



MINUTES

GENERAL MEETING

Wednesday 29 June 2022
commencing at 9.37am

Caboolture Chambers
2 Hasking Street, Caboolture

ENDORSED GM20220720

General Meeting - 29 June 2022 (Pages 22/1065 - 22/1206)

RESOLUTION

Moved by Cr Cath Tonks

Seconded by Cr Yvonne Barlow

CARRIED 13/0

That the minutes of the General Meeting held 29 June 2022, be confirmed.

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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.

1. ACKNOWLEDGEMENT OF COUNTRY

Cr Sandra Ruck provided the Acknowledgement of Country.

2. OPENING PRAYER / REFLECTION

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

3. ATTENDANCE & APOLOGIES

Attendance:

Cr Peter Flannery (Mayor) (Chairperson)
Cr Mark Booth
Cr Adam Hain
Cr Jodie Shipway (Deputy Mayor)
Cr Sandra Ruck
Cr Karl Winchester
Cr Yvonne Barlow
Cr Mick Gillam
Cr Cath Tonks
Cr Matt Constance
Cr Darren Grimwade
Cr Tony Latter

Chief Executive Officer	(Greg Chemello)
Deputy CEO/Director Projects & Asset Services	(Tony Martini)
Director Community & Environmental Services	(Bill Halpin)
Director Finance & Corporate Services	(Donna Gregory)
Director Planning	(David Corkill)
Chief Economic Development Officer	(Paul Martins)
Chief External Relations Officer	(Joshua O'Keefe)
Chief Legal Counsel	(Kate Draper)
Manager Drainage, Waterways & Coastal Planning	(Allan Charteris)
Manager Strategic Infrastructure Planning	(Stuart Piper)
Principal Planner	(Blayne Magnar)
Meeting Support	(Hayley Kenzler)

Apologies:

Cr Brooke Savige - attending the LGAQ Civic Leaders Summit

4. MEMORIALS OR CONDOLENCES

Cr Sandra Ruck made special mention of the late **Frank Ruck**, her father-in-law and resident of Division 6 who had recently passed. Cr Ruck wished to remember Frank today - vale Frank.

Councillors observed a moment's silence in memory of residents who had passed away, noting Council's sympathy.

5. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 15 June 2022 (Pages 22/972 - 22/1017)

RESOLUTION

Moved by Cr Yvonne Barlow

Seconded by Cr Cath Tonks

CARRIED 12/0

That the minutes of the General Meeting held 15 June 2022, be confirmed.

Special Meeting - 17 June 2022 (Pages 22/1018 - 22/1064)

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Tony Latter

CARRIED 12/0

That the minutes of the Special Meeting held 17 June 2022, be confirmed.

6. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

There were no petitions for tabling.

7. CORRESPONDENCE

There was no correspondence for tabling.

8. COMMUNITY COMMENT

Cr Peter Flannery (Mayor) opened the Community Comment session, making the required statement regarding the conduct of the Session, and invited the following speaker to address Council.

8.1. Community Comment: Gary Levens - DA2021/2635 Material Change of Use, Dayboro Church (64544693)

Gary Levens was invited to address the Council in respect of DA2021/2635 Material Change of Use, Dayboro Church. The following points were made as part of the address:

- A meeting had been held with Cr Jodie Shipway (Deputy Mayor), Cr Cath Tonks and Cr Darren Grimwade with a view to clarifying the development application and community concerns, relating to:
 - Hours of use - perception that church would operate 12hrs x 7 days (different to the hours of use in the development application)
 - Signage - development application indicates the church will have an illuminated sign (not the intention). The applicant will withdraw this from the application
 - Coffee shop and OpShop - these are no part of the development application and there are no plans for commercial operations
 - Weddings - the facility will be used for weddings (referring to religious ceremonies, not wedding receptions)

As a point of clarification, the Chief Executive Officer advised that the development application was still under assessment by Council Officers and would be brought to Council for consideration in the coming months.

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

(s262 of the Local Government Regulation 2012)

There were no notices of motion.

10. CONFLICTS OF INTEREST NOTIFIED TO THE CEO

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

There were no notified conflicts of interest.

11. 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 Councillors	
1 Vibrant communities	Cr Y Barlow	Cr S Ruck
2 Healthy environments	Cr C Tonks	Cr B Savige
3 Well-planned places	Cr J Shipway (Deputy Mayor)	Cr M Booth
4 Well-connected places	Cr A Hain	Cr M Gillam
5 Progressive economy	Cr K Winchester	Cr T Latter
6 An engaged council	Cr M Constance	Cr D Grimwade

1 VIBRANT COMMUNITIES SESSION

(Cr Y Barlow / Cr S Ruck)

ITEM 1.1

2022/23 SYSTEMATIC INSPECTION PROGRAMS - UNREGISTERED CAT AND DOG INSPECTION

Meeting / Session: 1 VIBRANT COMMUNITIES
Reference: 64379878 : 6 June 2022
Responsible Officer: SK, Manager Customer Response (CES Customer Response)

Executive Summary

The purpose of the report is to obtain a resolution of Council to approve concurrent unregistered cat and dog inspection programs.

It is important to follow up unpaid cat and dog registrations as well as achieve new animal registrations. This will be achieved by conducting concurrent inspection programs under the *Animal Management (Cats and Dogs) Act 2008*.

Dedicated inspection programs focussing on unregistered cats and dogs will strategically deliver the legislative requirement for all cats and dogs in the Moreton Bay region to be registered.

This matter is brought to the attention of Council under the **Vibrant Communities portfolio** as it relates to partnering with the community to encourage responsible pet ownership.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Mark Booth

CARRIED 12/0

1. That Council approve a systematic inspection program in accordance with Section 134 of the *Local Government Act 2009* to inspect all properties as follows:
 - a) There will be four (4) programs which will start and finish respectively as follows:
 - Program 1: 18 July 2022 to 30 September 2022
 - Program 2: 1 October 2022 to 31 December 2022
 - Program 3: 1 January 2023 to 31 March 2023
 - Program 4: 1 April 2023 to 30 June 2023.
 - b) The objective is to ensure all cats in the region, either on Council records or new identified cats are registered in accordance with *Moreton Bay Regional Council Local Law No. 2 (Animal Management) 2011*.
2. That Council approve an inspection program in accordance with Section 113 of the *Animal Management (Cats and Dogs) Act 2008* to inspect certain properties as follows:
 - a) pose: to determine the existence of dogs and take appropriate action for:
 - unpaid dog registrations on Council's records
 - confirmation of unregistered dogs in the region for the purposes of registration.
 - b) There will be two (2) programs which will start and finish respectively as follows:
 - Program 1: 18 July 2022 to 31 December 2022
 - Program 2: 1 January 2023 to 30 June 2023.

ITEM 1.1 2022/23 SYSTEMATIC INSPECTION PROGRAMS - UNREGISTERED CAT AND DOG INSPECTION - 64379878 (Cont.)

- c) **The objective is to ensure all dogs in the region, either on Council records or new identified dogs are registered in accordance with the *Animal Management (Cats and Dogs) Act 2008*.**
3. **That the Local Laws Manager be authorised to issue notice of the inspection programs in accordance with:**
- a) **Cats - *Local Government Act 2009* - Section 134 (Approving an inspection program)**
 - b) **Dogs - *Animal Management (Cats and Dogs) Act 2008* - Section 113 (Approval of inspection program authorising entry).**

ITEM 1.1 2022/23 SYSTEMATIC INSPECTION PROGRAMS - UNREGISTERED CAT AND DOG INSPECTION - 64379878 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council approve a systematic inspection program in accordance with Section 134 of the *Local Government Act 2009* to inspect all properties as follows:
 - a) There will be four (4) programs which will start and finish respectively as follows:
 - Program 1: 18 July 2022 to 30 September 2022
 - Program 2: 1 October 2022 to 31 December 2022
 - Program 3: 1 January 2023 to 31 March 2023
 - Program 4: 1 April 2023 to 30 June 2023.
 - b) The objective is to ensure all cats in the region, either on Council records or new identified cats are registered in accordance with *Moreton Bay Regional Council Local Law No. 2 (Animal Management) 2011*.
2. That Council approve an inspection program in accordance with Section 113 of the *Animal Management (Cats and Dogs) Act 2008* to inspect certain properties as follows:
 - a) Purpose: to determine the existence of dogs and take appropriate action for:
 - unpaid dog registrations on Council's records
 - confirmation of unregistered dogs in the region for the purposes of registration.
 - b) There will be two (2) programs which will start and finish respectively as follows:
 - Program 1: 18 July 2022 to 31 December 2022
 - Program 2: 1 January 2023 to 30 June 2023.
 - c) The objective is to ensure all dogs in the region, either on Council records or new identified dogs are registered in accordance with the *Animal Management (Cats and Dogs) Act 2008*.
3. That the Local Laws Manager be authorised to issue notice of the inspection programs in accordance with:
 - a) Cats - *Local Government Act 2009* - Section 134 (Approving an inspection program)
 - b) Dogs - *Animal Management (Cats and Dogs) Act 2008* - Section 113 (Approval of inspection program authorising entry).

REPORT DETAIL

1. Background

All cats and dogs in the Moreton Bay Regional Council area are required to be registered in accordance with:

- Cats - *Moreton Bay Regional Council Local Law No. 2 (Animal Management) 2011*.
- Dogs - *Animal Management (Cats and Dogs) Act 2008*.

The current cat and dog registration period is from 1 October 2021 to 30 September 2022. In September 2021, the number of cat and dog registration renewals issued was 78,655. As at 19 May 2022, 11,780 (15%) of current cat and dog registrations remain outstanding.

In addition, having regard for the Region's growth, the levels of registration in some areas and relevant industry information, the total number of cats and dogs on Council's registration database is considered to be less than what is actually in the community.

ITEM 1.1 2022/23 SYSTEMATIC INSPECTION PROGRAMS - UNREGISTERED CAT AND DOG INSPECTION - 64379878 (Cont.)

2. Explanation of Item

There are many responsible cat and dog owners in the Moreton Bay Regional Council area. However, at present there are cat and dog owners, on our records, that have not paid their current 2021/22 registration. Additionally, there is a likelihood of a significant number of cat and dog owners across the Region who have not registered their cat and / or dog at all.

If a programmed approach to the registration of cats and dogs is not introduced, there is potential for increased non-compliance and complacency amongst cat and dog owners. This diminishes Council's capacity in addressing issues regarding the keeping of a cat and / or dog in the region.

An approved systematic inspection program provides authorised Council officers the power to enter properties designated in the program to:

- secure unpaid cat and dog registrations with officers as well as issue penalty infringement notices
- visit newly developed areas in the region and areas with low numbers of registrations to provide education and awareness to ensure the registration of cats and dogs.

The following legislation provides Council the authority to resolve to approve the respective inspection programs:

- Cats - *Local Government Act 2009 - Section 134 (Approving an inspection program).*
- Dogs - *Animal Management (Cats and Dogs) Act 2008 - Section 113 (Approval of inspection program authorising entry).*

3. Strategic Implications

3.1 Legislative / Legal Implications

A legislative framework exists for the registration of cats and dogs:

- Cats – *Local Government Act 2009 & Moreton Bay Regional Council Local Law No. 2 (Animal Management) 2011.*
- Dogs - *Animal Management (Cats and Dogs) Act 2008*

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

Officers carrying out the inspections are appropriately authorised and follow standard operating procedures in their dealings with the public.

3.5 Delegated Authority Implications

Nil identified

3.6 Financial Implications

It is anticipated that an increased level of animal registration, with the associated payment of fees, will result from the program.

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

ITEM 1.1 2022/23 SYSTEMATIC INSPECTION PROGRAMS - UNREGISTERED CAT AND DOG INSPECTION - 64379878 (Cont.)

3.9 Social Implications

It is fair and equitable to ensure all animals are registered within the Moreton Bay region, registered animals that are lost or wandering can be easily reunited with their owners and Council can more effectively address issues regarding the keeping of a cat and / or dog in the region.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Legal Services
Director Community and Environmental Services

ITEM 1.2 - DECLARATION OF INTEREST

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 Item 1.2 as Woodfordia Incorporated provided the Councillor with event tickets and hospitality to the 2016 Woodford Folk Festival within the relevant term, totalling a value greater than \$500 however less than \$2000.

However, Cr Darren Grimwade has considered his position and is firmly of the opinion that he could participate in the decision including discussion, debate and voting on the matter in the public interest.

Clarifying Statements

Cr Matt Constance mentioned that at a point in time during the previous term of Council, a number of Councillors were considered to have conflicts of interest in relation to Woodfordia. Given the changes to legislation since that time, Cr Constance asked the Chief Executive Officer to provide an overview of the current legislation.

The Chief Executive Officer (CEO) clarified that under the current legislation - if the accumulated value of the gift/benefit is greater than \$500 over the current and previous term of the Councillor - it constitutes a declarable conflict of interest and the Councillor may seek to participate in decisions on the matter. However, if the accumulated value is greater than \$2000 - it constitutes a prescribed conflict of interest and the Councillor must not participate in the decision and must leave the meeting. Referring specifically to the Woodfordia matter, the CEO also noted that the value of tickets to the Woodford Folk Festival vary significantly depending on the type of ticket attained.

The Mayor added that previous legislation did not attach the value of a gift/benefit to a conflict of interest. At the time, this necessitated the need to obtain Ministerial Exemption to permit conflicted Councillors to determine matters relating to Woodfordia. However, in line with the current legislation, it is now necessary for Councillors to consider the value of any gift/benefit that each has received and to make the appropriate declaration, if required.

The Chief Executive Officer pointed out that the Woodfordia matter had been the subject of a discussion at a Council Briefing held 22 June 2022 (as noted in the report), and as Cr Grimwade had not been able to declare a conflict of interest at that time and seek Councillors' approval to participate in discussion, Cr Grimwade had absented himself from the Briefing.

Councillor seeking to participate in the decision - eligible Councillors must decide

RESOLUTION

Moved by Cr Mick Gillam for the purpose of debate

Seconded by Cr Adam Hain

CARRIED 11/0

That in accordance with s150ES of the *Local Government Act 2009*, and having considered the Councillor's conflict of interest as described, it is decided that Cr Darren Grimwade may participate in the decision including discussion, debate and voting on the matter as it is considered that this is in the public interest.

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Eligible Councillors voted as follows:

FOR:

Cr Peter Flannery (Mayor) (Chairperson)
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 Tony Latter

AGAINST:

Nil

Cr Darren Grimwade having declared a conflict of interest was not eligible to vote

Cr Darren Grimwade remained in the meeting.

ITEM 1.2

WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT

Meeting / Session: 1 VIBRANT COMMUNITIES
Reference: 64550915 : 17 June 2022 - Refer **Confidential Supporting Information**
64550917 & 64550916
Responsible Officer: MM, Manager - Community Services, Sport and Recreation (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval to provide a Community Operational Support Grant in 2022/23 and 2023/24 financial years in the amount of \$250,000 per year to Woodfordia Incorporated (Woodfordia) for the delivery of the annual Woodford Folk Festival (Festival). The proposed grant will assist Woodfordia with costs associated with the delivery of this iconic event.

The need for this grant has arisen due to significant financial impacts associated with the COVID-19 related cancellation of the 2020 and 2021 Woodford Folk Festivals. Further, the organisation has identified an immediate need to invest in site maintenance and upgrades to enable the reactivation of the Festival in 2022.

This matter is brought to the attention of Council under the **Vibrant Communities portfolio** as it relates to the provision of a grant to a community organisation that delivers a unique and iconic cultural event for residents and visitors of the Moreton Bay Region.

The supporting information to this report is confidential to the extent that it contains information that is confidential to Council and is made available to councillors for the purposes of this meeting, in accordance with sections 254D(3) and 254D(5) of the Local Government Regulation 2012.

RESOLUTION

Moved by Cr Tony Latter

Seconded by Cr Matt Constance

CARRIED 12/0

1. That having taken into account the matters for consideration under Council's Community Grants Policy, Council considers that Woodfordia Incorporated's annual Woodford Folk Festival will deliver significant benefits to residents and visitors to the Moreton Bay Region.
2. That subject to Recommendation 3, Council provides a grant of \$250,000 per year in the 2022/23 and 2023/24 financial years to Woodfordia Incorporated towards costs associated with the delivery of the annual Woodford Folk Festival, as detailed in this report.
3. That the grant (referred to in Recommendation 2) be provided under Council's Community Grants Policy as a Community Operational Support Grant.
4. That Council enters into a two-year funding agreement with Woodfordia Incorporated for costs associated with the delivery of the Woodford Folk Festival in 2022 and 2023, as detailed in this report.
5. That Council provide sufficient funds as part of its 2022/23 quarterly budget review, and as part of its 2023/24 operational budget to meet the costs associated with the grant referred to in Recommendation 2.
6. 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 1.2 WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT - 64550915 (Cont.)

OFFICER'S RECOMMENDATION

1. That having taken into account the matters for consideration under Council's Community Grants Policy, Council considers that Woodfordia Incorporated's annual Woodford Folk Festival will deliver significant benefits to residents and visitors to the Moreton Bay Region.
2. That subject to Recommendation 3, Council provides a grant of \$250,000 per year in the 2022/23 and 2023/24 financial years to Woodfordia Incorporated towards costs associated with the delivery of the annual Woodford Folk Festival, as detailed in this report.
3. That the grant (referred to in Recommendation 2) be provided under Council's Community Grants Policy as a Community Operational Support Grant.
4. That Council enters into a two-year funding agreement with Woodfordia Incorporated for costs associated with the delivery of the Woodford Folk Festival in 2022 and 2023, as detailed in this report.
5. That Council provide sufficient funds as part of its 2022/23 quarterly budget review, and as part of its 2023/24 operational budget to meet the costs associated with the grant referred to in Recommendation 2.
6. 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

Woodfordia is a not-for-profit community association that hosts a suite of large-scale cultural events from its property located at 87 Woodrow Rd, Woodford (Division 12).

One such event is the internationally acclaimed Woodford Folk Festival which has been held annually in the region over the Christmas / New Year period since 1994.

This six (6) day cultural event is the largest event conducted in the Moreton Bay Region, attracting an aggregated audience attendance of 124,000 annually, 40% of which come from interstate and overseas (based on 2019 attendances). In addition to the Woodford Folk Festival, Woodfordia also conduct various other programs and events, including the annual Planting Festival.

As one of the largest cultural events in Queensland, the Woodford Folk Festival generates significant community and cultural benefits annually, both within, and outside of the Moreton Bay Region. Amongst other things, the Festival:

- provides attendees the opportunity to engage in socialisation, contributing to the development of social capital and community cohesion;
- provides access to diverse and unique arts and cultural entertainment content that may otherwise be inaccessible to attendees;
- supports volunteerism through the recruitment and skilling of 2,800 volunteers annually;
- achieves educational outcomes through the provision of environmental, health and wellbeing and cultural education programs; and
- provides opportunities for skills enhancement and employment for both amateur and professional artists.

ITEM 1.2 WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT - 64550915 (Cont.)

In addition to the community and cultural benefits generated, the Festival also makes a highly significant economic contribution to the Moreton Bay Region and the state of Queensland. An independent economic impact study (*refer Supporting Information #2 (Confidential)*) funded by Tourism and Events Queensland demonstrated that the 2019 Festival:

- generated 222,356 visitor nights in Queensland, more than 71% of which were in the Moreton Bay Region;
- was responsible for the generation of 158 Full-Time Equivalent (FTE) jobs in the Moreton Bay Region and a further 89 FTE jobs in other parts of Queensland; and
- resulted in a total economic impact of \$17,160,000 to the Moreton Bay Region, and a further \$12,350,000 to other parts of Queensland.

Further information regarding the community, cultural and economic benefits generated from Woodfordia's events and activities is provided in *Supporting Information #1 (Confidential) and #2 (Confidential)*.

The operational model employed by Woodfordia has historically leveraged operating revenues of the Woodford Folk Festival, and other annual events, to fund: the day-to-day operations of the organisation; maintenance and upgrade costs associated with the significant property, plant and equipment holdings; and planning and establishment costs of the following year's Festival. Whilst Council has previously provided financial support to Woodfordia towards the upgrade of site infrastructure, Council has not previously provided any material direct operational funding to support the conduct of Festivals.

As has been the case for many programs and events across the region, the COVID-19 pandemic forced Woodfordia to cancel various events since March 2020. These cancellations include, but are not limited to, the 2020 and 2021 Woodford Folk Festivals, and the 2020, 2021 and 2022 Planting Festivals.

On 15 June 2022, Councillors and senior officers attended a meeting with Woodfordia representatives following the Woodford Community Council General Meeting. At this meeting, Woodfordia representatives discussed the significant impacts of the COVID-19 pandemic and the resultant challenges in delivering the Festival in 2022 and 2023 at pre-pandemic service levels.

2. Explanation of Item

On 17 June 2022, Council received a funding proposal (*refer Supporting Information #1 (Confidential)*) from Woodfordia providing further details regarding the financial impacts of the COVID-19 pandemic on the organisation's revenue streams and forecast financial position. In particular, the proposal notes the significant financial impacts resulting from the cancellation of the 2020 and 2021 Woodford Folk Festivals, as well as the 2020, 2021 and 2022 Planting Festivals.

It is stated that in the two years following the commencement of the pandemic, the organisation has experienced a 70% reduction in trading, causing considerable financial hardship for the organisation. This hardship includes, but is not limited to, the loss of key personnel; reductions in cash reserves; and loss of trading income to support annual maintenance and upgrade of the organisation's property, plant and equipment.

Woodfordia's proposal seeks a one-off Council funding commitment in the amount of \$250,000 per annum for the 2022/23 and 2023/24 financial years to enable the delivery of a competitive program of events as part of the 2022 and 2023 Festivals. This funding need has emerged due to the organisation's weakened financial position, and a requirement to invest significant organisational funds (in excess of \$500,000) in the immediate maintenance and upgrade of site infrastructure. Woodfordia have advised that should the requested funding not be made available, the organisation will be required to significantly reduce the scale of the 2022 and 2023 Festivals. Such a reduction may place further financial pressures on the organisation and reduce the likelihood of the Festival's successful and sustainable delivery in the coming years.

Woodfordia have advised that should Council support their request, the following mediums would be utilised to acknowledge Council's support and promote the Moreton Bay Region to Festival attendees:

ITEM 1.2 WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT - 64550915 (Cont.)

- the Festival Director's Welcome Speech;
- print collateral;
- press releases;
- email and social media broadcasts;
- Woodfordia website and publications; and
- Festival signage.

Additional benefits for the Moreton Bay Region would be negotiated and incorporated into a funding agreement should Council support the request.

Under the provisions of Council's Community Grants Policy (No. 2150-030), Council may provide a Community Operational Support Grant (COSG) to a community organisation for the delivery of services or activities that provide public benefits to residents of the region. COSGs may be included as part of Council's annual budget or approved by a resolution of the Council.

An assessment of Woodfordia's requested funding support towards the Woodford Folk Festivals in 2022 and 2023 has been undertaken by Council's Community Grants and Partnerships Unit, with consideration to the provisions of the Community Grants Policy (No. 2150-030). The outcome of this assessment has determined that the applicant (Woodfordia Incorporated) and activity (delivery of the 2022 and 2023 Woodford Folk Festivals) meet the eligibility requirements for a COSG.

Woodfordia have also provided Council with a copy of their audited financial statements, which have been reviewed by Council's Accounting Services Department. The findings of this review confirm the significance of financial impacts resulting from the cancellation of the 2020 and 2021 Festivals, however, do not suggest that the organisation is at risk of insolvency.

A Council briefing was conducted on 22 June 2022 for the purposes of sharing information and seeking feedback from Councillors regarding this matter. In accordance with Council's decision-making framework, an extract from the minutes recorded at the briefing is provided below:

The CEO noted the way forward:

A report be submitted to a General Meeting for Council's consideration of a Community Operational Support Grant towards costs associated with the delivery of the annual Woodford Folk Festival.

With consideration for the significant community, cultural and economic benefits to the Moreton Bay Region resulting from the Woodford Folk Festival, it is recommended that Council award a two-year COSG, in the amount of \$250,000 per year, to Woodfordia towards the Festival operating costs. Operational costs to be funded by the grant would include, but may not be limited to, festival staffing costs.

This grant will enable the organisation to deliver the iconic Festival for residents and visitors of the Moreton Bay Region in 2022 and 2023, as well as assist the organisation to re-establish its financially sustainable operational model from 2024 and beyond.

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

Valuing Lifestyle: Quality recreation and cultural opportunities - celebrating local arts, culture and community.

ITEM 1.2 WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT - 64550915 (Cont.)

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

The recommendations of this report aim to support Woodfordia to deliver the Woodford Folk Festival in 2022 and 2023. Operational costs post this period are envisaged to be funded by profits generated from these festivals and other revenue sources (as has historically been the case).

Officers have considered risks to Council associated with the proposed grant. These risks and related mitigation strategies are detailed below.

Risk of future COVID-19 related Festival cancellations

Officers have considered risks associated with the possibility of a further COVID-19 cancellation of the Festival in 2022 or 2023 and the related financial impacts associated with Council's grant. With consideration to the continued easing of COVID-19 restrictions, officers consider that the level of risk to Council is acceptable.

Financial sustainability of applicant

Officers have considered risks associated with Woodfordia's weakened financial position due to the COVID-19 related cancellation of the Woodford Folk Festivals in 2020 and 2021, specifically the risk of Woodfordia being unable to continue solvent trading in 2022 and beyond. In assessing this risk, officers from Council's Accounting Services Department have reviewed the financial statements of Woodfordia and have advised that there appears to be no imminent risk of the organisation being unable to trade. Accordingly, this risk is considered sufficiently mitigated.

Maintenance and upgrade of property, plant and equipment

Woodfordia has advised that the organisation will be required to undertake immediate property, plant and equipment maintenance and upgrades, to the value of at least \$500,000, to enable the Festival to proceed in 2022 and 2023. Accordingly, officers have identified the risk that if such works are not undertaken, the 2022 and 2023 Festivals may need to be cancelled or delivered at unsatisfactory levels.

To mitigate this risk, Woodfordia will be required to demonstrate their investment in property, plant and equipment maintenance and upgrades to the value of \$500,000 as a condition of Council's funding.

3.5 Delegated Authority Implications

As per Officer's Recommendation 6 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary including but limited to, negotiating, making, amending, signing and or discharging the funding agreement on Council's behalf to execute the funding agreement between Council and Woodfordia Incorporated, as described in this report.

3.6 Financial Implications

This report recommends the provision of a grant of \$250,000 per year for two years, to Woodfordia Incorporated in the 2022/23 and 2023/2024 financial years for the delivery of the Woodford Folk Festival. Should Council support these recommendations, additional funds in the amount of \$250,000 will need to be provided:

- in Council's 2022/23 operational budget (Project No. 20258) as part of an upcoming quarterly budget review; and
- in Council's 2023/24 operational budget (Project No. 20258).

It is noted that the allocation of these funds in Council's 2022/23 and 2023/24 operational budgets will be in addition to Council's annual budgetary allocations for other Community Operational Support Grants provided by Council.

ITEM 1.2 WOODFORDIA INCORPORATED - COMMUNITY OPERATIONAL SUPPORT GRANT - 64550915 (Cont.)

3.7 Economic Benefit Implications

The Woodford Folk Festival makes a significant economic contribution to the Moreton Bay Region. In particular, an independent economic impact study funded by Tourism and Events Queensland demonstrated that the most recent Festival generated a total economic impact of \$17,160,000 and over 150,000 visitor night stays in the Moreton Bay Region.

The recommendations of this report will enable Woodfordia to conduct the 2022 and 2023 Festivals and generate the resulting economic benefits to the Moreton Bay Region.

3.8 Environmental Implications

Nil identified

3.9 Social Implications

The Woodford Folk Festival is one of the largest and most iconic cultural events held throughout Queensland, and the largest event held in the Moreton Bay Region. The recommendations of this report will enable the delivery of the Festival in 2022 and 2023 and provide residents and visitors to the region the opportunity to participate in the extensive suite of community and cultural activities on offer.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

All Councillors
Woodfordia Incorporated
Relevant Council departments

ITEM 1.3
SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN

Meeting / Session: 1 VIBRANT COMMUNITIES
Reference: 64366833: 20 June 2022 - Refer Supporting Information 62784140
Responsible Officer: JF, Asset Management Manager (PAS Asset Management)

Executive Summary

The purpose of this report is to present the Sports Complexes Portfolio Asset Management Plan (SCPAMP) to Council for adoption. The SCPAMP outlines the Council's approach to the management of sports complex assets located throughout the region. There are 3066 sports complex assets covered by the SCPAMP which are classified into four asset types. These include; sports fields, courts and pitches, sport equipment and irrigation which have a collective estimated value of \$104.2M.

To sustain the existing asset portfolio, the Sports Complexes Portfolio Asset Management Plan proposes that Council should:

- Retain the current combined **capital budget for sportsfields and irrigation** through to FY2027 (i.e. \$0.23M in FY2023, \$0.9M in FY2024, \$1.25M from FY2025 to FY2027) then;
 - increase to \$1.6M pa from FY2028 to FY2037
 - increase to \$1.9M pa from FY2038 onwards.
- Retain the current **capital budget for courts and pitches** through to FY2026 (i.e. \$158K in FY2023, \$50K in FY2024, \$450K from FY2025 to FY2026) then;
 - increase to \$500K pa from FY2027 to FY2037,
 - increase to \$750K pa from FY2038,
 - reduce back to \$500K pa from FY2048 onwards.
- Retain the current **capital budget for sport equipment** through to FY2032 (i.e. \$54.3K pa on average) then;
 - increase to \$100K pa from FY2033 to FY2034
 - reduce to \$75K pa from FY2035 to FY2044
 - increase to \$150K pa from FY2045 onwards.
- Retain the current **maintenance and operational budgets** (i.e. \$3.69M pa).

This matter is brought to the attention of Council under the **Vibrant Communities portfolio** as it supports Moreton Bay's communities to make healthy and active lifestyle choices and have access to the services and sport and recreational facilities they need.

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Cath Tonks

CARRIED 12/0

1. That the Sports Complex Portfolio Asset Management Plan be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's sports complex assets to meet the standards of service outlined in the Sports Complexes Portfolio Asset Management Plan as outlined in supporting information #1.

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Sports Complex Portfolio Asset Management Plan be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's sports complex assets to meet the standards of service outlined in the Sports Complexes Portfolio Asset Management Plan as outlined in supporting information #1.

REPORT DETAIL

1. Background

A Council briefing was conducted on 8 June 2022 for the purpose of sharing information and providing advice/views to Council on the matter, and to receive Councillor feedback and input.

The CEO noted the way forward:

Councillors noted that a report on the *Sports Complex Portfolio Asset Management Plan* will be submitted to an upcoming Council meeting for consideration.

As per Council's Strategic Asset Management Framework, it is imperative that Council adopts a proactive approach to managing assets including planned maintenance and condition monitoring. The proactive approach will extend the life of assets and minimise the risk of assets reaching a state beyond repair.

As part of the ongoing development of Council's asset management planning, a Sports Complexes Portfolio Asset Management Plan (SCPAMP) has been developed. The SCPAMP outlines the Council's approach to the management of sports complex assets located throughout the Council's area. Four asset types make up the sports complex portfolio. These include; sports fields, courts and pitches, sport equipment and irrigation.

There are 3066 sports complex assets which have a collective estimated value of \$104.2 M including both financial and non-financial recognised assets. Table 1 below summarises sports complex asset types, expected useful life, current average age and current replacement cost.

Asset Portfolio	Asset Type	Quantity	Area / Length	Expected Useful Life (Years)	Current Average Age (Years)	Current Replacement Cost (CRC) (\$)
Sports complex	Financial Assets					
	Sports fields	221	1,752,584 m ²	50	12	\$75.9M
	Courts and Pitches	350	130,251 m ²	30	13	\$14.8M
	Sport Equipment	92	-	20-25	11	\$1.1M
	Irrigation	95	55,161 m	20-50	12	\$2.3M
	Financial assets sub total					\$94.2M
	Non-Financial Assets					
	Courts and Pitches	42	916 m ²	30	13	\$120K
	Sport Equipment	634	-	20-25	11	\$2.1M
	Irrigation	1632	11,478 m	20-50	12	\$7.8M

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

Asset Portfolio	Asset Type	Quantity	Area / Length	Expected Useful Life (Years)	Current Average Age (Years)	Current Replacement Cost (CRC) (\$)
Non-financial assets sub total						\$10M
Total (financial + non-financial assets)		3066				\$104.2M

Table 1 - Asset Portfolio Summary

Figure 1 below shows the age profile for MBRC’s assets, which indicates the number of assets and their total current replacement cost within each age band. As age reflects the year in which the assets were built, the profile also indicates the pattern in which they were acquired over time.

The last 10 - 15 years has seen by far the largest number of sports complex asset acquisitions, around 87% of the portfolio’s current replacement cost accumulated after Council amalgamation (post 2008).

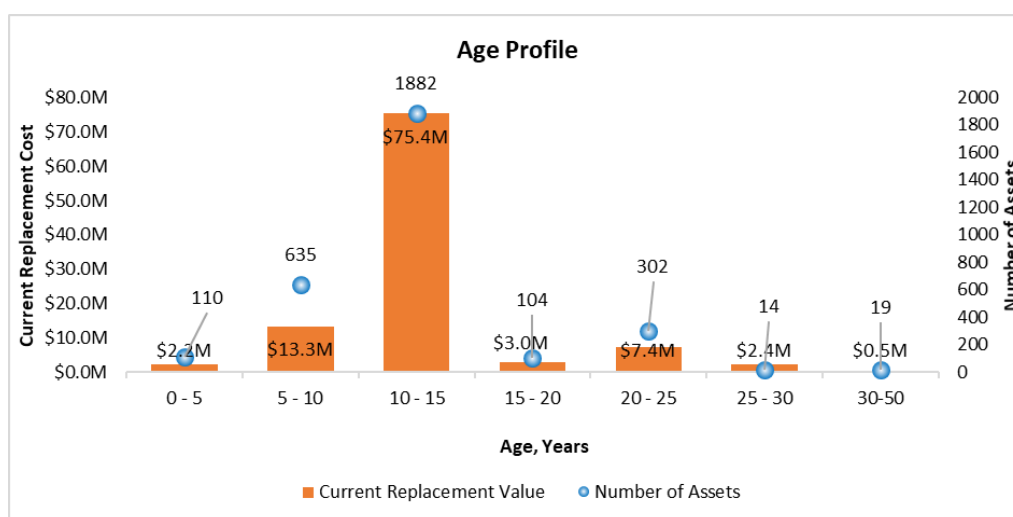


Figure 1 - Asset Age Profile

2. Explanation of Item

The SCPAMP has been developed as a tool to assist Council in achieving the following key strategic asset management objectives:

- Optimising maintenance and renewal practices
- Prioritising investment to achieve maximum value
- Validating investment decisions to confirm funds are being spent effectively
- Identifying lower lifecycle cost solutions
- Managing risk to an appropriate level
- Monitoring and recording of the condition of sports complex assets
- Modelling to predict future condition and associated maintenance requirements
- Optimise asset performance
- Minimise asset failure where minimal assets reach a poor condition

Condition

The sports complex assets are generally in good condition with 37% of sports complex assets by number and 41% assets by value in good condition (condition 2) or better, which suggests that maintenance tasks are being performed to maintain asset operability. 87% of the assets by value are in condition 3 or better.

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

Approximately 3% of assets (by value) have a condition rating of 5 and a large portion of these are sports courts. Overall, 97% of the assets are in fair or better condition, which is a good result and likely to be influenced by the relatively young age of the portfolio. 4% of assets, with practical means for inspecting, have no condition score and this is something that MBRC intends to improve on through regular inspection audits and refining current inspection data.

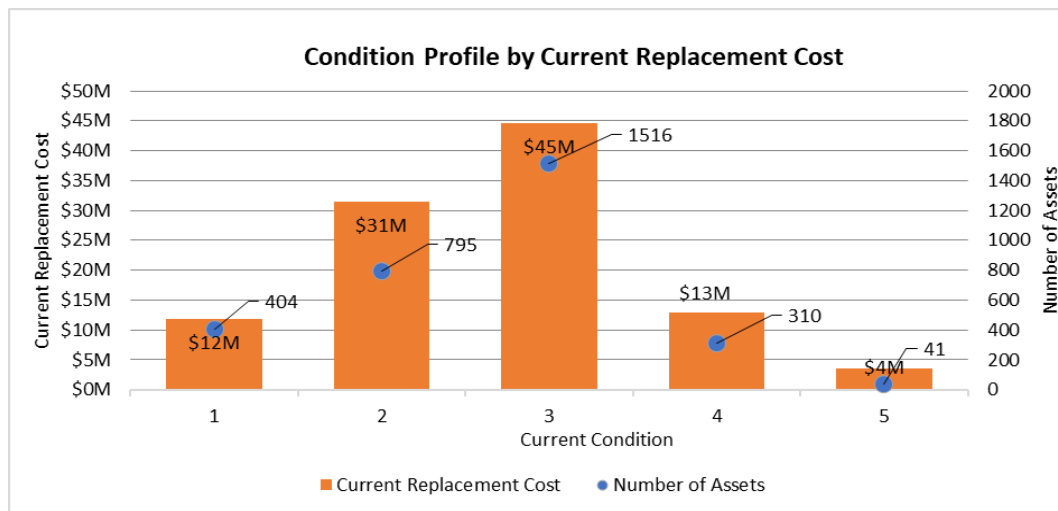


Figure 2: Condition Profile for Sports complex Assets

Key Issues

- The capital budget for sportsfields and irrigation, on average, is sufficient for the next 5 financial years; for courts and pitches, on average, is sufficient for the next 4 financial years; and for sport equipment, on average is sufficient for the next 11 financial years. However, as the portfolio matures and with the rise of new assets being acquired/constructed every year, an increase in capital investment will be required to keep the assets at a desired level of service.
- The current maintenance funding is appropriate to maintain levels of service, but reactive and proactive maintenance will need to be system driven to ensure optimised management of maintenance activities across the sports complex portfolio. The maintenance budget allocations require further detailed assessment so that the total annual expenditure and budget can be identified for each asset type.

Maintenance Strategy

To achieve the desired levels of service to be provided by Council’s sports complex assets, and to meet Council’s Strategic Asset Management Policy requirements of demonstrating organisational commitment to responsible, effective and sustainable management of the assets, the existing maintenance funds should be retained to prolong asset lifespan. MBRC’s maintenance and inspections are a coordinated using a combination of internal maintenance regimes and external contracts.

The maintenance budget for sport field and irrigation is currently considered to be adequate however, It is recommended that further assessment is undertaken on the sports complex budget allocations to provide more clarity on what is allocated versus spent on each asset type within the sports complex portfolio over the course of the next 2-3 financial years.

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 167 - Preparation of a Long-Term Asset Management Plan - of the Local Government Regulation 2012 states that –

- a) A local government must prepare and adopt a Long-Term Asset Management Plan.
- b) The Long-Term Asset Management Plan continues in force for the period stated in the plan unless the local government adopts a new Long-Term Asset Management Plan.
- c) The period stated in the plan must be 10 years or more.

Additionally, Section 168 of the Local Government Regulation 2012 states that Council's Long-term Asset Management Plan must:

- (a) provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and the infrastructure of the local government; and
- (b) state the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and
- (c) be part of, and consistent with, the long-term financial forecast.

3.2 Corporate Plan / Operational Plan

Council is committed to achieving the community's vision for the Moreton Bay Region. This vision represents a thriving region of opportunity where our communities enjoy a vibrant lifestyle and is structured upon three key elements; creating opportunities, strengthening communities and valuing lifestyle. These three tiers are underpinned by concepts such as local jobs for residents, strong local governance, and quality recreation and cultural opportunities.

The Strategic Asset Management Plan (SAMP) and supporting AMP's have direct linkages with other corporate documents as illustrated in the diagram below

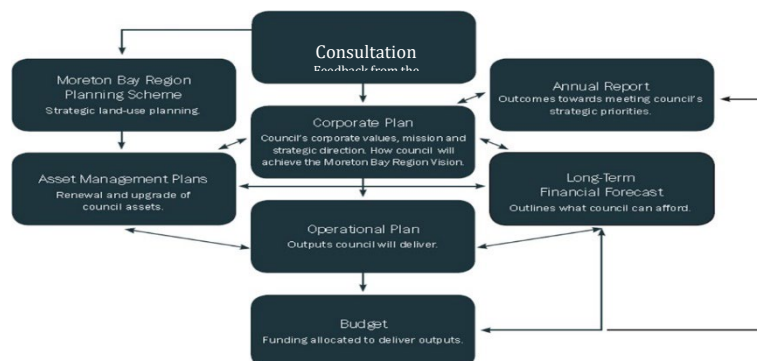


Figure 3 - Asset Management within MBRC Statutory Planning Context

As mentioned above, these plans inform Council's Long-Term Financial Forecast (LTFF) in relation to costs associated with new, renewal and upgrade of assets. The plan also guides Council's Corporate Plan in relation to what Council intends to achieve, in relation to strategic asset management and informs Council's capital works program which forms part of the Operational Plan and Budget.

3.3 Policy Implications

The Infrastructure Asset Management Policy (Policy No. 2150-043) was adopted by Council on 9 December 2020.

3.4 Risk Management Implications

Risk management associated with sports complex assets are included in the plan.

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

An analysis was carried out to determine the future condition of the sports complex asset portfolio with the recommended budget and benchmarked to the current average annual renewal budget. The figure below illustrates that with the current funding schedule the condition of the assets will start declining in 2038 and remain in a fair condition if there is no further increase in capital renewals budgets. With the recommended funding, the overall portfolio will continue to meet service level and strategic objectives and maintain the assets in an overall good condition.

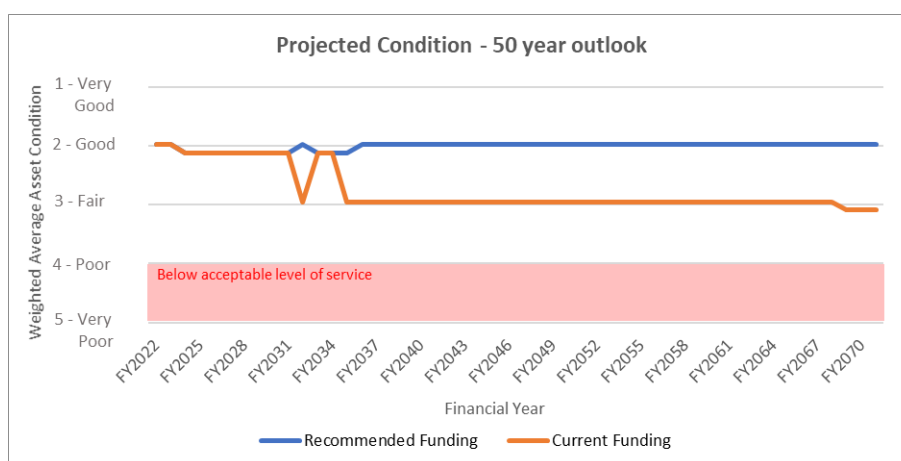


Figure 4 - Asset Projected Condition Outlook

The recommended changes to budget allocations are outlined in Table 2 below:

Cost Type	Current Budget	Recommended Budget
<i>Operating Costs:</i>		
Maintenance	\$3.69M per annum	\$3.69M per annum (no change)
<i>Capital New/Upgrade/Renewal:</i>		
Sportfields and irrigation	FY2023 - \$0.23M FY2024 - \$0.9M FY2025 to FY2027 - \$1.25M FY2028 onwards - \$1.5M	FY2023 - \$0.23M FY2024 - \$0.9M FY2025 to FY2027 - \$1.25M FY2028 to FY2037 - \$1.60M FY2038 onwards - \$1.9M
Courts and pitches	FY2023 - \$158K FY2024 - \$50K FY2025 to FY2026 - \$450K FY2027 onwards - \$300K pa (average)	FY2023 - \$158K FY2024 - \$50K FY2025 to FY2026 - \$450K FY2027 to FY2037 - \$500K FY2038 to FY2047 - \$750K FY2048 onwards - \$500K
Sport equipment	\$54K pa (average)	FY2023 to FY2029 - \$54K pa (average) FY2030 to FY2034 - \$100K FY2035 to FY2044 - \$75K FY2045 onwards - \$150K

Table 2: Recommended changes to budget allocations

3.7 Economic Benefit Implications

Sustainable provision and management of Council's sports complex assets supports economic growth across the region. Additionally, a well-managed sports complex asset portfolio improves the overall amenity of the region and is highly valued by the community.

ITEM 1.3 SPORTS COMPLEXES PORTFOLIO ASSET MANAGEMENT PLAN - 64366833 (Cont.)

3.8 Environmental Implications

The effective management of Council's sports complex assets assists in improving environmental outcomes.

3.9 Social Implications

The timely and cost-effective management of Council's sports complex assets contributes to the overall benefit of residents, visitors, business and industry, by providing the necessary assets to support the region's quality lifestyle.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Infrastructure Planning Directorate
Projects & Asset Services Directorate
Councillors.

ITEM 1.4
OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN

Meeting / Session: 1 VIBRANT COMMUNITIES
Reference: 64355238: 20 June 2022 - Refer Supporting Information 62784090
Responsible Officer: JF, Asset Management Manager (PAS Asset Management)

Executive Summary

The purpose of this report is to present the Open Space Portfolio Asset Management Plan (OSPAMP) to Council for adoption. The OSPAMP outlines the Council's approach to the management of open space assets located throughout the region. There are 64,908 open space assets covered by the OSPAMP which are classified into activity area, activity infrastructure, barriers, fixtures, furniture, paved areas, structures and, water and sewer service infrastructure assets, which have a collective estimated value of \$286.2M.

To sustain the existing open space asset portfolio, the OSPAMP proposes that Council should:

- Increase the current **parks maintenance budget** (ie \$1.903M in FY2023) by an average of \$51k compounded each year from FY2024 through to FY2038 (\$2.668M).
- Increase the current **mowing budget** (ie \$5.5M in FY2023) by \$55K compounded each year from FY2024 to FY2038 (\$6.325M) .
- Retain the **current capital budget for renewals** up to FY2025 (ie 1.397M in FY2023, \$2.598M in FY2024 and \$2.703M in FY2025) then:
 - increase by \$800k compounded per annum from FY2026 until it reaches \$15.5M pa in FY2041
 - maintain budget at \$15.5M per annum from FY2041 onwards
- Retain the current **capital budget for new assets and upgrades**; \$158.6M over the next 15 years

This matter is brought to the attention of Council under the **Vibrant Communities portfolio** as it supports Moreton Bay's communities to make healthy and active lifestyle choices and have access to the services and park facilities they need.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That the Open Space Portfolio Asset Management Plan (OSPAMP) be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's open space assets to meet the standards of service outlined in the OSPAMP, as outlined in the supporting information #1.

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Open Space Portfolio Asset Management Plan (OSPAMP) be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's open space assets to meet the standards of service outlined in the OSPAMP, as outlined in the supporting information #1.

REPORT DETAIL

1. Background

A Council briefing was conducted on 8 June 2022 for the purpose of sharing information and providing advice to Council on the matter, and to receive Councillor feedback and input.

The CEO noted the way forward:

Councillors noted that a report on the Open Space Portfolio Asset Management Plan will be submitted to an upcoming Council meeting for consideration.

As per Council's Strategic Asset Management Framework, it is imperative that Council adopts a proactive approach to managing assets including planned maintenance and condition monitoring. The proactive approach will extend the life of assets and minimise the risk of assets reaching a state beyond repair.

As part of the ongoing development of Council's asset management planning, an OSPAMP has been developed. The OSPAMP outlines the Council's approach to the management of open space assets located throughout the Council's region. Eight asset groups make up the open space portfolio. These include activity area, activity infrastructure, barriers, fixtures, furniture, paved areas, structures and, water and sewer service infrastructure.

There are 64,908 open space assets which have a collective estimated value of \$286.2M including both financial and non-financial recognised assets. Table 1 below summarises open space asset types, expected useful life, current average age and current replacement cost.

Asset Group Description	Number of Assets	Expected Useful Life (Years)	Current Average Age (Years)	Current Replacement Cost
Financial Assets				
Activity Area	1956	25	11.8	\$66.2M
Activity Infrastructure	3156	15-50	11.4	\$36.0M
Barriers	2403	25-30	11.5	\$56.0M
Fixtures	819	10-30	9.5	\$17.9M
Furniture	379	25	10.7	\$11.1M
Paved Area	427	25	12.5	\$7.6M
Structures	2140	25	14.9	\$32.8M
Water and Sewer Service Fitting	53	25	15.7	\$0.4M
Financial assets sub-total 11,333 (17%)				\$228.2M
Non-Financial Assets				
Activity Area	2921	25	10.2	\$1.5M
Activity Infrastructure	3467	15-50	11.5	\$1.8M
Barriers	14115	25-30	12.2	\$12.7M
Fixtures	17089	10-30	14.0	\$19.7M
Furniture	6924	25	15.1	\$14.0M
Paved Area	4895	25	14.9	\$4.4M
Structures	2140	25	14.9	\$27K
Trails	539	25	19.0	\$-

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

Asset Group Description	Number of Assets	Expected Useful Life (Years)	Current Average Age (Years)	Current Replacement Cost
Water and Sewer Service Fitting	1485	25	16.8	\$3.7M
<i>Non-financial sub-total 53575 (83%)</i>				<i>\$58.0M</i>
Total (combined financial + non-financial assets)	64,908			\$286.2M

Table 1 - Asset Portfolio Summary

Figure 1 below shows the age profile for MBRC’s assets, which indicates the number of assets and their total current replacement cost within each age band. As age reflects the year in which the assets were built, the profile also indicates the pattern in which they were acquired over time.

There has been exponential growth in the number of assets acquired over the last 15-20 years as shown in Figure 1. In the last 5 years alone, there was an influx of 15,965 assets which were added to the register which equates to approximately **\$79.7 million**. The assets which have been acquired in the last 15 years account for 63.5% of the total replacement value for the open space portfolio. 28.2% of assets sit within the 20-25 age bracket with 21,919 assets falling into that category. Assets aged between 0 and 25 years have a total estimated value of **\$280.6 million** which accounts for 98% of the total portfolio value.

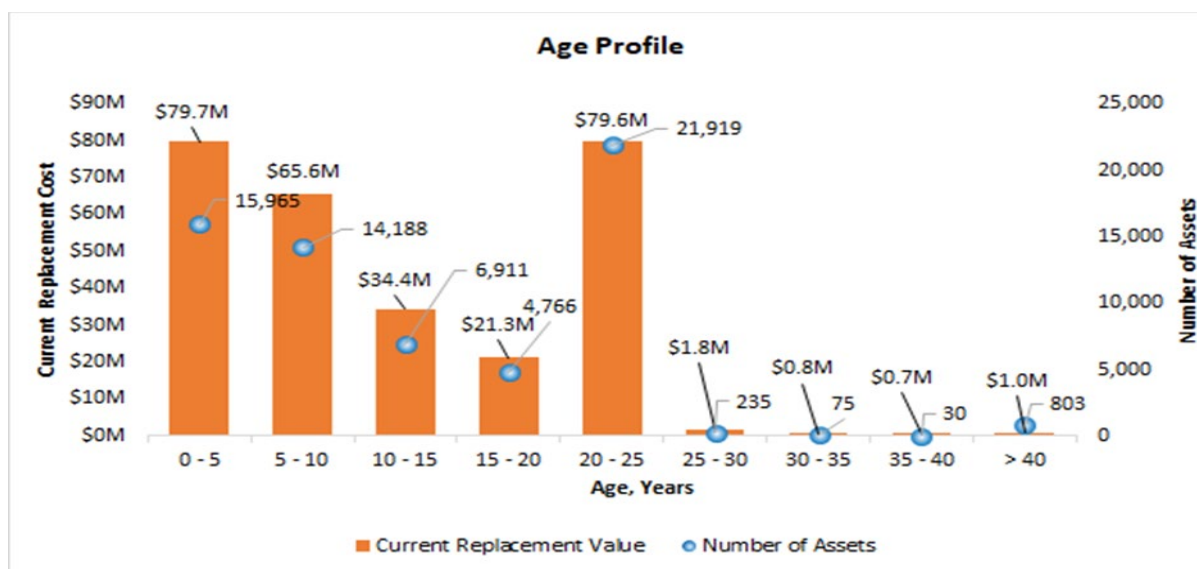


Figure 1 - Asset Age Profile

2. Explanation of Item

The OSPAMP has been developed as a tool to assist Council in achieving the following key strategic asset management objectives:

- Optimising maintenance and renewal practices
- Prioritising investment to achieve maximum value
- Validating investment decisions to confirm funds are being spent effectively
- Identifying lower lifecycle cost solutions
- Managing risk to an appropriate level
- Monitoring and recording of the condition of open space assets
- Modelling to predict future condition and associated maintenance requirements
- Optimise asset performance
- Minimise asset failure where minimal assets reach a poor condition

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

Condition

Figure 2 shows that the spread of assets across condition state 1, 2, 3 and 4 is fairly even with 28% of assets in good (2) condition, representing \$79.7M of replacement value. 24% of assets are in very good (1) condition representing \$68.7M of replacement value and a further 44% is spread across assets in fair (3) and poor (4) condition. They each represent 22% of the portfolio replacement cost with \$61.8M in fair condition and \$62.1M in poor condition. Very poor condition assets do not necessarily demand immediate replacement but may attract higher maintenance costs.

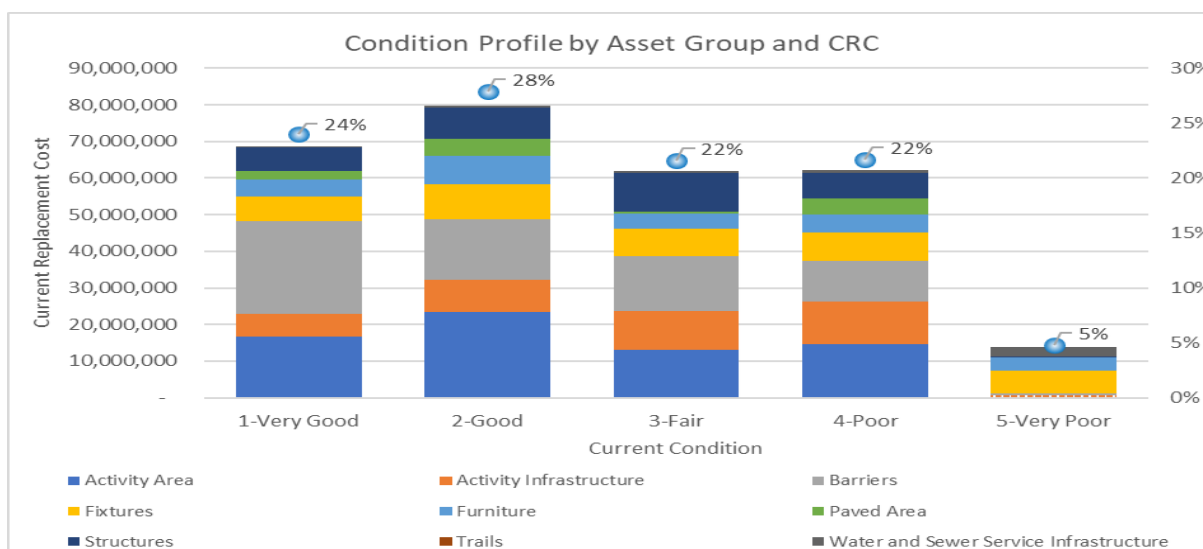


Figure 2: Condition Profile for Open Space Assets

Key Issues

- The current capital budget is sufficient for the first three years (FY2023 to FY2025) however is insufficient to sustain the portfolio beyond FY2026 with the aging of the asset base. An increase in capital investment is sought to maintain the desired level of service.
- Recommended increase in the capital current renewal budget by \$800k per annum compounded for 16 years from FY2026 to FY2041. By FY2042, the recommended capital renewal budget is \$15.5M p.a. (Increase from \$1.397M in FY2023)
- The current maintenance funding is appropriate to maintain current levels of service, however to keep up with the pace of newly constructed and acquired assets, the maintenance budget should be increased by an average of \$51k and \$55k per annum (compounded) for park maintenance and mowing respectively. By FY2038, the maintenance for park maintenance will increase from \$1.903M (FY2023) to \$2.668M. Similarly, by FY2038, the mowing budget will increase from \$5.5M (FY2023) to \$6.325M.

Maintenance Strategy

To achieve the desired levels of service to be provided by Council's open space assets, and to meet Council's Strategic Asset Management Policy requirements of demonstrating organisational commitment to responsible, effective and sustainable management of the assets, the existing maintenance funds should be increased as a significant number of assets are expected to come online in the future. Increased maintenance funding will be required as a result of new and upgrade projects as follows:

- The Park Maintenance Budget is recommended to be increased by an average of \$51K each year compounded over 15 years
- Mowing Budget is recommended to be increased by \$55K each year compounded over 15 years

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 167 - Preparation of a Long-Term Asset Management Plan - of the Local Government Regulation 2012 states that –

- a) A local government must prepare and adopt a Long-Term Asset Management Plan.
- b) The Long-Term Asset Management Plan continues in force for the period stated in the plan unless the local government adopts a new Long-Term Asset Management Plan.
- c) The period stated in the plan must be 10 years or more.

Additionally, Section 168 of the Local Government Regulation 2012 states that Council's Long-term Asset Management Plan must:

- (a) provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and the infrastructure of the local government; and
- (b) state the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and
- (c) be part of, and consistent with, the long-term financial forecast.

3.2 Corporate Plan / Operational Plan

Council is committed to achieving the community's vision for the Moreton Bay Region. This vision represents a thriving region of opportunity where our communities enjoy a vibrant lifestyle and is structured upon three key elements; creating opportunities, strengthening communities and valuing lifestyle. These three tiers are underpinned by concepts such as local jobs for residents, strong local governance, and quality recreation and cultural opportunities.

The Strategic Asset Management Plan (SAMP) and supporting AMP's have direct linkages with other corporate documents as illustrated in the diagram below.

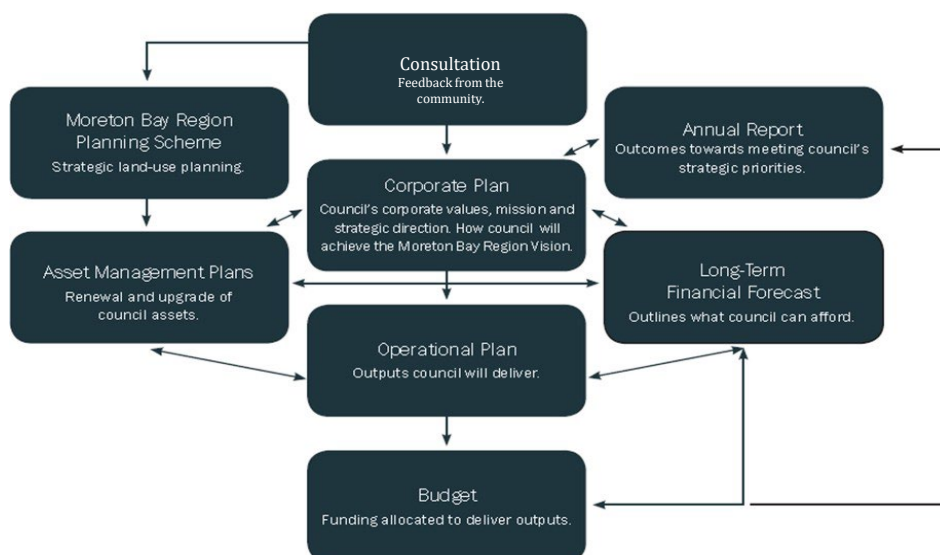


Figure 3 - Asset Management within MBRC Statutory Planning Context

As mentioned above, these plans inform Council's Long-Term Financial Forecast (LTFF) in relation to costs associated with new, renewal and upgrade of assets. The plan also guides Council's Corporate Plan in relation to what Council intends to achieve, in relation to strategic asset management and informs Council's capital works program which forms part of the Operational Plan and Budget.

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

3.3 Policy Implications

The Infrastructure Asset Management Policy (Policy No. 12-2150-043) was adopted by Council on 9 December 2020.

3.4 Risk Management Implications

Risk management associated with Open Space assets are included in the plan.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

An analysis was carried out to determine the future condition of the open space asset portfolio with the recommended budget and benchmarked to the current average annual renewal budget. The figure below illustrates that with the current funding schedule the condition of the portfolio will decrease to an unserviceable condition over time. The recommended funding will maintain the asset portfolio to an acceptable condition and provide the required levels of service outlined in the asset management plan.

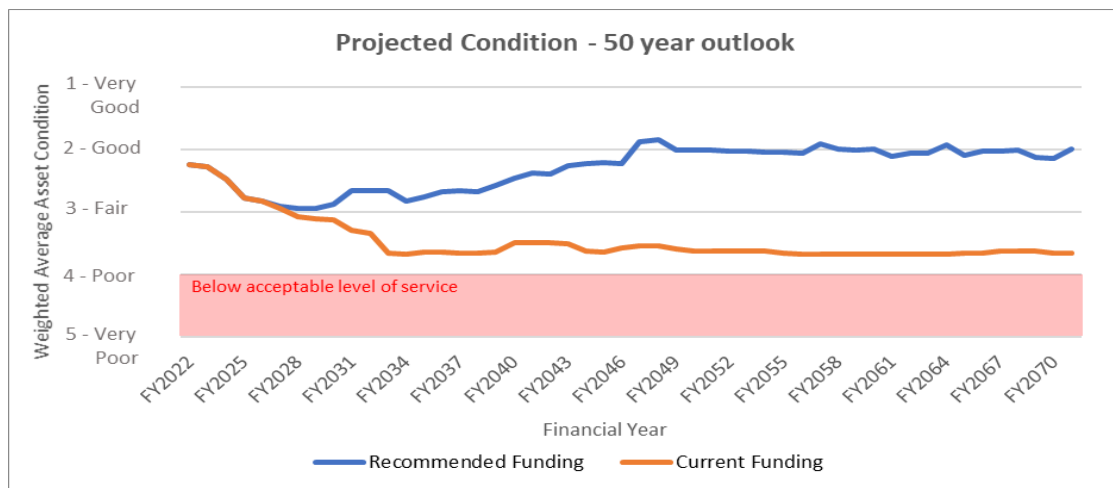


Figure 4 - Asset Projected Condition Outlook

The recommended total budget allocations are outlined below:

Cost Type	Current Budget	Recommended Budget
Operating Costs:		
Park Maintenance	\$1.9M per annum	Increase by \$51K per year on average over 15 years from FY2024 to FY2038, ie FY2023 - \$1.903M FY2024 - \$1.961M FY2025 - \$2.052M through to FY2038 – \$2.668M
Mowing	\$5.5M per annum	Increase by \$55K per year over 15 years from FY2024 to FY2038, ie FY2023 - \$5.500M FY2024 - \$5.555M FY2025 - \$5.610M through to FY2038 – \$6.325M
Capital New/Upgrade/Renewal:		
Renewals	FY2023 - \$1.397M FY2024 - \$2.598M FY2025 - \$2.703M FY2028 onwards - \$4.07M pa (average)	FY2023 - \$1.397M FY2024 - \$2.598M FY2025 - \$2.703M FY2028 to FY2041 onwards increase by \$800K each year to \$15.5M pa

ITEM 1.4 OPEN SPACE PORTFOLIO ASSET MANAGEMENT PLAN - 64355238 (Cont.)

LGIP, new and upgrade capital	FY2023 - \$2.821M FY2024 - \$11.528M FY2025 - \$13.090M FY2026 onwards - \$11.9M pa (average)	No Change
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Table 2: Proposed budget changes

3.7 Economic Benefit Implications

Sustainable provision and management of Council’s open space assets supports economic growth across the region. Additionally, a well-managed open space asset portfolio improves the overall amenity of the region and is highly valued by the community.

3.8 Environmental Implications

The effective management of Council’s open space assets assists in improving environmental outcomes.

3.9 Social Implications

The timely and cost-effective management of Council’s open space assets contributes to the overall benefit of residents, visitors, business and industry, by providing the necessary assets to support the region’s quality lifestyle.

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 right implications relevant to Council’s decision in this matter.

3.11 Consultation / Communication

Infrastructure Planning Directorate
Projects & Asset Services Directorate
Council

2 HEALTHY ENVIRONMENTS SESSION

(Cr C Tonks / Cr B Savige)

No items for consideration.

ATTENDANCE

Allan Charteris attended the meeting at 10.10am for discussion on Item 3.1.

3 WELL-PLANNED PLACES SESSION (Cr J Shipway (Deputy Mayor) / Cr M Booth)

**ITEM 3.1
ADOPTION OF NEW 2020 DESIGN RAINFALL DATA**

Meeting / Session: 3 WELL-PLANNED PLACES
Reference: 64471886: 8 June 2022 **Refer Supporting Information 64251856**
Responsible Officer: AC, Manager Drainage Waterways and Coastal Planning (Infrastructure Planning)

Executive Summary

Intensity-Frequency-Duration (IFD) design rainfall data is information that underpins the design of flood and drainage infrastructure and forms the basis for developing design event flood maps and flood levels. IFD data is currently gained from the Bureau of Meteorology via its website. The Bureau of Meteorology (BoM) updated IFD design rainfalls for all of Australia in 2016 (previous values were provided in 1987).

After noting that the 2016 IFD data was not fully representative of the rainfall experienced within South-East Queensland, Moreton Bay Regional Council, Brisbane City Council, Ipswich City Council, and Lockyer Valley Regional Council partnered to commission updated rainfall Intensity-Frequency-Duration data for their Local Government Areas. The new 2020 IFDs result in a reduction in local biases across all design events, durations and areas, compared to the 2016 IFDs.

Adoption of the 2020 IFD local data represents adoption of the best representation of local rainfall conditions, which can then be used to design appropriately sized and resilient infrastructure and would continue Council's commitment to be leaders in providing reliable and up-to-date flood information. It is recommended that Council adopt this IFD data and associated report, to support better planning within our region.

This matter is brought to the attention of Council under the **Well-Planned Places portfolio** as the presented data will support drainage design and floodplain planning, as well as flood emergency management, for the entire region.

RESOLUTION

Moved by Cr Yvonne Barlow

Seconded by Cr Matt Constance

CARRIED 12/0

- 1. That Council endorse and approve the 2020 IFD report and associated data.**
- 2. That Council make the 2020 IFD data freely available to practitioners via the industry-used Australian Rainfall and Runoff Data Hub website.**
- 3. That Council utilise the 2020 IFD data within its current Regional Flood Database update.**

ITEM 3.1 ADOPTION OF NEW 2020 DESIGN RAINFALL DATA - 64471886 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council endorse and approve the 2020 IFD report and associated data.
2. That Council make the 2020 IFD data freely available to practitioners via the industry-used Australian Rainfall and Runoff Data Hub website.
3. That Council utilise the 2020 IFD data within its current Regional Flood Database update.

REPORT DETAIL

1. Background

Intensity-Frequency-Duration (IFD) design rainfall data is information that describes rainfall depth for a rainfall event of a given chance and duration. IFD data is a key input to design of flood and drainage infrastructure. It is also one of many inputs used in the development of design event flood maps and flood levels.

The 2020 IFD project was initiated after members of Brisbane City Council, Ipswich City Council and Lockyer Valley Regional Council noticed limitations within the 2016 IFD dataset. The purpose of the project was to develop a new IFD dataset that was more representative of the rainfall conditions within the councils' Local Government Areas. The project manager and technical lead is highly regarded within the industry, being a chair of the 2019 Australian Rainfall and Runoff Technical Committee and having delivered a precedent project for the Wollongong and Shellharbour City Council areas in 2018.

A Councillors' briefing was conducted on 1 June 2022 for the purpose of sharing information and providing advice/views to Councillors on the matter. In line with Council's decision-making framework, an extract from the minutes of the briefing, is provided below:

The CEO noted the way forward:

For a report to be submitted to a General Meeting for adoption of the 2020 Intensity Frequency Duration (IFD) design rainfall data.

That minor revisions to Planning Scheme Policies be updated accordingly.

2. Explanation of Item

Current Practice

Currently, there is a mix of 1987 and 2016 IFDs in use within and for Moreton Bay Regional Council.

Council's Planning Scheme Flood overlays and Regional Flood Database (RFD) flood information are based on 1987 IFDs and techniques. Infrastructure associated with broader floodplain management (and hence which make use of Council flood models) is based on 1987 IFDs. Comparatively, smaller stormwater infrastructure projects that do not use the RFD flood models are mostly designed using 2016 IFDs. Development flood assessments use a mixture of 1987 and 2016 IFDs (if Council flood models are utilised, they use 1987 data, ensuring consistency with mapping published in the Planning Scheme).

2020 IFD Project Methodology and Outcomes

The project made use of rainfall data collected by all four councils' gauges - data not utilised by the Bureau of Meteorology in development of the 2016 IFDs. The process for creation of the IFDs broadly follows the methodology utilised by the Bureau of Meteorology. However, aside from the additional data, the 2020 IFDs benefit from using methods that place higher weighting on the local sub-daily data as well as an alternative regionalisation technique that includes focus on the influence of local terrain elevations on rainfall. Compared to the 2016 IFDs, the new 2020 IFDs result in a reduction in local biases across all design events, durations and areas. This data hence represents is the best current understanding of rainfall for the Moreton Bay Region.

ITEM 3.1 ADOPTION OF NEW 2020 DESIGN RAINFALL DATA - 64471886 (Cont.)

The 2020 IFD project was peer reviewed by an expert hydrologist who found that the “methodology has been applied competently and innovatively” and that the “approach is better suited to high station density areas such as south-east Queensland”. The review concluded that “the work is a significant improvement on the BoM 2016 IFD tables”. The peer review recommended that the four councils adopt the enveloped maximum of the 2016 and 2020 IFD data.

Comparison of 2020 IFDs to current IFDs

In order to understand the implications of the use of the new 2020 IFD data for flood risk and stormwater design, DWCP staff have undertaken comparisons of the 2020 IFD values with the 2016 and 1987 IFD values at 50 locations across the region. The 2020 IFDs can be higher or lower than the 2016 IFDs and 1987 IFDs depending on the location of interest as well as the duration and rarity of the rainfall. As such, a generalised statement about the implications of the 2020 IFD data is not simple to provide. Graphics of the differences were presented during the Councillors’ briefing conducted on 1 June 2022.

3. Strategic Implications

3.1 Legislative / Legal Implications

By providing the study data to practitioners via the ARR Data Hub, Council supports the recommendation of the Flood Commission of Inquiry that “the data needed for flood studies is available to all who might need it”.

By adopting the study and utilising this data within its current RFD update, Council meets the recommendation under the Flood Commission of Inquiry that “councils should maintain up-to-date flood information”.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The Planning Scheme Policy “Integrated design - Appendix C” states: *Design Intensity-Frequency-Duration (IFD) Rainfall shall be obtained from the Bureau of Meteorology website for the specific location of interest. Several Planning Scheme Policies make reference to use of “ARR design rainfall”, including PSP “Flood hazard, coastal hazard and overland flow” and PSP “Stormwater Management”. Due to specific reference to the BoM website and “ARR design rainfall”, the PSPs would need to be updated to provide for use of the 2020 IFDs.*

Council will commence the process to update references within the Planning Scheme Policies that currently explicitly direct practitioners to the BoM website for IFD information, as well as references to “Australian Rainfall and Runoff design rainfalls”, such that the Policies are flexible for future data updates and direct practitioners to use latest available data appropriate for the locality.

3.4 Risk Management Implications

Over the long-term, use of the 2020 IFD data within infrastructure design and in floodplain management will result in reduced flood risk for the community and Council.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The financial implications include potential increases and decreases in capital expenditure to meet the changed capacity requirements, and due to the improved resilience, and expected decrease in operational costs as infrastructure is more appropriately designed for varying rainfall conditions across the region.

ITEM 3.1 ADOPTION OF NEW 2020 DESIGN RAINFALL DATA - 64471886 (Cont.)

3.7 Economic Benefit Implications

Over the long-term, it is expected that utilising the best available data will enable better building practices in the floodplain and reduced economic impact from flood damages.

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Over the long-term, it is expected that utilising the best available data will reduce the impact of flooding on the community, offering community benefits and improving community resilience.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

The IFD update is part of the broader Regional Floodplain Database Review and Update. Interdepartmental consultation on the RFD update has been ongoing since the introduction of the MBRC Planning Scheme in Feb 2016, with consideration of the implications of the updated models (hardware and software), methods as described in Australian Rainfall and Runoff (2019), rainfall data, methods of risk assessment as set out in SPP17 and climate change factors.

More specifically, the IFD update led by DWCP has been undertaken in consultation with Development Services to ensure implications of the update with respect to develop is understood.

ATTENDANCE

Cr Mick Gillam left the meeting at 10.15am after Item 3.1 and was not present for the remainder of the meeting.

Allan Charteris left the meeting at 10.15am after Item 3.1.

Stuart Piper attended the meeting at 10.16am for discussion on Item 3.2.

ITEM 3.2
LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) REVIEW DECISION

Meeting / Session: 3 WELL-PLANNED PLACES
Reference: 64059716 : 6 June 2022 - Refer Supporting Information 64249603, 63562419, 63668619, 63893802 & 63933580
Responsible Officer: EM, Coordinator Strategic Infrastructure Planning (IP Strategic Infrastructure Planning)

Executive Summary

The Council's local government infrastructure plan (LGIP), which forms part of the Moreton Bay Regional Council (MBRC) Planning Scheme (the Planning Scheme) commenced on 3 July 2017.

In accordance with Section 25(3) of the *Planning Act 2016 (PA)*, a local government must review any LGIP in its planning scheme within five years after the LGIP was included in the Planning Scheme.

The process for reviewing a LGIP is to occur in accordance with the *Planning Act 2016* and is detailed in the "Minister's Guidelines and Rules under the *Planning Act 2016*" (Version 1.1, commencement date 11 September 2020) (MGR), particularly Chapter 5, Part 5 of the MGR.

The purpose of this report is to recommend that Council now proceed with the next step in the MGR's process for reviewing a LGIP, being that set out in Chapter 5, Part 5, section 23.2, and resolve to make a LGIP amendment in accordance with Chapter 5, Part 3 of the MGR.

This matter is brought to the attention of Council under the **Well-planned places portfolio** - Regional Growth Management Strategy (Inc. all strategic planning, neighbourhood planning, development applications and elements of LGIP).

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Cath Tonks

CARRIED 11/0

1. That Council has considered the accuracy, currency and relevance of the current LGIP by using the Review Checklist to identify any non-compliance of the current LGIP with the matters under Part 6 of the MGR, the findings of the review of which is contained in Supporting Information #2 to #4 inclusive (The Review).
2. That Council decides to, pursuant to Chapter 5, Part 5, section 23.2(a) of the MGR, make a LGIP amendment in accordance with Section 21 of the *Planning Act 2016* and Chapter 5, Part 3 of the MGR.
3. That Council, after making the decision in Recommendation 2 above, authorise the Chief Executive Officer to, within 20 days of completing The Review write to the chief executive of the Department of State Development, Infrastructure, Local Government and Planning advising when The Review was completed, and the decision made under Chapter 5, Part 5, section 23.2(a) of the MGR.

ITEM 3.2 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) REVIEW DECISION - 64059716 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council has considered the accuracy, currency and relevance of the current LGIP by using the Review Checklist to identify any non-compliance of the current LGIP with the matters under Part 6 of the MGR, the findings of the review of which is contained in **Supporting Information #2 to #4 inclusive** (The Review).
2. That Council decides to, pursuant to Chapter 5, Part 5, section 23.2(a) of the MGR, make a LGIP amendment in accordance with Section 21 of the *Planning Act 2016* and Chapter 5, Part 3 of the MGR.
3. That Council, after making the decision in Recommendation 2 above, authorise the Chief Executive Officer to, within 20 days of completing The Review write to the chief executive of the Department of State Development, Infrastructure, Local Government and Planning advising when The Review was completed, and the decision made under Chapter 5, Part 5, section 23.2(a) of the MGR.

REPORT DETAIL

1. Background

The first iteration of the Planning Scheme which commenced on 1 February 2016 was prepared in accordance with the now repealed *Sustainable Planning Act 2009 (SPA)*. That iteration of the Planning Scheme included the Council's Priority Infrastructure Plan (**PIP**) which was also made in accordance with the now repealed SPA.

There was a change to the planning regime which saw the introduction of the PA which substantively commenced on 3 July 2017. This new planning regime relevantly required local government to either prepare a new planning scheme or amend its existing planning scheme to accord with the requirements of the PA. Relevantly, this amendment process also included a local government's PIP as that document formed part of a local government's planning scheme.

In June 2017, the Council adopted two amendments (a major and an administrative) to its PIP to accord with the requirements of the PA. This amendment took effect on 3 July 2017, and in doing so, the Council's PIP was replaced with a LGIP. In December 2021, the Council adopted an interim LGIP amendment to its LGIP, the changes which, in a general sense related to identifying trunk infrastructure needs and aligning network planning with the adopted Planning Assumptions for population and employment growth. The amendment took effect on 21 December 2021 as part of the current MBRC Planning Scheme (Version 6). **Supporting Information #1** to this report contains an extract of the relevant resolutions.

Despite the amendments to the Council's LGIP, section 25(3) of the PA provides that a local government must review any LGIP in its planning scheme within five years after the LGIP was included in the planning scheme having regard to amongst other things the Minister's Guidelines and Rules. It follows that the Council must review its LGIP by 3 July 2022.

The process for reviewing a LGIP is outlined in Chapter 5, Part 5 of the MGR. Council must make a decision, under Chapter 5, Part 5, section 23.2 of the MGR, to amend or not amend the LGIP prior to 3 July 2022.

In undertaking the review, the Council must consider the accuracy, currency and relevance of the current LGIP by using the LGIP Review checklist to identify any areas of non-compliance in the LGIP with the matters under Chapter 5, Part 6 of the MGR. The LGIP Review encompassed an independent review, contained in **Supporting Information #5**, in addition to an officer review. The findings of the LGIP Review identified that while the LGIP is generally compliant, numerous improvements were identified which represent an opportunity to make the LGIP more robust and future-proof. These improvements would enhance the LGIP's currency while dealing with some inconsistencies and demonstrating Council's commitment to keeping an up-to-date LGIP.

ITEM 3.2 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) REVIEW DECISION - 64059716 (Cont.)

In addition to the improvements identified, there is a need to keep the LGIP current. There are a number of projects that are underway which will be key to informing the next significant amendment to the LGIP and the accuracy of Council's forecasting of growth assumptions. These include corporate strategies and plans to inform growth, constraints and infrastructure provision in addition to the emergence of prioritisation and sequencing of growth from the Growth Areas program. The region is also experiencing significant demand for growth outside the current Priority Infrastructure Area.

It is concluded that if Council decides to amend the LGIP, the only amendment option under the process for reviewing a LGIP is a full LGIP amendment under Chapter 5, Part 3 of the MGR.

A Council briefing was conducted on 6 April 2022 for the purpose of sharing information and providing advice/views to Council on the matter. In line with Council's decision-making framework, an extract from the minutes of the briefing, is provided below:

The CEO noted the way forward:

A report to be submitted to Council Meeting in June for consideration to endorse the recommendation to undertake a full LGIP amendment

2. Explanation of Item

The MGR's process for reviewing a LGIP up to and including the step in Chapter 5, Part 5, section 23.1 has been completed. Pursuant to Chapter 5, Part 5, section 23.2 of the MGR, Council must relevantly now decide to do one of the following.

- (a) make a LGIP amendment in accordance with Chapter 5, Part 3 of the MGR; or
- (b) subject to Chapter 5, Part 5, section 24, 25 and 26 of the MGR, decide not to make a LGIP amendment.

Considering the findings of the LGIP Review (**Supporting Information #2 to #4 inclusive**) and matters relating to the currency of the current LGIP, this report recommends Council decide in accordance with Chapter 5, Part 5, section 23.2 (a) to "make a LGIP amendment in accordance with Chapter 5, Part 3 of the MGR". If Council resolves to make a LGIP amendment, a separate report will be brought to Council to consider the full scope of the proposed amendment and formally commence the amendment process at a later date.

If Council resolves to make a LGIP amendment, then the Council must write to the chief executive of the Department of State Development, Infrastructure, Local Government and Planning, advising when the review was completed, and the decision made under Chapter 5, Part 5, section 23.2(a) of the MGR. This would complete the process for undertaking a review of a LGIP.

3. Strategic Implications

3.1 Legislative / Legal Implications

The LGIP has been reviewed in accordance with section 25 of the *Planning Act 2016* and the MGR's process for reviewing a LGIP as outlined by Chapter 5, Part 5.

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

Keeping the LGIP current will reduce risks for development assessment and provide greater certainty for proponents. The development industry has strong expectations about infrastructure provision which are related to the Priority Infrastructure Area.

Legal and expert LGIP practitioner advice has been sought for the process for reviewing a LGIP.

ITEM 3.2 LOCAL GOVERNMENT INFRASTRUCTURE PLAN (LGIP) REVIEW DECISION - 64059716 (Cont.)

3.5 Delegated Authority Implications

This report seeks to establish delegations to the Chief Executive Officer to do all things reasonable and necessary to complete the process for reviewing a LGIP in accordance with the *Planning Act 2016* and the MGR.

3.6 Financial Implications

Future LGIP amendments will be subject to the requirements for financial sustainability under the *Planning Act 2016* and the MGR. Further scoping to determine the changes to costings (if applicable) is required for future amendments. The scope of any future amendment would be subject to future Council briefings.

3.7 Economic Benefit Implications

The LGIP identifies future trunk infrastructure requirements to service both planned residential and employment growth in the Priority Infrastructure Area. Future LGIP amendments ensure that these requirements remain current.

3.8 Environmental Implications

The development of planning assumptions for the LGIP will consider environmental constraints to ensure Council does not overestimate growth potential. The LGIP identifies future trunk infrastructure requirements to service planned growth in the Priority Infrastructure Area. The Stormwater Quality network identifies water quality trunk infrastructure to manage the impacts of growth on waterway health and receiving waters environs. Planning and design of the other trunk infrastructure networks will consider environmental impacts and considerations in line with the requirements of the MBRC Planning Scheme and associated policies.

3.9 Social Implications

Keeping an up-to-date program of long-term strategic infrastructure planning and LGIP amendments provides the community with greater transparency regarding Council's intentions for the provision of trunk infrastructure.

3.10 Human Rights Implications

Council's decision in this circumstance does not directly have human rights implications. However, future LGIP amendments 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 is compatible with (and does not limit) a person's property rights. No immediate acquisitions are planned as a result of this decision.

3.11 Consultation / Communication

Strategic Planning and Place Making
Infrastructure Planning Departments
Legal Services

ATTENDANCE

Stuart Piper left the meeting at 10.20am after Item 3.2.

Blayne Magnar attended the meeting at 10.20am for discussion on Item 3.3.

ITEM 3.3

DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE

APPLICANT: Club Property Solutions Pty Ltd for Bribie Island RSL and Citizens Memorial Club Inc C/- RPS Australia East Pty Ltd
OWNER: Bribie Island RSL & Citizens Memorial Club Inc

Meeting / Session: 3 WELL-PLANNED PLACES
Reference: 64452807: 10 June 2022 – Refer Supporting Information 64452840; 64491345; 64491347
Responsible Officer: BM, Principal Planner (Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Club Property Solutions Pty Ltd for Bribie Island RSL and Citizens Memorial Club Inc C/- RPS Australia East Pty Ltd
Lodgement Date:	30 September 2021
Properly Made Date:	9 November 2021
Confirmation Notice Date:	15 November 2021
Information Request Date:	29 November 2021
Info Response Received Date:	9 March 2022
Public Notification Dates:	22 March 2022 until 12 April 2022
No. of Submissions:	Properly Made: Seven (7) Not Properly Made: Seven (7)
Decision Due Date:	1 July 2022
Prelodgement Meeting Held:	Yes

PROPERTY DETAILS	
Division:	Division 1
Property Address:	54 Toorbul Street, Bongaree QLD 4057
RP Description	Lot 43 CP 898103
Land Area:	9,777m ²
Property Owner	Bribie Island RSL and Citizens Memorial Club Inc

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	Moreton Bay Regional Council Planning Scheme
Planning Locality / Zone	Recreation and open space zone - Sport and recreation precinct
Level of Assessment:	Impact Assessable

This matter is brought to the attention of Council under the **Well-planned places portfolio** as the assessment and determination of development applications is a key function contributing to a Well-planned region.

This development application seeks a Material Change of Use - Development Permit for Retirement Facility (33 Dwellings) and Club located at 54 Toorbul Street, Bongaree on land described as Lot 43 CP 898103.

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

Council officers are of the view that the development application should be approved, subject to various conditions.

The proposed development seeks to construct a Retirement Facility on the northern portion of the site, which is currently occupied by a disused bowling green. The proposed Retirement Facility contains an overall building height of 15m (12.2m plus lift over run) and 4 storeys from ground level and consists of 33 dwellings with a resultant density of 34 dwellings per hectare.

The application also proposes to improve the existing Bongaree Bowls Club facilities. The proposed upgrades to the Bongaree Bowls Club include:

- The retention of two (2) of the three (3) existing lawn bowls greens and conversion of the greens to synthetic all-weather playing surfaces;
- The refurbishment of the clubhouse and adjacent external areas including a re-purposed café/bar; and
- The club house gross floor area is reduced by 614m² with a new focus on outdoor 'alfresco' seating areas.

Vehicular access to the Retirement Facility is proposed via a new driveway from Toorbul Street. A total of fifty (50) car parking spaces are proposed for the Retirement Facility, in addition to the forty-one (41) car on-street parking spaces to be retained with the existing Club operations. The proposed car parking associated with the Retirement Facility consists of forty-eight (48) spaces within a semi basement level and two (2) visitor spaces at ground level. In addition, a total of seventeen (17) bicycle parking spaces are provided for residents and four (4) for visitors.

The site is located within the Recreation and open space zone - Sport and recreation precinct. The site is included within the Suburban neighbourhood place type under the Strategic Framework of the Moreton Bay Regional Council Planning Scheme.

The application is subject to impact assessment and was publicly advertised with fourteen (14) submissions received consisting of seven (7) not properly made submissions and seven (7) properly made submissions. All seven (7) not properly made submissions were in support of the proposal but were deemed not properly made as the submitter did not provide their residential address. Of the seven (7) properly made submissions, four (4) were in support of the proposal and three (3) were in objection to the proposal.

Of the objections, the following concerns were raised:

- The land is zoned Recreation and Open space, not for residential development;
- A building height of 15m exceeds the current 8.5m building height as shown on Overlay map - Building height;
- Loss of amenity and privacy;
- Devaluation of existing properties;
- Environmental impacts on adjoining land; and
- Flooding from adjoining creek.

This matter is presented to the Council for decision as the proposal materially challenges Council policy and in accordance with the delegations to Council officers, Council officers are of the view that the development application should therefore be determined by the Council.

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Karl Winchester

CARRIED 11/0

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

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

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 Retirement Facility (33 Dwellings) and Club at 54 Toorbul Street, Bongaree on land described as Lot 43 CP 898103, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Upgraded Bowls Club & Integrated Retirement Facility - Site Plan	DA202 Issue C	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - Basement Plan	DA203 Issue D	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - Ground Floor Plan	DA204 Issue D	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - L1 & L2 Plan	DA205 Issue C	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - L3 Plan	DA206 Issue C	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - Roof Plan	DA207 Issue B	Leith Architects	23/09/2021
Upgraded Bowls Club & Integrated Retirement Facility - Section	DA300 Issue C	Leith Architects	25/02/2022
Proposed Elevations	DA400 Issue B	Leith Architects	24/02/2022
Proposed Elevations	DA401 Issue B	Leith Architects	24/02/2022
Proposed Elevations	DA402 Issue A	Leith Architects	23/09/2021
Proposed Finishes - South East Elevation	DA403 Issue A	Leith Architects	25/02/2022
Proposed Finishes Elevation - North East	DA404 Issue B	Leith Architects	25/02/2022
Proposed Finishes - South West Elevation	DA405 Issue A	Leith Architects	25/02/2022
Proposed Finishes - North West Elevation	DA406 Issue A	Leith Architects	25/02/2022
Proposed Perspectives	DA500 Issue C	Leith Architects	16/02/2022

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Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Perspectives	DA501 Issue C	Leith Architects	25/02/2022
Proposed Perspectives	DA502 Issue B	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - Materials	DA600 Issue B	Leith Architects	25/02/2022
Upgraded Bowls Club & Integrated Retirement Facility - Street Fence Plan	DA700 Issue F	Leith Architects	25/02/2022
Noise Assessment Report	626.30089.00000-R01-v2.0	SLR	March 2022
Waste Management Plan	-	SLR	-
Flood Risk Management Plan	C4545 Rev A	Milanovic Neale Consulting Engineers	28/02/2022
Concealed Flood Barrier	Concealed Barrier OV Sheet 1 of 5	AWMA	Undated
Concealed Flood Barrier	Concealed Barrier OV Sheet 1 of 5	AWMA	Undated
Concealed Flood Barrier	Concealed Barrier OV Sheet 2 of 5	AWMA	Undated
Concealed Flood Barrier	Concealed Barrier OV Sheet 3 of 5	AWMA	Undated
Concealed Flood Barrier	Concealed Barrier OV Sheet 4 of 5	AWMA	Undated
Concealed Flood Barrier	Concealed Barrier OV Sheet 5 of 5	AWMA	Undated

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Landscape Concept Design	LC-01-LC-04 Issue A	View Landscape Architecture	20/09/2021
Conceptual Tree Retention Plan	2021-105-008	28 South Environmental	28 September 2021
Bushfire Management Plan	211114	Land and Environmental Consultants	29 September 2021
Site Based Stormwater Management Plan	C4545 Rev c	Milanovic Neale Consulting Engineers	7/03/2022

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
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 Documents Required	
A	Submit an amended Landscape Concept Design, Conceptual Tree Retention Plan, and Bushfire Management Plan to reflect the approved site plan.	Prior to any Approval of Building Works.
B	Obtain approval from Council for the amended Landscape Concept Design, Conceptual Tree Retention Plan, and Bushfire Management Plan 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 commencement of use.
3.	Amended Plan - Stormwater Management	
	<p>Submit and have approved by Council, an amended Stormwater Management Plan (SMP) prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ). The SMP is to demonstrate that stormwater can be managed on/from the subject land in accordance with the MBRC Planning Scheme. The following specific amendments are to be included:</p> <ul style="list-style-type: none"> a. Demonstrate that the existing piped road drainage proposed to accept the development stormwater discharge has capacity. b. The SMP is to detail the proposed type of SPEL cartridges. c. All field inlet pits (minimum 600x600mm) are to be fitted with SPEL Stormsacks and indicated on the SW layout plan. 	Prior to engaging a building certifier for building works.
4.	Community Management Statement	
	<p>Ensure that any Community Management Statement for the development reflects the following:</p> <ul style="list-style-type: none"> i. Car parking provisions; ii. Landscaping requirements; iii. Communal Open Space and Recreation areas (including pool area); iv. Bin storage requirements and collection locations; v. Stormwater Management requirements; and vi. Flood Emergency Management Plan. 	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
5.	Extent of Dwellings	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	Develop the Dwellings on the site as follows: 1. Nineteen (19) x 2-bedroom dwellings; and 2. Fourteen (14) x 3-bedroom dwellings.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
6.	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.	
7.	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of seventeen (17) bicycles for residents and four (4) for visitors. 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.
8.	Electrical Transformer	
	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: 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. Note: The use of barbed wire or metal prongs is not permitted.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
9.	Clothes Drying Facilities	
	Provide external clothes drying facilities that are screened from adjoining properties and the street or provide an electric clothes dryer within each dwelling.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
10.	Privacy Screening	
A	Provide privacy screening or alternate treatments where: 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/or	Prior to the commencement of use or Council endorsement of any Community Management Statement,

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	ii. Habitable room windows or balconies that overlook private recreation areas of other dwellings on the same site or an adjoining site.	whichever occurs first and to be maintained at all times.
B	Treatments may consist of one or more of the following: <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. 	
11.	Street Numbering and Building Names	
	Install dwelling and street numbering and lockable mailboxes. Ensure street numbers and any building names are prominently displayed to enable identification by emergency services.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
12.	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 firefighting 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: <ul style="list-style-type: none"> i. An unobstructed width of no less than 3.5m; ii. An unobstructed height of no less than 4.8m; iii. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; iv. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. 	
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:	Prior to commencement of the use or Council's endorsement

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	<p>i. Those external hydrants can be seen from the vehicular entry point to the site; or</p> <p>ii. A sign identifying the following is provided at the vehicular entry to the site:</p> <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 firefighting 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. 	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 prescribed in the technical note Fire Hydrant Indication System produced by the Queensland Department of Transport and Main Roads.	
13.	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.
14.	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.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
15.	Waste Management Program	
A	Implement the approved waste management program; Note: This development will use 1.1 m ³ bins serviced at the kerbside of Toorbul Street.	Prior to commencement of use.
B	Manage waste in accordance with SC 6.21 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 6.21 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
16.	Acoustic Attenuation Measures	
A	Provide the following acoustic attenuation measures as specified in the Noise Assessment by SLR Consulting: 1. Mechanical plant and equipment that is designed, sited and acoustically treated in order to achieve the specified noise limits. Certification is to include results from on-site noise monitoring of installed mechanical plant and equipment.	Prior to the commencement of the use and to be maintained at all times.
B	Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the specifications of the Noise Assessment by SLR Consulting. Note certification	Prior to the commencement of the use.
17.	Operational limits	
	Limit hours of operation for the café to between 7am and 10pm only.	To be maintained at all times.
18.	Landscaping	
A	Implement landscaping generally in accordance with the approved Landscape Concept Design 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.
19.	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 Management

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
	Statement whichever comes first.
20. 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.
21. 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.
22. 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.	
23. Telecommunications Internal Wiring	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
A	Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide 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.	Prior to commencement of use or Council's endorsement of any Community Management 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.	
24.	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	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.
25.	Storage	
	Ensure bulk storage areas are provided within the basement in accordance with the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
26.	Arborist Report Required	
A	Submit an arborist report prepared by qualified arborist with a minimum level 5 qualification for the retention of the retained trees as identified on the approved Tree Retention Plan.	Prior to any Works occurring onsite.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
B	Obtain approval from Council for the arborist report in accordance with (A) above.	Prior to any Works occurring onsite.
C	Implement the requirements and recommendations of the approved plan/s. The approved amended plan/s will form part of the approval.	Prior to commencement of use.
27.	Extent of Vegetation Clearing	
A	Undertake vegetation clearing under the supervision of a qualified arborist with a minimum level 5 qualification.	During Site works.
B	Undertake vegetation clearing only within the area of works as identified on the approved Tree Retention Plan and approved Arborist Report. No additional clearing is permitted beyond this area without approval in writing from Development Services.	At all times.
C	Provide certification from a qualified arborist that all works have been constructed in accordance with this permit condition.	Prior to commencement of use or submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
28.	Temporary Exclusion Fencing	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental damage. Delineation and fencing is to be undertaken in accordance with Australian Standard 4970-2009 Protection of Trees on Development Sites.	While site works are occurring.
29.	Stockpiles of Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	During site works.
30.	No Net Loss of Fauna Habitat	
	Development must not result in the net loss of fauna habitat. Where development results in the loss of a Habitat Tree (trees greater than 80cm in diameter at 1.3m above ground height), development must provide replacement fauna nesting boxes at the following rate: <ul style="list-style-type: none"> - One (1) nest box for every hollow removed; or - Where hollows have not yet formed, three (3) nest boxes for every habitat tree removed. 	Prior to commencement of use or submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
31.	Nest Box Management Plan	
A	<p>Where development does result in the loss of a Habitat Tree, submit and obtain approval from Council for a nest box management plan with details of the proposed construction, installation methods and GPS location for each nest box for Council's records. The plan must be prepared in accordance with Council's Planning scheme policy - Environmental areas and corridors and by a suitably qualified person and include details of proposed maintenance and protocols for replacing fallen or broken nest boxes. Include any additional information that may be relevant such as:</p> <ul style="list-style-type: none"> - Exact number of habitat trees and number of hollows to be impacted, - Assessment of replacement hollows required as per 'No Net Loss of Fauna Habitat' condition requirements, - Assessment of target species, - Requirements for the target species, - Nest box types - design and sizes, - Installation technique, - Proposed location of installed nest box including GPS location and owner's consent, - Installation timeframes which provide for installation prior to the commencement of clearing wherever possible, otherwise within 7 days of clearing; and - Monitoring and maintenance regime details, including protocols for replacing fallen or broken next boxes. <p>Nest boxes must be maintained for a minimum of 12 months post installation.</p>	Prior to any vegetation clearing.
B	<p>If nest box installation is proposed within a Council park, provide written confirmation from Council's Coordinator Parks and Recreation Planning that Council agrees to the installation of the nest boxes within Council park.</p> <p><i>Note: The agreement may require the payment of a maintenance bond refundable after the satisfactory completion of the 12 months maintenance period.</i></p>	Prior to any vegetation clearing.
C	Provide a copy of written permission to enter from Council's Operations Technical Services team.	Prior to any vegetation clearing.
32.	Bushfire Management Plan	
	Implement the requirements and recommendations of the approved Bushfire Management Plan.	To be maintained.
DEVELOPMENT ENGINEERING		
33.	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part	Prior to commencement of use.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	of works carried out in association with the development to Council's standards.	
34.	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.
35.	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.
36.	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 certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Stormwater Management Plan.	Prior to commencement of use.
37.	Council Stormwater infrastructure	
A	Submit and have approved by Council, a development application for operational works for the proposed stormwater connection with Council's infrastructure to service the development. 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.
B	Construct 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.
38.	Pathway	
	Provide, at no cost to Council, a 1.5 metre-wide reinforced concrete pathway along the full development frontage to Toorbul Street.	Prior to commencement of use.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	This condition has been imposed under section 145 of the <i>Planning Act 2016</i> .	
39.	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"> i. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) ii. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable iii. 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 iv. Materials unloading and loading must occur on-site unless prior written approval is given by Council. v. 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.
40.	Erosion and Sediment Control	
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.	Prior to commencement of works and to be maintained current at all times during construction.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
41.	Acid Sulfate Soils	
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.	Prior to the commencement of works.
B	Implement the requirements and recommendations of the Acid Sulfate Soil Management Plan. All testing and monitoring is to be undertaken in accordance with the MBRC Planning Scheme.	While site works are occurring.
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.
	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.	
42.	Driveway Crossover	
A	Construct a driveway crossover to proposed development in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.	Prior to commencement of use.
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.
43.	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.
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.
44.	Minimum Flood Planning Level	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	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 3.3 m AHD.	Prior to commencement of use.
45.	Ground Water Investigation Report	
A	Prepare a Ground Water Investigation Report. This report is to be prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ). The report is to cover but not limited to the management of ground water impacts during the construction of the development and ongoing basement operation and maintenance.	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 Ground Water Investigation Report.	Prior to building works approval.
C	Construct the works in accordance with the RPEQ certified design and the recommendations of the Ground Water Investigation Report.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
46.	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.
47.	Flood Mitigation	
A	Implement and maintain the works identified in the approved Flood Risk Management Plan and Concealed Flood Barrier.	Prior to commencement of use and to be maintained.
B	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the Flood Risk Management Plan	Prior to commencement of use.

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ADVICES	
1.	<i>Aboriginal Cultural Heritage Act 2003</i>
	<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> <p>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>.</p>
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>
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>

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- 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 Retirement Facility (33 Dwellings) and Club
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none"> • Operational Works – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	Fourteen (14) submissions received consisting of seven (7) properly made submissions.

REPORT DETAIL

1. Background

The site is currently occupied by the Bongaree Bowls Club (BBC) under a tenancy agreement with Bribie Island RSL and Citizens Memorial Club Inc. (BRSL). BBC utilise the site for bowls club purposes with improvements including a clubhouse (plus ancillary facilities) and three (3) bowling greens (with 1 green disused). The Bongaree Bowls Club was first formed in 1949 and has operated from the site since 1952 when the greens and original clubhouse were first completed.

On 14 December 2020, a pre-lodgement meeting (PRE/5858) was held was held with the applicant to discuss the proposed development.

A Councillors’ briefing was conducted on 7 June 2022 for the purpose of sharing information and providing advice/views to Council on the matter. In line with Council’s decision-making framework, an extract from the minutes of the briefing, is provided below:

The CEO noted the way forward:

Councillors noted a report will be submitted to a future General Meeting for consideration.

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2. Explanation of Item

2.1 Proposal Description

This development application seeks a Material Change of Use - Development Permit for Retirement Facility (33 Dwellings) and Club located at 54 Toorbul Street, Bongaree on land described as Lot 43 CP 898103.

The proposed development seeks to construct a new Retirement Facility on the northern portion of the site which is currently occupied by a disused bowling green. The application also proposes to improve the existing Bongaree Bowls Club facilities.

The proposed Retirement Facility contains an overall building height of 15m (12.2m plus lift overrun) and 4 storeys from ground level and consist of 33 dwellings with a resultant density of 34 dwellings per hectare. The proposed dwellings occupy all four (4) levels of the building (including ground level) and consist of:

- nineteen (19) x 2 bedroom dwellings; and
- fourteen (14) x 3 bedroom dwellings.

A communal open space area of 161m² is provided on the ground floor featuring a barbeque area, green space and communal pool area.

The proposed upgrades to the Bowls Club include:

- The retention of two (2) of the three (3) existing lawn bowls greens and conversion of the greens to synthetic all-weather playing surfaces;
- The refurbishment of the clubhouse and adjacent external areas including a re-purposed café/bar; and
- The club house gross floor area is reduced by 614m² with a new focus on outdoor 'alfresco' seating areas.

Vehicular access to the Retirement Facility is proposed via a new driveway from Toorbul Street. A total of fifty (50) car parking spaces are proposed for the Retirement Facility, in addition to the forty-one (41) on-street car parking spaces to be retained with the existing Club operations. The proposed car parking associated with the Retirement Facility consists of forty-eight (48) spaces within a basement level and two (2) visitor spaces at ground level. In addition, a total of seventeen (17) bicycle parking spaces are provided for residents and four (4) for visitors. A service vehicle loading bay is located along Toorbul Street to facilitate refuse collection.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and Open Space Zone - Sport and Recreation Precinct	Apex Park and the Bribie Island Seaside Museum.
South	Recreation and Open Space Zone - Sport and Recreation Precinct	Melsa Park
East	General Residential Zone - Next Generation Neighbourhood Precinct	Residential dwellings and multiple dwellings ranging from single storey to three (3) storeys
West	Road Reserve / Recreation and Open Space Zone - Sport and Recreation Precinct	The site adjoins a vegetated road reserve and Melsa Park to the west which separates the Bowls Club from residential dwellings.

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2.3 Assessment Benchmarks related to the Planning Regulation 2017

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, 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

2.3.1 *State Planning Policy*

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently. (2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. (3) Fire hydrants are suitable identified so that fire services can locate them at all hours.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply The recommendations of this report include a condition of development that internal fire systems are installed within the development where required.
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable

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Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	<p>(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology (b) wastewater (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. <p>(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p> <p>(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.</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>
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> <ul style="list-style-type: none"> (a) coastal dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p>	<p>The site contains Defined Site Flood Level of 3.0m AHD relative to 1% AEP Storm Tide inundation in the year 2100. Accordingly, the proposed habitable floor areas are required to demonstrate a minimum floor level of 3.3m AHD to comply with Council's flood immunity requirements. A minimum habitable floor level of 3.55m AHD is proposed for the development.</p> <p>The proposed basement carparking is vulnerable to flooding with an access level 0.26m below the Defined Flood Level of 3.0 m AHD. It is proposed to install a flood barrier at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement.</p>

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

2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint.

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.

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

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

2.4.1 Strategic Framework

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework.

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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 located within the Suburban neighbourhood Place type of the MBRC Planning Scheme and is contained within the Coastal Villages and Bribie Island Planning Area. The applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
3.3 Theme - Sustainability and Resilience		
<p>3.3.1 Strategic Outcome - Integrate sustainability with land planning decision-making <i>Design and site development and infrastructure using sustainability and urban design principles to reflect the Region's subtropical climate, reinforce local character and achieve innovation and design excellence.</i></p> <p>1. All development, including buildings and infrastructure, will incorporate subtropical design principles, including orientation, siting and passive climate control, in the planning, design and delivery process to minimise land consumption and service costs and improve design of new development.</p> <p>2. The design and orientation of all buildings and allotments will take advantage of the Region's climate and reduce the use of energy, especially for cooling and heating, in accordance with sub-tropical design principles and climate smart initiatives;</p>	Yes	<p>The proposed Retirement Facility has been designed in response to the local climate and incorporates sustainability and urban design principals. The building design maximises sub-tropical climate by orientation, the use of deep recesses, awnings and window hoods, landscaping selection and balconies to provide passive climate control, cross-breezes through units and shading to living areas and private open spaces.</p> <p>The design of the Retirement Facility incorporates elements of energy efficiency through the orientation of the building and stepping of the building design. The layout means that each dwelling features generous living space and opportunities for natural light and ventilation, which will limit the need for artificial heating and cooling.</p>
<p>3.3.2 Strategic Outcome - Reduce greenhouse gas emissions <i>Greenhouse gas emissions are reduced from development, land management and other planning decisions in the region.</i></p> <p>3. Reduce greenhouse gas emissions from transport fuel consumption by adopting patterns of urban development that reduce the need to travel and the distance travelled and by facilitating an increase in provision of active and public transport alternatives.</p>	Yes	<p>The proposed development reflects the principals of reducing greenhouse gas emissions by being located in an established area that is serviced by public transport and active transport infrastructure.</p> <p>The proposed buildings have been designed to incorporate sub-tropical design principals to minimise reliance on energy usage.</p>

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Strategic Outcome	Complies	Assessment
<p>4. Improve energy efficiency through siting, design, construction and use of demand management technologies to reduce greenhouse gas emissions from electricity use;</p>		
<p>3.3.3 Strategic Outcome - Natural hazards and adaptation <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> <p>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;</p>	<p>Yes</p>	<p>The proposed development is responsive to natural hazards by ensuring the development would be constructed above the adopted Flood and Storm Tide Planning levels.</p> <p>The site contains Defined Site Flood Level of 3.0m AHD relative to 1% AEP Storm Tide inundation in the year 2100. Accordingly, the proposed habitable floor areas are required to demonstrate a minimum floor level of 3.3m AHD to comply with Council's flood immunity requirements. A minimum habitable floor level of 3.55m AHD is proposed for the development.</p> <p>The proposed semi basement carparking is vulnerable to flooding with an access level 0.26m below the Defined Flood Level of 3.0 m AHD. It is proposed to install a flood barrier at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement.</p>
<p>3.3.4 Strategic Outcome - Responding to oil supply vulnerability <i>Identify people, economic sectors and areas that are at risk due to oil supply vulnerability and increase their resilience to the effects of oil supply vulnerability.</i></p> <p>1. Manage risks and reduce impacts on people, economic sectors and areas from the effects of oil supply vulnerability by:</p> <ol style="list-style-type: none"> a. Designing development to encourage walking, cycling and public transport use to access local shopping facilities and employment locations, and early provision of public transport services; b. ensuring transport infrastructure and service investment actively reduces oil dependence, particularly for trips that could be undertaken by public or active transport; and c. reducing the length of trips and dependence on oil by localising access to goods, services and employment opportunities. 	<p>Yes</p>	<p>The proposed development responds to oil supply vulnerability by being located within an established area that is serviced by public transport and active transport infrastructure and in proximity to established and future local services and places of activity.</p>

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Strategic Outcome	Complies	Assessment
<p>3.3.5 Strategic Outcome - Land, air and noise <i>The adverse effects of development on land, air quality and noise levels are avoided in the first instance, mitigated and managed to within acceptable levels and environmental harm is avoided.</i></p> <p>4. Development does not lead to environmental harm or nuisance through unacceptable levels of noise.</p>	<p>Yes</p>	<p>Potential noise generation from the development can be appropriately attenuated by incorporating the recommendations from the submitted Noise Impact Assessment.</p>
<p>3.4 Theme - Natural Environment and Landscape</p>		
<p>3.4.3 Strategic Outcomes - Coastal Management <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 5. Coastal environments and associated development are protected from the acid and metal contamination associated with the disturbance of acid sulfate soils 	<p>Yes</p>	<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 to address ground water seepage into the semi basement car park. A further condition is recommended to address potential acid sulfate soil disturbance.</p>

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Strategic Outcome	Complies	Assessment
<p>3.4.4 Strategic Outcomes - Regional landscape areas <i>Healthy, diverse and productive rural and coastal landscapes are maintained and enhanced, for their multiple environmental, recreational, cultural, economic and scenic amenity values.</i></p> <p>1. The multiple values of landscapes, included in the Moreton Bay Region, are protected, managed and enhanced. These multiple values include ecosystem services, offset areas (remnant vegetation, koalas, marine fish habitat and biodiversity), scenic amenity, landscape heritage, rural production, natural economic resources, water resources, inter-urban breaks and outdoor recreation;</p> <p>9. Rural, environmental, landscape, scenic amenity, water quality and natural resource values are recognised and maintained;</p> <p>11. The visual attributes that contribute to the regional character areas are protected and enhanced</p>	<p>Yes</p>	<p>The applicant has demonstrated that the development does not impact on regional values of Moreton Bay.</p> <p>As an existing developed site, this partial redevelopment means the site does not form part of a regional network. Furthermore, the development will not diminish the ability of the adjacent riparian corridor to continue to function.</p> <p>The proposed development is located between two urban areas of residential development and in itself is currently a developed site. The development will not impact upon the ability of the adjacent open spaces to continue to provide landscape and visual amenity for the locality.</p>
<p>3.4.5 Strategic Outcomes - Scenic Amenity <i>Recognise and promote landscape values and scenic amenity across the Region.</i></p> <p>1. Important scenic amenity areas, view corridors and viewpoints are protected;</p> <p>2. Public access to significant and popular viewpoints is protected and enhanced.</p>	<p>Yes</p>	<p>The site is not mapped as a scenic amenity area under the planning scheme. Nor is the site considered to be a significant or popular viewpoint.</p>
<p>3.5 Theme - Strong Communities</p>		
<p>3.5.1 Strategic Outcome - Healthy and safe communities <i>Utilise the principles of urban design to promote healthy and safe communities.</i></p> <p>1. Sustainability and urban design principles and the standards of universal access and safety will be used to create built environments conducive to physical activity and public environments accessible by all people.</p> <p>2. Development and provision of infrastructure will help to deliver a healthy and safe built environment, encouraging healthy lifestyle choices;</p> <p>3. Appropriate consideration of social needs will occur for major new development; and</p> <p>4. Community facilities in appropriate locations will be available for emergency purposes during and after natural disasters.</p>	<p>Yes</p>	<p>The proposed development utilises key urban design principles to both enable and promote an active, healthy lifestyle for residents and visitors.</p> <p>The proposal incorporates extensive walkways and an integrated design which ensures permeability throughout the site and through to the adjoining parklands for residents and visitors alike to easily access and utilise the adjacent parkland and nearby waterfront esplanade. Furthermore, the building design also encourages casual surveillance of the adjoining parklands.</p> <p>The proposed improvements to the existing Bongaree Bowls Club facilities provides improved sporting and social</p>

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Strategic Outcome	Complies	Assessment
		<p>opportunities to the future on-site residents and the general public.</p> <p>The Bribie Island SES is located 2.7km away from the subject site. There are also places of refuge that are available throughout the island. In addition, the elevated/vertical nature of the development and the adjacent Bowls Club facility provide opportunities for residents to take refuge within the building or the Bowls Club facilities during and after times of emergency.</p>
<p>3.5.2 Strategic Outcome - Community, cultural and sporting facilities <i>Community, cultural and sporting facilities are provided where needed within the region</i></p> <p>1. Community infrastructure and sporting facilities will be provided in convenient and accessible locations;</p> <p>4. The valuable features, landscape character, built environment and land use pattern across the Region contributes to the creation of a distinct sense of place and identity for the Region and individual communities through respect for natural significant landscape features, local values, local climatic considerations and the use of traditional building materials and forms</p>	<p>Yes</p>	<p>The proposed development involves the revitalisation of the Bongaree Bowls Club. This will result in the provision of upgraded sporting facilities to members and residents and the community at large in a central, accessible location.</p> <p>The values of the locality relate to the adjacent park and riparian areas, which will not be impacted upon by the development.</p> <p>The existing Bowls Club itself – established onsite 1952 – 70 years ago – forms an important part of the local social and cultural heritage, with the main club building (developed in 1953) being a significant aspect of the Bongaree sense of place and identity. This proposal provides for the retention and enhancement of the bowls club.</p>
<p>3.5.3 Strategic Outcome - Sense of place and identity <i>The built form contributes to a sense of place and identity.</i></p> <p>1. The valuable features, landscape character, built environment and land use pattern across the Region contributes to the creation of a distinct sense of place and identity for the Region and individual communities through respect for natural significant landscape features, local values, local climatic considerations and the use of traditional building materials and forms.</p> <p>3. Crime Prevention Through Environmental Design principles will be applied to the planning, design and delivery of development and infrastructure projects.</p>	<p>Yes</p>	<p>The integration of the Retirement Facility and the revitalised Bowls Club provides a node that will contribute to the local character of the area, particularly through the retention and revitalisation of the Bongaree Bowls Club facilities and the addition of a complementary seniors Living use.</p> <p>Furthermore, the design accords with basic CPTED design principles, through the incorporation of clear open pedestrian movement corridors and balconies that encourages casual surveillance of Toorbul Street and the adjoining parklands.</p>

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Strategic Outcome	Complies	Assessment
<p>3.5.4 Strategic Outcome - Open space network <i>Provision of a well-connected, diverse and accessible public open space network.</i></p> <p>1. Accessible, diverse and quality useable open space that provides for the health, recreation and leisure needs of the current and future communities is maintained and enhanced;</p> <p>2. Passive and active recreation areas and community greenspaces provide a pleasant experience for residents and visitors and enhance the sense of place and community identity;</p>	Yes	<p>Whilst the proposal does not provide public open space, the proposed development will maintain and enhance public access to the site. Passive and active recreation areas will be provided as part of the development through the provision of a communal recreation area for residents of the retirement facility and the revitalisation of the Bowls Club which will also serve as multi-function social space for residents.</p> <p>Residents of the proposed retirement facility will also have access to the existing public open space in the surrounding locality.</p>
<p>3.5.6 Strategic Outcome - Outdoor Recreation <i>Provide for a variety of outdoor recreation opportunities including recreation trails and camping areas to meet community demands.</i></p> <p>1. A variety of outdoor recreation opportunities is provided to meet community demands;</p>	Yes	<p>The proposed development includes the revitalisation of the Bowls Club which will contribute to the provision of an outdoor recreation opportunities for the benefit of the community.</p>
<p>3.5.7 Strategic Outcome - Housing choice and affordability <i>A variety of housing options is provided to meet diverse community needs and achieve housing choice and affordability.</i></p> <p>1. Council's planning initiatives are primarily aimed at increasing population in close proximity to services, public transport and employment to make the overall cost of living more affordable by reducing overall lifestyle costs, particularly transport costs, energy costs by requiring services and facilities close to where people live;</p> <p>3. New housing developments will be planned, designed and delivered taking into account the neighbourhood and place type, existing and future housing needs in the area, and the connectivity and accessibility required to create a walkable neighbourhood and encourage active transport;</p> <p>4. Council will support the provision of affordable housing through community-based, not-for-profit entities and housing cooperatives and the private sector;</p>	Yes	<p>The development is located and designed to take advantage of the adjacent natural environment and access to an extensive range of goods and services, all within walking distance.</p> <p>The retirement facility is intended to be operated via a deferred management fee (DMF) model Retirement Facility under the Retirement Villages Act 1999. This model provides for important affordable housing options for older members of the community allowing the securing of a high-quality lifestyle at a capital cost generally significantly below the cost of equivalent freehold property.</p>
<p>3.6 Theme - Settlement Pattern and Urban Form</p>		
<p>3.6.1 Strategic Outcome - Compact urban form within the urban footprint <i>A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing</i></p>	Yes	<p>The proposal will result in a more compact urban form through redevelopment of an underutilised portion of the site within the Urban Footprint. The proposed development will increase the number of</p>

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Strategic Outcome	Complies	Assessment
<p><i>the jobs and people per hectare in targeted locations (to help achieve Council's long term 70% local employment target), creating walkable communities, and a viable quality transit system.</i></p> <ol style="list-style-type: none"> 1. A more efficient land use and development pattern will be achieved progressively over time by: <ol style="list-style-type: none"> b. encouraging more intense development and a greater mix of uses at targeted locations within the Urban Footprint; c. requiring new development to be integrated into existing neighbourhoods in a spatially cohesive manner to help create walkable communities with an emphasis being placed on active transport and access by transit; and 2. Ensure that new development and redevelopment in established urban areas reinforces the strengths and individual character of the urban area in which the development occurs; 		<p>people and jobs per hectare, on a site adjoining a local collector route and will assist in the viability of transit systems through an increased population on the site.</p> <p>The site's locational attributes can support a more intense form of development given the site is located:</p> <ul style="list-style-type: none"> • on a local collector road (Toorbul Street). • in proximity to a public transport stop; • in proximity to park and the Bribie Island foreshore; and • in proximity to local services including an established neighbourhood hub and future local activity centre (First Avenue). <p>It is acknowledged that the proposed built form exceeds the suggested maximum building height (8.5m) for the site. The proposed building (15m in height) will be sited on disused bowling green with frontage to open space on three (3) sides. The proposed building has been sited to be respectful to the adjacent properties to the east through increased boundary setbacks and building design to minimise privacy and overlooking impacts.</p> <p>The proposed built form is consistent with the intended character of the local area. The land immediately to the east is included in General Residential Zone - Next Generation Neighbourhood Precinct. the Next Generation Neighbourhood Precinct allows for development up to 15m in height.</p> <p>The proposal has been designed having consideration the zoning intent for the land to east by adopting a building form of a maximum 4-levels (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as 3-levels when seen from Toorbul Street.</p> <p>Furthermore, the proposal has been designed to be sympathetic to adjacent properties through increased boundary</p>

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Strategic Outcome	Complies	Assessment
		setbacks and landscape and privacy treatments.
<p>3.6.4 Strategic Outcome - Transit oriented communities <i>New development that is in close proximity to existing and proposed public transport stops and stations contributes to the use and viability of public transport, the use of active transport and the development of walkable neighbourhoods by providing well designed and appropriate higher density and mixed-use development.</i></p> <p>1. Encourage higher density and intensity of mixed-use development of sites within 800 metres of existing or planned railway stations and undertake land use and transport planning concurrently and sequence development with timely infrastructure provision.</p>	Yes	<p>The site is not located within 800m of an existing or planned railway station.</p> <p>The proposed density of the development is 34 dwellings per hectare and is not regarded to be high density development. The proposed development is located in proximity to a public transport stop and promotes the use of active transport.</p> <p>The proposed development is not considered to conflict with the Strategic Outcome.</p>
<p>2.6.5 Strategic Outcome - Infill development <i>Council will seek to increase residential densities and employment opportunities within the urban corridor and specifically within and adjoining activity centres and public transport in order to maximise access to and use of services and facilities and opportunities for use of public transport, walking and cycling and also adjacent to areas of high scenic amenity e.g. waterfront, environmental areas with high standards of amenity and accessible open space.</i></p> <p>1. Council will focus higher density and mixed-use development in higher order centres and public transport nodes and corridors;</p> <p>2. Council will also seek to encourage diversity in housing types throughout the urban area through the development of vacant and underutilised residential land in suburban areas to achieve greater housing choice and new suburban residential development within walking distance of local centres or neighbourhood hubs and bus stops;</p> <p>3. Council will also seek to encourage diversity in housing types throughout the urban area through the development of vacant and underutilised residential land in suburban areas (not included in dot points one and two above) to achieve greater housing choice and new suburban residential development within walking distance of local centres or neighbourhood hubs and bus stops;</p> <p>5. Ensure the provision of appropriate infrastructure is planned for and provided to support additional population in infill areas;</p>	Yes	<p>The site represents an infill development opportunity with a residential density of 34 dwelling per hectare, on a site that has access to public transport, and has convenient access to an established Local centre. The proposal is not a high-density development, the site is appropriately located and has appropriate infrastructure provision to support an increased population.</p> <p>The proposal will provide for greater variety of retirement living options in Bongaree, particularly one that provides a high level of amenity and access to urban services.</p> <p>The site is afforded a high level of amenity and would have viewpoints across the adjoining open space areas.</p> <p>The proposed development is responsive to natural hazards by ensuring the development would be constructed above the adopted Flood and Storm Tide Planning levels. It is noted during a year 2100 storm tide event; the access driveway could potentially be inundated by flooding. It is proposed to install a flood barrier at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement.</p>

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Strategic Outcome	Complies	Assessment
6. Respond to natural hazards through adaptation measures that reduce the hazard risks and support additional population and economic development in infill areas, without placing additional vulnerable land uses at risk.		
Theme - Employment Location		
<p>3.7.1 Strategic Outcome - Diversification of the local economy <i>Develop a diversified local economy that retains local jobs and builds on regional and sub-regional competitive advantages and specialisations.</i></p> <p>1. Support expansion of the local business sector required to support and service continued population growth in the Region</p>	Yes	The proposed Retirement Facility will support local businesses and services. The development will also support the ongoing operation of the Bowls Club and Bribie RSL Memorial and Citizens Clubs, both of which are important local not-for-profit businesses.
Theme - Integrated Transport		
<p>3.10.1 Strategic Outcome - Integrated transport and land-use planning <i>Plan for a more compact settlement pattern and urban form to encourage sustainable travel patterns: reducing the need to make trips by any motorised form and to reduce the length of motorised trips.</i></p> <p>1. Support transit-oriented communities at locations with high frequency public transport services and access to good quality and safe cycling and walking routes;</p> <p>2. Sufficient infrastructure is provided to connect communities and increase self-containment in the region;</p> <p>3. Reduce the length and reduce the frequency of car trips;</p> <p>4. Reduce the length and increase the frequency of public transport trips;</p> <p>5. Increase the length and increase the frequency of walking and cycling trips;</p> <p>6. End of trip facilities are provided in public and private developments in activity centres to encourage walking and cycling;</p> <p>1. Ensure new development is serviced with new public transport routes, facilities and high frequency services, including priority transit corridors, to establish improved mode share at an early stage; and</p>	Yes	<p>The portion of the site subject to the proposed retirement facility is currently an unused bowling green that represents an infill development opportunity. The proposed development incorporates integrated transport and land use planning principals by being located in an established area that is serviced by public transport and has access to local services.</p> <p>Toorbul Road is mapped as a local collector road and is provided with a shared on-road cycle lane and pedestrian footpath on the northern side of the road. This active transport route facilities safe and efficient connections to nearby places of activity, local services and areas of park and open space.</p> <p>The proposed development would encourage active transport through the provisions of seventeen (17) bicycle parking spaces for residents.</p> <p>In addition, the integration of the Retirement Facility and Bowls Club will provide residents with on-site access to recreation and hospitality options reducing the need to use private vehicles.</p>
<p>3.10.2 Strategic Outcome - Accessibility <i>Ensure all people in the Region have access to a range of travel options that reflect their budget, their needs and their lifestyle.</i></p>	Yes	Future residents would have access to a wide range of quality and affordable transport options. The proposed development would support walking, cycling and public transport usage by being located on a local collector road, within proximity to a public transport stop,

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Strategic Outcome	Complies	Assessment
<p>1. Residents in urban areas have access to a wide range of quality and affordable transport options;</p> <p>3. Ensure the planning and development of urban areas supports walking, cycling and public transport;</p>		<p>providing bicycle parking and being located in proximity to local services and places of activity.</p>
<p>3.10.4 Strategic Outcome - Safety and quality <i>Influence sustainable travel behaviour by creating attractive places to walk and cycle.</i></p> <p>2. Activate areas to encourage a sense of community, creating a feeling of safety and encouraging more people to walk;</p> <p>3. Pedestrian and cycle routes and associated infrastructure are well managed and maintained;</p> <p>4. Promote the health aspects of walking and cycling; and</p> <p>5. Provide best practice design of the transport network to reduce accidents and improve safety, particularly related to pedestrians and cyclists.</p>	Yes	<p>The proposed development has access to an existing active transport network that is safe and attractive.</p> <p>The proposed development has been designed to encourage the use of active transport options through the provision of bicycle parking spaces.</p>
3.11 Theme - Infrastructure		
<p>3.11.1 Strategic Outcome - Infrastructure to support growth <i>Use infrastructure to support desired regional growth and help create a more compact urban pattern, cohesive urban and rural communities, and regional economic development.</i></p> <p>1. Council is approaching the challenge of growth management by adopting smart growth principles and the MBRC Place Model. This model will integrate land uses, transport and infrastructure to promote a more compact urban form, including increased availability and diversity of housing for people of all income levels, walkable neighbourhoods, creating distinctive and attractive mixed use communities, access to a variety of transportation choices, reduced car dependency, protecting our natural landscapes, targeting new development to accessible infill locations and prioritising use of existing infrastructure.</p>	Yes	<p>The MBRC Place model underpins the MBRC Planning Scheme and has been developed by adopting smart growth principals that integrate land use, transport and infrastructure planning to promote a more compact urban form and guide new development within targeted locations.</p> <p>Whilst the subject site is located within the Suburban neighbourhood Place type, the site has access to infrastructure to support the proposed development. The site has access to public passenger transport, active transport options of a shared on-road cycle lane and pedestrian pathway on the northern side of Toorbul Street and is located in proximity to an established Local centre on the corner of First Avenue.</p> <p>The proposal will result in a more compact urban form and provide for a diversity of housing options for an aging population.</p>
Theme - Planning Areas		
<p>Element - Coastal communities and Bribie Island planning area</p> <p>The Coastal communities and Bribie Island planning area provides for a community of 34,500 people and 7,500 jobs at 2031 together with a</p>	Yes	<p>The proposal provides for a greater variety of retirement living options in Bongaree, particularly one that demonstrates a high level of amenity and access to urban services, including an established Local centre on the corner of First Avenue.</p>

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Strategic Outcome	Complies	Assessment
<p>wide range of facilities and services required for a planning area of this scale. The planning area will include:</p> <ol style="list-style-type: none"> 1. The district activity centre at Bellara/Bongaree which includes a shopping centre and other district centre facilities; 2. An Enterprise and employment area at Bongaree; 3. Existing residential neighbourhoods offering a wide variety of housing choices and served by a network of local centres and community facilities; 4. Existing coastal communities; Some rural residential areas to be retained; 5. Extensive low-lying open space and natural areas including waterways, wetlands and estuarine systems; and 6. An integrated transport network that supports active transport, public transport and movement of goods and people within, into, out of, and through the planning area. 		
<p>3.13.5.1 Specific Outcome - Sustainability and resilience</p> <ol style="list-style-type: none"> 1. Significant areas within the planning area are exposed to natural hazards and the projected impacts of changes in weather due to their proximity to Moreton Bay, Pumicestone Passage, Deception Bay and the major flood plains of the Caboolture River, Ningi Creek and Elimbah Creek draining into the bays. The Coast and Riverlands place type has been used to identify the areas at great risk from flooding and coastal hazards and limit further urban development and further intensification of development from these areas. 2. The coastal communities and parts of Bribie Island are also located in natural hazard areas. An adaption strategy will be undertaken to address the natural hazards and the projected impacts of changes in weather in these areas. In the interim, established urban areas will be maintained. 	Yes	<p>The site is not located within the Coast and Riverland Place type.</p> <p>The proposed development is responsive to natural hazards by ensuring the habitable floor levels of the development would be constructed above the adopted Flood and Storm Tide Planning levels.</p> <p>It is noted during a year 2100 storm tide event; the access driveway could be inundated by flooding. It is proposed to install a flood gate at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement.</p>
<p>3.13.5.3 Specific Outcomes - Strong communities</p> <ol style="list-style-type: none"> 1. The urban structure provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban and Activity centre place types. 	Yes	<p>The proposal provides for a greater variety of retirement living options in Bongaree. The subject site is located in an established area within proximity to established community facilities and services, recreational facilities, open space and parkland.</p> <p>The proposed building has been designed to complement the distinctive Bribie Island landscape identity. The proposed building</p>

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Strategic Outcome	Complies	Assessment
<p>2. The urban structure provides for the development of an appropriate range of community facilities and services and sporting and recreational facilities, open space and parkland to cater for the planning area community.</p> <p>4. The planning area falls within the rural coast and coastal urban regional character areas. These prevailing character areas within the planning areas are intended to be enhanced and protected. In particular the distinctive Bribie Island and Coastal communities landscape identity and natural skyline created by trees along the western foreshores of Bribie Island will be maintained and enhanced. Attention will also need to be paid to creating a distinctive and memorable low intensity coastal architectural character. Elsewhere new development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers’</p> <p>5. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields.</p>		<p>has been designed to incorporate sub-tropical design and coastal architectural elements in its design. Whilst the proposed building will be locally prominent, the scale of the proposed building is generally consistent with other medium-rise buildings in the locality.</p> <p>The submitted landscape concept plan identifies the development will be generously landscaped. The site represents an in-fill development in an established area in proximity to areas of open space.</p>
<p>3.13.5.4 Specific Outcomes - Settlement pattern and urban form</p> <p>6. The Suburban neighbourhood areas at Bellara, Bongaree and Woorim provide a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres and will be maintained as they are with little change until the outcomes of the adaptation strategy are available.</p>	<p>Yes</p>	<p>The proposal is for an infill development within a Suburban area. The redevelopment of a single site with unique attributes (when compared to the predominant established form of development) does not undermine the strategic outcome which requires the place type to be maintained with little change. In particular, it does not suggest “no change at all”. The proposed development will not unduly change the established character of the area.</p>
<p>3.13.5.5 Specific Outcomes - Employment location</p> <p>3. The planning area’s role as a major tourist and recreation destination is supported by continued development of a range of uses that have a nexus with tourism.</p>	<p>Yes</p>	<p>The Bongaree Bowls Club, which was established and commenced operations from the site in 1952, will be revitalised to offer an enhanced sporting and recreational use to the community. These facilities will be utilised by both members of the Club and residents of the Retirement Facility but will also be available to the wider public. The Club’s enhanced facilities are anticipated to create opportunity for</p>

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Strategic Outcome	Complies	Assessment
		local and state-wide competitions that will have a direct nexus with local tourism.
<p>3.13.5.7 Specific Outcomes - Integrated Transport</p> <p>3. Pedestrian and cyclist paths are intended to be integrated with existing and intended future road networks and public transport services to provide direct active transport routes within and between neighbourhoods and centres to promote and support walking, cycling and public transport patronage</p>	Yes	The site has access to public passenger transport, active transport options of a shared on-road cycle lane and pedestrian pathway on the northern side of Toorbul Street and is located in proximity to an established Local centre on the corner of First Avenue.
<p>3.13.5.8 Specific Outcomes - Infrastructure</p> <p>1. The major infrastructure facility identified on the planning area map is the Bribie Island wastewater treatment plant; and</p> <p>2. Provision of high-speed broadband telecommunication facilities is facilitated for residential and business purposes</p>	Yes	<p>The proposal will not compromise the function of the Bribie Island wastewater treatment plan.</p> <p>The proposal will be provided with highspeed broadband telecommunication facilities.</p>
3.14.1 - MBRC Place Model		
<p>3.14.1.7 - Strategic Outcome - Suburban neighbourhood place type</p> <p>1. This place type is primarily low density, dormitory suburbs that developed in the Region over the last 60 years which accommodate the bulk of the Region's resident population; and</p> <p>2. These areas will continue to provide low density residential, predominantly detached housing, with a limited range of local convenience services and facilities.</p>	No	<p>The proposal seeks approval for a Retirement Facility consisting of 33 dwellings with a density of 34 dwellings per hectare which is considered to be medium density.</p> <p>Whilst the proposal exceeds the intended form of development for a site within the Recreation and Open space zone, it is noted the site has attributes to support a higher intensification of development including:</p> <ul style="list-style-type: none"> • The retirement facility is proposed over an underutilised portion of the with limited built form and expansive of surface car parking; • The site is located on a local collector road; • The site is serviced by public transport with a bus stop located 137m to the south of the proposed retirement facility; • The proposed development is compatible with the intended density and building height for the locality; • The site is serviced by sufficient existing infrastructure to support intensification; • The site is positioned adjacent to Melsa, Apex & Brennan Parks, the Bongaree Bowls Club itself and within proximity of the Bongaree

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Strategic Outcome	Complies	Assessment
		<p>foreshore and the Bribie RSL Memorial and Citizens Club; and</p> <ul style="list-style-type: none"> The site is within 200m of local services including a local centre on the corner of First Avenue that contains a variety of conveniences and services. <p>Regardless, as the proposal is considered to be medium-density development, the proposal does not comply with Strategic Outcome 3.14.1.7(2).</p>
3.14 .8 Element - Suburban neighbourhood Place Type		
Strategic Outcome	Complies	Assessment
<p>3.14.8.1 Specific Outcomes - Sustainability and resilience</p> <ol style="list-style-type: none"> Buildings on lots are interspersed with private open space and trees to respond to local climate conditions by allowing flow of breezes, natural ventilation and light; Residential developments are designed to allow solar access, ventilation and flow of breezes and provide open space and footpaths suitable for extensive native vegetation and appropriate shade trees; Dwelling units are designed and sited so as to minimise energy requirements, incorporate renewable energy systems and provide a high standard of residential amenity; and New development is designed to avoid exposure to riverine flood and storm tide inundation events and coastal erosion. 	<p>Yes</p>	<p>The proposed building has been designed in response to the local climate and incorporates sustainability and urban design principals. The building design maximises sub-tropical climate by orientation, the use of deep recesses, awnings and window hoods, landscaping selection and balconies to provide passive climate control, cross-breezes through units and shading to living areas and private open spaces.</p> <p>The design of the Retirement Facility incorporates elements of energy efficiency through the orientation of the building and stepping of the building design. The layout means that each dwelling features generous living space and opportunities for natural light and ventilation, which will limit the need for artificial heating and cooling.</p> <p>The proposed development is responsive to natural hazards by ensuring the development would be constructed above the adopted Flood and Storm Tide Planning levels. It is noted during a year 2100 storm tide event; the access driveway could be inundated by flooding. It is proposed to install a flood barrier at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement</p>
<p>3.14.8.3 Specific Outcomes - Strong communities</p> <ol style="list-style-type: none"> Schools, pre-schools, child care centres, places of worship, community health services and other community activities provide informal and safe meeting places for 	<p>Yes</p>	<p>The proposed development will have access to established community uses, open space and recreation facilities in the surrounding area.</p>

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Strategic Outcome	Complies	Assessment
<p>residents whilst partly serving daily convenience needs;</p> <p>2. Other facilities not provided within walking distance of homes may be provided in adjacent neighbourhoods as shared facilities; and</p> <p>3. An extensive range of active and passive open space, sport and recreation areas for use by residents are an integral part of Suburban neighbourhood places within walking distance of most homes along lineal green corridors and tree lined streets.</p>		
<p>3.14.8.4 Specific Outcomes - Settlement pattern and urban form</p> <p>1. Suburban neighbourhood places cater for predominately low-density detached housing;</p> <p>2. New residential development will comprise a mix of detached dwellings on a variety of lot sizes, small lot/zero lot line housing, rear lane housing with the preferred grid like street pattern;</p> <p>3. 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;</p> <p>4. Other housing types in the form of dual occupancies will also occur at dispersed locations in the area;</p> <p>5. Low rise multiple dwellings and housing for older persons may also be included adjacent to a local centre or community facilities and bus stops on main through streets and overlooking public open space;</p> <p>6. Adaptable housing is encouraged in response to changing housing needs;</p> <p>7. Community activities (schools, pre-schools, childcare centres, places of worship, community health services, other community activities) are designed to have a low rise built form on landscaped sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections;</p> <p>8. New development is sympathetic to the existing character of the particular Suburban neighbourhood location.</p>	<p>No</p>	<p>1. No - The proposal is for a Retirement Facility. It is noted that the site is currently occupied by the Bongaree Bowls Club. Whilst the proposal is not for low-density detached housing, the site has unique locational attributes that support intensification of development.</p> <p>2. N/A - The proposal does not include a Reconfiguring a lot component and does not result in the creation of new lots or new road.</p> <p>3. Yes - The development seeks a net residential density of 34 dwellings per hectare exceeding the characterised density of 11 dwellings per hectare within the Place type. However, the proposed development is considered to be consistent with the surrounding settlement pattern, specifically considering the adjacent land to the east.</p> <p>The land immediately to the east is included in General Residential Zone - Next Generation Neighbourhood Precinct. the purpose of the Next Generation Precinct is stated as anticipating site densities are between 15 and 75 dwellings per hectare. This indicates that higher density development is specifically envisaged for the surrounding area.</p> <p>The applicant's proposal reflects an overall density of approximately 34 dwellings per hectare which is entirely consistent with the planning intent for the surrounding area being General Residential Zone (& Next Generation Neighbourhood Precinct). Furthermore, it is noted that the Next Generation</p>

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Strategic Outcome	Complies	Assessment
<p>9. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met:</p> <ul style="list-style-type: none"> a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services and community activities; b. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses; c. it is conveniently located on a main through street and/or adjoining or is opposite to a public transport node; d. a new local centre or neighbourhood hub is to service an unserved catchment and is located to form 15-minute walkable neighbourhoods, with the Local centre central to that neighbourhood; and e. they are appropriately designed to have high quality urban design outcomes. 		<p>Neighbourhood Precinct allows for development up to 15m in height.</p> <p>The proposal has been designed having consideration the zoning intent for the land to east by adopting a building form of a maximum 4-levels (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as 3-levels when seen from Toorbul Street.</p> <p>Furthermore, the proposal has been designed to be sympathetic to adjacent properties through increased boundary setbacks and landscape, acoustic and privacy treatments.</p> <ul style="list-style-type: none"> 4. N/A - The proposal is not for a Dual occupancy. 5. No - While the proposal is for a Retirement Facility that will provide housing for older persons and overlooks opens space, the proposed built form of the development is not low-rise (typically 1-3 storeys in height) and would be considered medium rise at four (4) storeys. 6. Yes - The proposal is for a Retirement Facility that would cater to a changing housing needs including older persons. 7. N/A - The application does not propose any community uses. 8. Yes - Whilst the proposed building (15m - 12.2m plus lift over run) exceeds the suggested maximum building height for the site as shown (8.5m), and is higher than existing development on adjoining land, the proposed building has been sited to be respectful to the adjacent properties and has appropriately addressed the interface of the adjacent properties through increased boundary setbacks and building design to minimise privacy and overlooking impacts. <p>The proposed building has been designed to complement the distinctive Bribie Island landscape identity. The proposed building has been designed to incorporate sub-tropical design and coastal architectural elements in its design. Furthermore, the proposed building height is consistent with the</p>

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Strategic Outcome	Complies	Assessment
		<p>maximum building height (15m) permitted on the land immediately to the east (within the Next Generation neighbourhood precinct and Next generation neighbourhood Place type).</p> <p>9. N/A - The proposal does not seek the establishment of a new neighbourhood hub or local centre.</p>
<p>3.14.8.6 Specific Outcomes - Integrated transport</p> <p>1. Main through streets provide access to schools, local shops, community facilities, neighbourhood and district sports and recreation facilities and are the main bus routes through the area;</p> <p>2. Suburban neighbourhood places are intended to have a well-connected network of active transport linkages to encourage residents to walk and cycle; and</p> <p>3. Roads of collector or higher order include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.</p>	Yes	<p>The site is located on Toorbul Street which is a local collector road and public transport route that would connect the development with surrounding local amenities including schools, shops, community facilities, neighbourhood and district sports and recreation facilities.</p> <p>Toorbul Street currently contains a pedestrian pathway on the northern side of the road and a shared on-road cycle lane providing linkages to places of activity and open space areas.</p>
<p>3.14.8.7 Specific Outcomes - Infrastructure</p> <p>1. The level of infrastructure service provision to Suburban neighbourhood place types is maintained; and</p> <p>2. Suburban neighbourhood places include electricity, gas, telecommunications and high-speed broadband to support residential and business needs.</p>	Yes	<p>The site is located within an established area that has access to high level of infrastructure service provision. Should the application be supported, conditions of approval are recommended to ensure connection to a full range of service connections.</p>

To summarise the above assessment against the relevant provisions of the Strategic Framework of the MBRC Planning Scheme, the proposal demonstrates compliance with the majority of strategic outcomes, in that:

- The proposed building has been designed to be sympathetic to adjacent properties and has been appropriately setback and designed to minimise overlooking, perceptions of lack of privacy and overshadowing impacts.
- The building design incorporates sub-tropical design elements and the architectural form of the building is responsive to the site's coastal location.
- The development represents infill development within an established area that is serviced with a sufficient level of infrastructure and provided with access to public and active transport opportunities.
- Bribie Island has a high proportion of residents aged 60 and over (58.8%). The proposal provides for a greater variety of retirement living options in Bongaree particularly one that demonstrate a high level of amenity and access to urban services.
- The development is responsive to natural hazards by ensuring the building will be constructed above flood and storm tide planning levels.

The proposal does not comply with a limited number of strategic outcomes of the Strategic Frameworks on the basis that:

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- The proposed built height of 15m and 4 storeys is not low-rise (typically 1-3 storeys in height) and would be considered medium rise at four (4) storeys. However, it is acknowledged that contextually the proposed building height is in keeping with the intended building height for the immediate locality. It is therefore considered that the proposed building height is complementary to the locality and not unreasonable for this location.

The identified non-compliance with aspects of the Strategic Framework, on balance, are not considered sufficient to warrant refusal of the application. In addition, there are other relevant matters that must be considered as part of the assessment. Refer section 2.9.1 for 'other relevant matters' discussion.

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

- (a) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and
- (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			
Recreation and Open Space Zone Code - Sport and Recreation precinct		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO1 and PO114
Overlay Codes			
Coastal Hazard Overlay Code		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nil
Flood Hazard Overlay Code		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Nil
Development Codes			
Residential Uses Code		<input type="checkbox"/> Yes <input type="checkbox"/> No	PO7, P10, PO15 and PO25

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

2.4.3 Performance Outcome Assessment

Performance Outcome	Example
Recreation and Open Space Zone Code	
PO1 Development will:	E1.1


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Performance Outcome	Example
<p>a. maintain the open and unbuilt character of a site, uncluttered by building and maintaining the availability of a site for unobstructed outdoor recreational use, except where in the Sports and recreation precinct where a higher density of built form is anticipated;</p> <p>b. ensure that buildings and structures are not overbearing, visually dominant or out of character with the surrounding built environment nor detract from the amenity of adjoining land;</p> <p>c. ensure buildings and structures do not result in overlooking of private areas when adjoining residential areas, or block or impinge upon the receipt of natural sunlight and outlook;</p> <p>d. be designed in accordance with the principles of Crime Prevention Through Environment Design (CPTED) to achieve a high level of safety, surveillance and security;</p> <p>e. incorporate appropriate design response, relative to size and function of buildings, that acknowledge and reflect the region's sub-tropical climate;</p> <p>f. reduce the visual appearance of building bulk through:</p> <ul style="list-style-type: none"> i. design measures such as the provision of meaningful recesses and projections through the horizontal and vertical plane; ii. use of a variety of building materials and colours; iii. use of landscaping and screening. <p>g. maintain the open space character as a visual contrast to urban development, except where in the Sports and recreation precinct where a higher density of built form is anticipated;</p> <p>h. achieves the design principles outlined in Planning scheme policy - Integrated design.</p>	<p>Site cover does not exceed 10%, except in the Sport and recreation precinct where site cover does not exceed 40%</p> <p>E1.2 Building and structures are set back 10m from all boundaries.</p> <p>E1.3 Building height does not exceed the maximum height identified on Overlay map - Building heights.</p>
<i>Performance Outcome Assessment</i>	
<p>The proposed building has an overall height of 15m (12.2m plus lift over run) and 4 storeys from ground level, exceeding the building height of 8.5m as shown on Overlay map - Building height as referenced within the Recreation and Open Space zone code, Sport and recreation precinct.</p>	

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Performance Outcome	Example
	<p>Although the proposed building height exceeds the maximum 8.5m, contextually the proposed building height is in keeping with the intended building height for the immediate locality. The residential land to the east and west of the site is included in the General residential zone - Next generation neighbourhood precinct which allows for development up to 15m in height. It is therefore considered that the proposed building height is complementary to the locality and not unreasonable for this location.</p> <p>The proposed Retirement Facility has a front, side and rear setback below the 10m setback identified as an example. However, in this case, the development seeks a Performance Outcome for the following reasons:</p> <ul style="list-style-type: none"> • The building demonstrates an open character by providing a 6m front setback at Toorbul Street which is generally consistent with detached dwellings to the north-east; • The minimum side setback of 3m and rear setback of 3.41m for the semi-basement car park and 4.6m to the building wall allows for useable courtyard areas and landscaping at each boundary; • Visually, the proposed site cover of 26.65% allows for the retention of the existing recreation areas and outlook across open space throughout Melsa Park to the south; • The proposed development does not directly adjoin residential uses, which allows for a reasonable separation distance and minimises overlooking and amenity impacts; and • As an example, the building footprint generally complies with the setback requirements for a residential use in the 'Next Generation Neighbourhood' precinct, with the exception of the rear setback where a varied setback and building form has been utilised. <p>Whilst, it is noted that the sports and recreation precinct anticipates a higher density of built form. It is expected that this higher density of built form is to consist of land uses that have a direct nexus with, and ancillary to the sport and recreation activities on site. Given, that a Retirement Facility is identified as an inconsistent land use in the sport and recreation precinct, it is considered that the proposed built form exceeds that anticipated for the site.</p> <p>As the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>
<p>PO114</p> <p>Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E114</p> <p>Development does not occur within:</p> <ol style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p><i>Performance Outcome Assessment</i></p>	

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Performance Outcome	Example
<p>As identified in the below image, the subject site adjoins Bongaree Creek Tributary to the west, which is identified as W3 waterway. The proposed retirement facility is largely located outside of the 20m buffer to the mapped W3. However, the north-western corner of the building encroaches into this buffer.</p>  <p>Where the proposal encroaches into the 20m buffer, this area currently exists as an informal car park and access driveway and is devoid of fauna habitat. Accordingly, the proposal will not result in significant impacts to any fauna habitat, connectivity, stream integrity (noting the adjoining steam is an augmented rock lined tidal drain), thus satisfying the requirements of Performance Outcome PO114.</p>	

Residential Uses Code							
<p>P07</p> <p>a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include:</p> <ul style="list-style-type: none"> i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. 	<p>E7.1</p> <p>Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number).</p> <table border="1" data-bbox="877 1803 1404 2038"> <thead> <tr> <th>Use</th> <th>Minimum Bicycle Parking</th> </tr> </thead> <tbody> <tr> <td>Dwellings</td> <td>Minimum 1 space per dwelling</td> </tr> <tr> <td>All other residential uses</td> <td>Minimum 1 space per 2 car parking spaces</td> </tr> </tbody> </table>	Use	Minimum Bicycle Parking	Dwellings	Minimum 1 space per dwelling	All other residential uses	Minimum 1 space per 2 car parking spaces
Use	Minimum Bicycle Parking						
Dwellings	Minimum 1 space per dwelling						
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Residential Uses Code			
<p>b. Notwithstanding a. there is no requirement to provide end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> i. the projected population growth and forward planning for road upgrading and development of cycle paths; or ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters. <p>Editor's note - The intent of b above is to ensure the requirements for bicycle parking and end of trip facilities are not applied in unreasonable circumstances. For example these requirements should not, and do not apply in the Rural zone or the Rural residential zone etc.</p> <p>Editor's note - This performance outcome is the same as the Performance Requirement prescribed for end of trip facilities under the Queensland Development Code. For development incorporating building work, that Queensland Development Code performance requirement cannot be altered by a local planning instrument and has been reproduced here solely for information purposes. Council's assessment in its building work concurrence agency role for end of trip facilities will be against the performance requirement in the Queensland Development Code. As it is subject to change at any time, applicants for development incorporating building work should ensure that proposals that do not comply with the examples under this heading meet the current performance requirement prescribed in the Queensland Development Code.</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;"></td> <td style="text-align: center;">identified in Schedule 7 – car parking</td> </tr> </table> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is a combination of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>		identified in Schedule 7 – car parking
	identified in Schedule 7 – car parking		
<i>Performance Outcome Assessment</i>			
<p>The applicant has proposed to provide twenty-one (21) bicycle spaces on site, consisting of seventeen (17) resident spaces in the semi-basement level and four (4) visitor spaces at ground level in lieu of the thirty-three (33) spaces nominated under E7.1.</p> <p>In practice, given the likely average entry age of residents it is highly unlikely that there will be a level of demand for bicycles by all future residents as envisaged by E7.1. Furthermore, it is noted that there is opportunity, if required for residents to store bicycles in the proposed bulk storage area, which provides a total of 369m³ of storage, which on a gross basis provides for an average of 11m³ per unit, exceeding the nominated requirement of 8m³.</p>			

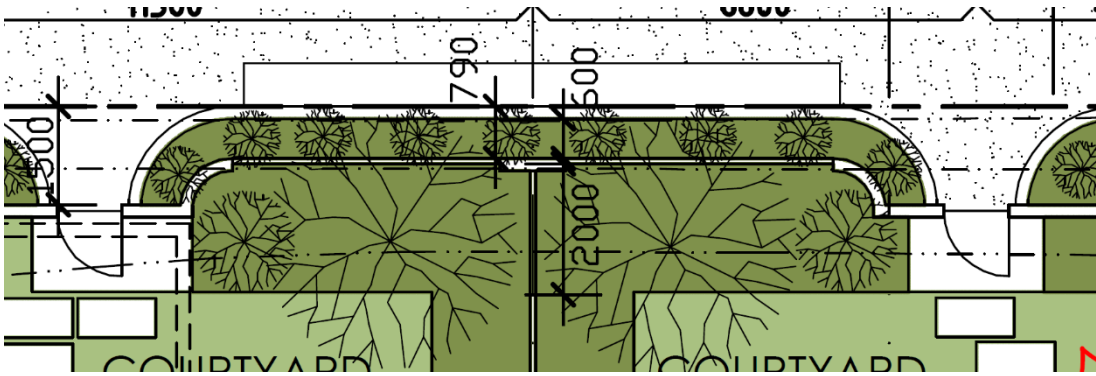
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Residential Uses Code					
<p>In this instance, it is recommended that the alternative solution of seventeen (17) resident bicycle spaces be accepted, and that a condition be included in the recommendations of this report requiring the applicant to provide twenty-one (21) bicycle spaces on site.</p>					
<p>PO8</p> <p>Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ol style="list-style-type: none"> provide lawful access; not detract from the creation of active street frontages and positively contribute to the intended streetscape character; not negatively impact adjoining uses; provide a safe pedestrian environment; not result in excessive crossovers and hardstand areas; provide safe access onto an appropriate order road; not interfere with infrastructure owned by Council or a utility provider; allow adequate space for on-street parking; allow adequate space for street planting and street trees; allow for garbage collection and street infrastructure. <p>Note - Refer to Planning scheme policy - Integrated design for details and examples.</p>	<p>E8.2</p> <p>For a shared driveway development provides a maximum crossover width of 5.5m;</p> <p>OR</p> <p>For individual driveways:</p> <p>a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage;</p> <p>where more than two driveway crossovers are provided per street frontage, crossovers are paired up and separated by a minimum distance of 6m to facilitate on-street parking and street trees.</p> <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p> <p>Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions.</p>				
Performance Outcome Assessment					
<p>The proposal includes a 6m wide crossover from Toorbul Street servicing the proposed retirement facility. While this slightly exceeds the nominated width of 5.5m in E8.2, the outcome minimises external crossovers, enables servicing, and provides a safe external pedestrian environment. Furthermore, the site has a frontage of 150m, thus ensuring, the driveway will not adversely impact on the intended streetscape character. Thus, satisfying the requirements of Performance Outcome PO8. Accordingly, it is recommended that the alternative solution be accepted in this instance.</p>					
<p>PO10</p> <p>Development includes landscaping that:</p> <ol style="list-style-type: none"> provides unobstructed deep planting zones; enhances the character of the streetscape; enhances the quality of buildings, communal areas (for Rooming accommodation⁽⁶⁹⁾, Retirement facility⁽⁶⁷⁾ with dependant living or Tourist park⁽⁶⁴⁾) and private open space areas; 	<p>E10.1</p> <p>Development that is setback from the street incorporates:</p> <p>landscaped strip along the entire length of frontage (excluding those areas required for site access purposes) with a minimum dimension of:</p> <table border="1" style="width: 100%; margin-top: 10px;"> <thead> <tr> <th style="width: 70%;">Zone, precinct, sub-precinct</th> <th style="width: 30%;">Minimum dimension</th> </tr> </thead> <tbody> <tr> <td style="height: 20px;"> </td> <td> </td> </tr> </tbody> </table>	Zone, precinct, sub-precinct	Minimum dimension		
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Residential Uses Code		
<ul style="list-style-type: none"> d. contributes to a pleasant and safe environment; e. complies with crime prevention through environmental design (CPTED) principles; f. contributes to reducing the urban heat island effect and improve micro-climate conditions; g. emphasises a clear pedestrian entry point and allows for the overlooking of the public and communal spaces; h. retains mature trees wherever possible. 	Emerging community zone: <ul style="list-style-type: none"> o Transition precinct (developed lot) 	
	General residential zone: <ul style="list-style-type: none"> o Next generation neighbourhood precinct, 	
	Township zone: <ul style="list-style-type: none"> o Residential precinct 	2.0 metres
	Caboolture West local plan: <ul style="list-style-type: none"> o Urban living precinct - Next generation neighbourhood sub precinct o Town centre precinct - Residential south sub-precinct 	
	General residential zone: <ul style="list-style-type: none"> o Urban neighbourhood precinct 	
	Caboolture West local plan: <ul style="list-style-type: none"> o Town centre precinct - Residential north sub-precinct 	1.0 metre
	All other zones, precincts and sub-precincts	2.0 metres
<p>Note - The landscaping strip is not for screening purposes. This strip is to enhance the streetscape and character of the area, soften buildings and other areas within the development, and contribute to a pleasant and safe environment, while maintaining CPTED principles.</p> <p>b. shade and canopy trees consistent with Planning scheme policy - Integrated design.</p>		

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Residential Uses Code	
	<p>E10.3</p> <p>Development provides 5% of the lot area with deep planting zones with a minimum dimension of 4m.</p> <p>Note - Refer to Planning scheme policy - Integrated design for selection of suitable species.</p> <p>Note - Deep planting zones can be provided in private or communal open space or in front landscaping strip(s).</p>
<i>Performance Outcome Assessment</i>	
<p>The proposal includes a 600mm wide landscape strip along the main frontage in lieu of the 2 meters nominated in the example.</p> <p>Despite the landscape buffer being less than 2m, the proposal has been designed to enhance the character of the streetscape. Specifically, a combination of the landscaping (external and internal) and a transparent fence design has been proposed. As identified in the below image, a 600mm wide landscape buffer is proposed along the main frontage. The front fence has a height of 1.5m with 50% transparency with a 2m wide dense landscaped area positioned behind the fence. In addition, the ground floor private open space areas include clear pedestrian entry points.</p> <p>Overall, the proposal provides an appropriate balance of amenity, privacy and visual permeability, satisfying the requirements of Performance Outcome PO10.</p>	
	
<p>In respect to deep planting, the proposal provides an overall deep planting area of 251m², which is below the 5% site requirement of 489m² with a minimum dimension of 4m. While the proposal does not provide the nominated 5% deep planting area, the proposal plans demonstrate that the proposed landscaping will not only enhance the character of the streetscape but also the quality of the building.</p> <p>The submitted landscape concept design shows consistent feature trees along the site frontage which provide an unobstructed planting strip. In addition, the development provides large areas ranging from 2.6-4.6m which are appropriate for the planting of small trees and native shrubs. This planting schedule integrates with the proposed courtyard and balcony spaces to reduce the extent of built form across the site. In this instance, the proposed</p>	

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Residential Uses Code	
development is considered to provide an appropriate level of deep planting and landscaping in accordance with the requirements of Performance Outcome PO10.	
PO15 Walls are sited and designed to minimise negative impacts on internal and external amenity and create visual interest by incorporating articulation and architectural treatments.	E15 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.
<i>Performance Outcome Assessment</i>	
Example E15 nominates a maximum wall length of 15m. The proposed development generally complies with this requirement. The minor exception to this is the south-western wall on Level 3 which features a slight recess of 0.6m in lieu of 1m. Despite this non-compliance, it is noted this elevation is not clearly visible from Toorbul Street or surrounding parkland and also features an external balcony which provides for articulation, satisfying the requirements of Performance Outcome PO15. Accordingly, it is recommended that the alternative solution be accepted in this instance.	
P025 Adequate storage for residents' recreation, bulky, outdoor or work equipment is provided on-site in addition to habitable areas and bicycle storage. Storage is to be located on site so as to not be visible from the street or public spaces.	E25.1 Each dwelling is provided with a storage area having a minimum size of 8m ³ with minimum dimension of 0.5m in all directions. Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area excludes parts of the dwelling used in conjunction with a habitable room (e.g. wardrobes in bedrooms) or where performing an integral part in the rooms use (e.g. cupboards in the kitchen or laundry).
<i>Performance Outcome Assessment</i>	
Example E25 nominates that each dwelling is provided with a storage area having a minimum size of 8m ³ . The applicant seeks an alternative solution to provide bulk storage areas with the basement carpark. The proposal has been designed to provide three (3) bulk storage areas, comprising a total of 369m ³ , which on a gross basis provides for an average of 11m ³ per unit, exceeding the nominated 8m ³ . Accordingly, it is considered that adequate storage for resident's recreation, bulky, outdoor or work equipment is provided for as per the requirements of Performance Outcome PO25.	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome PO1 of the Recreation and Open Space Zone Code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

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Recreation and Open Space zone, Sport and Recreation Precinct		
Overall Outcomes	Complies Y/N	Comments
a. Ongoing viability and relevancy of existing and new indoor and outdoor sports and recreation facilities to meet community sport and recreation needs.	Yes	<p>The development of the Retirement Facility will allow the funding of improvements to the sport and recreation use of the site, being the Bongaree Bowls Club that will assist in future-proofing that use, while creating an integrated sporting and Retirement Facility for the benefit of club members and residents.</p> <p>In addition, the development will provide a future income stream that will assist with supporting the ongoing operation of the bowls club and the continued retention of facilities that benefit the community.</p>
b. Where applicable, development is undertaken in accordance with a Council Master Plan approved under Council policy.	N/A	The site is not subject to an approved Council master plan.
<p>c. Activities other than sports and recreation activities having a nexus with, and ancillary to, sports and recreation activities are supported where:</p> <ul style="list-style-type: none"> i. activities do not compete with similar uses in centres; ii. activities do not detract from the primary sports and recreation activity occurring on a site; iii. activities do not have adverse impacts on the character and amenity of the surrounding receiving environment, including noise, traffic generation, lighting, rubbish and waste disposal. 	No	<p>The Retirement Facility has been designed to integrate with the bowls club through pedestrian connections. The Retirement facility will not compete with the bowls club. Instead, it will introduce a residential component that can utilise the facilities and promote the membership of the club.</p> <p>The bowls club will also continue to be the dominant land use through the preservation of the club house and two (2) of the three (3) existing lawn bowl greens (together occupying some two-thirds of the site). Given the bowls club is located in a residential area, it is also submitted the introduction of the retirement living component will not impact upon the character or amenity of the location.</p> <p>Further, the retirement living component has been designed in a way to ensure the traffic function of the site is maintained through the introduction of semi-basement parking and a considered separate waste disposal strategy.</p>

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Recreation and Open Space zone, Sport and Recreation Precinct		
Overall Outcomes	Complies Y/N	Comments
		<p>However, given that a Retirement Facility is identified as a land use not permitted in the sport and recreation precinct (refer to overall outcome j below), it is considered that the proposed nexus between the Retirement Facility and Bowls club, is not one that is envisaged under the Recreation and Open space zone.</p> <p>As such, the proposal does not meet the requirements of Overall Outcome C and an assessment against the Strategic Framework is required.</p>
<p>d. Development adopt a high standard of design and achieve quality buildings, and structures, including adopting the principles of Crime Prevention Through Environment Design (CPTED).</p>	Yes	<p>The proposed development uses materials and finishes which are consistent with the subtropical character of the area. The proposal references the style of nearby coastal dwellings by incorporating neutral, light-coloured render walls and cladding detailing to each balcony.</p> <p>The use of openings at each level and raised amenity planting also adds depth which assists with the articulation and massing of the building.</p> <p>The light touch of “Art-Deco” architectural style is a carefully considered design approach to connect the building form with the site’s traditional use. Ultimately, the proposed materials ensure an appropriate design response that create significant visual interest.</p> <p>The design accords with basic CPTED design principles, through the incorporation of clear open pedestrian movement corridors and balconies that encourages casual surveillance of Toorbul Street and the adjoining parklands.</p> <p>In combination with the refurbishment of the clubhouse, the overall development will substantially improve the overall</p>

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Recreation and Open Space zone, Sport and Recreation Precinct		
Overall Outcomes	Complies Y/N	Comments
		appearance and streetscape of the site.
e. Development is compatible with the existing and intended scale and character of the streetscape and surrounding area and does not appear visually dominant or overbearing.	Yes	<p>The proposed development is considered to be compatible with the intended character of the streetscape specifically considering the residential land to the east and west of the site.</p> <p>The residential land immediately to the east and west is included in General Residential Zone - Next Generation Neighbourhood Precinct. The purpose of the Next Generation Precinct is stated as anticipating site densities between 15 and 75 dwellings per hectare. This indicates that higher density development is specifically envisaged for the surrounding area.</p> <p>The applicant's proposal reflects an overall density of approximately 34 dwellings per hectare which is entirely consistent with the planning intent for the surrounding area being General Residential Zone (& Next Generation Neighbourhood Precinct). Furthermore, it is noted that the Next Generation Neighbourhood Precinct allows for development up to 15m in height.</p> <p>The proposal has been designed having consideration the zoning intent for the residential land to east and west by adopting a building form of a maximum 4-levels (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as 3-levels when seen from Toorbul Street.</p> <p>Furthermore, the proposal has been designed to be sympathetic to adjacent properties through increased boundary setbacks and landscape, acoustic and privacy treatments.</p>
f. Development adopts sensitive design and siting considerations	Yes	It is noted that the site does not directly adjoin residential areas,

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Recreation and Open Space zone, Sport and Recreation Precinct		
Overall Outcomes	Complies Y/N	Comments
<p>when adjoining residential areas. Design measures such as landscaping, screening and separation are adopted to minimise the visual impact of buildings and hard surfaces and nuisance effects associated with lighting, noise, dust and rubbish disposal.</p>		<p>rather the site is opposite an established residential area to the east.</p> <p>The proposal has been designed having consideration the zoning intent for the residential land to east by adopting a building form of a maximum 4-levels (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as 3-levels when seen from Toorbul Street.</p> <p>Furthermore, the proposal has been designed to be sympathetic to adjacent properties through increased boundary setbacks and landscape, acoustic and privacy treatments.</p>
<p>g. Development mitigates potential traffic impacts by:</p> <ul style="list-style-type: none"> i. locating on roads of a standard and capacity to accommodate traffic demand; ii. providing safe and accessible vehicle access points, on-site manoeuvring and parking areas; and iii. providing for active transport opportunities. 	Yes	<p>The applicant has submitted a Traffic Impact Assessment (TIA) in support of the development proposal.</p> <p>The submitted TIA demonstrates that the proposed development will not result in unacceptable impacts on the capacity and safety of the external road network and safe and suitable parking, access and manoeuvring have been provided.</p> <p>Toorbul Road is mapped as a local collector road and is provided with an on-road cycle and pedestrian footpath on the northern side of the road. This active transport route facilities safe and efficient connections to nearby places of activity, local services and areas of park and open space.</p>
<p>h. Development on the Redcliffe Leagues Club site (Lot10 SP 244080 at 148 Klingner Road or Lot1 SP180303 at 160 Klingner Road, Kippa-Ring) facilitates a limited range of commercial activities that are compatible with, and ancillary to, the operation of the club and associated outdoor facilities as an integrated</p>	N/A	<p>The development proposal is not located on the Redcliffe Leagues Club site (Lot10 SP 244080 at 148 Klingner Road or Lot1 SP180303 at 160 Klingner Road, Kippa-Ring).</p>

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Recreation and Open Space zone, Sport and Recreation Precinct		
Overall Outcomes	Complies Y/N	Comments
development. Commercial activities are limited to short term accommodation, shops, offices and health care services.		
i. Development in the Sports and Recreation precinct includes one or more of the following:	No	The proposal is for a Retirement Facility, which not identified as consistent land use in the Sport and Recreation precinct.
j. Development in the Sports and Recreation precinct does not include any of the following: Retirement Facility	No	The proposal is for a Retirement Facility, which not identified as being permitted in the Sport and Recreation precinct.
k. Development not listed in the tables above may be considered on its merits and where it reflects and supports the outcomes of the precinct and zone.	N/A	The proposal is for a Retirement Facility, which not identified as being permitted in the Sport and Recreation precinct.

Based on the assessment above, the proposal is inconsistent with three (3) 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.

In addition, section 45 (5) of the *Planning Act 2016* states the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. The other relevant matters to justify any approval of the proposal, are discussed in section 2.9.1 of this report.

2.5 Trunk Infrastructure

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

2.5.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge is applicable to the development proposal.

2.5.2 Levied Charge Credit

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

(a) Payment of previous charges or contributions

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

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(b) Lawful use of land

The existing use of the site for Club includes 1,022m² of GFA and 1,442m² of impervious area. Accordingly, a credit in the amount of \$52,183.74 exists and has been calculated based on the bowls club being defined as non-residential development (Place of Assembly) where the credit is calculated as follows \$70.85 per m² of GFA and \$10.10 per m² of impervious area split between Council and Unitywater in accordance with the proportional split stated in Table 3 of the Charges Resolution.

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

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

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

The credit available under this option is \$18,604.59 based on the proportional split stated in Table 3 of the Charges Resolution. It is noted that the existing land use is being maintained and therefore the credit made available under this option is not applicable.

2.5.3 Levied Charge Offset or Refund

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

2.5.4 Additional Trunk Infrastructure Costs

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

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

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

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

2.6 Recording of particular approvals on the MBRC Planning Scheme

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

- Be substantially inconsistent with the planning scheme.

2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Traffic, Access & Parking

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1. The Toorbul Street frontage is fully constructed with kerb & channel. An existing pathway has been provided fronting the clubhouse and the applicant has proposed to extend the pathway along the frontage of the Retirement Facility. As identified in the image below, a portion of the site adjacent to the southern bowling green has no pathway and therefore it is recommended that the development be conditioned to provide a pathway for the full length of the development frontage. The existing path is approximately 1.5m wide and due to the limited 3.0m verge width, this will be acceptable.



2. The development site has limited balance area for construction storage, parking and facilities. In addition, significant excavation will be undertaken to provide the basement car parking. It is recommended that the development be conditioned to provide a Construction Management Plan to address potential impacts upon the road network, local residents and public park.
3. Vehicular access to the Retirement Facility is proposed via a new driveway from Toorbul Street. A service vehicle loading bay is located along Toorbul Street to facilitate refuse collection.

Stormwater

An assessment of the submitted Stormwater Management Plan has occurred and is generally acceptable. Minor amendments are required and have been recommended as a condition. The issues include;

- a. Demonstrate that the existing piped road drainage proposed to accept the development SW discharge has capacity.
- b. The SMP is to detail the proposed type of SPEL cartridges.
- c. All field inlet pits (minimum 600x600mm) are to be fitted with SPEL Stormsacks and indicated on the SW layout plan.

Flood and Coastal Hazard Overlay

The proposed development area is located within the Balance Flood and Coastal Planning Areas. The portion of the site that is subject to development is affected by the year 2100 planning horizon 1% AEP Storm Tide Event.

The site contains Defined Site Flood Level of 3.0m AHD relative to 1% AEP Storm Tide inundation in the year 2100. Accordingly, the proposed habitable floor areas are required to demonstrate a minimum floor level of 3.3m AHD to comply with Council's flood immunity requirements. A minimum habitable floor level of 3.55m AHD is proposed for the development. 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.

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The proposed development incorporates an enclosed semi basement car park with a basement level of 0.65m AHD with an entrance off Toorbul Street at RL 3.0m AHD. As such, the proposed semi basement car park is vulnerable 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, including a flood barrier across the basement entrance. The development will be conditioned to provide flood immunity to the car park in accordance with the nominated flood mitigation measure.

The basement carparking level of 0.65m AHD is below the Mean High-Water Springs (0.87 m AHD) and be subject to tidal and water table seepage. Accordingly, it is recommended that a condition be include in the recommendations of this report requiring the applicant to submit a ground water investigation report. The report is to address the impacts and management required during basement construction and basement operation upon completion of the development.

Acid Sulfate Soils

The site is mapped as land at or below 5m AHD under Council's Acid sulfate soils overlay map. Earthworks are proposed being generally excavation associated with the semi-basement car park, foundations and stormwater. 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.

2.7.1.2 Environmental Health

Acoustic Amenity

A noise impact assessment was submitted in support of the proposed development application. The assessment considered noise from the use including patrons of the café, use of the pool area, mechanical plant and equipment, car park activity and refuse collection. It is noted evaluation of the café was based on operations limited to daytime and evening hours i.e. 7am to 10pm. The noise report determined that the use is able to operate within the established noise limits and is not anticipated to cause undue acoustic impacts.

The report findings are accepted and as a consequence, the recommendations of this report include conditions requiring acoustic attenuation measures to be provided in accordance with the approved Noise impact assessment and the operational hours of the café are limited to between 7am and 10pm only.

Waste Management

A waste management program has been provided and is acceptable for the proposed use. This development will use 1.1m³ bins service at the street kerbside. As a consequence, the recommendations of this report include a condition requiring that the development be undertaken in accordance with the waste management program.

Rear loading bulk 1.1m³ bins will be serviced by Council's contractor at the kerbside of the public street. It is acknowledged the Engineer will condition a no standing zone for garbage trucks.

Lighting

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

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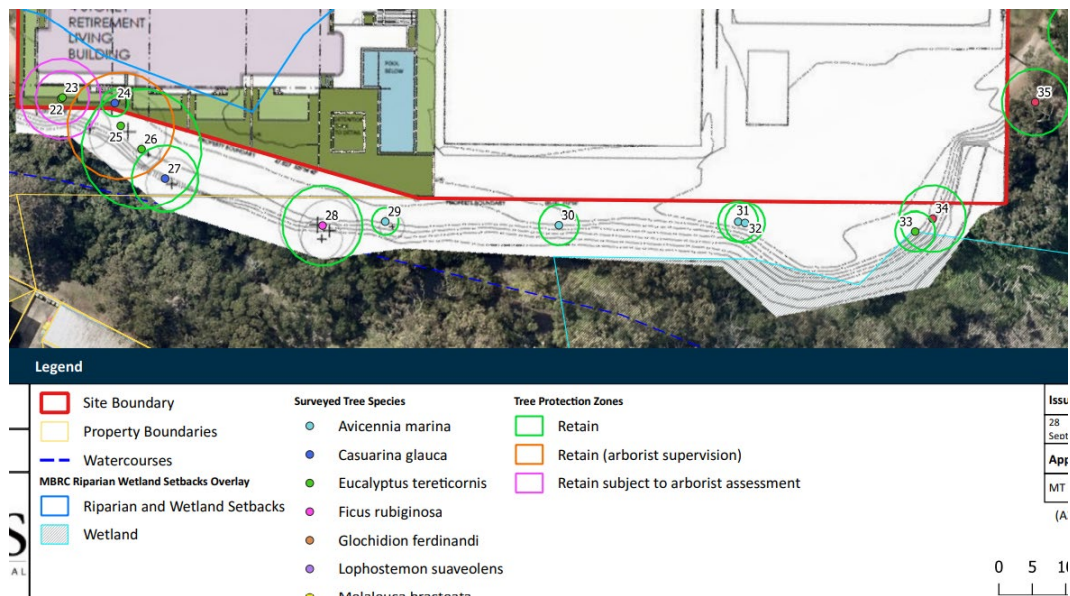
2.7.1.3 Environmental Planning

Environmental Areas

An Ecological Assessment Report prepared by 28 South Environmental has been submitted in support of the application. The report addresses the vegetation and habitat areas present on the site. The report identifies that environmental areas present on the site are generally a low value level and have been landscaped and developed for club purposes and access.

The report identifies some native trees are located along the western site boundary, which are associated with the vegetation community in the open drainage line west of the site.

The Project has been designed to avoid the need to clear vegetation within the site and on the adjoining land to the north and west. A conceptual tree retention plan (CTRP) has been prepared which illustrates the spatial position of each surveyed tree relative to the proposal and each trees individual Tree Protection Zone (TPZ). The below image provides a reflection of this and the corresponding inventory and tree retention status.



The CTRP recommends the retention of all trees on site, with trees 22 and 23 to be retained subject to arborist assessment. As a consequence, the recommendations of this report include a condition requiring the applicant to submit an arborist report prepared by qualified arborist with a minimum level 5 qualification for the retention of the retained trees as identified on the Tree Retention Plan.

Bushfire Hazard

A bushfire report has been prepared by Land and Environment consultants, which address the bushfire hazard risk. The report identifies a high potential bushfire intensity area within parkland to the south of the site, recommending a minimum 36.1m setback to hazardous vegetation, which is achieved through the existing bowling greens as a low fuel hazard area. In addition, the assessment method includes a number of safety measures such as vehicle access and fire hydrant access to ensure the proposal is resilient to bushfire risk.

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2.7.2 Referral Agencies

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

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

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

2.8 Public Consultation

2.8.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 18 March 2022.
- (b) The development application was advertised in the Quest News (online within Courier Mail) on 21 March 2022.
- (c) A notice in the prescribed form was posted on the relevant land on 21 March 2022 and maintained for a period of 15 business days until 12 April 2022.

2.8.2 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		7
	Petition		
Not Properly Made	Letter, Email, Fax		7
	Petition		
Total			14

The matters raised within the submissions are outlined below:

Assessment of Submissions
<p>Issue - Zoning and Density</p> <ul style="list-style-type: none"> • Sport and recreation areas should never be sacrificed at the expense of making money for the RSL which already has a large complex within 500 metres of this proposal. • We purchased properties here believing this was a sports and recreation zone and for the casual relaxed atmosphere, not for a huge retirement complex directly across the road. • How can this now be zoned as Retirement Villas with 33 units across 4 stories?
<p>Discussion</p> <p>The site is located in the Recreation and open space zone - Sport and Recreation precinct and the Suburban neighbourhood place type under the MBRC Planning Scheme. A Retirement Facility is identified as an inconsistent land use in the Recreation and open space zone.</p> <p>The Sport and Recreation precinct does not contemplate residential uses occurring on site and there are no assessment benchmarks that relate to residential density. As the application seeks approval for a Retirement Facility, which is listed as an inconsistent use and that the application is subject to Impact Assessment, it is considered prudent to assess the land use and density requirements against the Suburban neighbourhood place type of the Strategic Framework.</p>

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With respect to density, the Strategic Framework states that the Suburban neighbourhood Place type is characterised by a density of 11 dwellings per hectare. However, it acknowledges that alternative densities may be appropriate where development occurs in a manner that is consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties. It also identifies opportunities for redevelopment on vacant parcels on main streets that are generally within walking distance (or 800m) to an activity centre. The Strategic Framework also identifies that new development is to be sympathetic to the existing character of the Suburban neighbourhood location.

The proposed development exceeds a net residential density of 11 dwellings per hectare. However, the proposed development is considered to be consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties, as illustrated in Figure 1 below.



The above image shows that there are a number of predominantly older-style unit complexes located within a radius of 300m of the subject site, all of which exceed the net residential density of 11 dwellings per hectare.

Similarly, Council approved a development of 7 units at 13 South Esplanade on the 28 April 2021 with a resultant density of 69.16 dwellings per hectare (Council Ref: DA/42055/2020/V2M), which demonstrates that Council acknowledges the pattern of development in this locality comprises development at a density that is significantly higher than that set out in the Strategic Framework.

The residential land to the east and west of the site is included in the General residential zone - Next generation neighbourhood precinct which allows for a residential density higher than specified under the Strategic Framework. Specifically, under section 6.2.6.3.1 of the Planning Scheme, the purpose of the Next Generation Precinct states the Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per Hectare. This indicates that higher density development is envisaged for the surrounding area.

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The Applicant's proposal reflects an overall density of approximately 34 dwellings per hectare which is entirely consistent with the planning intent for the surrounding area being General Residential Zone (& Next Generation Neighbourhood Precinct).

Issue - Building Height

- The plans identify a building height of 15 metres when the area is zoned for 8.5 metres.
- Surrounding buildings will be greatly impacted by the height and density of the dwelling
- This application should not be compared to the recently completed 4 level building at the end of South Esplanade and corner of Renton Lane, 35 the Esplanade as this building, and all the current buildings on South Esplanade do not impact on any existing residences as they face the water and there is parkland, natural landscape behind them.

Discussion

The site is located within the Recreation and open space zone - Sport and recreation precinct under the MBRC Planning Scheme. The site is mapped as containing a building height of 8.5m. The proposed building has an overall height of 15m (12.2m + lift overrun) and 4 storeys from ground level.

It is acknowledged that the Sport and Recreation precinct assessment benchmarks, do not contemplate residential uses occurring within the precinct. As the application seeks approval for a Retirement Facility, which is listed as an inconsistent use and that the application is subject to Impact Assessment, it is considered prudent to assess the building height requirements against the Suburban neighbourhood place type of the Strategic Framework.

With respect to building height, the relevant provisions of the Strategic Framework states that:

- Strategic Outcome 3.14.8.4(5) states that: *'Low rise multiple dwellings and housing for older persons may also be included adjacent to a local centre or community facilities and bus stops on main through streets and overlooking public open space'*.

While the proposal is for a Retirement Facility that will provide housing for older persons and overlooks open space, the proposed built form of the development is not low-rise (typically 1-3 storeys in height) and would be considered medium rise at four (4) storeys.

Based on the above, the proposal is inconsistent with Strategic Outcome 3.14.8.4(5) of the Strategic Framework of the Moreton Bay Regional Council Planning Scheme. In accordance with section 45 (5) of the *Planning Act 2016* the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. The other relevant matters to which regard may be had in the assessment of the proposed development, are discussed in section 2.9.1 of this report.

In regard to building height, it is noted that the residential land to the east and west of the site is included in the General Residential Zone - Next Generation Neighbourhood Precinct which allows for development up to 15m in height (refer to below image).

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The proposal has been designed having regard the zoning intent for the land adjacent to the subject site by adopting a building form of a maximum four (4) storeys (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as three (3) storeys when seen from Toorbul Street. Although this height exceeds the maximum 8.5m, contextually the proposed building height is in keeping with the intended building height for the locality. It is therefore considered that the proposed building height is complementary to the locality and not unreasonable for this location.

In addition, the strategic framework acknowledges that alternative developments may be appropriate where development occurs in a manner that is consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties. It also identifies opportunities for redevelopment generally on vacant parcels on through streets that are generally within walking distance (or 800m) to an activity centre. The Strategic Framework also identifies that new development is to be sympathetic to the existing character of the Suburban neighbourhood location.

Based on the above, the Strategic Framework identifies locations where low rise multiple dwellings (1-3 storeys in height) may be established, however it does not specifically preclude alternative forms of development (such as medium-rise multiple dwellings (4-6 storeys)) from occurring in appropriate locations.

In this instance, it is considered the proposed building height of the development does not warrant refusal of the application. The site has attributes to support a higher intensification of development including:

- The retirement facility is proposed over an underutilised portion of the with limited built form and expansive of surface car parking;
- green with limited built form;
- The site is located on a local collector road;
- The site is serviced by public transport with a bus stop located 137m to the south of the site;
- The proposed development is compatible with the intended density and building height for the locality;
- The site is serviced by sufficient existing infrastructure to support intensification;
- The site is positioned adjacent to Melsa, Apex & Brennan Parks, the Bongaree Bowls Club itself and within proximity of the Bongaree foreshore and the Bribie RSL Memorial and Citizens Club; and

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- The site is within 200m of local services including a local centre on the corner of First Avenue that contains a variety of conveniences and services.

Issue - Amenity

- The proposal will affect the current natural landscape and will create visual Pollution
- Units will now face directly at each other minimising privacy.

Discussion

The submitter has raised concerns that the proposal will affect the current natural landscape and will create visual Pollution. The proposed Retirement Facility is proposed on the northern portion of the site, which is currently occupied by a disused bowling green.

The proposal has been designed to integrate with the character of the locality and create visual interest. This intensive design detail is extended through all elevations of the building to ensure it is visually stimulating and appealing when viewed from Toorbul Street, the existing bowls club facilities, and adjacent public open spaces. This design outcome is achieved through:

- The incorporation of considered design features, such as curved forms, landscaped planters and added window awnings along with a coordinated material palette (render, vertical strike render, horizontal feature moulding, battens and feature stone) promoting a strong identity for the building along with diversity between adjacent dwellings.
- The combined articulation-effect of patios, windows and planters resulting in minimised blank wall areas ensuring visual interest.
- An extended, corbelled, flat-roof form, reflecting a slightly art-deco theme, minimising building height and perceived scale while, again, ensuring visual interest.

In relation to the submitter's concerns regarding the loss of privacy, it is noted that the proposal has been designed to address the Toorbul Street frontage, which is 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

The proposed development does not directly adjoin residential uses, which allows for a reasonable separation distance and minimises overlooking and amenity impacts. The building demonstrates an open character by providing a 6m front setback at Toorbul Street which is generally consistent with detached dwellings to the north-east. Further, it is noted that there is a distance of 45m between the submitter's residence and the proposed development. Furthermore, as seen in the below image, the balconies of the submitter's unit complex are not sufficiently screened and are already highly visible from the public realm.

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Having regard to the above, is it considered that the proposal has been designed to minimise direct overlooking into adjacent properties and conditions of development could be included to require privacy treatments to be installed.

Issue - Fauna and Flora

- Natural fauna and flora to be impacted greatly. Wildlife is observed in this space on a regular basis.
- This change will also have a detrimental impact on the wildlife in the area, particularly in and around the creek

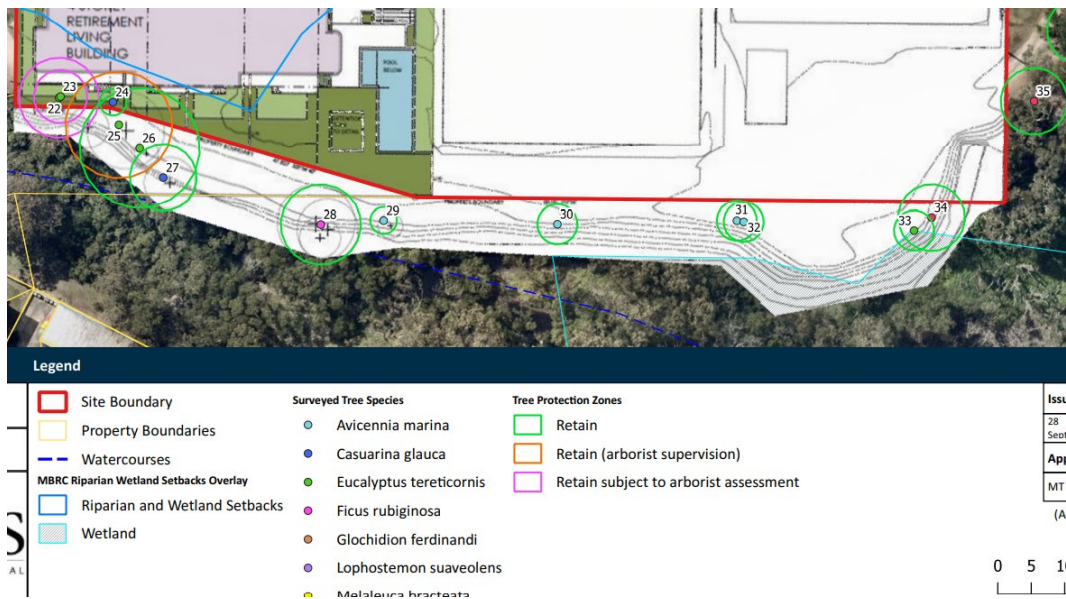
Discussion

An Ecological Assessment Report prepared by 28 South Environmental has been submitted in support of the application. The report addresses the vegetation and habitat areas present on the site. The report identifies that environmental areas present on the site are generally a low value level and have been landscaped and developed for club purposes and access.

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The report identifies some native trees are located along the western site boundary, which are associated with the vegetation community in the open drainage line west of the site.

The Project has been designed to avoid the need to clear vegetation within the site and on the adjoining land to the north and west. A conceptual tree retention plan (CTRP) has been prepared which illustrates the spatial position of each surveyed tree relative to the proposal and each trees individual Tree Protection Zone (TPZ). The below image provides a reflection of this and the corresponding inventory and tree retention status.



The CTRP recommends the retention of all trees on site, with trees 22 and 23 to be retained subject to arborist assessment. As a consequence, the recommendations of this report include a condition requiring the applicant to submit an arborist report prepared by qualified arborist with a minimum level 5 qualification for the retention of the retained trees as identified on the Tree Retention Plan.

In relation to fauna, the development footprint has been historically modified, cleared and now retained in a manicured bowling green state or access. No fauna habitat impacts are anticipated for the purposes of constructing the Retirement Facility or refurbishment of the existing Club facilities.

Issue - Need

- Bribie Island currently has many retirement complexes

Discussion

Whilst Council Officers acknowledge the submitter's concern that there are a number of existing retirement complexes on Bribie Island, Council notes this is outside of the scope of this application assessment. However, it is noted that Bribie Island has a high proportion of residents aged 60 and over (58.8%). The proposal provides for a greater variety of retirement living options in Bongaree particularly one that demonstrate a high level of amenity and access to urban services.

Issue - Flooding

- There is also concern that with such a large development on the site and any potential flooding which could occur from the creek, the plans show for a provision of flood gates

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

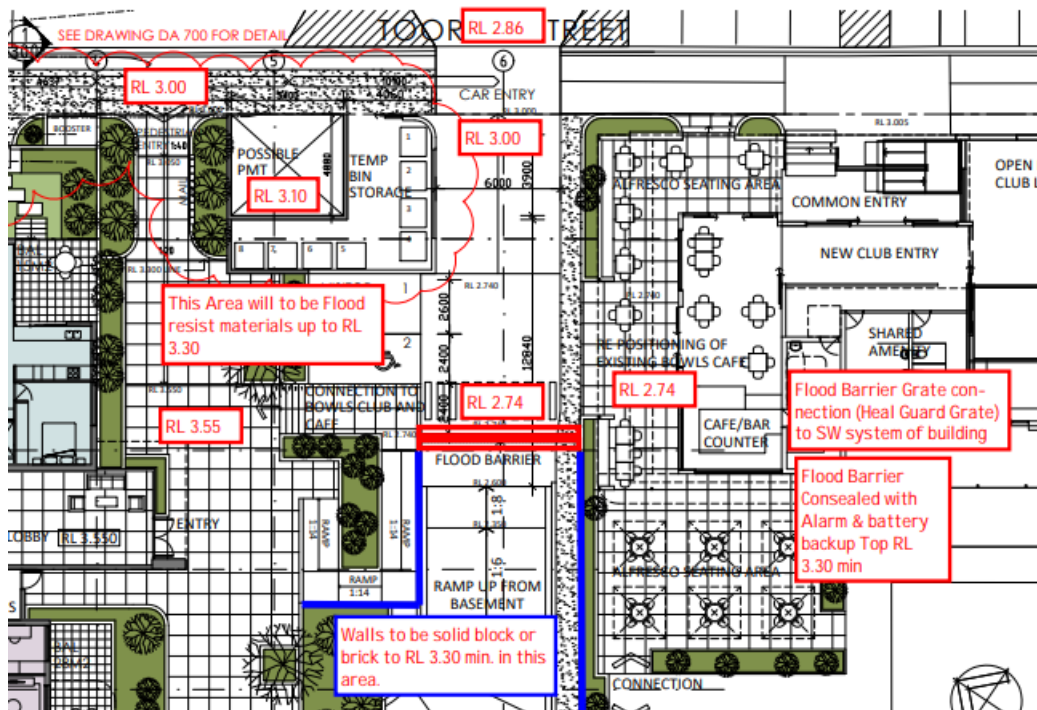
to the car park at the property which could then cause impact to the surrounding residences.

Discussion

A submitter has raised a concern regarding the proposed development and potential flooding which could occur from the adjoining creek. The submitter has identified that the proposal plans show provision for flood barrier at the entrance to the basement and is concerned that the installation of a flood barrier could cause flooding to the surrounding residences.

The proposed development has increased the proportion of the site that is impervious, consequently the runoff characteristics from the site will be altered as a result of the development. The development has increased runoff volumes and peak flow rates downstream in comparison to the existing conditions for all storm events. If left unmitigated, the developed runoff could have an adverse effect on downstream properties and/or stormwater infrastructure. It is therefore proposed that an on-site detention system be constructed within the site to mitigate increased peak discharges to below pre-development levels.

In relation to the flood barrier, the proposed basement carparking is vulnerable to flooding with an access level 0.26m below the Defined Flood Level of 3.0 m AHD. It is proposed to install a flood barrier at the entrance to the basement which would be activated in the event of a flood to stop water from entering into the basement. As a result, flood water could disperse into the entry to the Retirement Facility and the café area (refer to below image) and not the surrounding residences. Accordingly, these areas will be constructed of materials which provide high water resistance.



Issue - Devaluation of Property Values

- Properties directly opposite this proposal will be considerably affected losing existing views and vistas of the neighbouring park, ocean and natural habitats. Therefore, severely impacting our investment and property values.

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

Discussion

The site is not mapped as a scenic amenity area under the planning scheme, nor is the site identified as a significant or popular viewpoint.

The perceived reduction in property values of the existing surrounding neighbourhood is outside of the scope of development application assessment.

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 13 April 2022. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.9 Other Matters

2.9.1 Other Relevant Matters

In accordance with section 45(5) of the *Planning Act 2016*, for a development application requiring Impact Assessment, the assessment:

(a) must be carried out:

- (i) against the assessment benchmarks in a categorising instrument for the development; and
 - (ii) having regard to any matters prescribed by regulation for this subparagraph; and
- (b) may be carried out against, or having regard to, any other relevant matter, other than a person's personal circumstances, financial or otherwise.

Examples of another relevant matter—

- a planning need;
- the current relevance of the assessment benchmarks in the light of changed circumstances;
- whether assessment benchmarks or other prescribed matters were based on material errors.

As identified above, the proposal does not comply with all assessment benchmarks of the categorising Instrument (MBRC Planning Scheme) (s45(5)(a)(i) of Planning Act 2016), including a number of Overall Outcomes of the Recreation and open space Zone Code, sport and recreation precinct and a number of Strategic Outcomes of the Strategic Framework of the MBRC Planning Scheme. In accordance with s45(5)(b) of the *Planning Act 2016*, the assessment may be carried out against or having regard to any 'other relevant matters'.

In the context of the identified non-compliances with the planning scheme that relate to alternative forms of development within the Recreation and Open Space zone - Sport and Recreation Precinct, there are 'other relevant matters' to be considered as part of the application. The below listed 'other relevant matters' are considered sufficient to warrant approval of the application. These other relevant matters are as follows:

Locational attributes

The site has unique locational attributes that support intensification of development including:

- The site is currently a disused bowling green with limited built form;
- The site is located on a local collector road;
- The site is serviced by public transport with a bus stop located 137m to the south of the site;
- The proposed development is compatible with the intended density and building height for the locality;
- The site is serviced by sufficient existing infrastructure to support intensification;

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

- The site is positioned adjacent to Melsa, Apex & Brennan Parks, the Bongaree Bowls Club itself and within proximity of the Bongaree foreshore and the Bribie RSL Memorial and Citizens Club; and
- The site is within 200m of local services including a local centre on the corner of First Avenue that contains a variety of conveniences and services.

Built Form / Density

The site can support a higher built form and density as:

- Due to the unique scale, shape and location of the site, there are no direct neighbours to the north, east or south of the proposed development
- The built form has been designed to reduce the appearance of bulk through a highly articulated built form, the use of a mix of materials and light weight structures to achieve human scale;
- the design provides a low site cover with part of the Retirement Facility building stepping back in an “L” shape configuration, resulting in the presentation of a quite narrow built form to the street. This design reflects a considered specific approach to reduce perceived building height and bulk; and
- The proposal has been designed having regard to the zoning intent for the land adjacent to the subject site by adopting a building form of a maximum 4 storeys (15 metres), but with the top level being further set back than the three (3) below, so that the building presents predominantly as 3 storeys when seen from Toorbul Street. Contextually, the proposed building height is in keeping with the intended building height for the locality.

Interface / Amenity Issues

The proposed development will not result in adverse amenity impacts as:

- The proposed development does not directly adjoin residential uses, which allows for a reasonable separation distance and minimises overlooking and amenity impacts.
- The submitted Acoustic Report demonstrates that noise impacts can be appropriately mitigated to protect the amenity of surrounding properties.

Planning Need

- Bribie Island has a high proportion of residents aged 60 and over (58.8%). The proposal provides for a greater variety of retirement living options in Bongaree, particularly one that demonstrates a high level of amenity and access to urban services.

Achieving the Purpose of the *Planning Act 2016*

The proposed development achieves and advances the purpose of the *Planning Act 2016* in that the development achieves ecologically sustainable development. The proposed development:

- (a) Results in the protection of ecological processes and natural systems at local, regional, State and wider levels. The proposed development will not result in any adverse environmental impacts.
- (b) Advances economic development and job creation through construction related employment and on-going employment opportunities associated with the bowls club;
- (c) The proposed development maintains cultural, economic, physical and social well-being of people and communities. The proposed development has been designed to:
 - (i) be responsive to natural hazards and the impacts of climate change by ensuring the proposed building is located about Flood Planning Level.
 - (ii) encourage active and passive transport usage by being located on a public transport route and primary active transport route and through the provision of bicycle parking spaces within the development.

ITEM 3.3 DA/2021/3920 - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RETIREMENT FACILITY (33 DWELLINGS) AND CLUB LOCATED AT 54 TOORBUL STREET, BONGAREE - 64452807 (Cont.)

- (iii) create a safe, liveable community that minimises the adverse amenity impacts on the surrounding area, particularly noise and privacy impacts.
- (iv) The development will provide more housing choice that will allow for aging in place.
- (v) respond to local sub-tropical climate and incorporate sustainability and urban design principals including the use of openings to allow for cooling breezes, cross ventilated corridors and the layout and design of dwellings.
- (vi) utilise existing infrastructure within an established area with access to local services and networks of open space to ensure coordinated and cost-effective utilisation of infrastructure.

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 generally consistent with the existing Moreton Bay Region planning provisions and relevant policies, with reliance upon Other Relevant Matters to support the proposal.

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

In the event that an appeal is made to the Planning & Environment Court against Council's decision, the Council will incur additional costs in defending its position.

3.7 Economic Benefit 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

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Refer to clause 2.7.

ATTENDANCE

Blayne Magnar left the meeting at 10.30am after Item 3.3.

4 WELL-CONNECTED PLACES SESSION**(Cr A Hain / Cr M Gillam)****ITEM 4.1****TENDER - KALLANGUR - FRESHWATER CREEK - PARK CORRIDOR UPGRADE**

Meeting / Session: 4 WELL-CONNECTED PLACES
Reference: 64231868 : 16 June 2022 - Refer **Confidential Supporting Information**
64157950
Responsible Officer: MM, Project Manager (PAS Project Management)

Executive Summary

Tenders were called from Council's Prequalified Landscape Construction Panel for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project. Tenders closed on 26 April 2022 with a total of one tender submission received, which was conforming.

It is recommended that the tender for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project be awarded to The Landscape Construction Company Pty Ltd, for the sum of \$325,885 (excluding GST).

This project has received \$330,000.00 in funding from the State Government's SEQCSP program.

This matter is brought to the attention of Council under the **Well-connected places portfolio**, supporting a well-connected region by providing improved pedestrian infrastructure, in accordance with the Regional Integrated Transport Strategy.

The supporting information to this report is confidential to the extent that it contains information that is confidential to the Council and is made available to councillors for the purposes of this meeting, in accordance with sections 254D(3) and 254D(5) of the *Local Government Regulation 2012* (Qld).

RESOLUTION**Moved by Cr Yvonne Barlow****Seconded by Cr Cath Tonks****CARRIED 11/0**

1. That the tender for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project be awarded to The Landscape Construction Company Pty Ltd, for the sum of \$325,885 (excluding GST).
2. To enable Council to enter into this arrangement, Council commits to the provision of an additional \$30,000 to the project at the 2022-23 financial year's quarter one financial review process.
3. That the Council enters into an agreement with The Landscape Construction Company Pty Ltd, as described in this report.
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 agreement with The Landscape Construction Company Pty Ltd for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project and any required variations of the agreement on Council's behalf.
5. The Local Preference Policy was not applied as the project was procured via Council's Landscape Construction panel arrangement in line with Council's Procurement policy.

ITEM 4.1 TENDER - KALLANGUR - FRESHWATER CREEK - PARK CORRIDOR UPGRADE - 64231868 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project be awarded to The Landscape Construction Company Pty Ltd, for the sum of \$325,885 (excluding GST).
2. To enable Council to enter into this arrangement, Council commits to the provision of an additional \$30,000 to the project at the 2022-23 financial year's quarter one financial review process.
3. That the Council enters into an agreement with The Landscape Construction Company Pty Ltd, as described in this report.
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 agreement with The Landscape Construction Company Pty Ltd for the 'Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)' project and any required variations of the agreement on Council's behalf.
5. The Local Preference Policy was not applied as the project was procured via Council's Landscape Construction panel arrangement in line with Council's Procurement policy.

REPORT DETAIL

1. Background

The project is located at Freshwater Creek Corridor, at various locations from Kingfisher Reserve to Freshwater Park, Kallangur. The project scope is for the construction to upgrade facilities within the Freshwater Creek Corridor, which include:

- Replacing (315m²) concrete footpath with wider coloured concrete footpaths (700m²);
- Minor earthworks;
- Kerb ramps, pedestrian fencing (15m) and recyclable plastic bollards;
- Improving connectivity of the footpath networks behind Donnegal Drive and McNeil Road;
- A new shelter, picnic table and refuse bins;
- Seven seats spread along the corridor; and
- Landscaping (1061 plants) and turf (616m²).

The objective of the project is to provide upgraded facilities along the corridor including play, picnic, open space and civic amenities. The purpose of the project is to improve the appearance, functionality, amenity, connectivity and park equipment within the corridor to increase the utilisation of the park.

The contract will be awarded in July 2022, with construction to commence in August 2022, following a 10-week lead time for furniture and structures. The physical construction period will be for a period of 7 weeks, which includes an allowance for wet weather.

A communication plan has been prepared for this project. Communication strategies include project notices issued 4 weeks prior to the commencement of works and projects signs displayed on site prior to construction. The communications plan will include a Councillor weekly email update.

ITEM 4.1 TENDER - KALLANGUR - FRESHWATER CREEK - PARK CORRIDOR UPGRADE - 64231868 (Cont.)

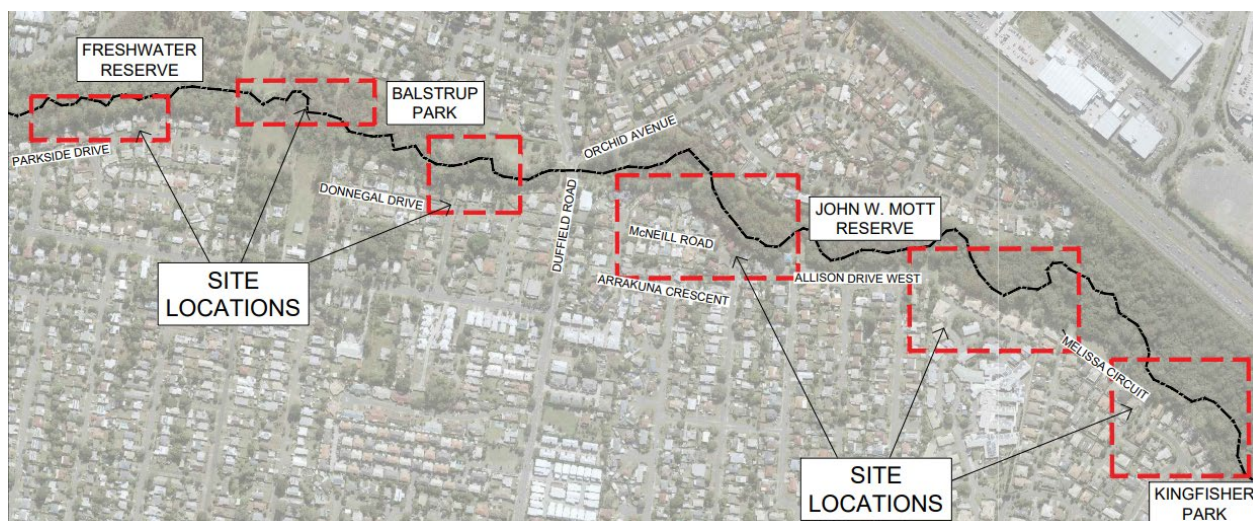


Figure 1: (Freshwater Creek, Kallangur) - Locality Plan

2. Explanation of Item

Tenders were called from Council’s Prequalified Landscape Construction Panel for the ‘Kallangur - Freshwater Creek - Park Corridor Upgrade (MBRC008454 / VP289022)’ project, which closed on 26 April 2022, with a total of one tender received, which was 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.

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

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)
1	The Landscape Construction Company Pty Ltd	100.00

The Landscape Construction Company Pty Ltd ('TLCC') - submitted a comprehensive tender that demonstrated their relevant experience. TLCC provided three examples of relevant project experience, including Scarborough Beach Park Upgrade (MBRC) valued at \$2.2M; Pine Rivers Park Playground (MBRC) valued at \$550k; and Fairways Park (Lockyer Valley Regional Council) valued at \$4,1M.

TLCC provided a tender that was comparable in rates with other projects including Murrumba Downs - Claremont Park - Park Facilities Upgrade, Dakabin/North Lakes - Carramar Reserve - Park Upgrade, and Deception Bay - Environmental Reserve - Playground Upgrade. Some of project rates/items are higher due to supply costs which are considered in keeping with the current market conditions.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council sought quotations via Council’s Prequalified Landscape Construction Panel (MBRC008454) for the work through (Vendor Panel / MBRC e-Tendering Portal), 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.

ITEM 4.1 TENDER - KALLANGUR - FRESHWATER CREEK - PARK CORRIDOR UPGRADE - 64231868 (Cont.)

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.

The Local Preference Policy was not applied as the project was procured via Council's Landscape Construction panel arrangement in line with Council's Procurement policy.

3.4 Risk Management Implications

A Risk Management Plan has been prepared. The project risk has been assessed and the following issues identified, including the manner in which the possible impact of these risks are minimised is detailed below.

Financial Risk:

The recommended tenderer is prequalified on Council's Prequalified Landscape Construction Panel (MBRC008454).

Construction Risks:

- a. The recommended tenderer will provide a program of works, staging plans, traffic management plans, 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 well-being of all during the works. 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.
- c. 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. The current lead time for furniture and structures is (up to 10 weeks), which has been allowed for in the works commencement date detailed in the tender submission. Works are scheduled to commence September, undertaking preliminary and preparation works in readiness for the furniture and structures. Construction is expected to be complete in early October, allowing for 13 wet weather days.
- d. The project is not affected by or impacted by any external Development Applications.
- e. Dilapidation inspections will be conducted prior to works commencing on site and again after construction.

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 \$3.3M, providing the expenditure has been provided for in Council's annual budget.

The cost of this project requires an amendment to the budget allocation and is therefore reported to Council for consideration.

3.6 Financial Implications

Council has received a total of \$300,000 from the State Government's SEQCSP funding program for the project. Council has allocated \$341,674 for construction in the 2022-23 financial year's Capital Projects Program (CPP). All financial information below is excluding GST.

Tender Price (Construction)	\$	325,885
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ITEM 4.1 TENDER - KALLANGUR - FRESHWATER CREEK - PARK CORRIDOR UPGRADE - 64231868 (Cont.)

Contingency (10%)	\$	32,589
Supervision / Administration Costs	\$	2,000
QLeave (0.575%)	\$	1,874
<u>Total Project Cost</u>	\$	<u>371,674</u>

Estimated ongoing operational/maintenance costs \$7,330 per financial year

The budget amount for this project is insufficient. To allow this project to proceed and for Council to enter into the arrangement, Council commits to the provision of an additional \$30,000 at the 2022-23 financial year's quarter one financial review process.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the recommended tenderer detailing the management of environmental matters affecting the project during construction. The environment management plan will be monitored and audited by project management during the construction phase.

3.9 Social Implications

The project will benefit the community by providing a high quality, safe improved connectivity pedestrian pathways with a shelter and seating to promote an active lifestyle.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Divisional Councillor

ITEM 4.2
COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN

Meeting / Session: 4 WELL-CONNECTED PLACES
Reference: 64313371: 20 June 2022 - **Supporting Information 63933670**
Responsible Officer: JF, Asset Management Manager (PAS Asset Management)

Executive Summary

The purpose of this report is to present the Coastal Facilities Portfolio Asset Management Plan (CFPAMP) to Council for adoption. The CFPAMP outlines the Council's approach to the management of coastal facility assets located along the coastal fringes of the region. MBRC manages and maintains 69 coastal facility assets which includes 24 assets owned by the Department of Transport and Main Roads (TMR). MBRC maintains TMR assets as agreed under the *Transport Infrastructure (Public Marine Facilities) Regulation 2011*. The 45 MBRC owned coastal facility assets have a collective estimated value of \$23.99M.

To sustain the existing asset portfolio, the Coastal Facilities Portfolio Asset Management Plan proposes that Council should:

- Increase the total **maintenance budget** from \$160K per annum to \$318K from FY2024 onwards
- Retain \$550K **dredging operational budget** every 6 years (split \$50K in the first year and \$500K the subsequent year) from FY2023 onwards.
- Retain the current **capital budget** through to FY2024 (ie \$170K in FY2023 and \$400K in FY2024) then:
 - increase to \$480K pa from FY2025 to FY2041
 - increase to \$3M pa from FY2042 to FY2044
 - reduce to \$1M pa from FY2045 to FY2048

This matter is brought to the attention of Council under the **Well-connected places portfolio** as it supports provision of a well-planned, managed and maintained marine transport network for the Moreton Bay Region as well as recreational services.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Tony Latter

CARRIED 11/0

1. That the Coastal Facilities Portfolio Asset Management Plan be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's coastal facilities assets to meet the standards of service outlined in the Coastal Facilities Portfolio Asset Management Plan, as outlined in the supporting information #1.

ITEM 4.2 COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN - 64313371 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Coastal Facilities Portfolio Asset Management Plan be adopted, as tabled.
2. That amendments be made in the next long-term financial forecast for the capital and maintenance funding for Council's coastal facilities assets to meet the standards of service outlined in the Coastal Facilities Portfolio Asset Management Plan, as outlined in the supporting information #1.

REPORT DETAIL

1. Background

A Council briefing was conducted on 8 June 2022 for the purpose of sharing information and providing advice/views to Council on the matter, and to receive Councillor feedback and input.

The CEO noted the way forward:

Councillors noted that a report on the Coastal Facilities Portfolio Asset Management Plan will be submitted to an upcoming Council meeting for consideration.

As per Council's Strategic Asset Management Framework, it is imperative that Council adopts a proactive approach to managing assets including planned maintenance and regular condition monitoring. The proactive approach will extend the life of assets and minimise the risk of assets reaching a state beyond repair.

As part of the ongoing development of Council's asset management planning, a Coastal Facilities Portfolio Asset Management Plan (PAMP) has been developed. The PAMP outlines Council's approach to the management of coastal facilities assets located throughout the Moreton Bay region. There are four asset types that form part of the coastal facilities portfolio. These include; jetties, fishing platforms, pontoons and boat ramps.

There are 45 MBRC owned coastal facilities assets which have a collective estimated value of \$23.99M. MBRC manages and maintains an additional 24 TMR owned coastal facility assets under agreement with TMR. Table 1 below summarises coastal facility asset types, expected useful lives, current average age and current replacement cost.

Asset Type Description	Number of Assets	Expected Useful Life (Years)	Current Age Range (Years)	Current Replacement Cost
Jetties	3	40	13 to 64	\$18.82M
Fishing Platform	1	40	62	\$0.35M
Standalone Pontoons - MBRC owned	2	20	22	\$0.29M
Standalone Pontoons - TMR owned (maintained by MBRC only)	6	N/A	N/A	N/A
Boat Ramps - MBRC owned	39	50	1 to 60	\$4.53M
Boat Ramps - TMR owned (maintained by MBRC only)	18	N/A	N/A	N/A
Total	69			\$23.99M

Table 1 - Asset Portfolio Summary

Figure 1 below shows the age profile for MBRC's assets, which indicates the number of assets and their total current replacement cost within each age band. As age reflects the year in which the assets were built, the profile also indicates the pattern in which they were acquired over time. A significant portion of the coastal facilities assets by value (about 79%) relate to jetties. The last 10 years has seen minimal growth in both the number and value of new coastal facilities assets being built.

ITEM 4.2 COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN - 64313371 (Cont.)

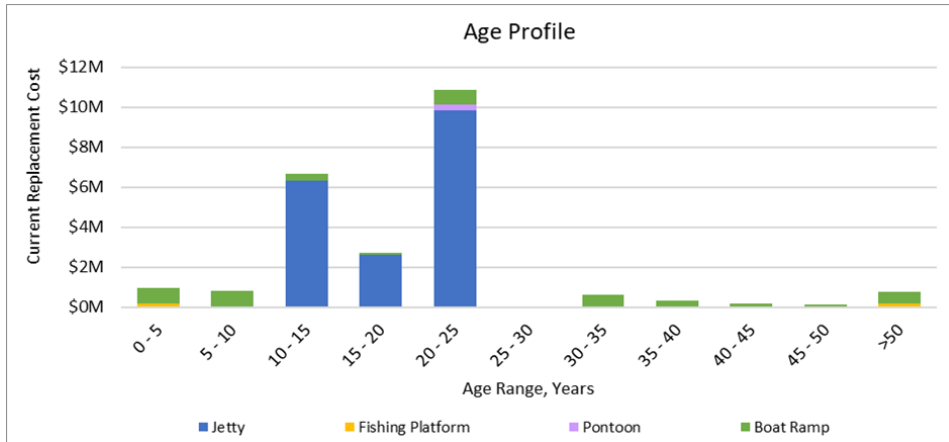


Figure 1 - Asset Age Profile

2. Explanation of Item

The Coastal Facilities Portfolio Asset Management Plan has been developed as a tool to assist Council in achieving the following key strategic asset management objectives:

- Optimising maintenance and renewal practices
- Prioritising investment to achieve maximum value
- Validating investment decisions to confirm funds are being spent effectively
- Identifying lower lifecycle cost solutions
- Managing risk to an appropriate level
- Monitoring and recording of the condition of coastal facilities assets
- Modelling to predict future condition and associated maintenance requirements
- Optimise asset performance
- Minimise asset failure where minimal assets reach a poor condition

Condition

Understanding the condition of Council's coastal facilities assets is important for their effective management. The coastal facilities assets are generally in good condition with over 77% of assets being in good or very good condition. Around 10% of the asset portfolio value is made up of assets with no Level 2 condition data. These are mainly boat ramps and is it planned to complete Level 2 inspections on all critical coastal facility assets in FY2023.

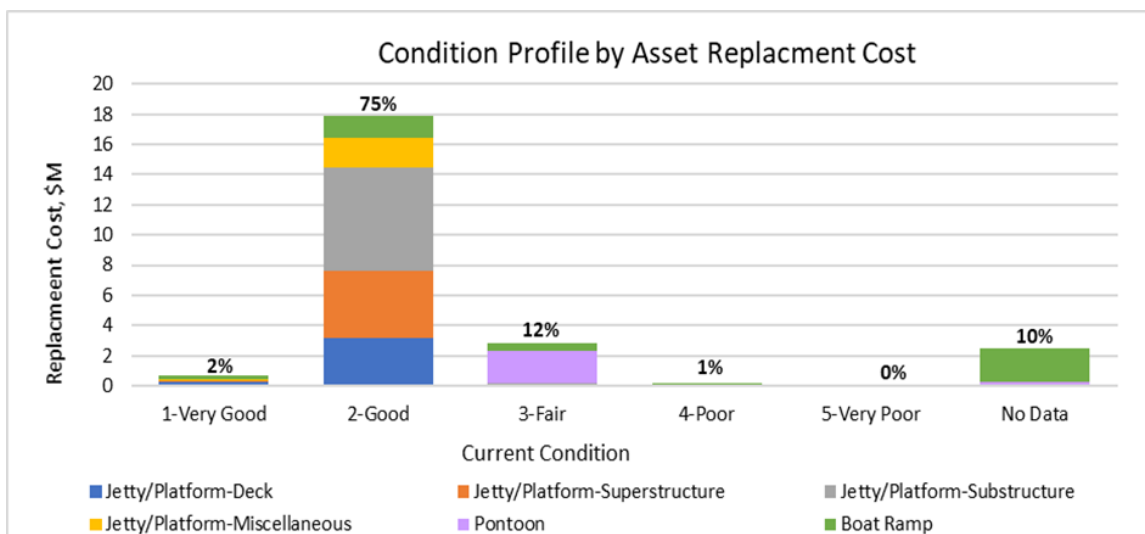


Figure 2: Condition Profile for Coastal Facilities Assets

ITEM 4.2 COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN - 64313371 (Cont.)

Key Issues

- The current operational and capital budgets will require a modest increase from FY2024 onwards to allow for repair of recently identified defects and the projected increase in renewal costs.
- A significantly increased capital budget will be required from FY2042 onwards for major refurbishment or replacement of jetties due to their aging and deterioration. Because the three jetties make up around 78% of the portfolio value it is not possible to smooth spending and additional lump sum funding will be needed over that period.
- Vessel berthing/mooring capacity of jetties to accommodate large private and commercial vessels and/or berthing arrangements to provide safe embarkation/disembarkation needs further investigation
- Level 2 inspections need to be completed for all critical coastal facility assets (ie remaining boat ramps) and routine inspection processes amended so that condition scores are available for all assets.

Maintenance Strategy

For Council's coastal facilities assets to achieve the desired levels of service and meet Council's Strategic Asset Management Policy requirements of demonstrating organisational commitment to responsible, effective and sustainable management of the assets, the existing maintenance funds need to be increased to prolong asset lifespan. Currently most maintenance activities are reactive. This should be transitioned to planned maintenance to ensure that Council resources are invested in the most cost-effective actions and at the optimum intervention time, thereby prolonging the asset useful life as much as possible.

3. Strategic Implications

3.1 Legislative / Legal Implications

Section 167 - Preparation of a Long-Term Asset Management Plan - of the Local Government Regulation 2012 states that –

- A local government must prepare and adopt a Long-Term Asset Management Plan.*
- The Long-Term Asset Management Plan continues in force for the period stated in the plan unless the local government adopts a new Long-Term Asset Management Plan.*
- The period stated in the plan must be 10 years or more.*

Additionally, Section 168 of the Local Government Regulation 2012 states that Council's Long-term Asset Management Plan must:

- provide for strategies to ensure the sustainable management of the assets mentioned in the local government's asset register and the infrastructure of the local government; and*
- state the estimated capital expenditure for renewing, upgrading and extending the assets for the period covered by the plan; and*
- be part of, and consistent with, the long-term financial forecast.*

3.2 Corporate Plan / Operational Plan

Council is committed to achieving the community's vision for the Moreton Bay Region. This vision represents a thriving region of opportunity where our communities enjoy a vibrant lifestyle and is structured upon three key elements; creating opportunities, strengthening communities and valuing lifestyle. These three tiers are underpinned by concepts such as local jobs for residents, strong local governance, and quality recreation and cultural opportunities.

The Strategic Asset Management Plan (SAMP) and supporting AMP's have direct linkages with other corporate documents as illustrated in the diagram below.

ITEM 4.2 COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN - 64313371 (Cont.)

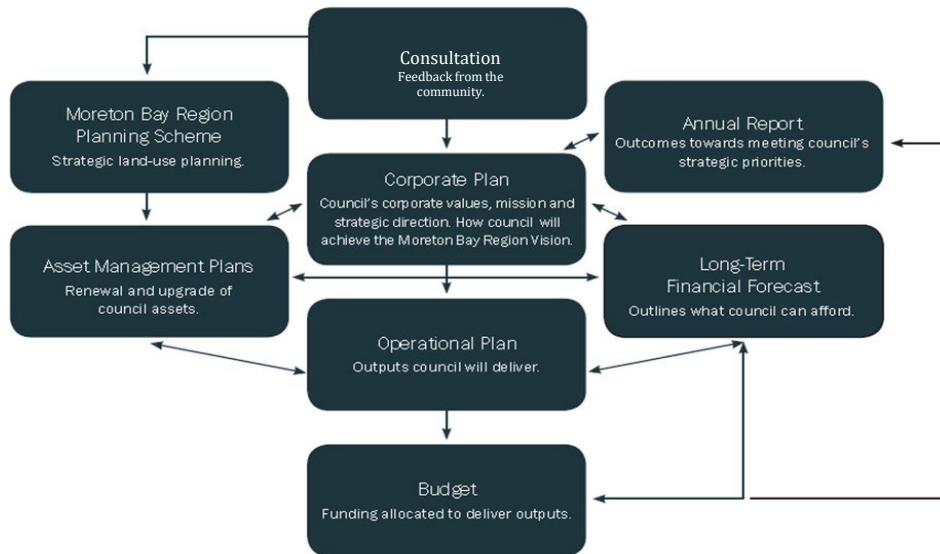


Figure 3 - Asset Management within MBRC Statutory Planning Context

As mentioned above, these plans inform Council’s Long-Term Financial Forecast (LTFF) in relation to costs associated with new, renewal and upgrade of assets. The plan also guides Council’s Corporate Plan in relation to what Council intends to achieve, in relation to strategic asset management and informs Council’s capital works program which forms part of the Operational Plan and Budget.

3.3 Policy Implications

The Infrastructure Asset Management Policy (Policy No. 2150-043) was adopted by Council on 9 December 2020.

3.4 Risk Management Implications

Risk management associated with coastal facilities assets are included in the plan.

3.5 Delegated Authority Implications

Nil identified

3.6 Financial Implications

An analysis was carried out to determine the future condition of the coastal facilities asset portfolio with the recommended budget and benchmarked to the current average annual renewal budget. The figure below illustrates that with the current funding schedule the condition of the portfolio will decrease to an unserviceable condition over time. The recommended funding will maintain the asset portfolio to an acceptable condition and provide the required levels of service outlined in the asset management plan.

ITEM 4.2 COASTAL FACILITIES PORTFOLIO ASSET MANAGEMENT PLAN - 64313371 (Cont.)

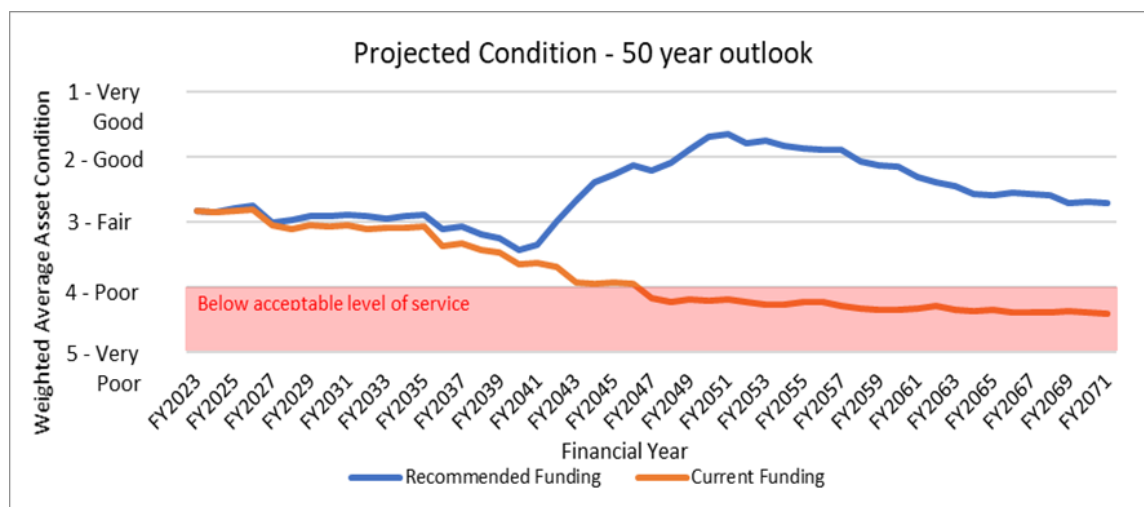


Figure 4 - Asset Projected Condition Outlook

The recommended changes to budget allocations are outlined in Table 2 below:

Cost Type	Current Budget	Recommended Budget
<i>Operating Costs</i>		
Maintenance	\$160K per annum	FY2023 - \$160K FY2024 onwards - \$318K per annum
Dredging	\$550K every 6 years	\$550K every 6 years
<i>Capital New/Upgrade/Renewal:</i>		
New/Upgrade/Renew	FY2023 - \$170K FY2024 onwards - \$400K	FY2023 - \$170K FY2024 - \$400K FY2025 to FY2041 - \$480K FY2042 to FY2044 - \$3.0M FY2045 to FY2048 - \$1.0M

Table 2: Recommended changes to budget allocations

3.7 Economic Benefit Implications

Sustainable provision and management of Council’s coastal facilities assets supports economic growth across the region. Additionally, a well-managed coastal facilities asset portfolio improves the overall amenity of the region and is highly valued by the community.

3.8 Environmental Implications

The effective management of Council’s coastal facilities assets assists in improving environmental outcomes.

3.9 Social Implications

The timely and cost-effective management of Council’s coastal facilities assets contributes to the overall benefit of residents, visitors, business and industry, by providing the necessary assets to support the region’s quality lifestyle.

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 right implications relevant to Council’s decision in this matter.

3.11 Consultation / Communication

Infrastructure Planning Directorate
Projects & Asset Services Directorate
Council

**ITEM 4.3
TENDER - NARANGBA - YOUNG AND OAKEY FLAT ROADS - INTERSECTION
UPGRADE**

Meeting / Session: 4 WELL-CONNECTED PLACES
Reference: 64269322 : 17 June 2022 - Refer **Confidential Supporting Information**
64142496
Responsible Officer: SAM, Senior Project Manager (PAS Project Management)

Executive Summary

Tenders were invited for the 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)' project. Tenders closed on 6 April 2022 with a total of 11 tender submissions received, nine of which were conforming, one tender was withdrawn, and two were non-conforming.

It is recommended that the tender for the 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade ((MBRC-RFT184)' project be awarded to Bellwether Contractors Pty Ltd, for the sum of \$4,456,216 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

This matter is brought to the attention of Council under the **Well- Connected places** portfolio, improving safety for all transport users and increasing capacity and operating efficiency of the intersection.

The supporting information to this report is confidential to the extent that it contains information that is confidential to the Council and is made available to councillors for the purposes of this meeting, in accordance with sections 254D(3) and 254D(5) of the *Local Government Regulation 2012*.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Yvonne Barlow

CARRIED 11/0

1. That the tender for the 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)' project be awarded to Bellwether Contractors Pty Ltd, for the sum of \$4,456,216 (excluding GST).
2. That the Council enters into an agreement with Bellwether Contractors 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 Bellwether Contractors Pty Ltd for 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)' project and any required variations of the agreement on Council's behalf.
4. That it be noted this project has been considered in accordance with Council's Procurement Policy under the Competitive Local Business and Industry (local preference) initiative.

ITEM 4.3 TENDER - NARANGBA - YOUNG AND OAKEY FLAT ROADS - INTERSECTION UPGRADE - 64269322
(Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)' project be awarded to Bellwether Contractors Pty Ltd, for the sum of \$4,456,216 (excluding GST).
2. That the Council enters into an agreement with Bellwether Contractors 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 Bellwether Contractors Pty Ltd for 'Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)' project and any required variations of the agreement on Council's behalf.
4. That it be noted this project has been considered 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 Young and Oakey Flat Roads, Narangba. The project scope is the intersection upgrade from a single lane roundabout to signalised multi-lane/dual carriageway with dedicated pedestrian crossing facilities to better cater for future demand.

The objective of this project is to improve safety for all transport users and increase capacity and operating efficiency of the intersection.

The contract will be awarded in July 2022, with physical construction to follow in September/October 2022 following a 12-week lead time for steel reinforced concrete box culverts which is included in their program. Council has procured all steel reinforced concrete pipes, and these are currently stored at a Council facility. The project is scheduled for 30 weeks to complete, which includes an allowance for wet weather. Construction will be completed within the 2022/23 financial year.

The majority of works will be constructed during the day and will be cognisant of local access requirements for residents in Sovereign Drive and the ongoing private development construction underway in Sovereign Drive. Night works with single lane closures will be required when constructing the new stormwater road crossings. Formal advice will be provided to effected parties in advance of the commencement of night works.

A communication plan has been prepared for this project. Communication strategies include project notices issued 4 weeks prior to the commencement of works and projects signs displayed on site a minimum 2 weeks prior to construction commencement. The residents have been consulted regarding the project. The communications plan will include a Councillor weekly email update and website page with fortnightly updates.

ITEM 4.3 TENDER - NARANGBA - YOUNG AND OAKEY FLAT ROADS - INTERSECTION UPGRADE - 64269322
(Cont.)

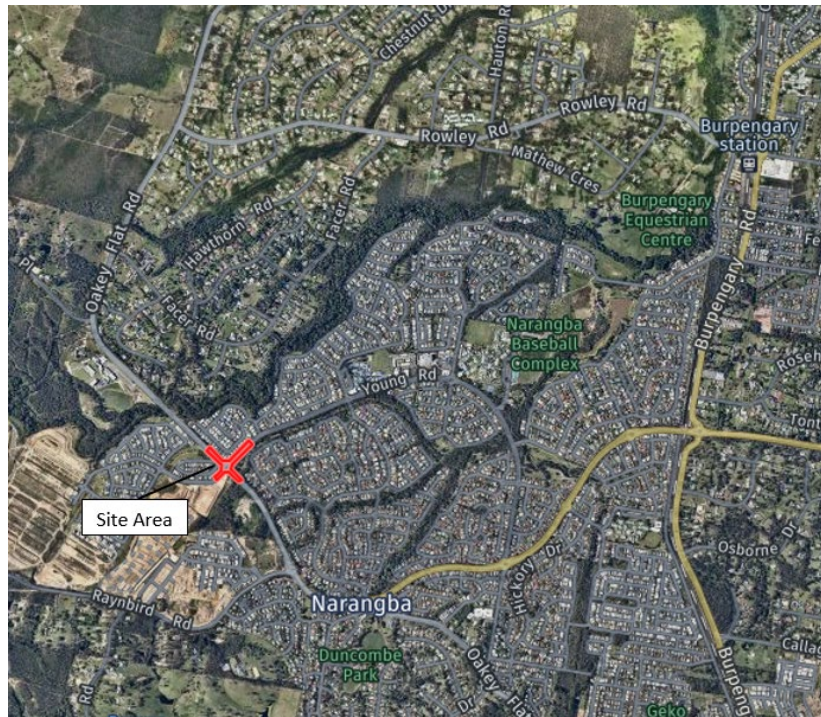


Figure 1: Intersection of Young and Oakey Flat Roads - Locality Plan

2. Explanation of Item

Tenders were invited for the ‘Narangba - Young and Oakey Flat Roads - Intersection Upgrade (MBRC-RFT184)’ project, which closed on 6 April 2022 with a total of eleven tender submissions received, nine of which were conforming, one tender was withdrawn, and two were 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.

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

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)	EVALUATION SCORE (Post Local Preference)
1	Bellwether Contractors Pty Ltd	96.25	103.75
2	AllenCon Pty Ltd	92.99	100.49
3	HEH Civil Pty Ltd	91.91	91.91
4	Pentacon Pty Ltd	91.43	98.93
5	Hall Contracting Pty Ltd	81.93	81.93
6	CCA Winslow Pty Ltd	80.64	80.64
7	SGQ Pty Ltd	77.92	77.92
8	CES Civil SEQ Pty Ltd	72.94	72.94
9	Pentacon Pty Ltd (Alternative Tender)	Withdrawn	
10	Bracalba Quarry	Non-conforming	

ITEM 4.3 TENDER - NARANGBA - YOUNG AND OAKLEY FLAT ROADS - INTERSECTION UPGRADE - 64269322 (Cont.)

RANK	TENDERER	EVALUATION SCORE (Pre Local Preference)	EVALUATION SCORE (Post Local Preference)
11	Humes	Non-conforming	

Bellwether Contractors Pty Ltd ('BC') - submitted a comprehensive tender. A tender clarification meeting was held on 27 April 2022, at which BC demonstrated their relevant experience, methodology, company capability, understanding of the project and capability in delivering the project. BC provided examples of relevant project experience, including Milton Street and Archibald Street Intersection Upgrade (valued at \$5M) for Mackay Regional Council; South Street and Burton Street Intersection – Signalisation Upgrade (valued at \$600k) for Toowoomba Regional Council; and Margate - Victoria Avenue (Duffield – Dodds) - Road Rehabilitation (valued at \$590k) for Moreton Bay Regional Council.

BC's tender program for the project was 30 weeks.

The evaluation panel considers the tender from BC to represent the best overall value for Council.

AllenCon Pty Ltd ('AC') - submitted a comprehensive tender. A tender clarification meeting was held on 28 April 2022, at which AC demonstrated their relevant experience, methodology, company capability, understanding of the project and capability in delivering the project. AC's tender program was for 29 weeks including rain affected days. There were no additional benefits for the higher price.

HEH Civil Pty Ltd (HEH) - submitted a good tender containing their methodology for staging the works. HEH's tender program was for 36 weeks including rain days. There were no additional benefits for the higher price.

Pentacon Pty Ltd (PEN) - PEN submitted the lowest price tender. A tender clarification meeting was held with PEN on 27 April 2022 where PEN's methodology for the project delivery was reviewed, including proposed staging of the works, management of expected impacts to traffic as a result of the works and whether there were any night works.

The evaluation panel subsequently scored PEN's offer lower in comparison with other offers, due to a lack of information on construction methodology in the tender submission and PEN's information/response at the Tender Clarification Meeting.

Pentacon Pty Ltd (alternative tender) (PEN) - submitted an alternative tender whereby PEN priced based on "Rise & Fall". The alternative tender is not conforming with the Conditions of Tender that were supplied to all tenderers. At the Tender Clarification Meeting on 27 April 2022, PEN withdrew their alternative tender.

Bracalba Quarry and Humes - non-conforming - the tenderers did not submit a conforming tender as they did not provide mandatory documents in accordance with the request for tender.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of work expecting to be greater than \$200,000, Council called a public tender for the work through MBRC's e-Tendering Portal, 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.

ITEM 4.3 TENDER - NARANGBA - YOUNG AND OAKLEY FLAT ROADS - INTERSECTION UPGRADE - 64269322
(Cont.)

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

3.4 Risk Management Implications

A Risk Management Plan has been prepared. The project risk has been assessed and the following issues identified, including the manner in which the possible impact of these risks are minimised is detailed below.

Financial Risk:

A third-party financial assessment has been carried out and the recommended tenderer was rated 'sound'.

Construction Risks:

- a. The recommended tenderer will provide a program of works, staging plans, traffic management plans, 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 well-being of all during the works. 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.
- c. 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 foresee any COVID-19 related impacts which would affect material supply chains and overall delivery of the project works.
- d. Council has undertaken advanced procurement for the steel reinforced concrete pipes required for this project in order to mitigate potential project delays associated with the industry wide supply shortages. These pipes are now located in a Council facility.
- e. The project is not impacted by or effected by any external Development Approvals.
- f. Dilapidation inspections will be conducted prior to works commencing and again after construction.

3.5 Delegated Authority Implications

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 \$6M for construction in the 2022-23 financial year's Capital Projects Program (CPP). Design (19020,20-21) and service relocations (21-22) have been undertaken. All financial information below is excluding GST.

Tender Price (Construction)	\$	4,456,216
Contingency (10%)	\$	445,621
QLeave (0.575%)	\$	25,623
<u>Total Project Cost</u>	\$	<u>4,927,460</u>

ITEM 4.3 TENDER - NARANGBA - YOUNG AND OAKLEY FLAT ROADS - INTERSECTION UPGRADE - 64269322
(Cont.)

Estimated ongoing operational/maintenance costs \$ 42,140 per F/Y.

The total budget amount for this project is sufficient.

3.7 Economic Benefit Implications

The project will improve traffic flow and intersection safety and result in reduced wait times resulting in economic benefit.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the recommended tenderer detailing the management of environmental matters affecting the project during construction. The environment management plan will be monitored and audited by project management during the construction phase.

3.9 Social Implications

The signalisation and the upgrade of the intersection works will provide a safer environment for traffic and pedestrians,

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Local residents
Divisional Councillor

ADJOURNMENT

The meeting adjourned at 10.37am for morning tea.

The meeting resumed at 10.59am.

5 PROGRESSIVE ECONOMY SESSION

(Cr K Winchester / Cr T Latter)

ITEM 5.1

MAYORAL TRAVEL - COUNCIL OF MAYORS NORTH AMERICA/CANADA MISSION

Meeting / Session: 5 PROGRESSIVE ECONOMY
Reference: 64493007 : 10 June 2022
Responsible Officer: JOK, Chief External Relations Officer (CEO External Relations)

Executive Summary

Approval is sought for the Mayor (or his delegate) to attend the CoM(SEQ) North American International Mission in the 2022-23 Financial Year. The proposed mission is in line with CoM(SEQ)'s Strategic Plan and Council's Regional Economic Development Strategy (REDS) and provides a timely opportunity to explore innovative outcomes, gain important insight and build strategic and meaningful relationships for Moreton Bay and South East Queensland which can lead to future opportunities for partnerships, trade and investment. CoM(SEQ) will cover the cost of most of the travel for the Mayor which will be the Olympics and Paralympics immediately preceding Brisbane 2032.

It should be noted that Los Angeles is the 2028 Olympics and Paralympics host.

This mission has a strong focus on sustainable waste management and resource recovery, green economy, growth management and housing affordability, promoting SEQ as a region and Olympic and Paralympic legacy outcomes and most importantly, inbound investment to the Moreton Bay region to stimulate the local economy and create local employment.

Following the launch of the REDS and the Invest More Campaign, Council is focusing on attracting new business to the region to grow the economy through the creation of 100,000 jobs and a \$40 billion economy by 2041.

This matter is brought to the attention of Council under the **Progressive Economy Portfolio** as through the Mayor participating in the CoM(SEQ) delegation to North America, it is hoped to identify new business opportunities through trade and investment in the areas outlined above. Additionally, new ideas and insights will help inform the advocacy agenda, particularly in relation to Olympic and Paralympic legacy infrastructure required for our region for the 2032 Brisbane Olympics and Paralympics.

RESOLUTION

Moved by Cr Mark Booth

Seconded by Cr Jodie Shipway (Deputy Mayor)

CARRIED 11/0

- 1. That the Mayor or his nominated delegate be authorised to attend the CoM(SEQ) Mayoral Mission to North America in 2022/23.**
- 2. That the Chief Executive Officer arrange for officer attendance on the overseas delegation as appropriate.**

ITEM 5.1 MAYORAL TRAVEL - COUNCIL OF MAYORS NORTH AMERICA/CANADA MISSION - 64493007 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Mayor or his nominated delegate be authorised to attend the CoM(SEQ) Mayoral Mission to North America in 2022/23.
2. That the Chief Executive Officer arrange for officer attendance on the overseas delegation as appropriate.

REPORT DETAIL

1. Background

At the 29 April 2022 CoM(SEQ) meeting, the CoM(SEQ) CEO provided an update on the proposed itinerary for the international business mission to North America in November 2022.

The impetus for the mission is the upcoming 2032 Brisbane Olympic and Paralympic Games as well as SEQ's waste reform and the implementation of the SEQ Waste Management Plan launched late last year. The proposed mission is an activity in line with CoM(SEQ)'s strategic plan and provides a timely opportunity to explore innovative outcomes, gain important insight and build strategic and meaningful relationships for South East Queensland which can lead to future opportunities for partnerships, trade and investment.

The purpose of the mission is to:

- Gain insight into how Los Angeles is preparing for the games and will deliver Olympic legacy (given it is the 2028 Olympics and Paralympics host);
- Explore how new mobility solutions are being cultivated and implemented in Los Angeles;
- Explore how Vancouver is managing waste and resource recovery while creating a green economy;
- Explore how Vancouver is approaching issues of growth management and housing affordability;
- Promote SEQ as a region for trade and investment leveraging the upcoming 2032 Brisbane Olympic Games; and
- Building strategic relationships with Los Angeles and Vancouver to promote further two-way opportunities including trade and investment.

Sustainable waste management is a significant priority for Council with major projects under examination, including a Food Organics and Garden Organics (FOGO) collection and processing service for its residents and alternative comingled recyclables processing arrangements. Insights gained on the mission will inform these projects.

Timing of the travel mission is tentatively scheduled for November 2022; however, final dates and arrangements are still being confirmed. CoM(SEQ) will finalise the full details of the delegation and itinerary and an update will be sent to the CoM(SEQ) Board in the coming weeks with updated dates and details. Travel will occur within the 2022-23 financial year.

2. Explanation of Item

One of the four key pillars of the REDS is trade and investment incorporating international relations. As part of Council's strategy, active marketing and promotion of the region as a business and visitor destination has been undertaken to facilitate business investment into the region. The COVID pandemic has limited the amount of inbound and outbound trade and investment opportunities globally and this is the first opportunity Council has had to market the new strategy overseas.

Council is working closely with the CoM(SEQ) to leverage the combined advocacy efforts of the Queensland Mayors attending this mission. Council is a member of the American Chamber of Commerce in Australia (AmCham) and will utilise this membership and network to further enhance and leverage the mission and mission outcomes.

ITEM 5.1 MAYORAL TRAVEL - COUNCIL OF MAYORS NORTH AMERICA/CANADA MISSION - 64493007 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

Pursuant to Section 188 of the *Local Government Regulation 2012*, all overseas travel will be recorded in Council's publicly available Annual Report.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Local jobs for residents - an innovative and thriving economy.

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

Council will work with CoM(SEQ) on any risk management plans required for travel.

3.5 Delegated Authority Implications

Nil identified

3.6 Financial Implications

CoM(SEQ) will cover the cost of most of the Mayor's travel to North America. Council will cover the cost of the Council Officer attendance and any additional travel costs for the Mayor. This travel has been included in the proposed 2022/23 operational budget.

3.7 Economic Benefit Implications

The impetus for the mission is the upcoming 2032 Brisbane Olympic and Paralympic Games as well as SEQ's waste reform and the implementation of the SEQ Waste Management Plan. During the trip the Mayor will engage in site visits, networking receptions, and business meetings. These will all link into the key themes of the mission. Outcomes of these key business meetings and site visits will likely contribute to actions within the REDS and the progressive economy pillar and lead to development of Olympic legacy strategic planning for 2032 including infrastructure and transport.

3.8 Environmental Implications

The mission, visit, activities and outputs will all contribute to increased learnings towards SEQ's waste reform and the implementation of the SEQ Waste Management Plan which will provide better results for Council and the Moreton Bay region.

3.9 Social Implications

By participating in this overseas delegation, the Mayor has the opportunity to bring important learnings back to our Council and region that will enable our region to be a better planned and designed region, producing many improved social outcomes including increased jobs and opportunities within the region aligned with the REDS and other council strategies and plans.

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Economic Development Department
CoM(SEQ)

6 AN ENGAGED COUNCIL SESSION

(Cr M Constance / Cr D Grimwade)

ITEM 6.1

MONTHLY FINANCIAL REPORTING PACKAGE - 31 MAY 2022

Meeting / Session: 6 AN ENGAGED COUNCIL
Reference: 64485152 : 9 June 2022 - **Refer Supporting Information 64483057**
Responsible Officer: DC, Manager Accounting Services (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 May 2022. In accordance with Part 9, section 204 of the *Local Government Regulation 2012*, a financial report is required to be presented to Council on a monthly basis.

This matter is brought to the attention of Council under the **An Engaged Council portfolio** as prudent fiscal management is important to ensure the financial sustainability of Council.

RESOLUTION

Moved by Cr Yvonne Barlow

Seconded by Cr Tony Latter

CARRIED 11/0

That the Financial Reporting Package for the year to date period ending 31 May 2022 be received.

ITEM 6.1 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MAY 2022 - 64485152 (Cont.)

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 31 May 2022 be received.

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 31 May 2022 is contained within the supporting information to this report.

This package contains 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 2021/22 financial year to date performance and position of Council is outlined below in the context of the attached report (supporting information #1).

Operating Result (page 1)

As at 31 May 2022 operating revenue was \$545.9M compared to operating expenses of \$451M thus representing an operating surplus of \$94.9M (compared to the budgeted surplus of \$61.2M projected for 30 June 2022).

Operating Revenues (page 1)

The fourth quarter rates and utility charges were levied in April. The revenue recognised year to date is \$347.2M and equates to over 99% of the budgeted rate and utility charge revenue for the year. The projected budget should be achieved once some outstanding property valuations are processed prior to June 30.

Fees and charges revenue is exceeding budget expectations with Development Application fees, search fees and waste fees all above budgeted levels. This reflects the stronger than expected demand for Council services.

Operational grants and subsidies are tracking well above budget. The Financial Assistance Grant represents approximately 75% of this revenue item. The recent Federal Budget confirmed that an advance payment of the 2022/23 Grant will be paid in 2021/22, which Council recently received in the amount of \$14.4M. Given the amount received it is estimated it represents around 80% to 85% of the 2022/23 Grant.

The Unitywater participation revenue is a conservative estimate and is a non-cash revenue item.

Operational Expenses (page 1)

Overall, operational expenditure is tracking largely to budget.

Employee benefits are tracking above budget and will exceed the budget by approximately \$6M, whilst materials and services are currently trending below budget and is estimated to underspend the budget by \$8M- \$10M.

Depreciation expenses are tracking slightly above budget due to impact of asset revaluations while finance costs are travelling as expected in line with the budget.

ITEM 6.1 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MAY 2022 - 64485152 (Cont.)

Capital Revenue (page 1)

Infrastructure cash contributions from developers are tracking well above budget to date, reflecting the continued growth in the region. It is likely that the full year revenue may reach around \$48M. All infrastructure asset contributions from developers that have been received to date have been recognised. Approximately \$6.6M was recognised during May bringing the total to just over \$35M.

Capital grants and subsidies are below budget due to the timing of when revenue can be recognised in parallel to when expenditure has occurred. The numerous Federal and State Government grants received will be recognised as projects reach their expenditure milestones. Expenditure milestones have been impacted for a variety of reasons and the initial budget will not be reached. It now likely \$25M-\$30M in actual revenue will be recognised in 2021/22.

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 above the budgeted revenue line and slowly edge closer to the line as the quarters draw to a close.

Conversely, operating expenses will generally track below 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.

Both graphs reflect the expected trends in operating revenue and expenditure.

Capital Expenditure (page 3, 4 and 5)

The *total capital expenditure progress* line graph summarises the percentage of all capital expenditure completed to date compared to a linear budget spend. Capital expenditure for the first eleven months amounted to \$189M or 77% of the total budget. Full delivery of the budgeted capital program will not be achieved during 2021/22.

The *capital expenditure by portfolio program* table breaks down the capital spend into program categories.

The table shows expenditure to date of \$189M, coupled with \$154M in committed purchase orders however it must be noted that a majority of the commitments relate to projects that will continue into 2022/23 financial year.

The *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 92% highlighting the linear budget spend to May 2022. Variations across the programs are normal as capital project delivery is not linear in nature so timing differences are expected. Land acquisitions have amounted to \$22M for the year, of which \$1.4M relates to the environmental land buy back policy acquisitions.

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 \$313.4M for May. The original forecast for the end of June 2022 expected a cash balance of \$223.5M. The cash balance at year end is going to be higher (estimated at \$290M) due in part by the underspend in the capital program.

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 \$1.4M for the month and achieved 27% of the annual budget (\$5.2M). The low returns are reflective of the market. The weighted average return on all investments for Council is now sitting at a very low 0.48%.

ITEM 6.1 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MAY 2022 - 64485152 (Cont.)

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 \$163M of cash at call with the remaining \$150M maturing over next 6 to 12 months.

The QIC Growth Fund is currently valued at \$119M as at the end of May. Council originally invested \$100M in this fund in June 2018.

Council is expected to repay debt in the amount of \$42M for the year, of which \$30M has been paid to date. New borrowings of \$50M to fund capital works were budgeted, however given the underspend in capital works no borrowings will be required during 2021/22.

3. Strategic Implications

3.1 Legislative / Legal Implications

Part 9, Section 204 of the *Local Government Regulation 2012* 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 Council's Investment Policy is confirmed.

3.4 Risk Management Implications

Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. Through the quarterly budget review process as matters arise they can be addressed and priorities changed accordingly.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

As at the end of May 2022, Council's financial position continues to be sound and largely tracking well against budget.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

ITEM 6.1 MONTHLY FINANCIAL REPORTING PACKAGE - 31 MAY 2022 - 64485152 (Cont.)

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication

Director Finance and Corporate Services.

ITEM 6.2
SUNDRY DEBTS WRITTEN OFF DURING 2021/22 FINANCIAL YEAR

Meeting / Session: 6 AN ENGAGED COUNCIL
Reference: 63198996 : 7 June 2022 - Refer **Confidential Supporting Information**
64465299
Responsible Officer: JL, Financial Operations Manager (FCS Financial Operations)

Executive Summary

The Chief Executive Officer has been delegated the authority to write-off bad sundry debts (Council-038) and interest accrued on overdue rates (Council-039).

The sundry debts as detailed in this report were written-off during the 2021/22 financial year.

This matter is brought to the attention of Council under the **An Engaged Council** portfolio as, in accordance with the delegations, Council is to be advised of any bad sundry debts greater than \$2,000 written-off, and the total rates interest written off during the period.

RESOLUTION

Moved by Cr Cath Tonks

Seconded by Cr Yvonne Barlow

CARRIED 11/0

That the sundry debts written-off during the 2021/22 financial year be noted as detailed in this report.

ITEM 6.2 SUNDRY DEBTS WRITTEN OFF DURING 2021/22 FINANCIAL YEAR - 63198996 (Cont.)

OFFICER'S RECOMMENDATION

That the sundry debts written-off during the 2021/22 financial year be noted as detailed in this report.

REPORT DETAIL

1. Background

The following resolution appears on Minute Page 10/2507 of the General Meeting of Council held 19 October 2010:

Ex Coordination Committee meeting held 19 October 2010 (MP.10/2520):

RECOMMENDATION

1. That under section 257 of the *Local Government Act 2009*, Council delegates the power to write-off bad sundry debts to the Chief Executive Officer.
2. That under section 257 of the *Local Government Act 2009*, Council delegates the power to write-off interest accrued on overdue rates to the Chief Executive Officer.

COMMITTEE RECOMMENDATION

That the officer's recommendations be adopted.

In line with these delegations, Council is to be advised of any bad sundry debts greater than \$2,000 written-off for the period as well as the total rates interest written-off for the period.

2. Explanation of Item

During the period of 1 July 2021 to 30 June 2022 two sundry debts totalling \$52,839.03 (excluding GST) as detailed in Confidential Supporting Information #1 were written off. One of the debts related to outstanding commercial lease fees and the other to damage to traffic lights as a result of an accident.

No interest on overdue rates has been written off during the current financial year to 10 June 2022, the time of this report's preparation.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

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 Nil identified

3.5 Delegated Authority Implications

The bad debts were written off in accordance with the delegation provided under section 257 of the *Local Government Act 2009*.

3.6 Financial Implications

The sundry debts written off represent lost revenue/recovery of costs to Council. They are written off if they are unrecoverable or the costs of recovering the debt is considered uneconomical.

ITEM 6.2 SUNDRY DEBTS WRITTEN OFF DURING 2021/22 FINANCIAL YEAR - 63198996 (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

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 right implications relevant to Council's decision in this matter.

3.11 Consultation / Communication
Property Services Department

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

ITEM 12.1
GET READY GREEN WASTE WEEKENDS
(64620562)

Due to changes to waste management fees as of 1 July, and in preparation of storm/bushfire season, Cr Matt Constance tabled the following motion to exempt residents from residential green waste charges and dumping limits, as outlined.

The intention is for the exemption to apply to green waste only, noting that there may be operational limitations and / or restrictions, however this serves as a reminder to the community about being prepared.

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Tony Latter

CARRIED 11/0

1. That Moreton Bay Regional Council, in preparation for storm and bushfire season, provides exemption for residents from residential green waste charges and dumping limits for a minimum of four days in September (dates to be confirmed), commencing in September 2022 and 2023 to encourage residents to Get Ready for storm & bushfire season.
2. That this policy be reviewed prior to June 2024.

ITEM 12.2
EQUITABLE ACCESS TO SPORTING FACILITIES
(64646867)

Cr Matt Constance advised of concerns raised from community sporting organisations in relation to equitable access to sporting facilities.

Cr Constance said that for some organisations, there are sometimes significant fees for the sporting season and that some are responsible for maintenance of fields/courts, whereas other organisations have theirs undertaken by Council.

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Adam Hain

CARRIED 11/0

That within three months of this resolution, Council officers provide a briefing to Councillors regarding equitable access to sporting facilities, noting that while many sports such as football, baseball and hockey have 'peppercorn' access to facilities and fields maintained by Council, others such as swimming clubs, are having to pay for access or in the case of netball clubs maintain the surfaces of courts they access.

ITEM 12.3
MORETON BAY REGIONAL COUNCIL TELSTRA INNOVATION AWARDS

Cr Yvonne Barlow offered her congratulations on the recently held Moreton Bay Regional Council Telstra Innovation Awards, saying how great it was to see youth with such innovative ideas.

Cr Jodie Shipway (Deputy Mayor) thanked everyone involved in the awards, also mentioning the finalists and their ideas.

Cr Peter Flannery (Mayor) was please to see so many schools participating, and that their ideas addressed issues of both Council and the community. The Mayor acknowledged the program as very worthy and that it was good to have Telstra as a sponsor.

ITEM 12.4
REGIONAL EVENTS

Cr Adam Hain advised that the **Caboolture Made** program, a campaign to support businesses and organisations in Caboolture, was currently running.

Cr Hain reported on the **Caboolture Festival** held throughout June saying it had been a huge success. The Mayor also mentioned that he had attended the festival and enjoyed the activities.

13. CLOSED SESSION

(s254J of the Local Government Regulation 2012)

CLOSED SESSION

RESOLUTION

Moved by Cr Karl Winchester

Seconded by Cr Matt Constance

CARRIED 11/0

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Item C.1.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.24am (livestreaming paused).

OPEN SESSION

RESOLUTION

Moved by Cr Yvonne Barlow

Seconded by Cr Cath Tonks

CARRIED 11/0

That Council resume in open session and that the following motions be considered.

The open session (livestreaming) resumed at 11.26am.

14. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

**ITEM C.1 – CONFIDENTIAL
PREFERRED SUPPLIER ARRANGEMENTS EXTENSIONS****Meeting / Session:** AN ENGAGED COUNCIL**Reference:** 64439242 : 17 June 2022 - Refer **Confidential Supporting Information 64439180****Responsible Officer:** MP, Team Leader BCM (FCS Procurement)

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 is seeking to renew 11 existing Preferred Supplier Arrangements (PSAs). The existing PSAs are set to expire on the 30 June 2022 and do not have any further options to extend under the current contracts. As such a request to renew the existing arrangements under the same terms and conditions for 12 months to allow a timely transition to establish new PSAs will enable continued procurement compliance and operational certainty.

Tender Consideration Plans have been prepared under section 230 of the *Local Government Regulation 2012 (Qld)* to extend the 11 existing PSAs with current suppliers for a period of 12 months while open market processes are finalised for the long term replacements for each PSA as an exception to the usual requirement for a written tender process.

This matter is brought to the attention of Council under the **Engaged Council Portfolio** as effective and compliant procurement processes that achieve value for money are important so that Council can continue to deliver for its communities.

RESOLUTION

Moved by Cr Matt Constance**Seconded by Cr Sandra Ruck****CARRIED 11/0**

- 1. That Council prepares Tender Consideration Plans for the extension of 11 existing Preferred Supplier Arrangements for a period of 12 months as described in this report.**
- 2. That Council adopts each Tender Consideration Plan for the extension of the 11 existing Preferred Supplier Arrangements for 12 months as provided in the Confidential Supporting Information.**
- 3. That Council enters into an agreement with each existing panel supplier under each of the 11 existing Preferred Supplier Arrangements for a further period of 12 months as described in this report.**
- 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 extension of each existing panel supplier agreement from each of the 11 existing Preferred Supplier Arrangements and any further required variations of the agreements on Council's behalf.**

15. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

16. CLOSURE

There being no further business the Chairperson closed the meeting at 11.28am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 22/1065 to 22/1206 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 29 June 2022.

Greg Chemello
Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Wednesday 20 July 2022.

Greg Chemello
Chief Executive Officer

Councillor Peter Flannery
Mayor