2020
Info Response Received Date:	21 December 2021
Public Notification Dates:	6 January 2021 to 28 January 2021
No. of Submissions:	Properly Made: 34 Not Properly Made: 5
Decision Due Date:	6 April 2021
Prelodgement Meeting Held:	Yes (PRE/5617 held 15 July 2020)

PROPERTY DETAILS	
Division:	Division 1
Property Address:	13 South Esplanade BONGAREE QLD 4507
RP Description	Lot 503 B6321
Land Area:	1012m ²
Property Owner	GM Enterprises Australia Pty Ltd

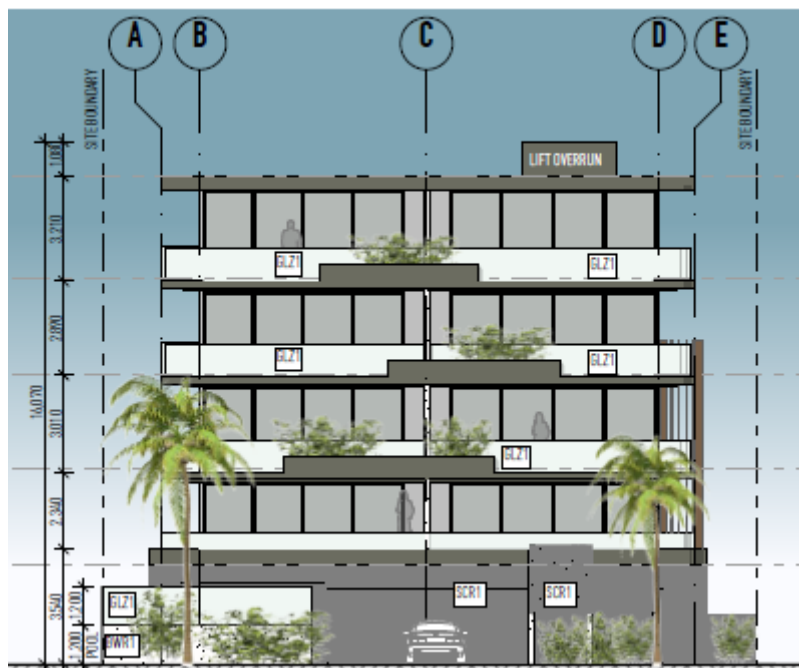
STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General residential zone - Next generation neighbourhood precinct
Level of Assessment:	Impact and Consistent

This application seeks a Material Change of Use - Development Permit for Multiple Dwellings (8 Dwellings) at 13 South Esplanade, Bongaree. It is proposed to construct a five storey apartment building with a maximum building height of 16.08m above natural ground level. The proposal includes on-site carparking for eighteen (18) vehicles provided under the building at ground level. The proposal includes eight (8) three-bedroom dwellings and a site density of 79 dwellings per hectare.

The site is included within the General Residential zone - Next Generation Neighbourhood Precinct and within the Suburban Neighbourhood Place type under the Strategic Framework of the Moreton Bay Regional Council Planning Scheme (MBRC Planning Scheme). Further the site is mapped as being located within the Balance flood planning area and Medium risk storm tide inundation area.

ITEM 4.2 DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

The design of the proposed building allows for the habitable rooms of the proposed building to be above the Flood Planning Level of 3.3AHD. While most of the building satisfies the maximum building height limit of 15 metres, the lift over run area extends above this and the proposal is therefore seeking a performance solution in relation to building height. Under the Building Height definition of the MBRC Planning Scheme, a lift overrun is excluded from the measurement of building height. However, the *Planning Regulation 2017* states that the building height is the distance between the ground level and highest point of the building. On the 8 November 2019 with the introduction of the *Planning (Regulated Requirements and Other Matters) Amendment Regulation 2019*, this resulted in the Planning Regulation 2017 definition taking precedence over the planning scheme definition. Therefore, the lift over run area is included in the measurement of building height.



The 1.08m roof encroachment results from the lift overrun which sits to the south of building. The additional height resulting from the lift overrun is negligible and will not unreasonably impose upon the surrounding area or result in amenity impacts (i.e. scale, bulk and overshadowing) to adjoining properties. Having regard to the broader locality/wider context, the slight increase in height will also not interrupt significant view corridors.

The proposed development results in a site density of 79 dwellings per hectare instead of 15 - 75 dwellings per hectare suggested for the General Residential - Next Generation precinct. This represents the difference of approximately one (1) additional dwelling (7 dwellings verses 8 dwellings proposed) without effecting the built form.

The application was publicly advertised with thirty-nine (39) submissions received, including thirty-four (34) properly made submissions and five (5) not properly made submissions. The proposed development seeks performance solutions in relation to building height, density, site cover and setbacks, however this report will demonstrate the proposal is not an overdevelopment of the site, but rather provides a high quality built form outcome that is appropriate for the site having regard to expected medium density outcomes envisaged by the planning scheme. An assessment against the provisions of the MBRC Planning Scheme has been completed in detail and careful consideration has been given to the submissions lodged in relation to the application. It is noted that the planning scheme does not provide prescriptive measures that are to be strictly applied, rather a performance-based assessment has been carried out, accordingly, the application is recommended to be approved, subject to conditions.

ITEM 4.2 DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

This report is being presented to the Council for decision as the proposal has raised community concerns and in accordance with the delegations to Council officers, the Divisional Councillor has requested that the development application be determined by the Council instead of under Council officer delegation. Therefore, Council is now the authorised entity to decide the development application.

MOTION

Moved by Cr Mick Gillam
Seconded by Cr Jodie Shipway

That the Officer's Recommendation be adopted as detailed in the report.

RESOLUTION

Moved by Cr Brooke Savige
Seconded by Cr Jodie Shipway

CARRIED 12/0

The Council defer discussion on the matter to a later stage of the meeting to enable legal advice to be obtained.

ADJOURNMENT

The meeting adjourned at 11.04am for morning tea.

The meeting resumed at 11.35am.

ATTENDANCE

Mr Elton Morais (Senior Legal Officer) was present when the meeting resumed, for discussion on Item 4.2

Council resumed discussion on Item 4.2, as deferred previously in the meeting.

ITEM 4.2 - RESUMED

DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE

**APPLICANT: P3 Projects Pty Ltd and GM Enterprises Australia Pty Ltd C/- RPS
OWNER: P3 Projects Pty Ltd Tte and GM Enterprises Australia Pty Ltd Tte**

Meeting / Session: 4 PLANNING
Reference: 61551737 : 1 February 2021 – Refer Supporting Information 61750696 & 61697882
Responsible Officer: NT, Senior Planner (PL Development Services)

The Chief Executive Officer informed Council that he supported the Officers' recommendations in the matter as they were, in his view, based on appropriate application of the performance based planning framework.

The Chief Executive Officer noted that a number of Councillors had raised various issues and concerns during debate, which he summarized as two categories:

- a significant variation from the provisions of the Planning Scheme in relation to site coverage; and
- a range of other matters including building height, set back and wall length that, in the Chief Executive Officer's view would individually be regarded as being "generally in accordance" with the Planning Scheme, but collectively could be regarded as an over-development of the site.

The Chief Executive Officer (supported by legal advice) presented the options available to Council to further consider the matter, being to:

- Adopt the officers' recommendations as detailed in the report;
- Adopt the officers' recommendations and amend relevant condition/s to make the application more substantially compliant with the Planning Scheme;
- Defer the decision to enable further negotiations with the applicant (noting there is a risk that the applicant may elect to proceed to court and file an appeal against the Council for a "deemed refusal"); or
- Refuse the officers' recommendations and provide the statutory reasons for that refusal (noting the risk that the applicant may then file an appeal against the Council in the Planning & Environment Court).

Variation to Original Motion

As the mover of the original motion, Cr Mick Gillam sought to vary his original motion by including an additional condition under condition 2 A Amended Plan Required, as follows:

That the Officer's Recommendation be adopted as detailed in the report, with amendment to condition 2 A Amended Plan Required by including an additional clause - being clause x. as follows:

2.	<i>Amended Plan Required</i>	
A	x. <i>The submitted plan for the top floor be amended and a proposal submitted for a single unit in its stead to reflect the site coverage and density consistent with the Next Generation Zoning.</i>	<i>Prior to any approval of Building Works</i>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

The Chief Executive Officer clarified that no broader debate on the agenda item could occur until the seconder of the original motion (Cr Jodie Shipway) had agreed to the variation.

After obtaining clarification that the suggested additional clause under condition 2 A was lawful under the Planning Scheme, Cr Jodie Shipway agreed to the variation to the original motion as outlined by Cr Gillam noting a change of terminology from 'single unit' to 'single dwelling', and debate on the matter resumed.

Following debate, the AMENDED MOTION was put to the vote (as follows):

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Jodie Shipway

CARRIED 12/0

That the Officer's Recommendation be adopted as detailed in the report, with amendment to condition 2 A Amended Plan Required by including an additional clause - being clause x.:

2.	Amended Plan Required	Timing
A	x. The submitted plan for the top floor be amended and a proposal submitted for a single dwelling in its stead to reflect the site coverage and density consistent with the Next Generation Zoning.	Prior to any approval of Building Works

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 Multiple Dwellings (8 Dwellings) at 13 South Esplanade, Bongaree, described as Lot 503 B6321, subject to the following plans/documents and conditions:

Amended Plans Required			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	DA 005 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Ground Floor Plan	DA 006 REV 1.4	P3 Projects Pty Ltd	07/10/2020
First Floor Plan	DA 007 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Second Floor Plan	DA 008 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Third Floor Plan	DA 009 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Fourth Floor Plan	DA 010 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Roof Plan	DA 011 REV 1.4	P3 Projects Pty Ltd	07/10/2020
East and South Elevations	DA 012 REV 1.4	P3 Projects Pty Ltd	07/10/2020
West and North Elevations	DA 013 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Sections	DA 014 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Perspectives	DA 015 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Perspectives	DA 016 REV 1.4	P3 Projects Pty Ltd	07/10/2020
Perspectives	DA 017 REV 1.4	P3 Projects Pty Ltd	07/10/2020

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1.	Approved Plans and/or Documents	
	Undertake development 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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
2.	Amended Plan Required	
A	Submit amended proposal plans incorporating the following: <ul style="list-style-type: none"> i. On the elevations and sections clearly depict natural ground level relative to Australian Height Datum, demonstrating the proposal results in a building height no higher than 16.08m (to the top of the lift overrun); ii. Delete the proposed car wash bay at the rear of the site and relocate the proposed swimming pool from the front setback to the rear of the building; iii. Include landscaping opportunities within the front setback at the location of the proposed swimming pool (which is to be relocated to the rear); iv. Annotate details of any proposed front fencing, ensuring it does not exceed 1.2m in height; v. Increase the setback of the building from the north boundary of the site to a minimum of 3.0m for Floors 1-4, with the exception of the balcony associated with 	Prior to any approval of Building Works.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	the living/dining room and protruding ceiling hoods which may remain setback at 1.8m; vi. Orientate the rear balcony associated with the Multipurpose room for Units 1, 3, 5 and 7 to the rear (east) of the site rather than directly facing north; vii. Provide semi-transparent screening to the north side of the balconies off the Master Bedroom and Multipurpose rooms associated with Units 1, 3, 5 and 7; viii. Setback the proposed fire hydrant and meterbox atleast 1.5m from the front boundary of the site; and ix. Annotate that the rear (eastern) boundary fence is to be constructed to atleast 50% permeable to ensure it does not impede storm tide flows.	
B	Obtain approval from Council for the amended proposal plans in accordance with (A) above.	Prior to any approval of Building Works.
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to the commencement of use.
3.	Community Management Statement	
	Ensure that any Community Management Statement for the development reflects the following: 4. Car parking provisions; 5. Landscaping requirements; 6. Communal Open Space and Recreation areas (including pool area); 7. Bin storage requirements and collection locations; 8. Stormwater Management requirements; and 9. Flood Emergency Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
4.	On-Site Car Spaces	
A	Provide on-site car parking as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first 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.	
5.	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of eight (8) bicycles for residents. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
6. Electrical Transformer	
<p>Ensure that where electrical transformers are located in the front setback it is screened so that the transformer is not visible from any road frontage and achieves the following:</p> <ul style="list-style-type: none"> i. A combination of screening device and landscaping; ii. The screening device is constructed of durable, weather resistant materials; and iii. Is integrated with the design of the development and positively contributes to the streetscape. <p>Note: The use of barbed wire or metal prongs is not permitted.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.</p>
7. Clothes Drying Facilities	
<p>Provide external clothes drying facilities that are screened from adjoining properties and the street or provide an electric clothes dryer within each dwelling.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.</p>
8. Privacy Screening	
<p>A Provide privacy screening or alternate treatments where:</p> <ul style="list-style-type: none"> i. Habitable room windows or balconies of above ground floor dwellings directly face another habitable room or balconies on the same site or an adjoining site that are within 9m; and ii. Provide semi-transparent screening to the north side of the balconies off the Master Bedroom and Multipurpose rooms associated with Units 1, 3, 5 and 7. 	<p>A&B Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.</p>
<p>B Treatments may consist of one or more of the following:</p> <ul style="list-style-type: none"> i. Sill heights at a minimum of 1.5 metres above floor level; or ii. Fixed, tinted or opaque glazing in at least any part of the fixed window or balcony balustrading between the floor level of the dwelling or balcony and 1.5m for windows and 1.2m for balconies; or iii. Sliding external screens (e.g. louvered panels), of durable weather resistant materials and with a maximum of 50% transparency. 	
9. Street Numbering and Building Names	
<p>Install dwelling and street numbering and lockable mail boxes. Ensure street numbers and any building names are prominently displayed to enable identification by emergency services.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		to be maintained at all times.
10.	Internal Fire System	
	Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	
A	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
B	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: <ol style="list-style-type: none"> 5. An unobstructed width of no less than 3.5m; 6. An unobstructed height of no less than 4.8m; 7. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 8. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. 	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
C	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.
D	For development that contains on-site fire hydrants external to buildings: <ol style="list-style-type: none"> i. Those external hydrants can be seen from the vehicular entry point to the site; or ii. A sign identifying the following is provided at the vehicular entry to the site: <ul style="list-style-type: none"> o The overall layout of the development (to scale); o Internal road names (where used); o All communal facilities (where provided); o The reception area and on-site manager's office (where provided); o External hydrants and hydrant booster points; o Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and o Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment. 	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
E	For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner	

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads.	
11.	External Lighting	
A	Install external lighting in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use or endorsement of any Community Management Statement whichever comes first.
12.	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 or endorsement of any Community Management Statement whichever comes first 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 or endorsement of any Community Management Statement whichever comes first.
13.	Waste Management Plan	
A	Implement the approved waste management arrangements identified on the approved plan. Note: This development will use 2 x 1.1 m ³ bins serviced at the kerbside of South Esplanade.	Prior to commencement of use.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained 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.
14.	Acoustic Attenuation Barrier	
A	Construct an acoustic barrier that:	Prior to the commencement of the

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	<ul style="list-style-type: none"> i. is located the full length of the northern and southern fence lines; ii. is at least 1.8 metres in height above the finished level of the car park. The fence must taper from 1.8 metres in height to 1.2metres in height between the building façade and front boundary of the site; iii. achieves a surface area density not less than 10 kg/m²; and iv. has no air gaps (including at the base and between panels). 	use and to be maintained at all times.
B	Provide certification from a suitably qualified acoustic consultant that the barrier has been constructed in accordance with the specifications of (A) above.	Prior to the commencement of the use.
15.	Noise Management Program	
A	Submit a noise management program for the operation of the swimming pool to ensure noise nuisances to surrounding uses do not occur. The plan will include but is not limited to: <ul style="list-style-type: none"> i. Hours of a day the pool is available to patrons; ii. Use of machinery and pool cleaning equipment; iii. A process for ensuring residents are aware of the noise management plan. 	Prior to the commencement of the use and to be maintained at all times.
B	Obtain approval from Council for the noise management program in accordance with (A) above.	Prior to the commencement of the use.
C	Implement the approved noise management program.	At all times.
16.	Landscaping	
A	Implement landscaping generally in accordance with the approved site layout, and generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping:	Prior to commencement of use or Council endorsement of any community management statement, whichever occurs first.
B	Implement landscaping onsite in accordance with (A) above.	
C	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	
D	Maintain the landscaping.	At all times.
17.	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 or endorsement of any Community

Moreton Bay Regional Council

GENERAL MEETING - 528
28 April 2021

PAGE 21/467
Minutes

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
	Management Statement whichever comes first.
18. Screening of Loading Facilities / Plant Areas	
Screen any loading/unloading facilities, plant areas, refuse storage and other outdoor storage facilities on the site from direct view from any adjoining road, waterway or public space.	Prior to commencement of use or endorsement of any Community Management Statement whichever comes first.
19. Water and/or Sewerage	
Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ul style="list-style-type: none"> i. A reticulated water supply network connection is available to the land; and ii. A sewerage network connection is available to the land; and iii. All the requirements of Unitywater have been satisfied. 	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
20. Fibre Ready Telecommunications – Multi	
A Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: <ul style="list-style-type: none"> i. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and ii. Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each dwelling / tenancy; and iii. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD. 	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
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: The location or the likely location of the NTD is determined by the owner in consultation with the electrician/electrical engineer. NBN Co have guidelines available to help determine the best location. A template for certification is available from Council for the purpose of this condition.	
21. Telecommunications Internal Wiring	
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	Prior to commencement of use or Council's endorsement of any Community Management

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	(MDU Building Design Guide for New Developments or NBN Co. 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.	
22.	Electricity	
A	Provide an underground electricity supply to the development.	Prior to commencement of use or prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan), whichever occurs first and for (A) to be maintained.
B	All existing overhead power lines are to be relocated underground for the full frontage of the site. The works will consist of the power lines between post 92492 and 92493 being transitioned underground.	
C	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that: <ul style="list-style-type: none"> i. required works prescribed in (A) above has been completed; ii. required works prescribed in (B) above has been completed; iii. any electricity supply connection to the building is wholly contained in the lot it serves; and iv. any electricity connections and infrastructure made redundant by the development is removed with the land reinstated. 	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
23.	Storage	
	Ensure a storage area is provided to each unit in accordance with the approved plans at a minimum capacity of 8m ³ .	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
DEVELOPMENT ENGINEERING		
24.	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 or endorsement of any community

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		management statement, whichever occurs first.
25.	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 commencement of use or endorsement of any community management statement, whichever occurs first.
26.	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.
27.	Stormwater Management	
A	Implement and maintain the works identified in the approved Stormwater Management Plan.	Prior to commencement of use and then to be maintained at all times.
B	Submit and have approved by Council, a development application for operational works for stormwater infrastructure to service the development (external works only). Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	Prior to commencement of works associated with this condition.
C	Construct the stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
D	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the internal works have been built in accordance with the approved Stormwater Management Plan. Note: The development is below the thresholds for receiving waters under State interest - stormwater quality of the State Planning Policy. It is recommended that the development implements best practice measures for stormwater quality management e.g. leaf guards on the roofwater downpipes and field inlet baskets to capture litter and coarse sediment which can be incorporated in the building design and construction.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
28.	Construction Management Plan	

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
<p>A Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following:</p> <ul style="list-style-type: none"> 9. Material delivery and storage locations 10. Waste locations and collection details 11. Construction office accommodation 12. Contractor / tradesman vehicle parking arrangements 13. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ul style="list-style-type: none"> iii. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable iv. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP v. Materials unloading and loading must occur on-site. <p>All construction office accommodation and associated temporary buildings is to be contained within the site.</p>	<p>Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.</p>
<p>B Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.</p>	<p>At all times during construction of the development.</p>
<p>29. Erosion and Sediment Control</p>	
<p>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.</p>	<p>Prior to commencement of works and to be maintained current at all times during construction.</p>
<p>30. Acid Sulfate Soils</p>	
<p>A Prepare an Acid Sulfate Soil Investigation Report and if required an Acid Sulfate Soils Management Plan. The reports and analysis are to be undertaken in accordance with the MBRC Planning Scheme and prepared by a suitably qualified person.</p>	<p>Prior to the commencement of works.</p>
<p>B Implement the requirements and recommendations of the Acid Sulfate Soil Management Plan.</p> <p>All testing and monitoring is to be undertaken in accordance with the MBRC Planning Scheme.</p>	<p>While site works are occurring.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
C	Provide certification from a suitably qualified person that all works have been undertaken in accordance with the Acid Sulfate Soil Management Plan.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
	Note: Council will only accept a 'suitably qualified person' as being either a Registered Professional Engineer of Queensland (RPEQ) or Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA) and has obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.	
31.	Driveway Crossover	
	Construct a driveway crossover in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
	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 or endorsement of any community management statement, whichever occurs first.
32.	Existing Driveway Crossover	
	Remove completely all redundant driveway crossovers fronting the development site on South Esplanade. Reinstate all disturbed areas (including kerb and channel) to Council's standards current at the time of development.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
33.	Access, Internal Roadways, Parking and Servicing Areas	
	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 or endorsement of any community management statement, whichever occurs first, and to be maintained at all times.
	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 or endorsement of any community management statement, whichever occurs first.
34.	Minimum Flood Planning Level	
	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 3.3m AHD.	Prior to commencement of use or endorsement of any community

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		management statement, whichever occurs first.
35.	Structural Engineering Design Report	
A	Prepare a Structural Engineering Design Report. This report is to be prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the MBRC Planning Scheme.	Prior to building works approval.
B	Provide RPEQ certification to the Building Certifier that the works have been designed in accordance with the recommendations of the Structural Engineering Design Report.	Prior to building works approval.
C	Construct the works in accordance with the RPEQ certified design and the recommendations of the Structural Engineering Design Report.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
36.	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 3.3m AHD. Notes: 1. The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at www.hpw.qld.gov.au . 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	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

ADVICES	
1.	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. 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 on 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>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

	Council strongly advises that you contact the relevant state agency 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> .
2.	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 December 2017 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 Multiple Dwellings (8 dwellings)
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	Operational Works – Stormwater (external)
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 34 properly made submissions about this application, and 5 not properly made submissions. A total of 39 submissions were received.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

REPORT DETAIL

1. Background

On 15 July 2020, a Prelodgement Meeting (PRE/5617) was held with the Applicant to discuss the proposed development.

2. Explanation of Item

This application seeks a Material Change of Use - Development Permit for Multiple Dwellings (8 Dwellings) at 13 South Esplanade, Bongaree. It is proposed to construct a five storey apartment building with a maximum building height of 16.08m above natural ground level. The proposal includes on-site carparking for eighteen (18) vehicles provided under the building at ground level. The proposal includes eight (8) three-bedroom dwellings and a site density of 79 dwellings per hectare.

Due to the minor encroachment of the building height resulting from the lift overrun, the proposal has triggered Impact Assessment rather than Code Assessable.

2.1 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	General residential - Next generation neighbourhood precinct	Single dwelling and associated outbuildings
South	General residential - Next generation neighbourhood precinct	Multiple Dwelling within a three storey building called 'Chnook Place'
East	Recreation and open space	Melsa Park
West	Nil.	Beach/Ocean

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:	Urban Footprint
Koala Habitat Designation:	Nil

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

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
Yes	<p>Erosion prone areas within a coastal management district:</p> <p>(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:</p> <p>(a) coastal dependent development; or</p> <p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p>	<p>The site is within an erosion prone area outside the coastal management district under the State mapping.</p> <p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.</p> <p>The site is entirely covered by the erosion prone areas under the State mapping. There is no other location suitable on the site for the proposed building. The carpark is proposed at ground level, as a free draining, open area</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>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>allowing flow of flood water. This also ensures there is no increase in the severity of the natural hazard.</p> <p>The proposed dwellings are recommended to be at a finished floor level of at least 3.3m AHD to protect property and persons during storm events. All habitable rooms are proposed above 4.75m AHD (from first floor and above).</p> <p>The recommendations of this report include a condition with respect to ensuring the design and built form account for the potential risks of the coastal hazard event. This ensures that the proposed building work can withstand the coastal hazard event through the requirement for a structural engineering report.</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.

2.3 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*

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework given that the proposed development does not meet the required site density listed in Overall Outcomes section 1.a of the Next generation neighbourhood precinct where site densities between 15 and 75 dwellings per hectare are supported.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the planning scheme.

The Strategic Framework is based on a 20-year planning horizon and is based on Council's analysis of the issues and opportunities facing the region including State interests, the application of the *South East Queensland Regional Plan 2009-2031* (SEQ Regional Plan 2009) provisions to the Region, and Council's strategic direction for the future. Although each theme has its own section, the strategic framework is read in its entirety as the policy direction for the planning scheme. The vision for the Region is expressed through a series of twelve themes in the Strategic Framework based on the desired regional outcomes in the SEQ Regional Plan.

The site is also located within the Suburban neighbourhood Place type of the MBRC Planning Scheme. A summary of the relevant themes and the applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
3.3.3 Natural Hazards and Adaptation		
<p><i>The resilience of communities, development, essential infrastructure, natural environments and economic sectors to natural hazards including projected changes in weather is increased.</i></p> <ol style="list-style-type: none"> 1. Respond to the risk from natural hazards, including projected changes in weather, by avoiding areas with high exposure and establishing adaptation strategies to minimise vulnerability to riverine flooding, storm tide, coastal erosion, bushfires and landslides; 2. Respond to the risk from natural hazards, including projected changes in weather, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, cyclones and severe winds, and severe storms and hail; and 3. Recognise and respond to changes in urban climates due to land use conversion and urban heat island effect from 	Yes	<p>The proposed development has been designed to accommodate habitable floor levels well above storm tide inundation levels. The flood planning level for the site is 3.3AHD and all the dwellings are located above this level.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Strategic Outcome	Complies	Assessment
increased development intensity.		
3.4.3 - Coastal Management		
<p><i>The natural values of all coastal areas, including Bribie Island, Pumicestone Passage, Deception Bay, Redcliffe Peninsula, Hays Inlet and the Pine Rivers estuary and their associated coastal features and processes will be maintained, protected and enhanced.</i></p> <ol style="list-style-type: none"> 1. The Region's coastal areas will be managed to ensure ecological health, maintenance of natural physical processes and continued enjoyment by the community; 2. Development within the coastal areas will avoid or minimise impacts on coastal resources and environmental values, and avoid increasing the exposure of coastal communities to adverse coastal hazard impacts; 3. Preferred land use, developments and activities in the coastal area will be those that maintain groundwater levels to prevent or minimise alterations to the natural hydrological regime; prevent or minimise the release or export of surface run-off that contains nutrients of concern; and incorporate best practice stormwater and wastewater quality management, including water sensitive urban design and sediment controls; 4. Land with potential to cater for the landward retreat of coastal habitats and species at risk from predicted inundation will be protected through appropriate land use allocation; and 	Yes	<p>The proposed development will avoid impacts upon coastal resources by seeking to construct habitable floors above the Flood Planning Level. Further, a condition is recommended relating to as structural engineering report to withstand tidal inundation events. A further condition is recommended to address potential acid sulfate soil disturbance, although this is unlikely given the development does not seek to cut or fill significant amounts of earth across the site.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Strategic Outcome	Complies	Assessment
5. Coastal environments and associated development are protected from the acid and metal contamination associated with the disturbance of acid sulfate soils.		
3.14.8.4 Theme - Settlement pattern and urban form		
Development across a Suburban neighbourhood place type is characterised by a net residential density of 11 dwellings per hectare or development occurs in a manner that is consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties;	Yes	<p>The proposed development has a net residential density of 79 dwellings per hectare, exceeding the characterised density of 11 dwellings per hectare within the Suburban Place type.</p> <p>However, the site is within the General residential zone - Next generation neighbourhood precinct, allowing a higher site density of 15 to 75 dwellings per hectare. The proposal exceeds this density requirement by seeking eight (8) dwellings rather than seven (7). It is acknowledged that the proposal could achieve the same built form outcome with seven (7) dwellings by proposing a single penthouse on the top floor of the development. In this respect, the additional impact resulting from one (1) additional dwelling is not considered significant in terms of the overall impact of the development.</p>

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 - Next generation neighbourhood precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO1, PO2, PO4, PO7
Overlay Codes		
Flood hazard overlay code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nil.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Coastal hazard overlay code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nil.
Development Codes		
Residential uses code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO15

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

2.3.2 Performance Outcome Assessment

Performance Outcome	Example
General residential zone code - Next generation neighbourhood precinct	
<p>PO1</p> <p>The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).</p>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks to establish eight (8) multiple dwellings within the subject site, on a 1,012m² parcel of land, resulting in 79 dwellings per hectare. It is noted that a proposal of seven (7) dwellings would achieve the site density requirement.</p> <p>In this instance, the proposed development cannot achieve or be conditioned to achieve the Performance Outcome (PO1) and assessment against the relevant Overall Outcomes of the General residential zone - Next generation precinct Code is required and is undertaken later in this report.</p>	
<p>PO2</p> <p>Buildings and structures have a height that:</p> <p>a. is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct;</p> <p>Editor's note - There are circumstances where the Next generation neighbourhood precinct is intended to have a low rise character or a medium to high rise character. These circumstances are identified as having a maximum building height less than 12m or more than 12m on Overlay map - Building heights respectively. Alternatives are to be considered</p>	<p>E2</p> <p>Building height does not exceed:</p> <p>a. that mapped on Overlay map – Building heights; or</p> <p>b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Performance Outcome	Example
<p>in relation to the intended low rise or medium to high rise character for that specific area</p> <ul style="list-style-type: none"> b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape, street conditions (e.g. street width) or adjoining properties; d. positively contributes to the intended built form of the surrounding area; <p>Note - To demonstrate compliance with the above a visual impact assessment may be required in accordance with Planning scheme policy - Residential design. Visual impact assessments will require the consideration of all built form matters (e.g. height, setbacks, site cover, building bulk and mass, articulation, roof form and other design aspects) from a variety of perspectives to ascertain if the proposal will result in a positive contribution.</p> <ul style="list-style-type: none"> e. responds to the height of development on adjoining land where contained within another precinct or zone. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks to establish a residential building with a maximum Building height of 16.08 metres. Under the MBRC Planning Scheme building height is set out by the Overlay map – Building heights and for this site a maximum building height of 15 metres is shown. As such, the proposal seeks a performance solution in relation to Example (E2) and requires assessment against the Performance Outcome (PO2).</p> <p>Performance Outcome (PO2 (a.)) requires buildings and structures to have a height consistent with the low to medium rise character of the Next Generation Neighbourhood precinct. The “<i>Note</i>” at the end of the Performance Outcome giving direction to <i>Planning scheme policy - Residential design (PSP-RD)</i> for details and examples. Of relevance is PSP-RD section 3.3.7 - Multiple dwelling - low rise apartment and PSP-RD section 3.3.8 Multiple dwelling - medium rise apartment that establishes two (2) development typologies with a “Typical Height” of 2-3 storeys for low rise and 4-6 storeys for medium rise apartments.</p> <p>The applicant seeks to establish a five storey building with maximum building height of 16.08 metres above natural ground level. The building design seeks to include a lift overrun above 15.00 metres to allow the operation of the lift. The lift overrun is not considered to be a dominant feature on the building and given its location approximately 19m from the front boundary and 4.0m from the south boundary, will have limited visibility from the streetscape and negligible amenity impacts upon adjoining properties.</p>	

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Performance Outcome	Example	
<p>In this instance, the proposed development achieves the Performance Outcome (PO2).</p>		
<p>PO4</p> <p>Residential buildings and structures are setback to:</p> <ul style="list-style-type: none"> a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages 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; f. limit the length, height and openings 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. ensure 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. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E4.1</p> <p>Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses).</p> <p>Note - greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</p> <hr/> <p>E4.2</p> <p>Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are:</p> <ul style="list-style-type: none"> a. only established on lots having a primary frontage of 18m or less and where permitted in Table 6.2.6.3.4; b. of a length and height not exceeding that specified in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)'; c. setback from the side boundary: <ul style="list-style-type: none"> i. if a plan of development provides for only one built to boundary wall on the one boundary, not more than 200mm; or ii. if a built to boundary wall may be built on each side of the same boundary, not more than 20mm; d. on the low side of a sloping lot. <p>Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls a 'easement for maintenance purposes' is recommended.</p>	
<p><i>Performance Outcome Assessment</i></p>		
<p>The proposed building results in the following boundary setbacks:</p>		
<p>MBRC Frontage Primary</p>	<p>Proposed</p>	<p>Achieves Example</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Performance Outcome	Example	
Wall <4.5m high - 3 metres to Wall	6 metres to Wall	Yes
Wall 4.5m - 8.5m high - 3 metres to Wall	6.5 metres to Wall	Yes
Wall >8.5m high - 6.00 metres to Wall	6.5 metres to Wall	Yes
Side to OMP and Wall		
Wall <4.5m high - 1.5 metres to Wall	1.5m to the car park wall (northern boundary) and 1.610 to the car park wall (southern boundary)	Yes
Wall 4.5m - 8.5m high - 2 metres to Wall	1.8m to balcony / 3m to wall (northern boundary) and 1.9m to balcony / 3m to wall (southern boundary)	No - the proposed balconies along the north and south sides of the lot do not achieve the example.
Wall >8.5m high - Min 2m up to 8.5m in height; plus 0.5 for every 3m in height or part thereof over 8.5 metres	1.8m to balcony/3.157m to wall (northern boundary) and 1.9m to balcony/3m to wall (southern boundary)	No - the proposed balconies and walls along the north and south sides of the lot do not achieve the example.
Rear to OMP and Wall.		
Wall <4.5m - 1.5 metres to Wall	6.7 metres to wall	Yes
Wall 4.5m - 8.5m - 2 metres to Wall	6.45 metres to wall	Yes
Wall >8.5m - 5 metres to wall	6.45 metres to wall	Yes

The proposed development is considered to achieve the Performance Outcome.

Particular consideration is given to PO4(b)

Buildings are setback to result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites.

The applicant seeks to establish a building that achieves the primary frontage and rear setbacks to the site. However, in relation to the side setback the applicant seeks to establish a reduced setback to the balcony for each unit. The walls of the building are generally setback to achieve the example. It is the balconies which result in a performance solution. Submissions lodged in relation to the application have raised concerns about these setbacks, including the resulting visual impact (overbearing) and privacy concerns. A condition is recommended to amend the proposal plans to increase the setback of balconies from the north boundary to 3.0m in line with the wall. The exception being, the balcony associated with the main kitchen/dining room at the front of the building. The north facing balcony associated with this kitchen/dining room can remain setback at 1.8m. This is because, the balcony at this location is only 1.3m deep and is not a highly useable dimension, rather the balcony adds articulation to the building and it considered acceptable.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Performance Outcome	Example										
<p>Particular consideration is given to PO4(d)</p> <p><i>Buildings are setback to maintain the privacy of adjoining properties.</i></p> <p>As outlined above, a condition is recommended to ensure the proposed balconies at the north boundary achieve the example, with the exception of the balcony associated with the kitchen/dining room for each dwelling. Given the dimension of this balcony being only 1.3m deep, it is not a highly useable space and it is considered the occupants of the units will be more likely to dwell on the front balcony (rather than the north facing side balcony) to take advantage of water views. In this respect, this balcony is not considered to be a privacy concern.</p> <p>In this instance, the proposed development achieves the Performance Outcome (PO4)</p>											
<p>PO7</p> <p>Residential buildings and structures will ensure that site cover:</p> <ul style="list-style-type: none"> a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the low to medium density character intended for the area. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E7</p> <p>Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.</p> <table border="1" data-bbox="853 1086 1369 1377"> <thead> <tr> <th data-bbox="853 1086 1125 1205">Building height</th> <th data-bbox="1125 1086 1369 1205">Lot Size</th> </tr> <tr> <td></td> <th data-bbox="1125 1160 1369 1205">1001- 2500m²</th> </tr> </thead> <tbody> <tr> <td data-bbox="853 1205 1125 1261">8.5m or less</td> <td data-bbox="1125 1205 1369 1261">60%</td> </tr> <tr> <td data-bbox="853 1261 1125 1317">>8.5m -12.0m</td> <td data-bbox="1125 1261 1369 1317">50%</td> </tr> <tr> <td data-bbox="853 1317 1125 1377">Greater than 12.0m</td> <td data-bbox="1125 1317 1369 1377">40%</td> </tr> </tbody> </table> <p>Note - Refer to Planning scheme policy - Residential design for method of calculation.</p>	Building height	Lot Size		1001- 2500m ²	8.5m or less	60%	>8.5m -12.0m	50%	Greater than 12.0m	40%
Building height	Lot Size										
	1001- 2500m ²										
8.5m or less	60%										
>8.5m -12.0m	50%										
Greater than 12.0m	40%										
<p><i>Performance Outcome Assessment</i></p>											
<p>The applicant seeks to establish a site cover of 64% with a fairly uniform footprint over each level.</p> <p>Performance Outcome (PO7) requires a site cover that does not result in a site density that is inconsistent with the character of the area. The Site density for the Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha. In this instance, the applicant seeks to establish a site density of 79 dwellings per hectare - one dwelling more than required to meet 75 dwellings per hectare. It is further noted that if the built form remained the same, with the top floor consisting of a single penthouse, rather than two dwellings as proposed, the density could comply.</p> <p>Appropriately conditioned Performance Outcome PO7(b-d) are achieved. It is acknowledged that the proposal is seeking performance solutions in relation to site cover, setbacks, height and density, but these must be explored in detail and not prescriptively applied to achieve 'compliance'. A performance-based assessment of these variances sees that the impacts are acceptable having regard to the anticipated built form in this location and the interface with adjoining properties. The planning scheme supports a medium density outcome on this site.</p>											

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Performance Outcome	Example
<p>The proposed building is of high architectural merit with curved balconies, variation in architectural elements, materials and finishes.</p> <p>In this instance, the proposed development can achieve the Performance Outcome (PO7) therefore no further assessment against the relevant Overall Outcomes of the General residential zone - Next generation precinct Code is required.</p>	
Residential uses Code	
<p>PO15</p> <p>Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.</p>	<p>E15</p> <p>The maximum length of any wall is 15m. Walls or parts of walls that include a change in direction of 1m or more are measured separately.</p>
Performance Outcome Assessment	
<p>The applicant seeks to establish eight (8) multiple dwellings within the subject site and has demonstrated a high level of design through articulation, visual interest and architectural treatments.</p> <p>In this instance, the proposed development has demonstrated compliance with Performance Outcome (PO15) and assessment against the relevant Overall Outcomes of the Residential uses code is not required.</p>	

2.3.3 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome PO1 of the Next generation neighbourhood code relating to site density. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>1.a. The Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per hectare.</p>	No	<p>The applicant seeks to achieve a site density of 79 dwellings per hectare. In this instance, the proposed building does not achieve the overall outcome. However, it is noted that in order to comply with the density, the number of dwellings would need to be reduced from 8 to 7 dwellings.</p>
<p>1.b. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.</p>	Yes	<p>The applicant seeks to establish a residential building for the purpose a Multiple dwelling over the site providing an additional residential use, providing housing choice for life stages to meet diverse community needs.</p> <p>In this instance, the proposed development to construct a residential building for a Multiple dwelling achieves the Overall Outcome.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
1.c. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.	Yes	The proposal seeks to provide deep balconies overlooking the waterfront which will contribute to overlooking open spaces areas and activity.
1.d. Medium to high density uses (e.g. Multiple dwelling ⁽⁴⁹⁾ , Relocatable home park ⁽⁶²⁾ , Residential care facility ⁽⁶⁵⁾ , Retirement facility ⁽⁶⁷⁾ , Rooming accommodation ⁽⁶⁹⁾ , Short-term accommodation ⁽⁷⁷⁾) are located in proximity to a range of services and public transport stops(s) or station(s).	Yes	The site is located within proximity to a range of services and public transport with the Local centre zone area to the north of the site (First Avenue). In this instance, the site achieves the Overall Outcome.
1.e. The design, siting and construction of residential uses are to: <ul style="list-style-type: none"> i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area; iv. provide a diverse and attractive built form; v. orientate to integrate with the street and surrounding neighbourhood; vi. incorporate sub-tropical urban design principles that respond to local climatic conditions; vii. incorporate sustainable practices including maximising energy efficiency and water conservation; viii. incorporate natural features and respond to site topography; ix. cater for appropriate car parking and manoeuvring areas on-site; x. be of a scale and density consistent with the low to medium density residential character intended for the area; 	Yes	The applicant seeks to establish a residential building with a medium density residential character. The proposed building design will contribute to an attractive streetscape with priority given to pedestrians. The proposed building will provide passive surveillance of public spaces with each unit having private open space/balconies orientated to overlook the streetscape. The building includes sub-tropical urban design principles that respond to local climatic conditions to capture prevailing winds. There are no existing natural features on the site, other than the flood constraint which has been appropriately mitigated. The proposal seeks to provide more than double the necessary on-site parking. The scale and density of the proposal is consistent with the medium density character intended for the area. Necessary infrastructure networks are achieved. A condition is recommended to require the existing above ground electricity is undergrounded which will enhance

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<ul style="list-style-type: none"> xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure; xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling. 		the foreshore aesthetic for the greater community.
1.f. Home based business can only be established where the scale and intensity of the activity does not detrimentally impact upon the character and amenity associated with the surrounding area. Specifically, Home based business does not include the sale or restoration of more than 4 vehicles in any calendar year or, undertake a mechanical repairs or panel beating activity associated with a business at the subject premises.	n.a	The proposal does not include a home based business, therefore the overall outcome is not applicable.
1.g. Non-residential uses in the next generation neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres.	n.a	The proposal does not include a non-residential use, therefore the overall outcome is not applicable.
1.h. Community activities: <ul style="list-style-type: none"> i. establish in a location that may be serviced by public transport; ii. do not negatively impact adjoining residents or the streetscape; iii. do not undermine the viability of existing or future centres. 	n.a	The proposal does not include a community activity, therefore the overall outcome is not applicable.
1.i. Corner stores may establish as a standalone use (not part of a neighbourhood hub) where: <ul style="list-style-type: none"> i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region; ii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. The corner store should not be 	n.a	The proposal does not include a corner store, therefore the overall outcome is not applicable.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;</p> <p>iii. they are appropriately designed and located to include active frontages.</p>		
<p>1.j. Retail and commercial activities (excluding Service stations):</p> <p>i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;</p> <p>ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;</p> <p>iii. are of a small scale, appropriate for a neighbourhood hub;</p> <p>iv. do not negatively impact adjoining residents or the streetscape;</p> <p>v. are subordinate in function and scale to all centres within the region.</p>	n.a	The proposal does not include a retail or commercial activity, therefore the overall outcome is not applicable.
<p>1.k. Service stations:</p> <p>i. establish where they will not disrupt, fragment or negatively impact active frontages (e.g. within a neighbourhood hub);</p> <p>ii. establish on heavily trafficked roads where the amenity of surrounding residential uses is already subject to impacts by road vehicle noise;</p> <p>iii. establish in locations that will not have a negative impact on the street environments intended to include active frontages (e.g. Neighbourhood hubs or centres);</p> <p>iv. do not negatively impact adjoining residents or the streetscape;</p>	n.a	The proposal does not include a service station, therefore the overall outcome is not applicable.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
v. ancillary uses or activities only service the convenience needs of users.		
1.l. The design, siting and construction of non-residential uses: i. maintains a human scale, through appropriate building heights and form; ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces (excluding Service stations); iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces; iv. promotes active transport options and ensures an oversupply of car parking is not provided; v. locates car parking so as not to dominate the street; vi. does not result in large internalised shopping centres ⁽⁷⁶⁾ (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by expansive areas of surface car parking.	n.a	The proposal does not include a non-residential use, therefore the overall outcome is not applicable.
1.m. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where: i. it is of a scale that remains subordinate to all centres within the region; ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node; iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap.	n.a	The proposal does not include a neighbourhood hub, therefore the overall outcome is not applicable.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>New neighbourhood hubs are to service a currently unserviced catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre;</p> <p>iv. for a new neighbourhood hub, it is located on sub-arterial or collector road;</p> <p>v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development.</p>		
<p>1.n. General works associated with the development achieves the following:</p> <p>i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);</p> <p>ii. the development manages stormwater to:</p> <p>A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;</p> <p>B. prevent stormwater contamination and the release of pollutants;</p> <p>C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p>D. avoid off-site adverse impacts from stormwater.</p>	Yes	<p>Appropriately conditioned the proposed development will provide a high standard of service to met and support the current and future needs of the users of the site. A condition is recommended to require the developer to underground the existing above ground power for the frontage of the site which will enhance the streetscape and foreshore area.</p> <p>Council's development engineers have assessed the stormwater and storm tide impacts and are satisfied the development appropriately deals with these matters.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;</p> <p>iv. the development ensures the safety, efficiency and useability of access ways and parking areas;</p> <p>v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.</p>		
<p>1.o. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p>	Yes	<p>The applicant seeks to establish a residential building for the purpose of a Multiple dwelling.</p> <p>In this instance, the proposed use achieves the Overall Outcome.</p>
<p>1.p. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.</p>	n.a	<p>The proposal is not a noise generating use, therefore the overall outcome is not applicable.</p>
<p>1.q. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.</p>	n.a	<p>The proposed development will not be subject to unacceptable levels of noise.</p>
<p>1.r. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.</p>	n.a	<p>The proposal is not located within the water supply buffer, therefore the overall outcome is not applicable.</p>
<p>1.s. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p>	Y	<p>The subject site is located within the mapped Riparian and Wetland Setback overlay due to the proximity to Melsa Park and Bongaree Creek to the north/east of the site.</p> <p>The proposed development has been suitably setback from the waterway and demonstrated compliance with the overall outcome.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012.</p> <p>iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through:</p> <p>A. the provision of replacement, restoration, rehabilitation planting and landscaping;</p> <p>B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;</p> <p>C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.</p> <p>v. protecting native species and protecting and enhancing species habitat;</p> <p>vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</p> <p>vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;</p> <p>iii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native</p>		

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
vegetation and significant fauna habitat; ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure; x. ensuring effective and efficient disaster management response and recovery capabilities; xi. where located in an overland flow path: A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety; B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow; C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment; D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.		
1.t. Development in the Next generation neighbourhood precinct includes 1 or more of the following: Multiple Dwelling	Y	The proposed development for Multiple Dwellings is a consistent use within the Next generation neighbourhood precinct.
1.u. Development in the Next generation neighbourhood precinct does not include any of the following:	Y	The proposed development does not include a use not acceptable for the Next generation neighbourhood precinct.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

6.2.6.3 Next generation neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
1.v. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.	n.a	The proposed development is listed as an acceptable use for the Next generation neighbourhood precinct, therefore does not require assessment against the overall outcome.

Based on the assessment above, the proposal is inconsistent with one (1) of the Overall Outcomes of the code(s). Therefore, in accordance with section 1.7.2 of the MBRC Planning Scheme, an assessment against the Strategic Framework is set out in section 2.3.1 of this report.

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 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) Use of the Premises for a Purpose Equivalent to its Current Use
The site is currently occupied by two cottages. Refer to (e) below.
- (b) 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.
- (c) 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.
- (d) 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
- (e) The adopted charge for a residential lot (applied equally to non-residential development)
The credit available under this option is \$31,090.32 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.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

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

Development Layout

The proposal plans indicate a permeable surface for the car wash bay. The car wash bay needs to discharge wastewater from car washing activities to sewer and therefore cannot be comprised of a permeable surface. It is recommended that the development be conditioned to submit amended proposal plans incorporating the modifications required for the car wash bay. However, it is noted that conditions are recommended requiring deletion of the carwash bay to provide for relocation of the swimming pool to the rear of the site.

Traffic, Access & Parking

Vehicular access to the development is proposed via a new driveway on the middle frontage. The site has an existing driveway on the southern frontage which will not be utilised. It is recommended that the development be conditioned to remove any redundant driveway and reinstate the verge.

Stormwater

The documentation provided with the application includes a stormwater management section within the Engineering Services Report prepared by Inertia Engineering. The report provides stormwater calculations that indicate that the proposed development will not significantly increase the stormwater discharge. The report concludes that stormwater detention is not required. The development is proposed to discharge roofwater on South Esplanade through a new stormwater connection. A new gully pit is proposed to be constructed over the existing stormwater pipe on South Esplanade. This will trigger an application for Operational Works.

The development is below the thresholds for receiving waters under State interest - stormwater quality of the State Planning Policy. It is recommended that the development implements best practice measures for stormwater quality management to minimise the opportunity to introduce pollutants to the immediate downstream discharge point. The stormwater management section in the report states that best practice measures for stormwater quality management will be adopted where practical.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Coastal / Flood hazards

The Council's Flood Check Development Report indicates a Defined Flood Event (DFE) level from storm tide of 3.0m AHD and a Flood planning level of 3.3m AHD for the site (outside the erosion prone area). The 1% AEP flood level is identified as 1.7m AHD. The site has an existing elevation of approximately 1.5m to 1.7m AHD and currently drains to Melsa Park at the rear. All units are proposed above 4.75m AHD (from first floor and above); therefore, will be built above the Flood Planning Level. The car park is proposed at natural ground level, at 1.7m AHD, as a free draining open area to allow the flow of flood water. The pool is located at ground level. Conditions are recommended specifying the minimum required habitable floor level and requiring any buildings works below the Flood Planning Level to be constructed from materials with high-water resistance and any essential electrical services are located above the Flood Planning Level. A condition is recommended requiring the rear boundary (eastern) fence to be constructed to at least 50% permeability so as to not impeded tidal waters.

The entire site is mapped within the Medium risk storm tide inundation area under the Coastal Hazard Overlay. Part of the above ground pool is located within the Erosion Prone area under the Coastal Hazard Overlay (although it is noted that the pool is recommended to be relocated to the rear outside of the Erosion Prone Area). The Coastal Hazard Overlay Code requires developments in the Erosion Prone Area and Medium risk storm tide inundation area are in accordance with a Site Based (Localised) Coastal Engineering report from a suitably qualified Registered Professional Engineer Queensland, which identifies the coastal hazard and the structural approach to be utilised for the building work, and a Structural Engineering Design Report, which ensures that the building work and any associated earthworks are capable of withstanding the nature of the coastal hazard event to which the building will be subject. The reports are to be prepared in accordance with the Planning Scheme Policy - Flood Hazard, Coastal hazard and Overland flow. It is recommended that the development be conditioned to require a Structural Engineering Design Report for the development to be provided to the private building certifier.

Flood Emergency Management

South Esplanade at the site frontage will be subjected to storm tide flooding with a flood depth up to 1.25m in a defined flood event. This means that exit from the site and entrance to the building including access to emergency services will be restricted during major storm tide flood events. The car park is proposed on-grade at natural ground level, below the Flood Planning Level, and will be subject to flooding. A Flood Emergency Management Plan was provided in support of the development and is acceptable. The Flood Emergency Management Plan provides a flood risk assessment and treatment measures to mitigate the risks. It is recommended that the development be conditioned to inform the body corporate and unit owners about the Flood Emergency Management Plan and their roles and responsibilities as detailed in the plan.

Acid Sulfate Soils

The site is mapped as land at or below 5m AHD under Council's Acid sulfate soils overlay map. The existing elevation of the land is approximately 1.5m to 1.7m AHD. Earthworks are proposed being generally excavation associated with foundations, stormwater and the above ground swimming pool. The development may trigger the requirement of the single State Planning Policy (SPP) and the MBRC Planning Scheme for acid sulfate soils. It is recommended that the development be conditioned to manage acid sulfate soils.

2.6.1.2 Environmental Health

Lighting

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

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Waste Management

A plan identifies a suitable location for the bin enclosure where the bins can be serviced by Council's contractor. The recommendations of this report include a condition that the development be undertaken in accordance with the plan and current policy.

Noise

Noise from the car park and swimming pool has the potential to impact on the amenity of the neighbouring properties. In lieu of an acoustic report it is appropriate that measures to control the impacts are implemented. As a consequence the recommendations of this report include two conditions. One is for the construction of an acoustic barrier with a specified height, density and location along the north and south boundaries of the site, and the second will require a noise management plan for the swimming pool.

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 4 January 2021.
- (b) The development application was advertised in the Bribie weekly (online) on 5 January 2021.
- (c) A notice in the prescribed form was posted on the relevant land on 5 January 2021 and maintained for a period of 15 business days until 28 January 2021.

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		32
	Petition	29 and 10	2
Not Properly Made	Letter, Email, Fax		5
	Petition		0
Total			39

The matters raised within the submissions are outlined below:

Assessment of Submissions
<p>Issue – Alignment with local character</p> <ul style="list-style-type: none"> • Style and mass of proposed development being incompatible with “cottage by the sea”. • Proposed development design not representative of Bribie’s existing spirit and the Islands ethos.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p>
<p><u>Discussion</u></p> <p>Submissions raise concerns regarding the visual presentation of the proposed development. In particular, there is concern that the overall design of the development is not aligned with the values and character defining Bribie Island. The applicant has noted the proposed development has integrated many modern design principals into its overall finish, with careful site analysis to respond to the local neighbourhood climate and natural landscape.</p> <p>The architecture of the proposed development includes curved edges which softens the buildings structure and represents the coastal environment. Additionally, the materials used include fibre cement cladding and timber vertical screening which are typically part of the coastal vernacular. Planter boxes and landscaped balconies have been proposed which will also assist in softening the appearance of the building. The applicant has acknowledged the harsh coastal environment and presents a variety of materials in the proposal which will be durable, contribute to the existing urban design along South Esplanade and have an appealing modern twist.</p> <p>However, it is acknowledged that the scale of the development will be significantly greater than anything existing in the streetscape (with the exception of the apartment building currently being constructed at 35 South Esplanade). However, the planning scheme does not anticipate development to be consistent with the existing single storey fibro fishing cottages currently located on site and in the surrounds. The planning scheme clearly supports a medium density outcome 4-6 storeys in height. In this respect, the character of the area is expected to change.</p> <p>This is not a reason for refusal of application.</p>
<p><u>Issue - Building height</u></p> <ul style="list-style-type: none"> • Development not adhering to the applicable code. • Proposed development building height exceeds 15m. • Potential overshadowing of surrounding premises.
<p><u>Discussion</u></p> <p>Building height is a concern listed within the submissions opposing the development. In accordance with Example E2 of the Next generation neighbourhood precinct code as part of the performance outcomes table states that building height should not exceed that mapped on the overlay map – building heights. The subject site is mapped under the Building height overlay as 15 metres maximum. However, according to the proposed development plans and planning report, the development exceeds the 15m, reaching 16.080m. It is acknowledged that the proposal plans do not accurately reflect natural ground level relative to Australian Height Datum. A condition is recommended to amend the proposal plans in this respect. Regardless, the overall height of the building is clearly dimensioned at 16.08m to the top of the lift overrun.</p> <p>Despite being inconsistent with Example E2, the applicant states that the building itself achieves a 15 metre height, with only the lift overrun that results in the exceedance of building height. Considering this, Performance Outcome PO2 makes no note of building height limits but communicates the importance of positively responding to the existing surrounding area and not resulting in visual dominance or overbearing the streetscape or adjoining properties.</p> <p>Noting that much of the building is consistent with the 15m building height limit, and the height exceedance is only minor and will not be readily visible in the streetscape, the</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p>
<p>building is not considered visually dominant or overbearing in respect to the adjoining properties. The lift overrun will also not result in unreasonable overshadowing impacts to the south given its relatively small size and the setback of the proposed and adjoining building to the south.</p> <p>This is not a reason for refusal of application.</p>
<p>Issue - Setback</p> <ul style="list-style-type: none"> • Proposed development is under the setback requirements. • Potential overshadowing of surrounding premises. • Potential for loss of privacy.
<p><u>Discussion</u></p> <p>Submitters are concerned that the proposed development does not comply with the minimum setback requirements noted in E4.1 of the Next generation neighbourhood precinct code and the residential design policy – minimum of 6m from frontage, 5m from the rear of the property, and 3.5m on either side for side setbacks.</p> <p>The proposed setbacks on the side boundaries are setback approximately 1.8m from the balcony and 3m from the walls, both being less than that of the suggested setbacks outlined in E4.1. However, despite the development proposal not satisfying E4.1, the proposal does demonstrate compliance with Performance Outcome PO4 of the Next generation neighbourhood precinct code, subject to a condition requiring some of the balconies at the northern side of the building being further setback further than currently proposed (i.e increasing the setback from 1.8m to 3.0m for balconies associated with the master bedroom and multi-purpose room).</p> <p>The next generation neighbourhood is characterised in the residential design policy as providing a diverse mix of dwelling types. A Multiple Dwelling is expected development within the next generation neighbourhood precinct and therefore is supported through the code. Furthermore, the proposed development implements the concept of active frontage through its design and layout with large balconies overlooking the waterfront. Performance Outcome 4 outlines an expectation for a low to medium density <i>intended</i> character. That is, the planning scheme does not expect redevelopment of the land to reflect the existing low scale character.</p> <p>The proposed building includes a high degree of articulation and architectural features which avoids solid blank walls and instead presents a building of high architectural merit. It is acknowledged that the scale of the building will be significant compared to the adjoining properties, particularly the existing cottage to the north of the site. However, if the proposed building strictly met the suggested setbacks it would still present as overbearing compared to the existing single storey dwelling to the north. The variation in the built form, as proposed, will ensure that the building is visually interesting and not overbearing having regard to the intended character.</p> <p>Submitters have raised concerns about potential overshadowing impacts. The proposed building will result in shadow falling to the west (over the road) in the morning and to the east (over Melsa Park vegetation) in the afternoon. However, the predominant shadows will be to the south, particularly during midday. To the south of the site is an existing three storey apartment building that includes north facing windows. The proposed development will most likely result in shadow over this building for some part of the day given the height</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

Assessment of Submissions

of the proposed building and the location of the adjoining building. However, it is noted there will be in excess of 6.0m separation between the proposed building and the adjoining building to the south. In this respect, the setbacks proposed are considered acceptable and shadowing impacts limited.

It is acknowledged that the submitters have raised privacy concerns relating to overlooking. The proposed building is seeking to deliver luxury apartments with a large number of windows and balconies proposed, to maximise views of the waterfront. There are a number of windows and balconies on the south elevation of the building, however, these are predominantly screened from the adjoining three storey apartment building to the south. Further, there are a large number of windows and balconies on the north side of the building. A condition has been included to partly address submissions by requiring two of the three balconies on each level to be further setback (i.e from 1.8m to 3.0m setback) as well as screening to the side (north side) of these balconies. It has further been conditioned that the balconies associated with the multipurpose room for each dwelling on the north side are orientated towards the rear (east facing rather than north facing). There will still be a number of north facing windows without screening proposed. However, given these windows are located on Level 1 and above, views from the proposed dwellings will be directed over the roof and beyond that of the adjoining property to the north. For this reason, conditions have not been recommended to unnecessarily enclose/screen these windows.

This is not a reason for refusal of application.

Issue - Site Coverage

- **The site coverage exceeds the limit stated within the planning scheme code.**
- **Minimal opportunity for green/open space within the proposed development.**

Discussion

Various submissions addressed the concern of site cover associated with the proposed development. The proposed development site cover, as stated in the planning report, is 64%, with a uniform floor plate. Example E7 in the Next generation neighbourhood precinct code states the following in relation to site cover:

Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

Building height	Lot Size
	1001- 2500m ²
8.5m or less	60%
>8.5m -12.0m	50%
Greater than 12.0m	40%

However, the proposal proves to be compliant with the benchmarks listed within Performance Outcome PO7 of the same code as previously outlined in this report. The

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p>
<p>applicant notes that the proposed development complies with PO7 being “consistent with the surrounding residential area, with particular reference to 27 South Esplanade”. Council Officers do not accept the view that the proposed site cover is consistent with the surrounding residential area. The proposed building will be of significant scale, with the only comparable building being the one currently under construction at 35 South Esplanade. However, the scale of the proposed building is consistent with the intended character for the area. Further, while it is appreciated that the site cover is much greater than anticipated by the example, particularly for the fifth storey of the building, this is because the building does not step in as it gets higher (similar to a wedding cake). In this respect, the significant building articulation and depth provided by large balconies lend support to the uniform floor plate.</p> <p>This is not a reason for refusal of application.</p>
<p>Issue - Frontage and Streetscape</p> <ul style="list-style-type: none"> • Lack of landscaping design and strategies to soften the development. • Narrow space for green/open space along the frontage. • Increasing the urban heat island effect. • Increase of on-street car parking. • Width of the proposed driveway being 6m, wider than that of surrounding properties.
<p>Discussion</p> <p>Submitters have raised concerns regarding the frontage of the proposed development and its potential impacts on the streetscape of South Esplanade. The proposal is currently providing a landscaping total of 8.2% over the site within two (2) separate areas, incorporating deep planting. These deep planting landscaped spaces are provided at both the front and rear of the premises and exceeds the required 5% stated in Table 9.3.2.3 Example E10.2 of the Residential uses code. It is agreed with the submissions that the surrounding area is characterised by open and well landscaped frontages with minimal or low front fencing. In this respect, there is a shared concern that the front setback does not provide sufficient opportunities for landscaping to contribute to the streetscape and soften the impact of the building as experienced by a pedestrian walking past the site. As such, a condition is recommended to relocate the proposed swimming pool (and associated high fencing) to the rear of the site to provide greater opportunities for landscaping and either low or no front fencing.</p> <p>On-street parking will not see a great increase as the provided on-site parking exceeds the required 8 spaces. The proposed development will provide the development with 18 parking spaces, leaving sufficient room for vehicle parking on site.</p> <p>The driveway width is proposed to be 6m wide at the property boundary, narrowing to 5.5m at the kerb. The width of the proposed crossover concerns submitters as it is wider than many of the surrounding driveway widths and will limit green space and nesting opportunities for birds. Submitters also raised concerns regarding urban heat island effects. A condition has been recommended to ensure the proposed crossover achieves Council's standards.</p> <p>This is not a reason for refusal of application.</p>
<p>Issue - Degradation of Amenity</p> <ul style="list-style-type: none"> • Potential loss of natural breezes and airflow for cooling.

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p> <ul style="list-style-type: none"> • Potential for the proposed pool to increase noise levels. • Potential for light pollution as a result of size and density of development.
<p><u>Discussion</u></p> <p>Performance Outcome PO11 of the Next generation neighbourhood precinct code states that the amenity of the area and adjacent sensitive land uses should be protected from impacts of dust, odour, noise, light, chemicals, and other environmental nuisances.</p> <p>Submitters have raised concerns about the potential loss of amenity through noise and light pollution coming from the proposed development. In particular, there are concerns with potential noise coming from the pool positioned at the front of the property. It is noted that a single dwelling development could include a pool in this location without the need for planning approval. However, it is recognised that the location of the pool is inconsistent with the front landscaped character of the area and would limit landscaping opportunities as well as result in high front and side boundary fencing. As such, a condition has been recommended which requires the swimming pool to be relocated to the rear of the site. Further a pool management plan has also been recommended as a condition. It is worth noting that a pool would be managed under a Community Management Plan (CMP) by Body Corporate.</p> <p>Submitters are concerned with the potential loss of natural breezes and airflow resulting in the proposed development. In reference to the planning report, the development has been architecturally designed to prioritise natural light and promote the easy flow of bay breezes into and through the site. Natural breezes and airflow will therefore not be comprised as a result of the development.</p> <p>Submitters are concerned about the light pollution generated by the development. It is acknowledged that the building includes a large number of windows - which is expected for a site fronting the water. However, these windows are generally setback in accordance with the scheme requirements. Lighting associated with the ground floor carpark will be somewhat screened by proposed acoustic fencing along the north and south boundaries of the site.</p> <p>This is not a reason for refusal of application.</p>
<p><u>Issue - Density</u></p> <ul style="list-style-type: none"> • Pressure on existing infrastructure with increased use. • Potential increase of traffic. • Development not adhering to density benchmarks.
<p><u>Discussion</u></p> <p>The proposed development has a density of approximately 79 dwellings per hectare which exceeds the general criteria for density in the Next generation neighbourhood precinct. Various submissions have stated concern over this as the code states, with reference to PO1, that next generation neighbourhood precincts have a low to medium residential density of between 15-75 dwellings per hectare (6.2.6.3 MBRC Planning Scheme). In order to comply with the density requirement, the number of dwellings would need to reduce by 1 dwelling, from 8 to 7 dwellings. This is a very minor difference between the development outcome. It is noted that if the development were reduced in density the development footprint and external design would not necessarily be altered by this outcome (i.e Unit 7</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p> <p>could be a penthouse across the entire top floor). The increase in one (1) dwelling is not considered to result in an overdevelopment of the site.</p> <p>Therefore, as the density exceedance is of a minor scale, the proposed development offers a high standard of residential amenity, and is generally consistent with the expected development outcome for medium density development within the Next generation neighbourhood precinct, the development does not present a reason for refusal in this instance.</p>
<p>Issue - Diminishment of local heritage and culture</p> <ul style="list-style-type: none"> • Removal of existing cottages. • Potential damage and disturbance to indigenous relics.
<p>Discussion</p> <p>While it is appreciated that the existing two cottages on the land may be valued by the local community from a historical perspective, the subject site has no heritage and landscape character overlay in accordance with the MBRC Overlays and is not registered with the State Government as a Heritage site, therefore are not relevant to the proposed development.</p> <p>This is not a reason for refusal of application.</p>
<p>Issue - Drainage and Runoff</p> <ul style="list-style-type: none"> • Discharge into riparian areas (Williams Creek). • Waste from carwash distributed into Williams Creek.
<p>Discussion</p> <p>Concerns over the effect of additional stormwater to the health of Williams Creek and wastewater discharge from the car wash bay have been raised.</p> <p>The development is below the thresholds for receiving waters under State interest - stormwater quality of the State Planning Policy to require a stormwater quality management plan from the development. However, the development will be required to implement best practice measures for stormwater quality management to minimise the opportunity to introduce pollutants to the creek.</p> <p>The car wash bay being comprised of a permeable surface as shown on the proposal plans is not acceptable. The car wash bay is required to have a finished surface similar with the adjoining car park and internal footpath and to discharge wastewater to sewer. A condition has been recommended to delete the proposed car wash bay to allow for relocation of the swimming pool to the rear.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue - Stormwater drainage and runoff</p> <ul style="list-style-type: none"> • Discharge into riparian areas (Williams Creek).
<p>Discussion</p> <p>A submitter raised concerns the proposal will result in an increase to stormwater discharge into Williams Creek located behind the rear boundary of the site that could pose a flood hazard to adjoining properties.</p> <p>The proposed development is supported with a stormwater management report, which indicates that the proposed development will not significantly increase the stormwater</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

<p>Assessment of Submissions</p> <p>discharge. The development proposes to discharge all roofwater to the existing drainage line on South Esplanade via a new stormwater gully pit. The remaining portion of the development without roof will discharge towards the rear in a similar manner as the existing property.</p> <p>The proposed ground floor carpark will remain open and will not impede tidal waters. Additionally, a condition has been recommended to require the rear boundary fence to be constructed with permeability to not impede tidal waters.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p><u>Issue - Flooding</u></p>
<p><u>Discussion</u></p> <p>A submitter has raised a concern regarding the additional flood hazard to surrounding properties and the flood hazard on the development itself particularly on the proposed carpark below the Flood Planning Level.</p> <p>The site is currently mapped as a storm tide inundation area, as well as the nearby properties. Earthworks are proposed being generally excavation associated with foundations, stormwater and the above ground swimming pool. The development does not propose filling of the land.</p> <p>The future (Year 2100) maximum property flood and storm tide levels are 1.7m AHD and 3.0m AHD, respectively. The carpark is proposed at ground level on 1.7m AHD as a free draining open area. This will allow the flow of flood water to continue to drain naturally through the site. The MBRC Planning Scheme does not require non-habitable rooms like a carpark to be built to the Flood Planning Level (3.3m AHD for the subject site). However, the development is supported with a Flood Emergency Management Plan to address the flood risk of the proposed carpark. The plan details the required actions from the body corporate and residents before the flood, when the flood is likely, during a flood and after the flood to ensure future flood risks associated with the carpark inundation are mitigated.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p><u>Issue - Development access</u></p>
<p><u>Discussion</u></p> <p>A submitter issue was raised regarding the width of the driveway being 6m, wider than that of surrounding properties.</p> <p>Example E8.2 of the Residential uses code specifies a maximum driveway crossover width of 5.5m for a shared driveway. The development proposes a 5.5m wide driveway crossover, as shown on the Ground Floor Plan, that complies with the requirement. A 5.5m wide driveway crossover will facilitate two-way movement, preventing cars from standing on South Esplanade when another car is exiting the driveway.</p> <p>This is not sufficient grounds for refusal of the application.</p>

ITEM 4.2 - RESUMED DA/42055/2020/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (8 DWELLINGS) - 13 SOUTH ESPLANADE BONGAREE - 61551737 (Cont.)

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 29 January 2021. 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 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

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) If approved, the decision notice will include an Infrastructure Charges Notice.

3.7 Economic Benefit Implications

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 Human Rights Implications

The development does not result in any Human Rights implications.

3.11 Consultation / Communication

Refer to clause 2.7.

ATTENDANCE

Mr Dan Staley and Ms Amy White left and Mr Darren Dallinger retired from the meeting at 11.55am after Item 4.2.

ITEM 5.1 - DECLARATION OF INTEREST

Conflict of Interest (Previously Notified) - Cr Darren Grimwade - Telstra Corporation Limited

Cr Darren Grimwade referred to a previously declared conflict of interest (General Meeting 25 November 2020) in relation to Telstra Corporation Limited who is the recommended lessee for this item.

As previously decided by Council, Cr Grimwade is permitted to participate in any decisions relating to Telstra including discussion, debate and voting on matters in the public interest.

Cr Grimwade remained in the meeting.

5 COMMUNITY & ENVIRONMENTAL SERVICES SESSION

(Cr M Gillam)

**ITEM 5.1
TELECOMMUNICATIONS LEASE - DOHLES ROCKS ROAD, GRIFFIN**

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61482373 : 18 January 2021 - **Refer Supporting Information 61482381**
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

This report seeks Council's approval for the provision of a lease to Telstra Corporation Ltd (*Telstra*) for its existing telecommunications facility on the terms outlined in this report.

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Adam Hain

CARRIED 12/0

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies to the Council regarding the disposal of the property referred to in this report.
2. That Telstra be granted a new lease for the existing telecommunications facility located on part of Lot 2, Dohles Rocks Road, Griffin (being Lot 2 on RP139690) on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.1 TELECOMMUNICATIONS LEASE - DOHLES ROCKS ROAD, GRIFFIN - 61482373 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies to the Council regarding the disposal of the property referred to in this report.
2. That Telstra be granted a new lease for the existing telecommunications facility located on part of Lot 2, Dohles Rocks Road, Griffin (being Lot 2 on RP139690) on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Lot 2, Dohles Rocks Road, Griffin [Lot 2 on RP139690] (*the Land*) - Division 6 is Council freehold land and is the location of the Griffin Environmental Reserve. An overview of the Land is provided at *Supporting Information #1*.

Telstra previously held a registered lease over part of the Land having an area of 300m² adjoining Dohles Rocks Road which has expired (*refer Supporting Information #2*).

Telstra has requested a new lease over the previous lease area on which the existing facility is located, now described as Lease A on SP314839. The new lease area is proposed to be of the same size and location as the previous lease area. A survey plan indicating the new lease area is attached (*refer Supporting Information #3*), together with an aerial map indicating the location of the new lease area (*refer Supporting Information #4*).

The core commercial terms of the proposed new lease are outlined below:

Core Term	Description
Term	Ten (10) years
Commencement Date	1 May 2020
Tentative Expiry Date	30 April 2030
Option	Nil
Rent	\$22,000.00 plus GST for the first year of the Term
Rent Review Mechanism	3% fixed increase on the anniversary of the Commencement Date
Permitted Use	For the maintenance and operation of a telecommunications network and telecommunications service
Lease Terms & Conditions	To be based on Council's registered Standard Terms for freehold telecommunications leases, as negotiated.

The proposed new lease terms have been negotiated and agreed by Council and Telstra.

2. Explanation of Item

A Council resolution is required to grant the new lease to Telstra, which is to be based on Council's registered standard freehold telecommunications lease terms (as negotiated) and on the core commercial terms as outlined above.

Council must comply with the *Local Government Act 2009* (Qld) and the *Local Government Regulation 2012* (Qld) when it disposes of valuable non-current assets, which includes leases of land. Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunication tower. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

ITEM 5.1 TELECOMMUNICATIONS LEASE - DOHLES ROCKS ROAD, GRIFFIN - 61482373 (Cont.)

An independent valuer has determined that the rental amount reflects a fair and reasonable market rate.

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunication tower. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Digital literacy and commerce - a digital region.

3.3 Policy Implications Nil identified

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council will receive an initial annual rental in the amount of \$22,000 plus GST, which will increase annually by 3% for the term of the lease.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (QLD)*, Council must not make a decision which is incompatible with human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that there are no human rights implications relevant to Council's decision.

3.11 Consultation / Communication

This is a lease for an existing facility, so no consultation has been required in this instance.

**ITEM 5.2
NEW LEASE - MORETON BAY LIONS AUSTRALIAN FOOTBALL SPORTS CLUB
INC**

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61688970 : 21 January 2021 - **Refer Supporting Information 61688971**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a trustee lease to Moreton Bay Lions Australian Football Sports Club Inc at Moreton Bay Central Sports Complex, 1305A Bruce Highway, Burpengary (refer Supporting Information #1). The proposed lease will take effect following the surrender of the existing lease agreement at this location with AFL Queensland Limited.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Adam Hain

CARRIED 12/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Moreton Bay Lions Australian Football Sports Club Inc be granted a trustee lease over an area at 1305A Bruce Highway, Burpengary (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease is subject to AFL Queensland Limited surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.2 NEW LEASE - MORETON BAY LIONS AUSTRALIAN FOOTBALL SPORTS CLUB INC - 61688970 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Moreton Bay Lions Australian Football Sports Club Inc be granted a trustee lease over an area at 1305A Bruce Highway, Burpengary (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease is subject to AFL Queensland Limited surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since 1 March 2014, AFL Queensland Limited (AFLQ) has held a trustee lease with Council over a clubhouse building and adjacent areas located at Moreton Bay Central Sports Complex, 1305A Bruce Highway, Burpengary (refer Supporting Information #1). The resident club, Moreton Bay Lions Australian Football Club Inc (the Lions) have occupied the site under a shared use arrangement with AFLQ for the purpose of running football.

When Council resolved to provide tenure over the newly constructed Australian Rules Football precinct at Moreton Bay Central Sports Complex to AFLQ, at the time, it was considered the best tenure option for Council and the local clubs being Caboolture Australian Football Club and Caboolture Lions Junior Australian Football Club (now jointly known as Moreton Bay Lions Australian Football Club Inc).

AFLQ's involvement at the site has provided a solid foundation for the management, maintenance and programming of the venue. Further, it has enabled AFLQ to work closely with the Lions to build the club's site and venue management capabilities.

2. Explanation of Item

In March 2020, AFLQ advised Council of its intention to surrender its existing lease over the site. This decision was made due to the trade and financial impacts of COVID-19.

In preparation for the future tenure changes resulting from AFLQ's lease surrender, Council engaged a consultant to undertake a business plan for the facility. The aim of this report was to develop a comprehensive asset management plan and budget, and to validate the Lions' organisational and financial capacity to take on the responsibilities of the lease.

Following completion of the business plan, and the Lions' consideration thereof, the Lions advised Council of their in-principle agreement to take over the lease once surrendered by AFLQ. Accordingly, it is recommended that Council approves the provision of a lease to the existing site user, Moreton Bay Lions Australian Football Club Inc., over the revised lease area identified in Supporting Information #1. This revised area includes the clubhouse building and an adjacent coaches box and storage building which services the AFL precinct. Further, it is recommended that the provision of this lease be in accordance with the terms and conditions of Council's Community Leasing Policy (2150-079) and be subject to AFL Queensland Limited surrendering their existing lease at this location.

ITEM 5.2 NEW LEASE - MORETON BAY LIONS AUSTRALIAN FOOTBALL SPORTS CLUB INC - 61688970 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

As per Officer's Recommendation 5 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the new lease.

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The provision of a lease to Moreton Bay Lions Australian Football Club Inc will provide the organisation with the facilities to support its operations.

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (Qld)*, Council must not make a decision which is incompatible with human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that there are no human rights implications relevant to this report.

3.11 Consultation / Communication

AFL Queensland Limited
Moreton Bay Lions Australian Football Club Inc
Councillor Mark Booth (Division 2)

ITEM 5.3

NEW LEASE - LIONS CLUB OF MORAYFIELD & DISTRICTS INC

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61767843 : 16 March 2021 - **Refer Supporting Information 61769825**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to the Lions Club of Morayfield & Districts Inc at the Burpengary Community and Cultural Complex, 1 Maitland Road, Burpengary East (Division 2) (refer to Supporting Information #1). The proposed lease would enable the club to proceed with the construction of a storage shed to support their operations.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Tony Latter

CARRIED 12/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3, The Lions Club of Morayfield & Districts Inc be granted a lease over an area at 1 Maitland Road, Burpengary East (refer Supporting Information) for a period aligning with the expiry of their existing lease at this location (30 November 2021).
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.3 NEW LEASE - LIONS CLUB OF MORAYFIELD & DISTRICTS INC - 61767843 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3, The Lions Club of Morayfield & Districts Inc be granted a lease over an area at 1 Maitland Road, Burpengary East (refer Supporting Information) for a period aligning with the expiry of their existing lease at this location (30 November 2021).
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since 1 December 2016, The Lions Club of Morayfield & Districts Inc (the Club) has held tenure with Council over an area at the Burpengary Community and Cultural Complex, 1 Maitland Road, Burpengary East (refer Supporting Information #1) for the purpose of operating a Lions Club.

In September 2020, the Club were successful in an application for State Government funding towards the construction of a new storage shed. The proposed storage shed would enable the Club to consolidate all of their existing storage into the one location adjacent to their clubhouse at Burpengary Community and Cultural Complex.

In accordance with Council's Community Leasing Policy (2150-079) and Community Leasing - Improvement Works and Area Amendment Policy Directive (2160-026), community group tenants of Council facilities must obtain Council approval for any proposed improvement to the facility or site where they hold a lease, licence or permit. This approval is sought via the lodgement of an Improvement Works Application (IWA) to Council.

Under Council's Community Leasing - Improvement Works and Area Amendment Policy Directive (2160-026), IWAs are assessed by Council officers and generally determined by the Chief Executive Officer (or his/her delegate) under delegated authority from the Council. However, where the proposed improvement will require an amendment to the group's lease, licence or permit area of greater than 20% of their existing area of tenure, or 250m², Council approval at a General Meeting is required.

2. Explanation of Item

The Club has lodged an IWA to Council for the construction of a new storage shed, which is proposed to be located outside of its existing lease area (refer Supporting Information #1). This application has been assessed by Council's key stakeholder departments, with no objections received.

For the Club to proceed with its proposed storage shed, Council would need to amend the Club's area of tenure by providing an additional lease over the area where the shed is to be constructed (refer Supporting Information #1). The size of the additional lease area required would be approximately 89m², which represents an increase of 35% to the Club's existing area of tenure. In accordance with Council's Community Leasing - Improvement Works and Area Amendment Policy Directive, the provision of this additional lease area cannot be approved under delegated authority to the Chief Executive Officer and requires consideration by Council at a General Meeting.

Accordingly, this report recommends that Council approves the granting of an additional lease to the Club, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1. Further it is recommended that the term of this lease be aligned with the term of the Club's existing lease at this location (30 November 2021).

ITEM 5.3 NEW LEASE - LIONS CLUB OF MORAYFIELD & DISTRICTS INC - 61767843 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

As per Officer's Recommendation 4 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the new lease.

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

The provision of a lease to The Lions Club of Morayfield & Districts Inc will provide the organisation with the facilities to support its operations.

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (Qld)*, Council must not make a decision which is incompatible with human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that there are no human rights implications relevant to this report.

3.11 Consultation / Communication

The Lions Club of Morayfield & Districts Inc
Councillor Booth (Division 2)

**ITEM 5.4
PROPOSED LEASE FOR TELECOMMUNICATIONS FACILITY - LES HUGHES
SPORTING COMPLEX**

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61694199 : 7 April 2021 - **Refer Supporting Information 61694223**
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

This report seeks Council's approval for the provision of a lease to Optus Mobile Pty Limited ACN 054 365 696 (*Optus*), for the purpose of a telecommunications facility on the terms outlined in this report.

RESOLUTION

Moved by Cr Tony Latter

Seconded by Cr Cath Tonks

CARRIED 12/0

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012 (Qld)* applies to the Council regarding the disposal of the property referred to in this report;
2. That Optus be granted a lease over Lease X in Lot 1 on RP211434 on SP315999 on the terms outlined in this report; and
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.4 PROPOSED LEASE FOR TELECOMMUNICATIONS FACILITY - LES HUGHES SPORTING COMPLEX - 61694199 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies to the Council regarding the disposal of the property referred to in this report;
2. That Optus be granted a lease over Lease X in Lot 1 on RP211434 on SP315999 on the terms outlined in this report; and
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Les Hughes Sporting Complex [Lot 1 on RP211434] (the *land*) - Division 8, is Council freehold land, an overview of the land is attached (*refer Supporting Information #1*).

Council has previously entered into consecutive registered leases with Optus for part of the land, identified as Lease T on SP132888, for the installation of a telecommunications network and service. The most recent lease expired in August 2020, consequently Optus has continued tenancy on holding over terms.

Optus has arranged an updated survey of the lease area, now described as Lease X on SP315999. A survey plan identifying the new lease area is attached (*refer Supporting Information #2*), together with an aerial photo indicating the location of the new lease area (*refer Supporting Information #3*).

Optus has now requested a new lease over the new lease area, with the lease terms to be based on Council's registered standard freehold telecommunications lease and the commercial terms as outlined below:

Core Term	Description
Term	Ten years
Commencement Date	24 August 2020
Expiry Date	23 August 2030
Option	Nil
Rent	\$22,000 plus GST for the first year of the Term
Rent Review Mechanism	3% fixed increase on the anniversary of the Commencement Date
Permitted Use	For the maintenance and operations of a telecommunications tower and associated infrastructure

The proposed lease terms have been negotiated and agreed by Council and Optus.

2. Explanation of Item

A Council resolution is required to grant the new lease to Optus, which is to be based on Council's registered standard freehold telecommunications lease terms (as negotiated) and on the core commercial terms as outlined above.

Council must comply with the *Local Government Act 2009* (Qld) and the *Local Government Regulation 2012* (Qld) (*Regulation*) when it disposes of valuable non-current assets, which includes leases of land. Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunication tower.

Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

ITEM 5.4 PROPOSED LEASE FOR TELECOMMUNICATIONS FACILITY - LES HUGHES SPORTING COMPLEX - 61694199 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunications tower. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Digital literacy and commerce - a digital region.

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council will receive an initial annual rental in the amount of \$22,000 plus GST, which will increase annually by 3% for the term of the lease.

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Human Rights Implications

Under the *Human Rights Act 2019* (Qld), Council must not make a decision which is incompatible with a person's human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that Council's decision in this circumstance (if it reflects the officer's recommendation) is compatible with (and does not limit) a person's human rights.

3.11 Consultation / Communication

As the telecommunications facility has been established at the site for a substantial number of years, it has not been considered necessary to undertake any new consultation.

ITEM 5.5
PROPOSED LEASE FOR TELECOMMUNICATIONS TOWER

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61784336 : 15 April 2021 - **Refer Supporting Information 61784337**
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

This report seeks Council's approval for the provision of a lease to Vodafone Network Pty Ltd ACN 081 918 461 (*Vodafone*), for the purpose of a telecommunications tower on the terms outlined in this report.

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Sandra Ruck

CARRIED 12/0

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies to the Council regarding the disposal of the property referred to in this report.
2. That Vodafone be granted a lease over Lease A in Lot 1 on RP130438 on SP137886 on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.5 PROPOSED LEASE FOR TELECOMMUNICATIONS TOWER - 61784336 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(c)(vi) of the *Local Government Regulation 2012* (Qld) applies to the Council regarding the disposal of the property referred to in this report.
2. That Vodafone be granted a lease over Lease A in Lot 1 on RP130438 on SP137886 on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

65 Barber Road, Ferny Hills [Lot 1 on RP130438] (*the Land*) - Division 10 is freehold land owned by Council. An overview of the Land can be seen at Supporting Information #1.

Council has previously entered into consecutive registered leases with Hutchinson 3G Australia Pty Limited (*Hutchinson*) for part of the Land identified as Lease A on SP137886 (*Lease Area*) for the installation of a telecommunications network and service (*Original Leases*). In 2009, Hutchinson merged with Vodafone.

A survey plan showing the Lease Area may be found at Supporting Information #2, together with an aerial photo indicating the location of the Lease Area shown at Supporting Information #3.

The current lease has expired with no option available for the extension of the lease term. Accordingly, Vodafone has remained as lessee of the premises on holding over terms.

Vodafone has now requested a new lease over the lease area, with the lease terms to be based on Council's registered standard freehold telecommunications lease and the commercial terms as outlined below:

Core Term	Description
Term	Ten years
Commencement Date	7 September 2019
Expiry Date	6 September 2029
Option	Nil
Rent	\$22,000 plus GST for the first year of the Term
Rent Review Mechanism	3% fixed increase on the anniversary of the Commencement Date
Permitted Use	For the maintenance and operations of a telecommunications tower and associated infrastructure

The proposed lease terms have been negotiated and agreed by Council and Vodafone.

2. Explanation of Item

Vodafone has requested a new lease over a previously leased area, upon which a telecommunications tower has been established for a substantial number of years.

A Council resolution is required to grant the new lease to Vodafone, which is to be based on Council's registered standard freehold telecommunications lease terms (as negotiated) and on the core commercial terms as outlined above. Council's independent valuer has determined that the rental amount reflects a fair and reasonable market rate.

ITEM 5.5 PROPOSED LEASE FOR TELECOMMUNICATIONS TOWER - 61784336 (Cont.)

Council must comply with the *Local Government Act 2009* (Qld) and the *Local Government Regulation 2012* (Qld) (*Regulation*) when it disposes of valuable non-current assets, which includes leases of land. Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunication tower. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 236(1)(c)(vi) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease is for the purpose of a lease for a telecommunication tower. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Digital literacy and commerce - a digital region.

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council will receive an initial annual rental in the amount of \$22,000 plus GST, which will increase annually by 3% for the term of the lease.

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Human Rights Implications

Under the *Human Rights Act 2019* (Qld), Council must not make a decision which is incompatible with a person's human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that Council's decision in this circumstance (if it reflects the officer's recommendation) is compatible with (and does not limit) a person's human rights.

3.11 Consultation / Communication

Director Community and Environmental Services

**ITEM 5.6
COMMUNITY OPERATIONAL SUPPORT GRANT - ROYAL SOCIETY FOR THE
PREVENTION OF CRUELTY TO ANIMALS (QUEENSLAND)**

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61882355 : 16 April 2021 - **Refer Supporting Information 61899107**
Responsible Officer: MM, Manager Community Services, Sport and Recreation (CES Community Services, Sport and Recreation)

Executive Summary

'Operation Wanted' is the Royal Society for the Prevention of Cruelty to Animals (Queensland) Limited's (RSPCA) primary desexing program for cats and dogs, conducted each year between 1 June and 31 August.

Based on the program's track record of success in the Moreton Bay Region, it is recommended that Council continue its financial support towards the initiative through the provision of a Community Operational Support Grant to the RSPCA, in the amount of \$18,700, for the 2021 program. Such a grant would enable the continuation of the program in the Moreton Bay region through to 1 September 2021.

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Karl Winchester

CARRIED 12/0

1. That Council approve a Community Operational Support Grant to Royal Society for the Prevention of Cruelty to Animals (Queensland) Limited (RSPCA), in the amount of \$18,700, towards the 2021 'Operation Wanted' program.
2. That Council enters into a funding agreement with RSPCA for the 2021 'Operation Wanted' program.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the funding agreement on Council's behalf, as described in this report.

ITEM 5.6 COMMUNITY OPERATIONAL SUPPORT GRANT - ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (QUEENSLAND) - 61882355 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council approve a Community Operational Support Grant to Royal Society for the Prevention of Cruelty to Animals (Queensland) Limited (RSPCA), in the amount of \$18,700, towards the 2021 'Operation Wanted' program.
2. That Council enters into a funding agreement with RSPCA for the 2021 'Operation Wanted' program.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the funding agreement on Council's behalf, as described in this report.

REPORT DETAIL

1. Background

'Operation Wanted' is the RSPCA's premier annual desexing program, delivered between 1 June and 31 August each year. The program involves the RSPCA supporting participating veterinary clinics to offer a 20% discount on dog and cat desexing for the three month period; and delivery of a state-wide marketing campaign designed to drive mass participation in the program.

The program has been delivered by the RSPCA for six years in collaboration with over 150 veterinary clinics and 24 Queensland local governments. Since its launch, over 100,000 animals across the state have been desexed through the program.

For the past five years, Moreton Bay Regional Council has participated in the 'Operation Wanted' program. In 2020, a financial contribution of \$18,700 was made by Council towards the program, which resulted in:

- 17 participating veterinary clinics;
- 1,575 desexed dogs (15% of the State total); and
- 893 desexed cats (14% of the State total).

For further information regarding the results of the 2020 'Operation Wanted' program, please refer to Supporting Information #1 of this report.

2. Explanation of Item

On 24 February 2021, Council received a request from the RSPCA seeking the continuation of the 'Operation Wanted' program in the Moreton Bay Region for the 2021 calendar year. Should Council wish to continue its participation, a financial contribution to RSPCA of \$18,700, in the form of a grant, will be required.

Under the provisions of Council's Community Grants Policy (No. 2150-030), Council may provide a Community Operational Support Grant to a community organisation for the delivery of services or activities that provide a public benefit to residents of the Moreton Bay Region. To be eligible for receipt of a Community Operational Support Grant, the recipient community organisation must be based in the Moreton Bay Region and/or be able to demonstrate that its services/activities will provide significant benefits to residents of the region.

Officers from Council's Customer Response and Community Services, Sport and Recreation departments have considered RSCPA's request for continued financial support towards the 'Operation Wanted' program in 2021. This consideration included both an assessment of the community benefits expected from the program in 2021, and the eligibility of the proposal under Council's Community Grants Policy. Table 2.1 below provides an overview of the assessment findings.

ITEM 5.6 COMMUNITY OPERATIONAL SUPPORT GRANT - ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (QUEENSLAND) - 61882355 (Cont.)

Table 2.1 - Officer's Assessment

Policy Eligibility	<p><u>Organisation</u> The RSPCA is an eligible non-profit community organisation that is both based within the Moreton Bay Region, and provides significant services/activities that benefit residents of the region. These community benefits are provided through its animal adoption program, welfare services and the provision of pound management services on behalf of Council.</p> <p><u>Activity / Service</u> The 'Operation Wanted' Program will provide public benefits to residents of the Moreton Bay region, and accordingly is considered an activity/service eligible for receipt of a Community Operational Support Grant from Council.</p>
Community Benefits	<p>The Australian Veterinary Association (AVA) identifies surgical desexing as an important tool in reducing unwanted companion animals in the community, particularly when combined with relevant education and awareness programs. The AVA further cites that desexing can assist in:</p> <ul style="list-style-type: none"> • controlling companion animal populations; • reducing behavioural problems in animals (such as free-ranging and some aggressive behaviours) which can cause public nuisance; and • reducing the prevalence of some diseases in animal populations. <p>The 'Operation Wanted' program has demonstrated its success in increasing the number of animals desexed and registered within the Moreton Bay Region.</p>

With consideration to the demonstrated community benefits associated with the 'Operation Wanted' program, it is recommended that Council continue its participation in the program for 2021. Accordingly, this report recommends that Council approve the provision of a Community Operational Support Grant to the RSPCA, in the amount of \$18,700.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council's Community Grants programs are administered in accordance with the Local Government Act 2009 and the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The Community Operational Support Grant proposed by this report will be provided in accordance with Council's Community Grants Policy (No. 2150-030).

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

As per Officer's Recommendation 3 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the funding agreement between Council and the RSPCA.

3.6 Financial Implications

Sufficient funds (\$18,700) for the continuation of the 'Operation Wanted' Program in 2021 are provided for in Council's existing 2020/21 Customer Response department operational budget.

ITEM 5.6 COMMUNITY OPERATIONAL SUPPORT GRANT - ROYAL SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS (QUEENSLAND) - 61882355 (Cont.)

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The 'Operation Wanted' program provides benefits to the Moreton Bay community through increased desexing rates, which leads to a reduction in unwanted litters, behavioural problems and some animal diseases.

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (Qld)*, Council must not make a decision which is incompatible with a person's human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that there are no human rights implications relevant to Council's decision.

3.11 Consultation / Communication

- Relevant Council departments
- RSPCA

ITEM 5.7
PROPOSED LEASE TENANCY B, LEVEL 4 - THE CORSO, NORTH LAKES

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES
Reference: 61762908 : 14 April 2021 - **Refer Supporting Information 61762984 and Confidential Supporting Information 61887578**
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

This report seeks Council's approval to grant a lease, on the terms outlined in this report, for Tenancy B, Level 4, The Corso, North Lakes (Division 4) to Finpower Australia Pty Limited ABN 61 117 510 773 (Finpower).

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Matt Constance

CARRIED 12/0

1. That the grant of a lease for Tenancy B, Level 4, The Corso, North Lakes be approved on the terms outlined in this report.
2. That the exception contained in the Local Government Regulation 2012, s236(1)(e) apply to the Council on the disposal of the property referred to in Recommendation 1.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.7 PROPOSED LEASE TENANCY B, LEVEL 4 - THE CORSO, NORTH LAKES - 61762908 (Cont.)

OFFICER'S RECOMMENDATION

1. That the grant of a lease for Tenancy B, Level 4, The Corso, North Lakes be approved on the terms outlined in this report.
2. That the exception contained in the Local Government Regulation 2012, s236(1)(e) apply to the Council on the disposal of the property referred to in Recommendation 1.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Council has previously issued a tender for all tenancies on Level 4 and 5 at The Corso, North Lakes, but no satisfactory tenders were received.

Finpower has submitted an offer to lease Tenancy B, Level 4, at The Corso, North Lakes. An indicative plan of the Tenancy B lease area is attached (*refer Supporting Information #1 and #2*). The core terms of the new lease are also attached (*refer Confidential Supporting Information #3*).

Council's commercial agent has been consulted regarding Finpower's offer of rent for Tenancy B, Level 4, prior to Council agreeing to terms for a new lease. Council's commercial agent confirmed the rental rate represented fair market value for Tenancy B, Level 4.

2. Explanation of Item

Council's approval is sought to grant a lease of Tenancy B, Level 4 The Corso, North Lakes, to Finpower on the core terms as outlined above.

Council must comply with the Local Government Act 2009 ("the Act") and the Local Government Regulation 2012 ("the Regulation") when it disposes of valuable non-current assets, including leases of land.

Section 236(1)(e) of the Regulation allows Council to dispose of a valuable non-current asset if the grant of a lease has been previously offered by tender or auction, but a lease has not been entered into. Council may only rely on that exception if, before granting a lease, it resolves that the exception applies, and the consideration for the disposal would be equal to or more than the market value of the land or the interest in land.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council may dispose of a valuable non-current asset, other than by tender or auction if it is able to rely on an exception contained in section 236 of the Regulation. In the present case, the Council proposes to rely on the exception contained in section 236(1)(e) of the Regulation.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

Nil identified

ITEM 5.7 PROPOSED LEASE TENANCY B, LEVEL 4 - THE CORSO, NORTH LAKES - 61762908 (Cont.)

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The term of the lease and the associated rental details are as per Confidential Supporting Information #3.

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Human Rights Implications

Under the *Human Rights Act 2019 (Qld)*, Council must not make a decision which is incompatible with human rights. Council must also give proper consideration to any human rights relevant to its decision. Officers consider that there are no human rights implications relevant to Council's decision.

3.11 Consultation / Communication

Legal Services Department

ATTENDANCE

Mr Darren Dallinger returned to the meeting at 12.05pm during discussion on Item 6.1.

6 FINANCE & CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 6.1

AUDITOR-GENERAL INTERIM OBSERVATION REPORT 2020/21

Meeting / Session: 6 FINANCE & CORPORATE SERVICES
Reference: 61851324 : 6 April 2021 - **Refer Supporting Information 61850896**
Responsible Officer: DC, Accounting Services Manager (FCS Accounting Services)

Executive Summary

The purpose of this report is to present the Auditor-General's interim observation report relating to the audit of Council's Financial Statements for 2020/21.

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Tony Latter

CARRIED 12/0

That the Auditor-General's interim observation report relating to the audit of Council's 2020/21 Financial Statements be received.

ITEM 6.1 AUDITOR-GENERAL INTERIM OBSERVATION REPORT 2020/21 - 61851324 (Cont.)

OFFICER'S RECOMMENDATION

That the Auditor-General's interim observation report relating to the audit of Council's 2020/21 Financial Statements be received.

REPORT DETAIL

1. Background

The Auditor-General must prepare an observation report about the audit of a local government's financial statements in accordance with section 54 of the *Auditor-General Act 2009*.

In accordance with the Local Government Regulation 2012, the Mayor must present the Auditor-General's observation report about the audit of the Council.

2. Explanation of Item

The audit of Council's Financial Statements for 2020/21 occurs over a number of phases. Queensland Audit Office (QAO) commenced planning work in December 2020 with the interim audit undertaken from mid-February to early March 2021.

The purpose of the interim audit is to assess Council's internal controls and whether they are operating effectively.

The supporting information includes an assessment of Council's internal control framework and a summary of control deficiencies identified to date.

Page 3 of the supporting information details one new deficiency identified during the interim audit phase with page 4 providing updates on deficiencies identified during the 2019/20 audit.

As outlined in the supporting information on page 3 the one new deficiency identified during the interim audit has been resolved. Of the six deficiencies identified during the 2019/20 audit, three have been resolved with the remaining three expected to be resolved between now and the end of the financial year.

Full details are provided in the supporting information.

Additional information is provided on page 5 and 6 of the supporting information regarding areas of audit focus and the milestones outlined in the audit plan

In accordance with section 213(3) of the Local Government Regulation 2012 the Mayor must present the Auditor-General's observation report at the next ordinary meeting of the local government.

3. Strategic Implications

3.1 Legislative / Legal Implications

The observation report is a report prepared by the Auditor-General in accordance with section 54 of the *Auditor-General Act 2009*.

In accordance with section 213(3) of the Local Government Regulation 2012, the Mayor must present the Auditor-General's observation report at the next ordinary meeting of the local government.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil identified

ITEM 6.1 AUDITOR-GENERAL INTERIM OBSERVATION REPORT 2020/21 - 61851324 (Cont.)

3.4 Risk Management Implications

The Auditor-General's Observation Report assesses the risks and possible implications associated with deficiencies and matters observed during the audit of the financial statements. Observations identified can be significant deficiencies, deficiencies, financial reporting matters or other matters. Management provides responses to recommendations suggested in the observation report which have a due date for completion with a view to reducing or eliminating the risk associated with the observations raised.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The QAO Audit Fee was estimated to be in the amount of \$240,000 (exclusive of GST) at the time the External Audit Plan was agreed to with Council in January 2021. As at the date of this report there is no change to the estimate.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

Chief Executive Officer, Director Finance and Corporate Services, Manager Governance and Executive Services, Financial Operations Manager.

ATTENDANCE

Mr Darren Dallinger left the meeting at 12.07pm after Item 6.1.

ITEM 6.2
MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021

Meeting / Session: 6 FINANCE & CORPORATE SERVICES
Reference: 61892069 : 14 April 2021 **Refer supporting information 61892077**
Responsible Officer: JG, Coordinator Corporate Accounting (FCS Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 31 March 2021.

RESOLUTION

Moved by Cr Jodie Shipway
Seconded by Cr Cath Tonks

CARRIED 12/0

That the Financial Reporting Package for the year to date period ending 31 March 2021 be received.

ITEM 6.2 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021 - 61892069 (Cont.)

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 31 March 2021 be received.

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 31 March 2021 is contained within the supporting information to this report.

This package contains a number of financial documents to provide a breakdown of key financial data and includes:

- o Statement of Revenues and Expenses
- o Capital Expenditure by Portfolio Program
- o Balance Sheet and Cash Flows
- o Treasury Report

2. Explanation of Item

The year to date Financial report as at the end of March is complete and the performance and position of Council is outlined below in the context of the attached report.

Council amended its 2020/21 Budget during the month of February which is shown alongside the original adopted budget in the report where applicable.

Operating Result (page 1)

As at 31 March 2021 operating revenue was \$393.2 million compared to operating expenses of \$344.3 million thus representing an operating surplus of \$48.9 million, which is in line with expectations.

Operating Revenues (page 1)

The third quarter rates and utility charges were levied in late December. Rates and utility charges represent the bulk of the revenue recognised thus far being \$248.2 million equating to approximately 75% of the budgeted rate and utility charge revenue for the year.

Fees and Charges revenue was budgeted on the conservative side with expected decreases resulting from the COVID 19 pandemic, however this has not eventuated with revenues derived from building, plumbing, development and waste services performing above original budget targets.

Interest revenue is tracking as expected.

Operational grants and subsidies are tracking below budget, entirely due to the timing of when grants are received. The Financial Assistance Grant represents 75% of all the operational grants Council receives and is paid quarterly. The bulk of this grant will be paid in May/June 2021 and will represent an early payment of the 2021/22 grant allocation.

Other revenues are also tracking behind budget at this stage with a few timing differences impacting on budget performance. Tax Payments from Unitywater represent 65% of this budget item. Current payments received are provisional and are subject to variation at the end of the financial year once Unitywater's end of year tax position is known.

The Unitywater participation revenue is a conservative budget estimate and is a non-cash revenue stream. Revenue is accrued in line with the budget each month and adjusted at year end in accordance with Unitywater's end of financial year result.

ITEM 6.2 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021 - 61892069 (Cont.)

Operational Expenses (page 1)

Employee benefits are tracking to budget.

Material and Services are trending below budget but, again, this is largely expected to be a timing difference with spend expected to increase over the coming months.

Depreciation expenses and finance costs are tracking to budget.

Capital Revenue (page 1)

Infrastructure cash contributions from developers has trended above budget expectations and as a result was increased to \$45.0m as part of the Quarter 2 quarterly review. In total \$39.1 million has been received to date, representing 76.0% of the total budgeted amount.

All infrastructure asset contributions that have been received to date have been recognised. As these contributions tend to come in irregularly a considerable quantum is still expected over the remainder of the financial year.

Capital grants and subsidies budget was increased during the quarterly review process from \$29.9m to \$39.4m. Actuals are currently tracking below this, but additional capital funding is expected to be received during the remainder of the financial year.

Operating Revenue and Operating Expenditure Graphs (page 2)

The purpose of these graphs is to track actual revenue and actual expenses to a linear monthly budget.

Given the majority of Council's operating revenue cycle is rate related (quarterly in advance), revenue will track to the right-hand side of the budgeted revenue line and slowly edge closer to the line as the quarters draw to a close. This is reflected in the movement of the orange revenue line from July to March as it moves closer to the linear trend. The Quarter 4 Rate levy has been delayed 3 weeks until late April, so the usual increase in revenue for March has not occurred.

Conversely, operating expenses will generally track to the left of the budget line and trend that way, gradually drawing closer to the line as the end of the financial year approaches. The orange trend line is progressing as expected.

Capital Expenditure (page 3, 4 and 5)

Capital expenditure is \$135.4 million after the first nine months of 2020/21 and represents 54.1% of the total program. The *total capital expenditure progress* graph summarises the percentage of all capital expenditure completed to date compared to a linear budget spend.

The *capital expenditure by portfolio program* table breaks down the capital spend into program categories. In addition to the actual spend to date of \$135.4 million, there are committed costs (orders placed for works) in the amount of \$92.2 million bringing the total cost to \$227.6 million of the current \$250 million program (91% of the capital program committed).

The associated *capital expenditure progress % to date by portfolio program* graph tracks the percentage spend by portfolio program compared to the budget to date. The orange line represents the year to date budget at 75% highlighting the linear budget spend to March 2021. Variations across the programs are normal as capital project delivery is not linear in nature so timing differences are expected.

Balance Sheet and Cash Flow (page 6)

The Balance sheets list Council assets and liabilities and net community equity.

The Cash flow statement indicates a closing cash balance in the amount of \$354.6 million for March. The forecast for the end of June 2021 is currently \$252 million.

ITEM 6.2 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021 - 61892069 (Cont.)

Treasury Report (page 7 and 8)

The Treasury Report outlines Council performance with respect to cash investments and borrowings.

Interest earned on investments was approximately \$2.3 million. Interest rates on offer are quite low in the current market with deposit terms of less than 3 years offering interest rates of less than 1% per annum. The weighted average return on all investments for Council is now sitting at 0.81%.

The Investment graphs give an indication of the percentage of investments held with each financial institution and the maturity profile of Council's investments. Council currently has \$325 million of cash at call with the remaining \$30 million maturing over next 3 to 12 months.

The QIC Growth Fund is currently valued at \$115 million as at the end of March. Council originally invested \$100 million in this fund in June 2018.

Council's total debt position has decreased (\$370m to \$342m) as repayments were made in September, December and March. Council is expected to repay debt in the amount of \$37 million for the year and is budgeted to borrow \$40 million to fund capital works. Borrowings are expected to be drawn down in May/June 2021.

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.

3.4 Risk Management Implications

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. The ongoing COVID-19 pandemic will continue to present new risks requiring Council to closely monitor its performance and position compared to budget and continually refine its long-term financial modelling projections to inform decision making.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

As at the end of March 2021, Council's operating surplus is \$49.0 million while capital expenditure amounted to \$135.4 million.

ITEM 6.2 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MARCH 2021 - 61892069 (Cont.)

- 3.7 Economic Benefit Implications Nil identified
- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications Nil identified
- 3.10 Human Rights Implications Nil identified
- 3.11 Consultation / Communication
Director Finance and Corporate Services

ITEM 6.3
QUARTER 3 OPERATIONAL PLAN REVIEW

Meeting / Session: 6 FINANCE & CORPORATE SERVICES
Reference: 61909458 : 20 April 2021 - **Refer Supporting Information 61909180**
Responsible Officer: DC, Accounting Services Manager (FCS Accounting Services)

Executive Summary

The purpose of this report is to present the Quarter 3 Operational Plan Review for 2020/21

RESOLUTION

Moved by Cr Cath Tonks

Seconded by Cr Sandra Ruck

CARRIED 12/0

That the Quarter 3 Operational Plan Review for 2020/21 be received.

ITEM 6.3 QUARTER 3 OPERATIONAL PLAN REVIEW - 61909458 (Cont.)

OFFICER'S RECOMMENDATION

That the Quarter 3 Operational Plan Review for 2020/21 be received.

REPORT DETAIL

1. Background

Every financial year Council must prepare and adopt an annual operational plan. The plan must be reported upon at regular intervals of not more than three months. The Quarter 3 report on the Operational Plan for 2020/21 is presented with an assessment of Council's achievements as measured against key performance indicators (KPI's) along with an accompanying commentary (where applicable) for each Department of Council.

2. Explanation of Item

The third quarter report on the Operational Plan provides non-financial information on Council's organisational performance. Included in this report are key performance indicator targets and associated achievements with accompanying commentary (where appropriate) relevant to the KPI's and other significant operational matters

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

Nil identified

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

The Operational Plan contributes to the Corporate Plan in achieving three key themes. Economic benefit implications relate to the theme of:

- Creating Opportunities

Delivered through two key strategies:

- Develop a sustainable, innovative and thriving economy that creates valuable employment for residents, protects the region's high quality of life and provides a prosperous future for residents.
- Develop projects which deliver strategic opportunities for the Moreton Bay Region.

ITEM 6.3 QUARTER 3 OPERATIONAL PLAN REVIEW - 61909458 (Cont.)

3.8 Environmental Implications

The Operational Plan contributes to the Corporate Plan in achieving three key themes. Environmental implications relate to the theme of:

- Valuing Lifestyle

Delivered through three key strategies:

- Maintain sustainable waste management for the Moreton Bay Region.
- Maintain and enhance the health of the natural environment.
- Protect public assets and maintain environmental standards through management of the stormwater network, coastal areas and waterways.

3.9 Social Implications

The Operational Plan contributes to the Corporate Plan in achieving three key themes. Social implications relate to the theme of:

- Strengthening Communities

Delivered through three key strategies:

- Develop a strong and inclusive community.
- Provide residents opportunity to participate and engage with their community.
- Maintain a lifestyle enhanced and protected by local law.

3.10 Human Rights Implications Nil identified

3.11 Consultation / Communication

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

13. NOTIFIED GENERAL BUSINESS ITEMS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

**ITEM 12.1
ANZAC DAY COMMEMORATIVE SERVICES**

Cr Denise Sims (Deputy Mayor) made mention of the ANZAC Day Commemorative Services held throughout the Moreton Bay Region, requesting that a letter of thanks be sent to the RSL Sub-Branched and volunteer groups who assisted in the running of these events.

RESOLUTION

Moved by Cr Denise Sims (Deputy Mayor)

Seconded by Cr Sandra Ruck

CARRIED 12/0

That a letter of thanks jointly signed by the Mayor and the respective Divisional Councillor, be forwarded to the RSL Sub-Branched and volunteer groups who assisted in the running of ANZAC Day Commemorative Services throughout the region.

Cr Adam Hain commended Council's Economic Development Department on its delivery of the **Regional Economic Development Strategy (REDS) Introduction Session**, saying it was a terrific initiative and that staff almost reflected directly with the residents views which was great to see.

14. CLOSED SESSION

(s254J of the Local Government Regulation 2012)

RESOLUTION

Moved by Cr Tony Latter

Seconded by Cr Cath Tonks

CARRIED 12/0

That Council move into closed session pursuant to the provisions of s254J of the Local Government Regulation 2012 to discuss Items C.1 to C.2.

The closed session commenced at 12.17pm (livestreaming paused).

OPEN SESSION

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Cath Tonks

CARRIED 12/0

That Council resume in open session and that the following motions be considered.

The open session (livestreaming) resumed at 12.21pm.

14a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

ACQUISITION OF EASEMENT FOR SEWERAGE RISING MAIN

Meeting / Session: 5 COMMUNITY & ENVIRONMENTAL SERVICES

Reference: 61576812 : 8 April 2021 - Refer **Confidential** Supporting Information
61576533

Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Basis of Confidentiality

Pursuant to s254J(3) of the Local Government Regulation 2012 (Qld), clause (g), as the matter relates to negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Executive Summary

This report seeks Council's approval to acquire an easement over part of a property to protect Council's interests and maintenance rights over a sewerage rising main which services the South Pine Sporting Complex at Cribb Road, Brendale (Division 9).

RESOLUTION

Moved by Cr Jodie Shipway

Seconded by Cr Cath Tonks

CARRIED 12/0

1. That Council delegates to the Chief Executive Officer, the power to negotiate and finalise the acquisition of an interest over that part of the land required for the easement for a sewerage rising main as described in this confidential report;
2. That Council authorises the Chief Executive Officer to do all things necessary to give effect to the acquisition of an interest over that part of the land required for the easement for a sewerage rising main.

ITEM C.2 – CONFIDENTIAL
COMMERCIAL ADVERTISING ON BUS SHELTERS

Meeting / Session: 2 INFRASTRUCTURE PLANNING

Reference: 61884551 : 31 March 2021 - Refer **Confidential Supporting Information 61884534, 61889519 & 61884555**

Responsible Officer: HG, Coordinator Transport Network Management (IP Integrated Transport Planning)

Basis of Confidentiality

Pursuant to s254J(3) of the Local Government Regulation 2012, clause (g), as the matter involves negotiations relating to a commercial matter involving the local government for which a public discussion would be likely to prejudice the interests of the local government.

Executive Summary

Council has an existing Street Furniture Agreement with Adshel Street Furniture Pty Limited (Adshel), now owned by oOh!media Limited (oOh!media), to supply and maintain bus shelters at agreed sites. The contract was established in May 2006 between the then Redcliffe City Council and Adshel and is due to expire in May 2021 (refer confidential supporting information #1).



Figure 1: Adshel shelter at Woody Point, Redcliffe

A Tender Consideration Plan (Plan) has been prepared under section 230 of the Local Government Regulation 2012 (Qld) to extend the existing contract and enter into a contractual arrangement with oOh!media for a period of one year as an exception to the usual requirement for a written tender process (refer supporting information).

ITEM C.2 – CONFIDENTIAL COMMERCIAL ADVERTISING ON BUS SHELTERS - 61884551 (Cont.)

RESOLUTION

Moved by Cr Karl Winchester

Seconded by Cr Adam Hain

CARRIED 12/0

1. That Council decides to prepare a Tender Consideration Plan for a contractual arrangement with oOh!media Limited to extend the existing Street Furniture Agreement with Adshel Street Furniture Pty Limited for a period of one year.
2. That the Tender Consideration Plan for a contractual arrangement with oOh!media Limited to proceed with the existing Street Furniture Agreement for a period of one year as tabled be adopted.
3. That Council enters into an agreement with oOh!media Limited to proceed with the existing Street Furniture Agreement for a period of one year.
4. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the variation of the agreement with oOh!media Limited to proceed with a variation to the existing Street Furniture Agreement for a period of one year.

14b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 21/385 to 21/544 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 28 April 2021.

Greg Chemello
Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Wednesday 12 May 2021.

Greg Chemello
Chief Executive Officer

Councillor Peter Flannery
Mayor