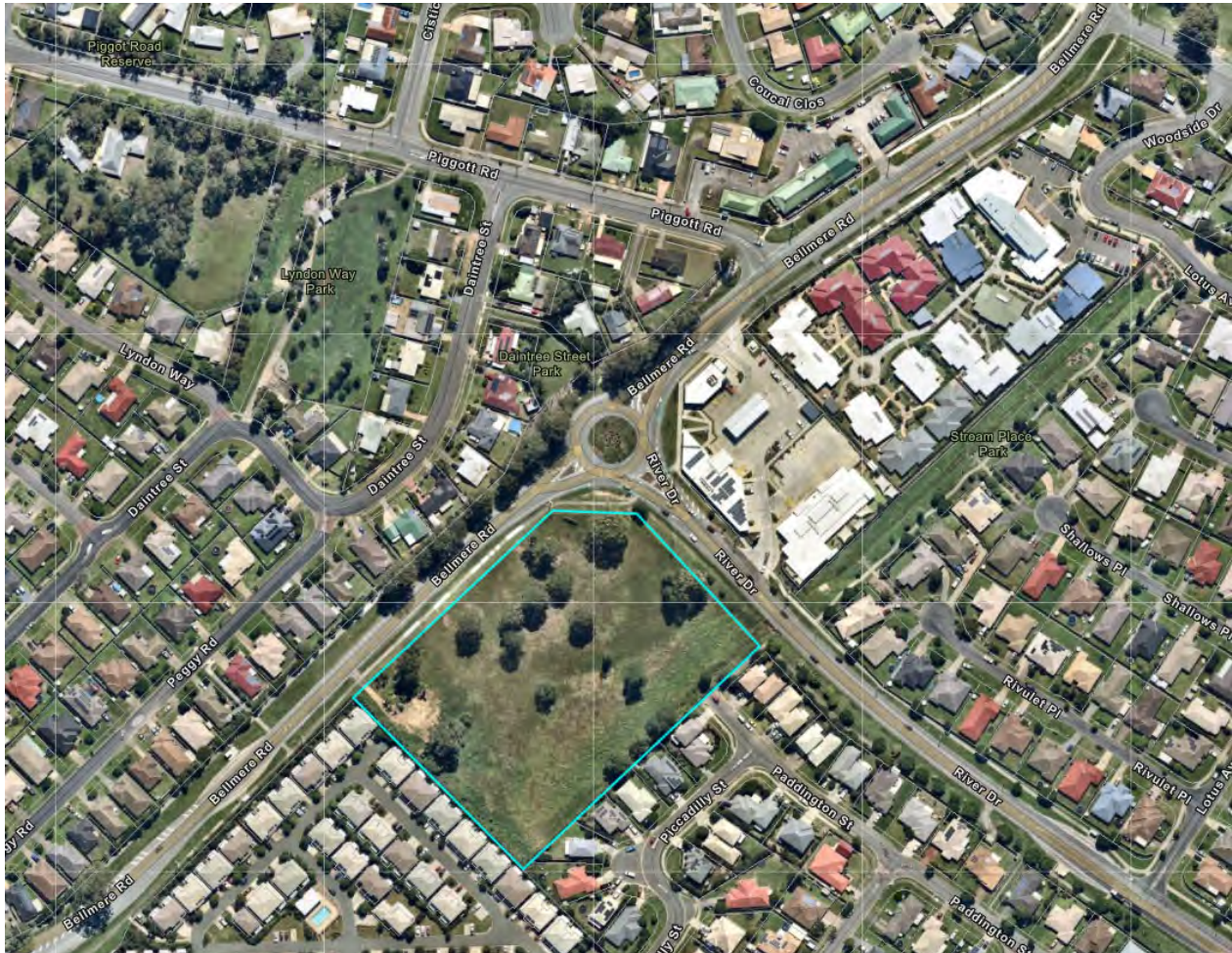


GENERAL MEETING - 530
26 May 2021

Supporting Information

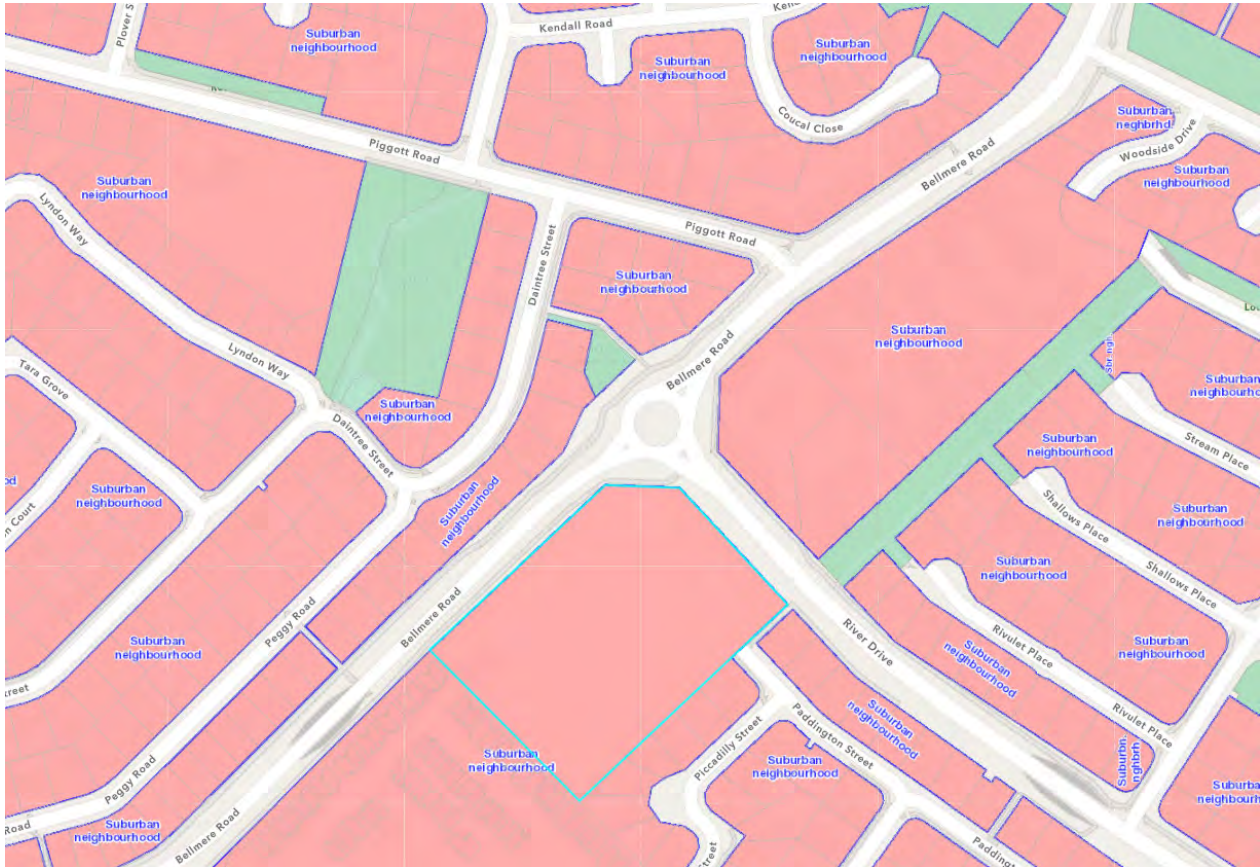
ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE (Cont.)

#1 Aerial



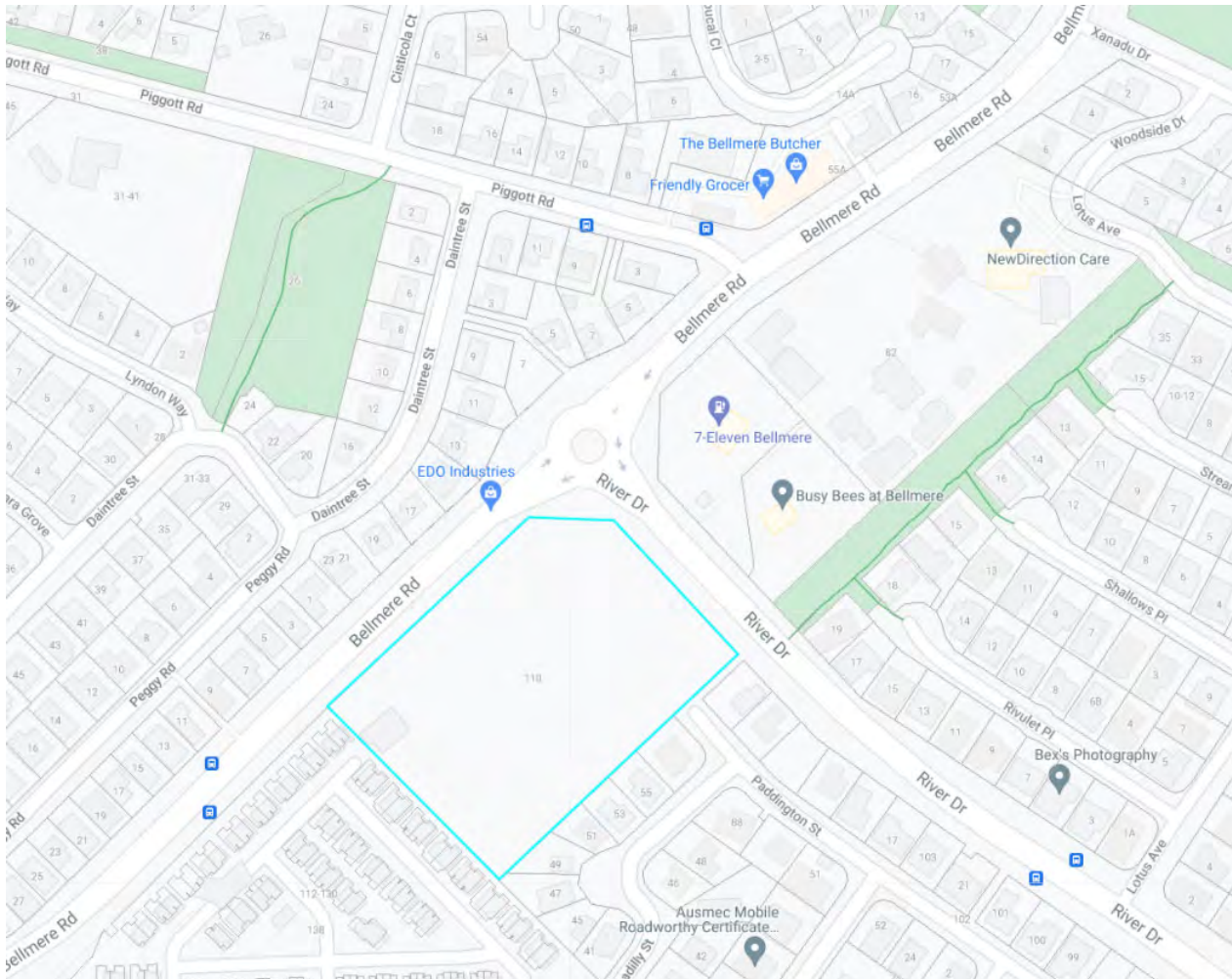
ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE (Cont.)

#2 Zoning Map



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE (Cont.)

#3 Locality Plan



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

4 Proposal Plans



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



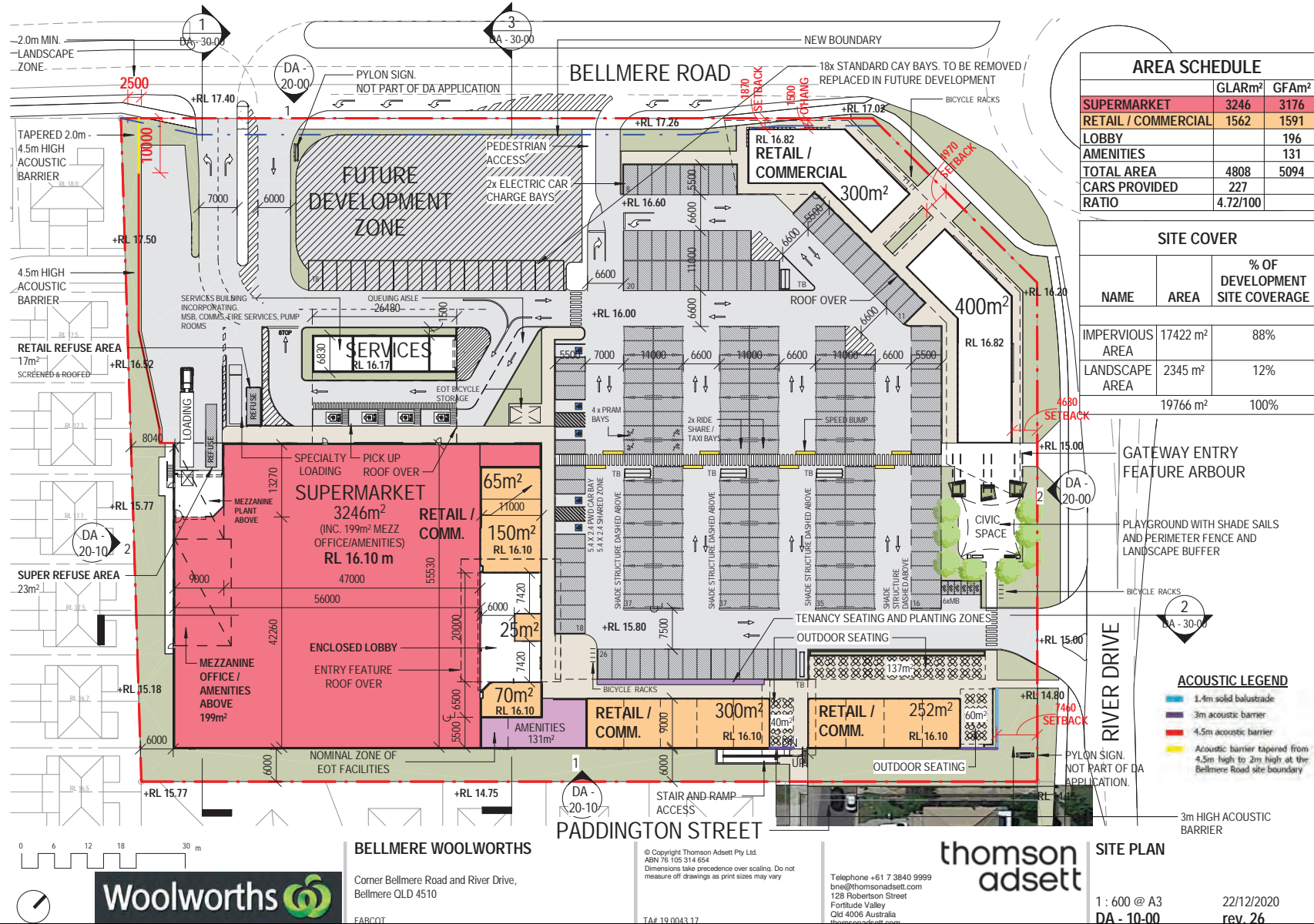
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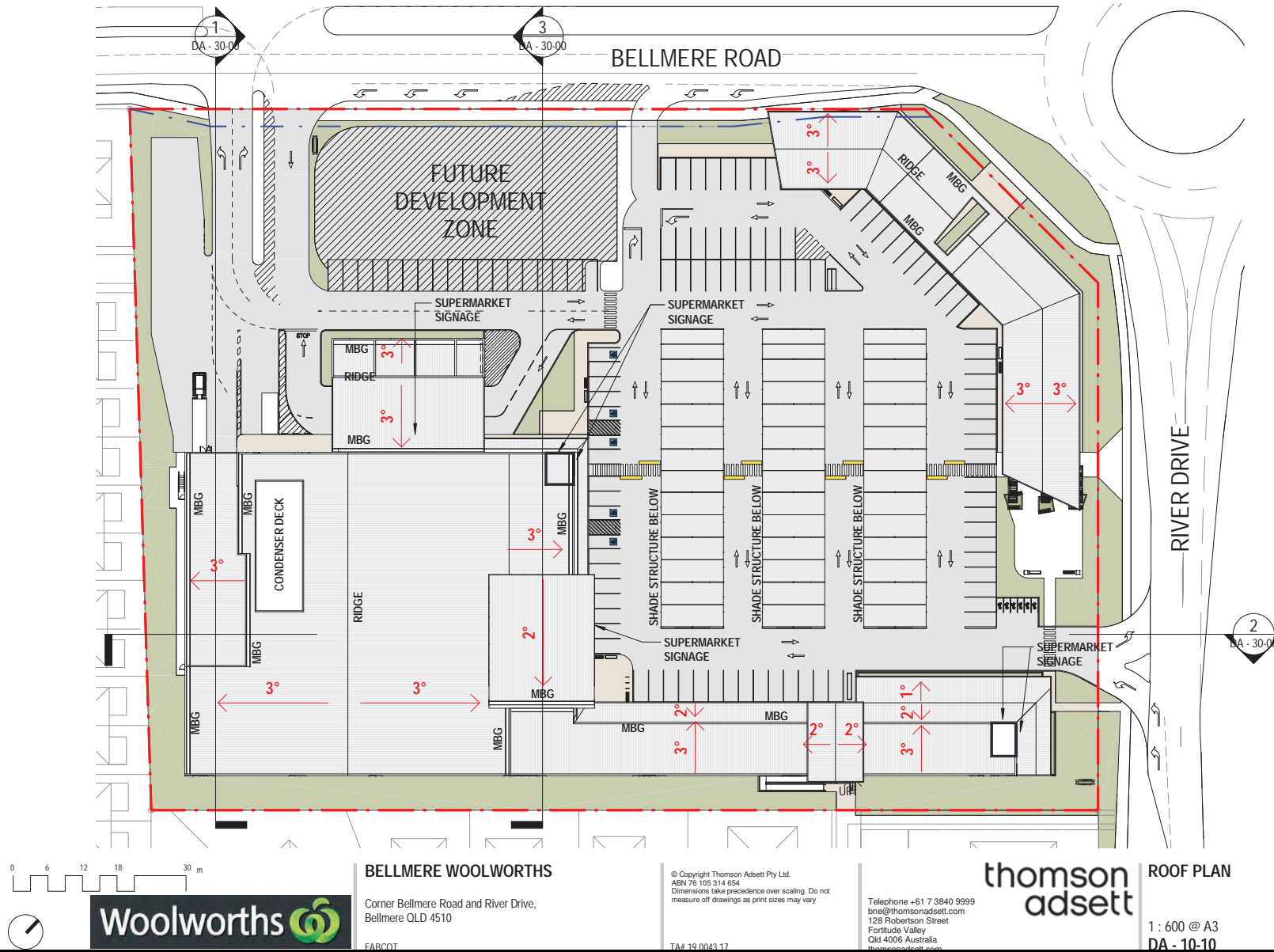
ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



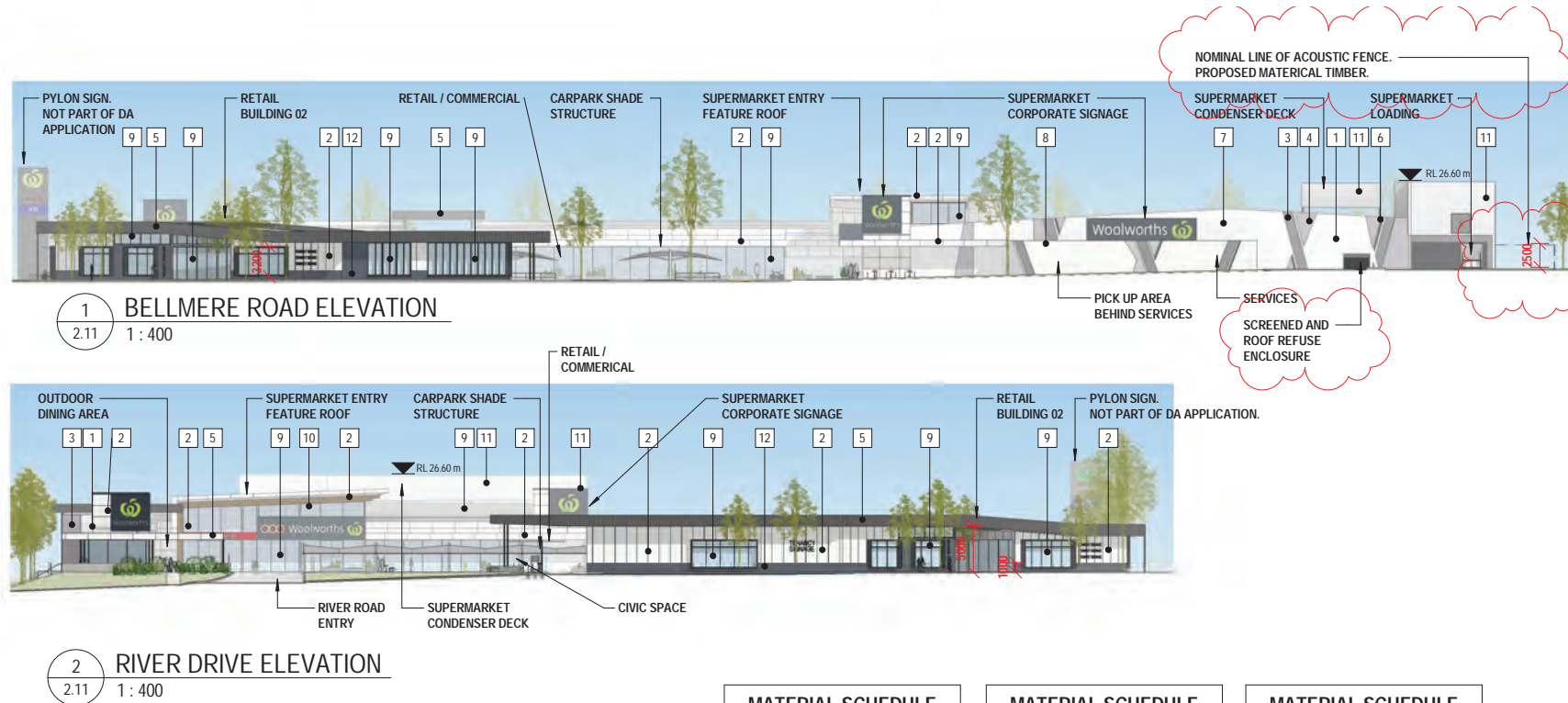
ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



MATERIAL SCHEDULE	
1	PRECAST CONCRETE PANEL - PAINTED DULUX VIVID WHITE
2	FC CLADDING - DULUX VIVID WHITE
3	PRECAST CONCRETE PANEL - PAINTED DULUX PELACO
4	PRECAST CONCRETE PANEL - PAINTED DULUX DOMINO

5	LONGLINE METAL SHEETING - DULUX MONUMENT
6	PRECAST CONCRETE PANEL - PAINTED DULUX MONUMENT
7	PRECAST CONCRETE PANEL - PAINTED WOOLWORTHS GREEN
8	FC CLADDING - WOOLWORTHS GREEN

9	POWDERCOATED ALUMINIUM FRAMED GLASS
10	LAMINATED TIMBER BEAM
11	CUSTOM ORB SHEETING
12	NATURAL STONE WALL CLADDING



BELLMERE WOOLWORTHS

Corner Bellmere Road and River Drive,
Bellmere QLD 4510

FABCO

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TA# 19.0043.17

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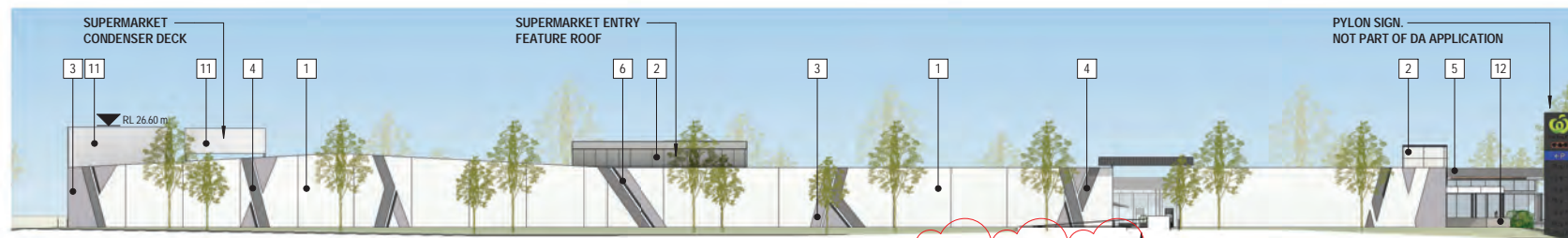
Telephone +61 7 3840 9999
bne@thomsonadsett.com
128 Robertson Street
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com

SITE ELEVATIONS

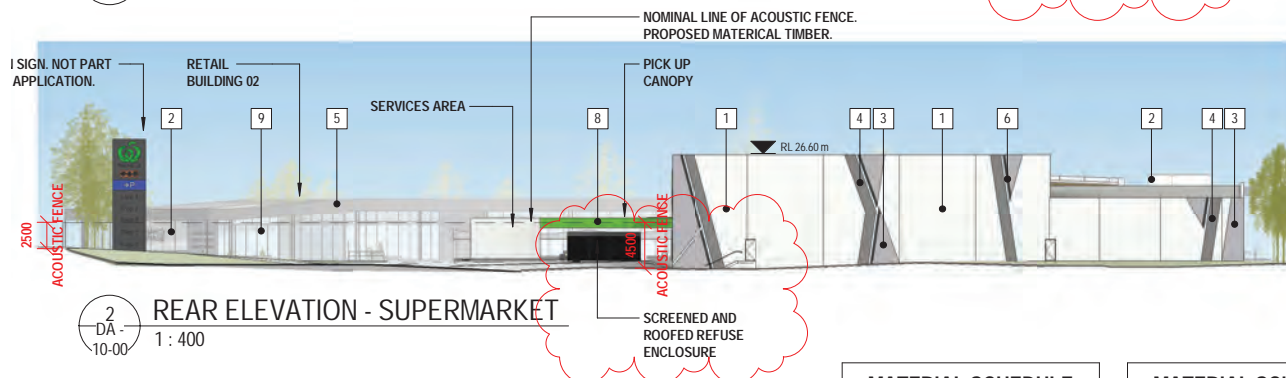
1 : 400 @ A3
DA - 20-00

03/08/2020
rev. 8

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



1 REAR ELEVATION - SUPERMARKET AND SHOPS
2.11 1 : 400



2 REAR ELEVATION - SUPERMARKET
DA - 10-00 1 : 400

MATERIAL SCHEDULE

1	PRECAST CONCRETE PANEL - PAINTED DULUX VIVID WHITE
2	FC CLADDING - DULUX VIVID WHITE
3	PRECAST CONCRETE PANEL - PAINTED DULUX PELACO
4	PRECAST CONCRETE PANEL - PAINTED DULUX DOMINO

MATERIAL SCHEDULE

5	LONGLINE METAL SHEETING - DULUX MONUMENT
6	PRECAST CONCRETE PANEL - PAINTED DULUX MONUMENT
7	PRECAST CONCRETE PANEL - PAINTED WOOLWORTHS GREEN
8	FC CLADDING - WOOLWORTHS GREEN

MATERIAL SCHEDULE

9	POWDERCOATED ALUMINIUM FRAMED GLASS
10	LAMINATED TIMBER BEAM
11	CUSTOM ORB SHEETING
12	NATURAL STONE WALL CLADDING



BELLMERE WOOLWORTHS

Corner Bellmere Road and River Drive,
Bellmere QLD 4510

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bne@thomsonadsett.com
128 Robertson Street
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com

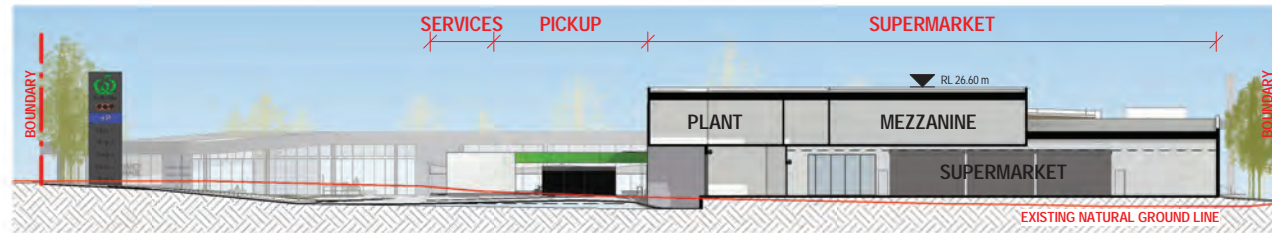
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SITE ELEVATIONS

1 : 400 @ A3
DA - 20-10

03/08/2020
rev. 10

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



1 SITE SECTION 01
2.11 1 : 400



2 SITE SECTION 02
2.11 1 : 400



3 SITE SECTION 03
2.11 1 : 400



BELLMERE WOOLWORTHS

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SITE SECTIONS

1 : 400 @ A3
DA - 30-00

03/08/2020
rev. 10

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



WOOLWORTHS BELLMERE

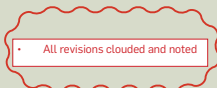
BELLMERE, QUEENSLAND

LANDSCAPE DEVELOPMENT APPLICATION

PREPARED IN COLLABORATION WITH THOMSON ADSETT ARCHITECTS

22.09.20

REVISION C



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

URBIS ACKNOWLEDGES ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES AS THE TRADITIONAL CUSTODIANS OF ALL LANDS ON WHICH WE DO BUSINESS AND WE PAY OUR RESPECTS TO ELDERS, PAST AND PRESENT.

WE ACKNOWLEDGE THE IMPORTANT CONTRIBUTION THAT ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLE MAKE IN CREATING A STRONG AND VIBRANT AUSTRALIAN SOCIETY.

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

LANDSCAPE STATEMENT

‘ A PLACE WHERE A DENSE AND FULL LANDSCAPE CREATES A COMFORTABLE AND RESTORATIVE SETTING THAT MAKES LOCALS WANT TO STAY AND SPEND TIME WITH FRIENDS’.

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

SITE & CLIMATE ANALYSIS

Understanding the environmental conditions of the site is fundamental to designing a scheme that is responsive and a place for people to thrive.

CLIMATE SUMMARY

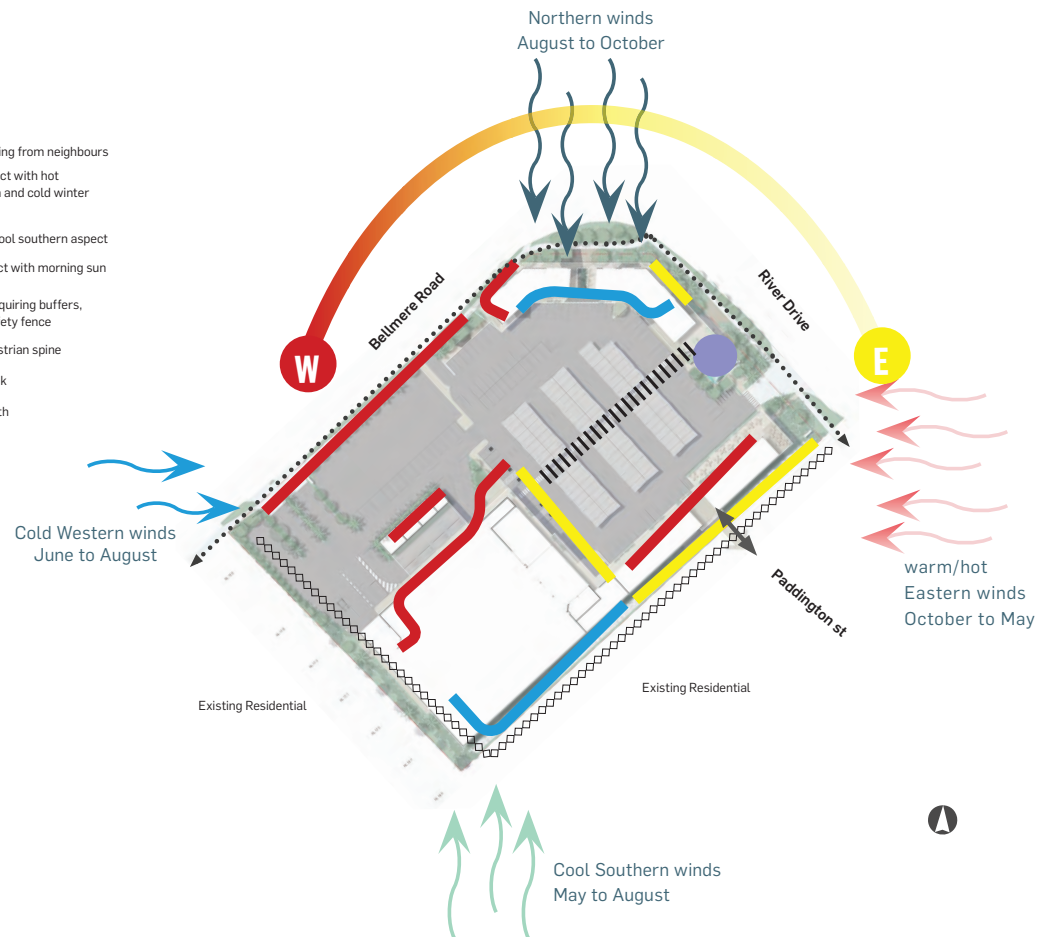
- In SEQ, the summers are warm, muggy, and wet; the winters are short and cool; and it is mostly clear year round;
- The warm season lasts for 3.9 months, from November 27 to March 25;
- The cool season lasts for 2.8 months, from May 31 to August 24;
- SEQ experiences extreme seasonal variation in monthly rainfall. Rain falls throughout the year. The most rain falls during the 31 days centered around February 10;
- The wind is most often from the south for 3.1 months, from May 2 to August 4;
- The wind is most often from the north for 1.7 months, from August 27 to October 18;
- The wind is most often from the east for 6.5 months, from October 18 to May 2

KEY CLIMATE RESPONSES

- 01 Planting on western aspect to be hardy and drought tolerant
- 02 Tree species to provide maximum shade potential
- 03 Mitigate visual impact from existing residential to development using landscape
- 04 Maximise greenery to cool external spaces
- 05 Drought and wind tolerant plant species

LEGEND

- ◇◇◇◇◇ Visual screening from neighbours
- Western aspect with hot afternoon sun and cold winter breeze
- Shaded and cool southern aspect
- Eastern aspect with morning sun and cold wind
- Play space requiring buffers, shade and safety fence
- ||||| Internal pedestrian spine
- ↔ Pedestrian link
- ⋯ Street footpath

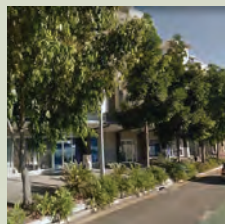


ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

LANDSCAPE DESIGN PRINCIPLES

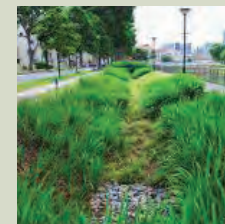
SUBTROPICAL STREETSCAPE INTERFACE

The planting strategy for the Woolworths Bellmere precinct will use lush green subtropical plants to create a cool and comfortable environment for people.



REPRESENTING REGIONAL ECOSYSTEMS

It is important for the development to respond to any existing natural ecosystems and provide overland flow paths, significant planting, and minimised hard surface to encourage as much fauna and flora to thrive.



PLAYFUL SPACES

Play areas bring a vibrancy to the precinct and encourage customers to spend more time socialising and enjoying the landscape spaces, coffee shops and retail stores.



LAYERED GREENERY

Plant species will consist of a variety of leaf sizes and textures. Plants will be arranged to maximise the use of small textures in areas where people sit and gather. Plants will be located on the ground plane, as canopy above and also climbing and hanging from above.



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

CHARACTER

The overall character of the landscape is to be green and leafy with spaces that are shaded and playful creating a sense of place where people are happy to spend time. The intent is to create a setting where people will come to do more than just the grocery shopping. With shaded alfresco spaces and a nature based childrens playground area, this centre will form the core of the community and be a place where people meet for a coffee and a chat before and after they do their weekly shop.



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

PLANTING PALETTE

The planting palette is made up of a diverse variety of some of South East Queensland's most iconic and recognisable plant species. This palette ensures year-round greenery with a focus on plants that do not require intense amounts of water for survival.

The intent of this palette is to be layered and dense with a combination of textures and tones that reflect the regional eco-systems of Moreton Bay Regional Council.



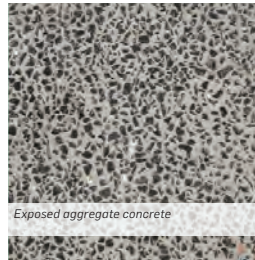
ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

MATERIALS

The material palette focuses on the use of muted greys and natural timber in order to promote a sense of coolness in the landscape. Materials will be hard wearing with a relatively long life span to ensure the centre remains presentable for years to come.



Feature paving areas



Exposed aggregate concrete



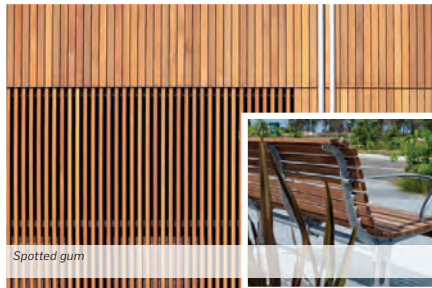
grey concrete



Black steel tree grates



Timber form concrete walls



Spotted gum



Coloured softfall



Hoop Pine Mulch



Trough Planters

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NORTH ELEVATION - RIVER DRIVE



Signage is indicative only and not part of this application.



- | | | | |
|------------------------------------------------------------|----|------------------------------------------|----|
| Outdoor cafe space nestled in greenery | 01 | Planted pergola space with seating below | 06 |
| Street access | 02 | Pedestrian access | 07 |
| Driveway access | 03 | Subtropical street planting | 08 |
| Large trees providing buffer from road to playground space | 04 | | |
| Kids play space with shade and fence | 05 | | |

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:300 @ A3



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

WEST ELEVATION - BELLMERE ROAD



Signage is indicative only and not part of this application.



Palm plantings to preserve view lines to shopfronts [01]
Subtropical shrub planting [02]
Street corner landscape [03]
Vehicle entry [04]

Landscape buffer behind to parcel pick up/ click and collect facility [05]
Entry palms and planting [06]
Acoustiv barrier buffered by planting either side - refer plan [07]

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:500 @ A3 0 5 10 15 20 25

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

INTERNAL ELEVATION 1



Signage is indicative only and not part of this application.



Entry forecourt with
bicycle parking - refer
plan 01
Trough planters 02
Public seating benches 03
Screen planting to
parcel pick up 04

Entry median planting
behind 05
Bellmere Road buffer
planting 06

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:400 @ A3 0 5 10 15 20

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

INTERNAL SECTION ELEVATION 2



- Rear batter adjusted with civil input to allow space for planting that softens views to development from adjacent existing residential.

Signage is indicative only and not part of this application.



Pedestrian access

Planted pergola space with seating below

Large trees and shrubs providing buffer from carpark to playground space

Kids play space behind with shade and fence

Driveway access

01

Al fresco dining surrounded with greenery

02

Stone pitched batter by civil

03

1m wide garden bed at top of rock pitched batter with a combination of low maintenance, drought tolerant and shade tolerant shrub species capable of growing up to 3m tall along with hardy groundcovers to trail over rock lined batter.

04

05

06

Narrow width to rear of acoustic fence for restricted and safe working assisted access i.e. fixed cables and eyelets for rope safety harness.

07

08

09

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:200 @ A3



ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

SECTION 1



Signage is indicative only and not part of this application.



- Adjoining property [01]
- Planting screening acoustic barrier - groundcovers, shrubs and tall narrow tree species [02]
- 4.5m high acoustic fence [03]
- Truck turn around bay [04]
- Planting to median [05]
- Vehicular entry/exit [06]
- Climbing plants growing up trellis fixed to acoustic fence. [07]
- Screening shrubs [08]

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:100 @ A3



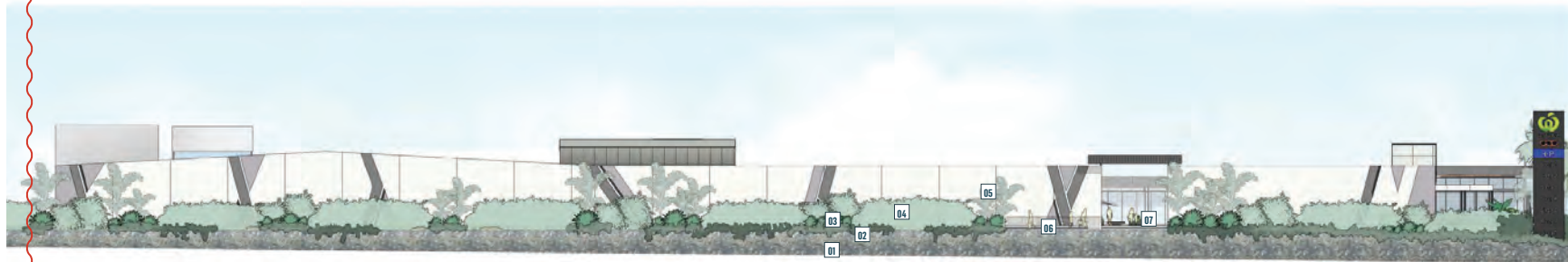
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EAST ELEVATION

* New elevation illustrating screening vegetation to rear of built form.



Signage is indicative only and not part of this application.



- Rock pitched batter by civil 01
- Cascading plants 02
- Low shrubs 03
- Screening shrubs 04
- Small palms 05

- Pedestrian ramp/walkway access 06
- Access to shops 07

NOTE: All planting is shown as intent only and requires further detail design of the wall and soil volume to accommodate planting to achieve the above intent.

The drawings are conceptual only. No approval is sought for landscaping or works shown outside the site boundary.

1:400 @ A3 0 5 10 15 20

ITEM 4.1 - DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 1
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

#5 Submissions

From: Norfolk Forwarding Services <operations@norfolkforwarding.com>
Sent: Tuesday, 3 November 2020 1:02 PM
To: MBRC Incoming Mail
Subject: Submission Bellmere Woolworths

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.



Good afternoon,

I reside at 17 Bishop Lane in Bellmere and have been greatly interested in the proposed Woolworths development in Bellmere.

My husband and I support this development and see it as a great asset to the region.

Kindest regards,

Teresa Cook

02 5629 1122

'Globally Connected, Locally Invested'



 02 5629 1122 / 0427 776 790

 Int 6723 57000

 www.norfolkforwarding.com

 operations@norfolkforwarding.com

Norfolk Forwarding Services Pty Ltd

ABN: 35 637 376 875

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GENERAL MEETING - 530
26 May 2021

PAGE 2
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: yvo cola
Sent: Sun, 25 Oct 2020 10:40:26 +1000
To: MBRC Incoming Mail
Subject: Submission of Objection for Development Application 2020 / 41088 / V2C - MCU Commercial (Shop, Office, Business, etc)

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Whilst we don't believe this submission will have any impact on what already appears to be an approved Woolworths development site on the corner of River Drive and Bellmere Road, Bellmere, this is written in objection of it. The signage at the site provides information to residents to submit their support or objection to the proposed development, however, this appears only to be a token gesture.

Reasons for objection:

Only 5 mins drive from that location is Morayfield Shopping Centre, Morayfield Rd, and surrounding streets (Michael Ave etc) which already consist of a Woolworths and everything else this new development proposes - Grocery stores (plural), gyms (plural), bottle shops (plural), takeaways (in bulk), restaurants and specialty stores etc. This proposal offers nothing the residents of Bellmere do not already have access to.

There already exists (walking distance) a bottle shop, 7-Eleven fuel station, a takeaway, bakery, grocer and butcher. We don't need more, just as we do not need more traffic, noise and more rubbish in our neighbourhood. The street rubbish from the 7-Eleven is unsightly as it is, let alone adding to it.

In addition, the increased traffic would result in vehicular and pedestrian congestion, and make it difficult to turn right out of nearby streets, predominantly onto River Dr and Bellmere Rd. This then would lead to an increase in accidents. Subsequently there will be the need to install traffic lights and pedestrian crossings.

How many accidents will need to occur prior to the council having to address this?

This particular development appears to be merely a money-making endeavour (like all developments are of course), otherwise, what other reason would there be to do what has already been done? Money can still be made through a development which will enhance the quality of living in the area.....something different, that is not accessible within a 5km radius already.

This current proposal only serves to contribute to a progressively increasing fat and lazy society. "It will create more jobs" is usually a tactic used to persuade people into seeing the positive side of such developments, but this is purely a fallacy because, when new supermarket chains and stores open, they compete with old, smaller independent shops. Independent stores struggle to compete and are then forced to close and their employees have to find employment elsewhere. This development will only shuffle around the location of employees in the area, not open up new employment opportunities.

A condition of this development being granted to completion stage needs to consider the inclusion of regular street cleaning, as the litter in and around that site will increase. Council also need to have a plan to appropriately address the foreseeable congestion that will result within the area.

Thank-you.

Regards,

Yvette Koehler

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 3
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Nathan Koehler-McConnell
Kira Koehler McConnell
Courtney Brain
(16 Ebb Drive, Bellmere)
Debbie Butler
Rodney Butler
(14 Bellmere Drive, Bellmere)

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 4
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Michael O'Connor

From: wang andy <lottonorthbrisbane@gmail.com>
Sent: Thursday, 22 October 2020 7:48 PM
To: MBRC Incoming Mail; Michael O'Connor
Subject: Re: The assessment manager for 96-110 bellmere road
Attachments: Submission for 96-110 bellmere rd bellmere.docx

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

wang andy <lottonorthbrisbane@gmail.com> 于2020年10月22日周四 下午7:46写道 :

Hi Michael

my name is Andy, I am one of the business partner of bellmere friendly grocer.

I am writing this letter to object the Woolworth plan on 96-110 bellmere road.

Thanks for reading my email and submission.

Regards
Andy

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 5
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Andy Wang 0432377984

Bellmere Friendly Grocer

65 – 75 Bellmere Road

Bellmere QLD 4510

Development Application No.: DA/41088/2020/V2C

Property Location: 96-110 Bellmere Road, BELLMERE

Property Description: Lot 8 RP 135463

Development Type: Material Change of Use - Development Permit for Shopping Centre, Food and Drink Outlet, Health Care Service, Indoor Sport and Recreation, Office

To the Assessment Manager, Michael O'Connor

I am writing this submission to object to the material change of use to the above property.

I am one of the business partner of the Bellmere Friendly Grocer shop in the existing neighbourhood precinct hub at the Bellmere Shopping Centre situated at 65 – 75 Bellmere Road. From my perspective, a large Woolworths Supermarket center would obviously have a severe detrimental impact on our small sized supermarket as well as other shops in our small shopping center, even to many other existing local community shops within 2-5 minutes driving distance.

I fear not only would it have a serious impact on our shop and the 6 staffs that our business currently employ, but it will also impact the other shops in the centre. I fear the Bellmere Shopping Centre will become a unnecessary shopping block as the proposed centre would undoubtedly not only have many of the current facilities in the large Supermarket, but also some of Bellmere shops would be duplicated in the specialty area of the proposed development. I believe the above property was never meant to sustain such a large development as the one which is proposed. I believe the proposed development is inconsistent with zoning based on Residential A. land.

A development of this size will not only impact the Bellmere Centre, but will also impact the existing Trader Duke's centre just 2 km's away, ALDI shopping center 2km's away. I believe it will also have a negative impact on the Caboolture Town Centre. Furthermore, it will take a large portion of customers from Fresh & Save, another local successful supermarket owned by Aussie family which employs more than 50 staff. These are areas already zoned for commercial use and need to be protected. I don't believe the population in the catchment

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 6
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

area is sufficient to justify such a large centre. This appears to me to be inconsistent with the Town Planning Scheme. Fabcot is trying to justify the proposal as a Local Centre Zone, even though that would cater for an area up to 4000m² and this proposal is over 5000m².

I believe there are other areas set aside in the Town Plan for a Shopping Centre in Caboolture West for the future. Surely this would be a better area to support and provide for a large scale Centre such as the one proposed.

Our other concern is the traffic, I am not sure the road and that corner can sustain such an increase in traffic that a large centre would bring. Bellmere road was not built and ready for 2 small shopping centers plus another triple sized Woolworth shopping center to be built on the same road. In other word, the anticipated use of Residential A. zoned land was never intended to sustain a development of this size. After the 7-11 shopping center was built last year, the local traffic is getting busier and busier, and they only have around 30 parks. The proposed Woolworth shopping center has over 180 planned parks. it's not hard to find the detrimental impact on local traffic. In addition to this, we have many customers from local primary school and high school , large Woolworth shopping center will add additional thousands times of passing traffic, it will not only cause more potential car accidents, but also a life threat to minors.

Trusting this submission meets with your consideration.

Yours Sincerely,

Andy Wang

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 7
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: Chrissy Joester
Sent: Tue, 3 Nov 2020 14:10:07 +1000
To: Michael O'Connor
Subject: Re: Woolworths Development Objection

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Hi Michael,
I did not know my address was needed for the submission to be made. My address is 7 Kristen Court, Bellmere.
Chrissy

On 3 Nov 2020, at 1:59 pm, Michael O'Connor
<Michael.OConnor@moretonbay.qld.gov.au> wrote:

Good afternoon Chrissy,

Thanks for your email regarding Development Application DA/4108/2020/V2C for the Woolworths Shopping Centre at Bellmere.

I have accepted your email as a 'Not Properly Made Submission' as your submission does not include your address. Our assessment of the application will include an assessment of the matters you have raised, to the extent that Council can consider those matters under the *Planning Act 2016*. However, should you wish to have appeal rights to Council's decision, I will need you to respond providing your address.

Please see this page on Council's website about DA Submissions, <https://www.moretonbay.qld.gov.au/Services/Building-Development/DA-Lodgement/Submissions>, for further information about submissions, including properly made submissions. Please note that requirements for Properly Made Submissions are set by the State and are contained within the *Planning Act 2016*.

If you require any additional information, please don't hesitate to get in contact.

Kind regards,

Michael O'Connor
Acting Senior Planner
Development Services
Division of Planning
Moreton Bay Regional Council | Caboolture Office
2 Hasking Street, Caboolture Qld 4510
P: (07) 5433 2654
E: Michael.OConnor@moretonbay.qld.gov.au
W: www.moretonbay.qld.gov.au

[<image001.gif>](#)

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 8
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

-----Original Message-----

From: Chrissy Joester <cjoester16@hotmail.com>
Sent: Saturday, 17 October 2020 7:41 PM
To: MBRC Incoming Mail <MBRCmail@moretonbay.qld.gov.au>
Cc: Michael O'Connor <Michael.OConnor@moretonbay.qld.gov.au>
Subject: Woolworths Development Objection

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

To whom it may concern,

RE: DEVELOPMENT APPLICATION #: DA/41088/2020/V2C PROPERTY LOCATION: 96-110 Bellmere Road, BELLMERE PROPERTY DESCRIPTION: Lot 8 RP 135463

I wish to express concerns and objection for the proposed Woolworths on Bellmere Road. For locals like myself we do not wish for such development to happen. It will kill the small local businesses who support locals including their loosing their jobs and in turn impact local farmers where they source produce from.

As I understand it the area is zoned as General Residential and does not need any further development. There are three others in Morayfield and one in Caboolture we do not need any other Woolworths around here.

As an Environmental Scientist I also wish to express concern for the large gum trees in this corner block which would be cleared under this proposed development and are home and food to our local koala population. The koalas in Moreton Bay have and are suffering enough from habitat loss without aiding to it with unnecessary infrastructure and development. I wish for my little one to see wild koalas when he grows up and I'll keep using my voice to help them.

Kind regards,

Chrissy Joester

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Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 9
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: Kim Accardi
Sent: Tue, 03 Nov 2020 19:00:16 +1000
To: Michael O'Connor
Subject: RE: DEVELOPMENT APPLICATION #: DA/41088/2020/V2C PROPERTY LOCATION: 96-110 Bellmere Road, BELLMERE PROPERTY DESCRIPTION: Lot 8 RP 135463

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Good Morning Michael.

My name is Kim Accardi and I reside at 316 W Lindsay Rd Wamuran Qld.

I object to the proposed Woolworths development at 96-110 Bellmere Rd.

We have more than an adequate amount of supermarkets in the area and the native trees on the site are extremely valuable to local fauna and should therefore remain untouched.

Kind Regards,
Kim Accardi

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 10
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: QUANBO LI
Sent: Wed, 21 Oct 2020 09:16:45 +1000
To: MBRC Incoming Mail
Cc: Michael O'Connor
Subject: Objection Letter from Martin QUANBO LI
Attachments: Objection Letter.pdf

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Good morning, the assessment team,

Attention: The assessment Manager

Development Application No: DA/41088/2020/V2C

Property Location: 96-110 Bellmere Road, Bellmere

Property Description: Lot 8 RP 135463

Development Type: Material Change of Use-Development Permit for Shopping Centre, Food & Drink Outlet, Health Care Service, Indoor Sport & Recreation and Office

Please check the attached objection letter regarding the above property.

Thank you for your time and consideration.

Martin Quanbo LI

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 11
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Martin LI & Andy WANG

Unit 14/61 Caboolture river road, Morayfield.

Bellmere Friendly Grocer, 65-75 Bellmere Road, Bellmere, 4510

Development Application No.: DA/41088/2020/V2C

Property Location: 96-110 Bellmere Road, BELLMERE

Property Description: Lot 8 RP 135463

Development Type: Material Change of Use - Development Permit for Shopping Centre, Food and Drink Outlet, Health Care Service, Indoor Sport and Recreation, Office

To the Assessment Manager, Michael O'Connor

We are writing this submission to object to the material change of use to the above property. I want to express our concerns regarding this project and hope you could take this information into consideration.

Andy Wang and I currently own the Bellmere Friendly Grocer shop in the existing neighbourhood precinct hub at the Bellmere Shopping Centre situated at 65 – 75 Bellmere Road. Not only working in local, but also we are local residents living in Morayfield, 3 minutes away from our business. From my perspective, a large Woolworths Supermarket with other 8-12 shops would obviously have a severe detrimental impact on our small sized supermarket as well as other shops in our small shopping center, even to existing shops within 2-5 minutes driving distance, such as Morayfield shopping centre, Coles Caboolture, Aldi on King street, Aldi on Dickson street and Spar on King street etc... There are couples of reasons I want to express my concerns:

Shop closure in current Bellmere shopping hub:

The project location is very close to the current Bellmere shopping hub, just 200 meters. We fear not only would it have a serious impact on our shop and staff that we currently employ, but it will also impact the other shops in the centre. I fear the Bellmere Shopping Centre will become a white elephant as the proposed centre would undoubtedly not only have many of the current facilities in the large Supermarket, but also some of Bellmere shops would be duplicated in the Specialty area of the proposed development. I believe the above property was never meant to sustain such a large development as the one which is proposed. I believe the proposed development is inconsistent with zoning based on Residential A. land, and most current small business owners have to close their shops if the project approve, at the same time, we can also predict there are many all empty shops in the proposed centre as small business owners know it is very hard to do business now, no one cares small business once a giant company want to beat them, Woolworth now will go for small

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

business model and open more small supermarket and convenience store in local community. Some people may say, that is ok just your small business owners and staff will be affected but behind this how many small business suppliers could be involved? For example, I have a local Bellmere honey supplier, small toy company supplier, small biscuit supplier, local bread supplier....many representatives from big companies only looking for independent business... If we all close, those people will lose jobs, and how many families will be affected behind this? This is a small business supply chain which help lots of Australian keep a job. The federal government always support small business and launch lots of policy to help small business to survival during this hard time. I want to ask myself how could we survive when Woolworth just open in next about 200 meters away. If so, this is very sad for Australia small businesses and a very bad signal for all Australian small business in the future.

Economic issue:

A development of this size will not only impact the Bellmere Centre, but will also impact the existing Trader Duke's centre just 2 km's away, ALDI shopping center 2km's away. I believe it will also have a negative impact on the Caboolture Town Centre. Furthermore, it will take a large portion of customers from Fresh & Save, another local successful supermarket owned Aussie family which employs more than 50 staff. These are areas already zoned for commercial use and need to be protected. I don't believe the population in the catchment area is sufficient to justify such a medium centre. This appears to me to be inconsistent with the Town Planning Scheme. Woolworth is trying to justify the proposal as a Local Centre Zone, but there are many available lands in next to Bellmere state school, as a Australia leading company Fabcot has more social responsibility to develop the empty land and bring more residents set homes around it, For example, Westfield, built a new shopping centre in 2018 in the Coomera, Gold Coast, which is attracting more young family set their homes there through buying lands and building house in Coomera, this is the way to boost the economy and boost the population. Before 2018, Coomera has lots of undeveloped lands like the western area of Bellmere now.

In the long term, population is the key to boost Australia economy but not only just simply building a shopping center, I believe infrastructure development is the priority of economy development, in the western area of Bellmere, there are plenty of lands which could be developed by city council and Woolworth. As a responsible company, how Fabcot Pty Ltd can change a residential land to be a commercial land and directly kill Australian small businesses. Fabcot has more social responsibility to develop the western Bellmere. Meanwhile, There is no obvious economic justification for a new Bellmere center in current location, such as huge increased population or limited capacity at existing city centre: this Woolworth development would have to gain its customer primarily by division from other centres, such as Morayfield Shopping centre, Fresh & Save on Michael avenue, Aldi on King street, Spar on King street, Aldi on Dickson Road. Lots of people will say we do not need Woolworth because we already have a lot around us!

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

We believe there are other areas set aside in the Town Plan for a Shopping Centre in Caboolture West for the future. Surely this would be a better area to support and provide for a large scale Centre such as the one proposed. If Woolworth really wants to contribute to Bellmere local economy they do need to focus on the plenty lands in western Bellmere area. The land next to Bellmere State school is very good to build a such medium shopping centre as it will attract more residents to set their home in the western areas and more lands could be developed into residential areas. More jobs can be created by building house firstly and then infrastructure's and the last one is shopping center. In July 2020, Australia federal government also launched some home build grant with \$25,000 support for any house builders, this policy actually can reflect how we could focus on economy development in the long term. Economy will developed based on population growth in western area rather than building such a big shopping centre and destroy Bellmere small business and gain its customers division from other centres.

Social and community issue:

The Woolworth proposal project will force the opposite current Bellmere shopping hub close and influence negatively on Morayfield shopping centre. Due to a major diversion of retail spending from Bellmere shopping centre would leave it struggling to survive. For example, local takeaway shop, bakery, Butchery and bottle shop. There would be a consequent reduction in scale and range of services on offer. Furthermore, the complex proposed by Woolworth, comprising a broad range of shop outlets, including a variety of retails, would inevitably attract some social and community activities over time. However, this development would be at the direct expense of existing social amenity in Bellmere. For example, Woolworth would be at the direct expense of existing social amenity in Bellmere, with a significant impact on social and community services could follow the loss of retail trade and associated visits to Bellmere shopping centre as well as Morayfield shopping centre. These impacts are likely to include the loss of ready access and synergy between retail and other functions, and the relocation, reduction and closure of some commercial and social services in current neighbouring centres. Further social impacts would result, as the area became dysfunctional and lose function and social roles, with a reduced range of shops and products on offer. For example, local customers will not find local suppliers' products such as pineapple and bananas. A negative atmosphere with empty shops and a place that is unattractive for socializing and visiting would become normal in this areas, you can access all Morayfield and Bellmere and figure how many empty shops are waiting for be leased. We can not imagine how terrible all empty shop is if Woolworths project approved. Please check the attached shop images to experience what I concern about the social and community issues.

Traffic issue:

Local concerns included a substantial increase in traffic in the area as a result of the development. Increased traffic flows and proximity to school and pre-school could reduce

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 14
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

the safety of cyclists and pedestrians. Locals are concerned about the loss of part of this green area that visually and psychologically separates them from the Bellmere area

The Bellmere road and that corner can not sustain such an increase in traffic that a shopping centre would bring. Bellmere road was not built and ready for 2 small shopping centers plus another 2-3 bigger sized Woolworth shopping center to be built on the same road. In other word, the anticipated use of Residential A. zoned land was never intended to sustain a development of this size. After the 7-11 petrol station was built last year, the local traffic is getting busier and busier, and they only have around 30 parks. The proposed Woolworths shopping center has over 180 planned parks. It's not hard to find the detrimental impact on local traffic. In addition to this, we have many customers from local primary school and high school shopping after school, large Woolworth shopping center will bring over thousands of times of passing traffic, it will not only cause more road accidents, but also a life threat to minors.

Overall, the opening of a Woolworth supermarket in the current location will result in a loss of small and medium businesses, a net reduction in local retail employment. There is no evidence to show that building this size of shopping centre will contribute to the local employment and economy. Furthermore, more social and community issue will occur and traffic issue will be the potential risk for all local residents.

Trusting this submission meets with your consideration.

Thank you for your time if you have any queries or require any further information please feel free to contact me on 0414 328 876.

Yours Sincerely,

Martin QUANBO LI

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 15
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Appendix: Many Local shops are waiting for be leased, how Australia small business could survive when Australia leading company opening a new shopping center next you.



Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 16
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 17
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE,
FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110
BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 18
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)



Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 19
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: wang andy
Sent: Wed, 4 Nov 2020 08:08:27 +1000
To: Michael O'Connor
Subject: Re: Petition to object woolwoth shopping center plan on 96-110 bellmere road bellmere
Attachments: Petition PDF.pdf

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Hi Michael

I just combine all the documents to PDF format, for the page number 4, i accidentally scan same page twice, so there are actually 8 pages in total.

As conversation earlier on the phone, can we still keep doing petition before the final review day on 9th of Dec?

regards

andy

Michael O'Connor <Michael.OConnor@moretonbay.qld.gov.au> 于2020年11月3日周二下午4:31写道：

Hi Andy,

You don't appear to have attached an image titled "Page 4". Can you please confirm the number of pages in the petition?

Also, if you are able to, it would be beneficial if you could number each page and rescan the petition. This is so when I combine the pages, they better present as a single document.

Please feel free to give me a call should you wish to discuss.

Kind regards,

Michael O'Connor
Acting Senior Planner
Development Services
Division of Planning

Moreton Bay Regional Council | Caboolture Office
2 Hasking Street, Caboolture Qld 4510
P: (07) 5433 2654

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 20
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

E: Michael.OConnor@moretonbay.qld.gov.au

W: www.moretonbay.qld.gov.au



From: wang andy <lottonorthbrisbane@gmail.com>

Sent: Monday, 2 November 2020 10:26 PM

To: MBRC Incoming Mail <MBRCmail@moretonbay.qld.gov.au>; Michael O'Connor <Michael.OConnor@moretonbay.qld.gov.au>

Subject: Petition to object woolworth shopping center plan on 96-110 bellmere road bellmere

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Hi Michael,

Petiition has been attached.

My mobil is 0432377984

please feel free to contact me if you have any questions

Regards

Andy

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 21
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

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ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Petition to object the Planning Bellmere Shopping Centre

ATTENTION: The assessment manager

Development Application No: DA/41088/2020/V2C

Property Location: 96-110 Bellmere Road, Bellmere

PROPERTY Description: Lot 8 RP135463

Development Type: Material Change of Use-Development Permit for Shopping Centre, Food&Drink Outlet, Health Care Service, Indoor Sport & Recreation and Office

Petition Summary: We, the residents of the town Bellmere, petition to object an application of a new Woolworths supermarket and specialty stores at Bellmere.

We do not need a Woolworth shopping centre in the current locatoon, 96-110 Bellmere Road and we have too many shopping centre around us.

Action Petitioned For: We the undersigned are concerned citizens who urge our leaders to act now to object the Facot Pty Ltd's proposed project Bellmere Shopping centre.

Name	Address	Phone	Signature
Janelle Jones	28 Alameda Way	074281978	[Signature]
Trish Wake	21 Xanadu dr Bellmere	0447 42878	[Signature]
SARAH WORTON	PICCADILLY ST	0497348423	[Signature]
Jacqui Wells	73 Bronzewing cist Deception Bay	0466318169	[Signature]
JAMIE LUNGBRIDGE	16 CONICAL CLOSE Bellmere	0438907706	[Signature]
Mr M. G. G. G.	24 Bellmer R.	0408078417	[Signature]
Michelle MUR	58 Piggott Rd.	0407271009	[Signature]
B. Brand	Bellmere	0400924002	[Signature]
J. N. N. N.	26 EDWARD ST	0460294305	[Signature]
E. Luthi	56/17 Piccadilly St Bellmere	0418204637	[Signature]

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 23
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

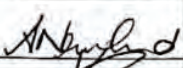

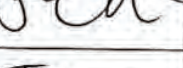
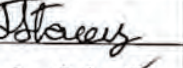
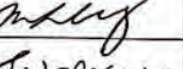


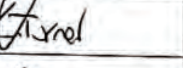


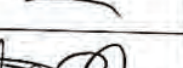


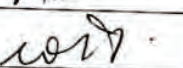

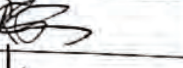
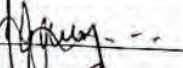





Name	Address	Phone	Signature
Rebecca	Bellmere	0402410356	Rebecca
Matt	Bellmere	0490100508	Matt
Jeanette	Bellmer	0408668174	Jeanette
Chloe	Bellmere	0402132260	Chloe
Brandon	Bellmere	0481246320	Brandon
Mick	BELLMERE	0429880074	Mick
Bren	Bellmere	043216660	Bren
Maurice	Bellmere	0420800358	Maurice
Cynthia	Caboolture	0410678163	Cynthia
Bree	Caboolture	0411576116	Bree
Chrissy	Bellmere	0419243963	Chrissy
Malony	Bellmere	0417192907	Malony
Lee-Anne	Bellmere	0421353300	Lee-Anne
Lucy Rose	Bellmere	0452620919	Lucy Rose
JYC.C	Bellmere	N/A	JYC.C
Indi.C	Bellmere	0409987358	Indi.C
Jess	Caboolture	—	Jess
KRISTIE	Bellmere	0417712432	Kristie
Brooke	Bellmere	0428258510	Brooke
Danielle	Bellmere	0401518790	Danielle
Mark	Bellmere	0411042159	Mark
Sam	Woolgar	0414286152	Sam
Sharon	Te Waaka	0400510599	Sharon

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 24
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Name	Address	Phone	Signature
Anna	41 Westminster Rd.	54790011	
Ky-Tia	48 Almond Way	0413918538	
Joy CARSEN			
Joshua	26 Lyndonway	043490578	
Shelly	20 Townsville Ave	54956666	
Jen	111 Bellmere	0423245041	
Jack	Mooloolaba		
Dan	Bli Bli	0432869630	
Kate Turner	Bellmere	0410440426	
Charlie Capp	35/17 P. cadilly	0427088795	
Scott Longmore	12 Ennaron Court Bellmere	0400071345	
Paul Cright	1 Crake Court Bellmere	0461306581	
Amber Baer	1 Crake Court	0481980391	
Emma Gaveney	1 Crake Court	0422860992	
Matt Benton	7 Seville St	0423571190	
Wendy Hawley	2/64 Rubyst	0406540518	
Arnon Cairns	50 Almond way	0423 722 774	
Luke Coby	6A Doolmire	0458 828 898	
Channe Cray	2 Whumbrel Crt,	0476965357	
KEE GORRUS	41 WALDRON CT.	0419674899	
Rebecca	35 RIVERSIDE CRT	0480 110 451	
Karen Fisher	5 Kristen crt Bellmere	0422163230	
Tom Phillips	11 Pitta Court Bellmere	046791624	

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 25
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Name	Address	Phone	Signature
Emily Follett	24/17 Piccadilly St Bellmere	047436529	
Philip Forbes	211 Bellmere Road Bellmere 4510	0404732686	V.R. Forbes
DEANIE CORRIPIAN	1 CRANE COURT	0801306501	
Amber Baker	1 Grace Court	0621980391	
Sarah Mitchell	1 Riley Crt	0802489288	
WAYNE WALACE	3 DOMINICK ST CAD SOUTH	0830550559	Wayne Wallace
Jess King	1011 Pinnello Ct	641685241	Jess King
M TORRANCE	Panselote Place	0435327511	M. Torrance
L O'Leary	14 Silkwood Rd	0447136138	L O'Leary
Zac PE	13 Ulster dr	0423571223	Zac PE
Peter	635 CAB RIVER RD	0487620331	
Elana	85 Second St	0462032655	
M. Monahan	9 Marlene St Bellmere	0417200380	M. Monahan
Dalton H	93 Chapman Dr Wm	0433555091	
Darryn Staveland	10 Wade Bellmere	0921899000	Darryn
CARM FOLLETT	96 LYNN DRIVE LWRDA	0407579328	
Tameeka	Faye Road Bellmere	0433245647	TW
PATERSON	13 BISHOP LANE	54951946	
BP RAD	23 PEACHERINE CR	0435782573	
Jenny	Hollywood Ave	0458118512	JR
Mitchell R	37/1a Paddington St	0447172139	
T. Varga	38-60 Queen St Cab	0402979026	
P. Adams-Tipping	Piggly Lot Bellmere	0407132919	

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 26
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Name	Address	Phone	Signature
Brendan Feeney	2 Sellers Court Ningi	0473674577	
Nicola Melant	46 Piccadilly Bellmere	0216319121	
Ryan Smeylan	9 Lotus Avenue	043216607	
Dance Rossiter	Colburn Way	0435480340	
Doris Rossiter	4	4	
P. Dowling	9 Gemini cres	0466913955	
Eloise Peeler	14 Treecreper at Elimbah	0475412053	
Dale Hindley	37 Dover st	0423929889	
KAREN HARRIS	46 Daintree ST	07-51199592	
K. Fernandez	Ellagail Crt	0400317223	
Leanne Hall	Bellmere Rd	04177677632	
Michelle Pope	45 Piggott RD Bellmere	0478039496	
B. L.	6 Emsworth BL	54956526	
Marta Elindch	18 York St Street	0424342173	
Andi Barden	41 Belltree Road	0468367148	
Gabriel Landers	41 Bellmere RD	0408277919	
Amy	17 Joanne st cabo	0402280151	
Brandon	16B Rivulet Pl Bellmere	0402119627	
Demi	16B Rivulet Pl Bellmere	0473410087	
Louise	30 Colburn Way Bellmere	0408606623	
Michelle Stewart	8 Vabria Bellmere	0109524256	
Robin Dunn	37 KENDALL RD BELLMERE	0438452715	
Caitlin Sui'a	11 Manje st, Caboolture	0450690174	

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 27
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMEER ROAD, BELLMEER - 61509560 (Cont.)

Name	Address	Phone	Signature
DAVID	57/XANADU Drive	N.A.	D. 26
Becca	2 Seville St Bellmere	0415036784	P. Rasmussen
Jo	49 Mervin Street Bellmere	N.A.	John
Sharon	Marlee Court	0400510599	P. Rasmussen
Mimi	Hind Court, Bellmere	0400 458 135	St. John
Kate	Paddington St Bellmere	0434151741	St. John
John	Glennist St Bellmere	0488649561	John
Mr H	WAOB RO BELLMEER	0419715728	St. John
Shannon Gumbler	7 Piccadilly St Bellmere	0403425604	St. John
Jade Christensen	16 Coucal Close Bellmere	Jade C 2019 - JC@gmail.com	Jade C
St. John	65 Mervin Street Bellmere	040801423	St. John
Dean Irwin	18 Esplanade Warrall	04061511625	St. John
Josh Gray	159 Piggott Road	0466513882	St. John
R. Burn	39 Kilduff Rd	54952960	St. John
JS	41/5-9 Green Rd	0417764569	St. John
NICKY METER	32 RIVERSIDE CRT	0400020398	St. John
BARRY FIELD	11 SITTELLA ST	0404460354	St. John
MIMI	102 CARPENTERS LANE	0432088588	St. John
Chloe Hayes	139 paddington street Bellmere	0421469904	St. John
Elita Woods	1/55 cressey st Warrall Heights	0475177626	St. John
KIRSTY LAVENDER	1/55 CRESSEY STREET WARRALL HEIGHTS	0412357451	K.L.
Clare Brotherton	1/19 Rutland St Warrall Heights	0412151166	St. John
Riz Winfield	As above	0423593000	St. John

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 28
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Name	Address	Phone	Signature
Kerry Kennedy	1 headridge Dr, bellmere	0435 888037	Kerry Kennedy
Adam Hawley	60 Allen Rd	043731247	Adam Hawley
ADAM HART	20 HINDCOURT	0435927959	Adam Hart
A Carroll	4 Rulveder	0413656602	A Carroll
ASulvi	5 Peggy Road	0405102524	ASulvi
D. Shaw	1/41 Piggott Rd		D. Shaw
M KENNEDY	8 BELLMERE	0438455139	M Kennedy
L. BULLEN	71 CISTICOLA Court	0409 279985	L. Bullen
T. Anderson	485 Bellmere road	0428012000	T. Anderson
CLARSEN	16 HINDCORT	0411287764	CLARSEN
Son Spencer	76 Hollywood Ave	0422667006	Son Spencer
Megan Nugent	37 Bellmere Rd	0424732990	Megan Nugent
Margaret Swob	63 Hollywood Ave	0401847405	Margaret Swob
Carlie Kemp	77 Swann Rd, Bellmere	0456637358	Carlie Kemp
Guin Totten	"	0434394752	Guin Totten
Terry Kemp	5 hibiscus Ave, Beerberrum	0411 68 4956	Terry Kemp
Theresa Kemp	"	0458 303560	Theresa Kemp
Regan Kemp	3/17 Piccadilly St Bellmere	0484 656025	Regan Kemp
D. Willmot	7 Pumello ct	0415098589	D. Willmot
J. Karpak	35 Belle St in Bellmere	0419533958	J. Karpak
J. Parascos	14 Rhiannon Crt Bellmere	0439796444	J. Parascos
D. Martin	12 Gardale Rd, Narandah	0446757212	D. Martin
M. Cornelissen	1 Veronica crt.	0421757052	M. Cornelissen

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 29
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

Name	Address	Phone	Signature
C. Saege	4 Turtle-Dove Crt Bellmere	0435044729	
M. Whan	43 Hollywood Ave Bellmere	090388403	
K. Stevens	1/194 Bellmere Rd, Bellmere	0449922907	
K. Darcy	16 Whipbird cct Bellmere	0423625022	
N. Geyon	110 Lynfield Drive Cabon	0435298661	
M. Delafontaine	78/17 Piccadilly st Bellmere	0466633184	
S. Saege	9 PITTACRT	042115821	
Toni Kerr	18 Peggy Rd. Bellm.	022073937	
Ben	37 Cisticola Cr Bellmere	0450722466	
Luka	16 cisticola court	0432489932	
Joe	26 Clementine St	0717276297	
Jason	3 peachesine Crt	0401807126	
Jasen	13 Kinnaman CRT.	0468925703	
Ben	Dear place	0421148631	
J. Hallal	Bellmere	0457681382	
I. Hutchinson	RIVERPARK CT.	54942736	
P. Lowrey	woolside drive	0932376191	

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 30
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: Sonya Ryan
Sent: Sat, 7 Nov 2020 12:58:59 +1000
To: MBRC Incoming Mail
Subject: Application Reference: DA/41088/2020/V2c

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

I am writing to object strongly to the above application for Development Permit for Material Change, 96-110 Bellmere Road, Bellmere Qld 4510.

This area does not need another Woolworths or shopping centre. The land in question has a number of beautiful old trees which help support the local koala & wildlife population.

This development would also harm local businesses in the existing retail centre. As a local resident I am opposed to any change of zoning on this land & I'm sure others feel the same.

I hope my comments are taken into consideration & help stop this zoning change.

Best Regards,

**Sonya Ryan
10 Whipbird Court
Bellmere Qld 4510
Ph: 0419 744 662**

Moreton Bay Regional Council

GENERAL MEETING - 530
26 May 2021

PAGE 31
Supporting Information

ITEM 4.1 DA/41088/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR SHOPPING CENTRE, FOOD AND DRINK OUTLET, HEALTH CARE SERVICE, INDOOR SPORT AND RECREATION, OFFICE - 96-110 BELLMERE ROAD, BELLMERE - 61509560 (Cont.)

From: Rodney Lait
Sent: Sat, 17 Oct 2020 15:39:51 +1000
To: Michael O'Connor
Subject: Woolworths development

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Re:

DEVELOPMENT APPLICATION #: DA/41088/2020/V2C

PROPERTY LOCATION: 96-110 Bellmere Road, BELLMERE

PROPERTY DESCRIPTION: Lot 8 RP 135463

Michael,

After hearing of Woolworths latest application to build on the corner of bellmere rd I just wanted to write to you in the hope that you can do something to quash this.

How many woolworths/Coles/ large chains do we need in Morayfield? It's absolutely ridiculous and this also goes for the amount of 7 eleven and other service stations being approved my MBRC.

The only thing it is achieving is pushing out all the local, family owned small business that have been servicing our community for years! Hard working loyal people who have dedicated their lives to building up businesses only to have to close their doors due to the MBRC approving these types of developments and not caring about the locals! When is enough going to be enough?

Regards

Rodney

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