



AGENDA

Delegated Decisions Committee Meeting

Tuesday 28 January 2020

commencing at the conclusion of the
General Meeting on this day

Caboolture Chambers
2 Hasking Street, Caboolture

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Delegated Decisions Committee will be held on Tuesday 28 January 2020 commencing at the conclusion of the General Meeting on this day in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Greg Chemello
Chief Executive Officer

22 January 2020

Membership = 5

Quorum = 3

Acting Mayor (Cr Mike Charlton) (Chairperson) and four Councillors

LIST OF ITEMS

APPOINTMENT OF CHAIRPERSON

COUNCIL DELEGATION TO STANDING COMMITTEE RESOLUTION

MATTER/S DELEGATED TO THE COMMITTEE TO DECIDE

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144) 5
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR
MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1

REPORT DETAIL

SUPPORTING INFORMATION

#1 Locality Map

#2 Zoning Maps

#3 Proposal Plans

#4 Submissions

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Delegated Decisions Committee Meeting - 13 August 2019 (Pages 19/1804 - 19/1805)

#1 Unconfirmed Minutes - Delegated Decisions Committee 13 August 2019

NEXT DELEGATED DECISIONS COMMITTEE MEETING

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Mike Charlton (Acting Mayor) (Chairperson)
Cr Brooke Savige
Cr Denise Sims
Cr Matt Constance
Cr Darren Grimwade

Officers:

Apologies:

Delegated Decisions Committee:

Establishment:

The Delegated Decisions Committee ("the Committee") is established as a Standing Committee in accordance with s.264 of the Local Government Regulation 2012.

Purpose:

The sole purpose of the Committee is to decide matters as may be delegated to it by Council under s.257 of the *Local Government Act 2009* ("the Act"), where that delegation arises as a consequence of s175E(6) of the Act, and a quorum cannot be formed.

"175E(6) If a majority of the councillors at a meeting of the local government inform the meeting about personal interests in the matter under subsection (2), the local government must delegate deciding the matter under section 257, unless deciding the matter cannot be delegated under that section."

APPOINTMENT OF CHAIRPERSON

In accordance with the Terms of Reference, the Acting Mayor (Cr Mike Charlton) is the appointed Chairperson of the Delegated Decisions Committee.

Should the Chairperson be unable to attend, or is not present at the meeting, s267(3) of the Local Government Regulation 2012 enables the Committee members present to appoint a Chairperson for the meeting.

COUNCIL DELEGATION TO STANDING COMMITTEE

Pursuant to s275 of the *Local Government Act 2009*, Council may, by resolution, delegate a power under this Act or another Act to a Standing Committee.

The following resolution appears on minute page 20/60 of the General Meeting held 21 January 2020:

RESOLUTION

Moved by Cr Mike Charlton (Acting Mayor)

Seconded by Cr Peter Flannery

CARRIED 10/0

1. That the Delegated Decisions Committee be scheduled to meet on:
 - a) Tuesday 28 January 2020 at Caboolture, commencing at the conclusion of the General Meeting on that day, to decide the matter delegated to it at the General Meeting of today's date, being Officers' Report Item 2.1; and
 - b) Tuesday 4 February 2020 at Strathpine commencing at the conclusion of the General Meeting on that day, to confirm the minutes of the Delegated Decisions Committee meeting held 28 January 2020.
2. That the meeting days/times be advertised in accordance with s277(1)(b) of the Local Government Regulation 2012.
3. That the composition of the Delegated Decisions Committee be amended to:
 - a) Cr Mike Charlton (Acting Mayor)
 - b) Cr Brooke Savige
 - c) Cr Denise Sims
 - d) Cr Matt Constance
 - e) Cr Darren Grimwade

Council Delegation 144 refers as noted in Council's Register of Delegations.

MATTER/S DELEGATED TO THE COMMITTEE TO DECIDE

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1

APPLICANT: Djakala Investments Pty Ltd C/-DTS Group QLD Pty Ltd

OWNER: Djakala Investments Pty Ltd

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A18538028 : 10 May 2019 – **Refer Supporting Information A19533633, A19421930 & A19537058**

Responsible Officer: RC, Principal Planner (Development Services)

Executive Summary

This report has been provided to Council as the matter is inconsistent with the Instrument of Delegation under the *Local Government Act 2012* and therefore Council is the authorised entity to decide the development application.

APPLICATION DETAILS

Applicant:	Djakala Investments Pty Ltd C/-DTS Group QLD Pty Ltd
Lodgement Date:	8 February 2019
Properly Made Date:	12 February 2019
Confirmation Notice Date:	21 February 2019
Information Request Date:	Not applicable
Info Response Received Date:	Not applicable
Public Notification Dates:	Started: 14 March 2019 Finished: 13 May 2019
No. of Submissions:	Properly Made: Thirty-Three (33) Petition: Twelve (12) Not Properly Made: Two (2)
Decision Due Date:	22 January 2020
Prelodgement Meeting Held:	Yes: PRE/4478

PROPERTY DETAILS

Division:	Division 1
Property Address:	233 Welsby Parade Bongaree
RP Description	Lot 25 and Lot 26 RP62926
Land Area:	Total: 1,204m ² Lot 25 RP62929: 607.00m ² Lot 26 RP62929: 597.00m ²
Property Owner	Djakala Investments Pty Ltd

STATUTORY DETAILS

Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General residential - Next generation neighbourhood precinct - Suburban neighbourhood Place type
Level of Assessment:	Impact Consistent

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144) DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 - A18538028 (Cont.)

This application seeks a Material Change of Use - Development Permit for a Multiple Dwelling (12 Units) at 233 Welsby Parade, Bongaree, on land described as Lot 25 and Lot 26 RP62929. It is proposed to construct a residential building over four (4) storeys, with carparking for 24 vehicle spaces provided under the building at ground level. The proposal includes eight (8) two-bedroom units and four (4) three-bedroom units having a maximum building height of 15.757 metres and a site density of 99.67 Dwellings per hectare.

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

The design of the proposed building is elevated to allow for the habitable rooms of the proposed building to meet the defined planning flood level. While most of the building complies with the maximum height limit of 15 metres, a small portion of the roof structure and the lift over run area exceed the maximum height provision. Under the maximum height definition of the MBRC Planning Scheme the lift over run area (which includes service plant and equipment required to run the building) is excluded however the 0.757 roof encroachment is included and results in the building being over height by 0.757m.



The 0.757 roof encroachment is resultant from the addition of a slight pitch to the roof form in the centre of the building which assists to add a defined top to the building. The additional height when viewed externally to the site is negligible and will not result in amenity impacts (i.e. scale, bulk and overshadowing) to adjoining properties. Having regard to the broader locality/wider context, the slight increase in height will not interrupt significant view corridors given it relates to a small part of the roof.

The proposed development also exceeds the site density provisions for the General Residential zone - Next Generation Neighbourhood Precinct providing a site density of 99.67 Dwellings per hectare instead of Site density of 15 - 75 Dwelling per hectare. This is due in part to the small size of the lot being 1,204m² and represents the difference of approximately three (3) additional units (9 unit development verses 12 units) without effecting the built form.

The application was publicly advertised with thirty-three (33) properly made submissions, twelve (12) properly made petitions and two (2) not properly made submissions received. The proposed development does not comply with provisions of the MBRC Planning Scheme specifically relating to relating to Building height and Site density. An assessment against the provisions of the MBRC Planning Scheme has been completed in detail and as a result the areas of non-compliance are not sufficient to warrant refusal of the application. In addition, there are other relevant matters identified to warrant support of the proposal. Accordingly, the application is recommended to be approved, subject to conditions.

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OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application (for a Material Change of Use - Development Permit for Multiple dwelling (12 Units) at 233 Welsby Parade Bongaree, described as Lot 25 and Lot 26 RP62926, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Date recd
Development Data	DA 180020 DA-051 Revision 3	WG Architects	23/12/2019
Development Data	DA 180020 DA-052 Revision 3	WG Architects	23/12/2019
Existing/Demo Plan	180020 DA-060 Revision 5	WG Architects	23/12/2019
Proposed Site Plan	180020 DA-090 Revision 6	WG Architects	23/12/2019
Ground Floor Plan	180020 DA-0100 Revision 6	WG Architects	23/12/2019
Level 1 Floor Plan 1-200	DA 180020 DA-101 Revision 6	WG Architects	23/12/2019
Level 2 Floor Plan 1-200	DA 180020 DA-102 Revision 5	WG Architects	23/12/2019
Level 3 Floor Plan 1-200	DA 180020 DA-103 Revision 5	WG Architects	23/12/2019
Level 4 Floor Plan 1-200	DA 180020 DA-104 Revision 5	WG Architects	23/12/2019
Roof Plan 1-200	DA 180020 DA-105 Revision 5	WG Architects	23/12/2019
Elevations - Sheet 1	DA 180020 DA-300 Revision 6	WG Architects	23/12/2019
Elevations - Sheet 2	DA 180020 DA-301 Revision 6	WG Architects	23/12/2019
Perspectives 1	DA 180020 DA-350 Revision 3	WG Architects	23/12/2019
Perspectives 2	DA 180020 DA-351 Revision 1	WG Architects	23/12/2019
Perspectives 3	DA 180020 DA-352 Revision 1	WG Architects	23/12/2019
Sections	DA 180020 DA-400 Revision 5	WG Architects	23/12/2019
Subtropical Design	DA 180020 DA-410 Revision 6	WG Architects	23/12/2019

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Landscape Concept Plan Ground Floor Plan	SK001 Revision B	Laud ink	11/12/18

Conditions

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1.	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
2.	Community Management Statement	
	Ensure that any Community Management Statement for the development reflects the following: 1. Car parking provisions;	Prior to submitting to the Council any request for approval of a plan of

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	2. Landscaping requirements; 3. Communal Open Space and Recreation areas; 4. Bin storage requirements and collection locations; 5. Stormwater Management requirements; and 6. Flood Emergency Management Plan.	subdivision (i.e. a survey plan).
3.	Extent of Dwellings and non-residential uses	
	Develop the Dwellings on the site as follows: 1. Eight (8) containing two (2) bedrooms; and 2. Four (4) containing three (3) bedrooms.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
4.	On-Site Car Spaces	
A	Provide on-site car parking as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	
5.	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of twelve (12) bicycles for residents. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
6.	Electrical Transformer	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site. 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.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
7.	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.
8.	Privacy Screening	
A	Provide privacy screening or alternate treatments where: <ol style="list-style-type: none"> 1. 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 2. Habitable room windows or balconies that overlook private recreation areas of other dwellings on the same site or an adjoining site. <p><i>Note: this will include the living / dining room windows located along the northern sides of Units 2 and 6. Further feature screen panels are also to be installed to all upper balconies as identified on the approved elevation plans.</i></p>	A&B Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
B	Treatments may consist of one or more of the following: <ol style="list-style-type: none"> 1. Sill heights at a minimum of 1.5 metres above floor level; or 2. 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 3. Sliding external screens (e.g. louvered panels), of durable weather resistant materials and with a maximum of 50% transparency. 	
9.	Materials and Finishes to Driveway and External Car Parking Spaces	
	Construct the driveway and visitor parking spaces (of the development footprint only, excluding the existing access handle) of materials and finishes to soften the visual impact of these areas. In order to achieve the above, one or a combination of the following is to be used: <ol style="list-style-type: none"> 1. coloured aggregate; 2. coloured asphalt; 3. brick pavers; 4. approved porous surfacing; and/or 5. banding patterns in the surface design. <p>Notes:</p> <ol style="list-style-type: none"> 1. Council may approve other materials and finishes that are compatible with the objectives of this requirement. 	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	2. Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them. 3. The use of a plain concrete finish for the driveways and parking areas is not acceptable. 4. Refer other conditions of this permit for requirements for 'Shared Pedestrian Zone'. In the event of a conflict between this condition and the Shared Pedestrian Zone condition, the requirements of the Shared Pedestrian Zone conditions prevail.	
10.	Street Numbering and Building Names	
	Install dwelling and street numbering and lockable mail boxes. Ensure street numbers and any building names are prominently displayed to enable identification by emergency services.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.
11.	Internal Fire System	
	Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	
A	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
B	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: <ol style="list-style-type: none"> 1. An unobstructed width of no less than 3.5m; 2. An unobstructed height of no less than 4.8m; 3. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. 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: <ol style="list-style-type: none"> 1. Those external hydrants can be seen from the vehicular entry point to the site; or 2. A sign identifying the following is provided at the vehicular entry to the site: 	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	<ul style="list-style-type: none"> ○ The overall layout of the development (to scale); ○ Internal road names (where used); ○ All communal facilities (where provided); ○ The reception area and on-site manager's office (where provided); ○ External hydrants and hydrant booster points; ○ Physical constraints within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and ○ Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment. 	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.	
12.	Screen Fencing	
	<p>Construct a screen fence along the northern boundary of the site. Unless an alternative design is agreed to with the owner of the adjoining land, the screen fence is to be 1.8 metres in height and constructed of treated timber. Fencing along the southern portion of the eastern boundary is to taper to 1.2 metres (adjacent to the shared driveway).</p> <p>Note: Where there is a conflict between the fence style and height identified within this condition and another condition requiring an acoustic barrier; the requirements of the acoustic barrier fencing prevails.</p> <p>Note: the existing pool fence along the western boundary is to be retained on site (as per agreement with the land adjoining owner).</p>	Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.
13.	Front Fencing Plan	
	<p>Submit for Council approval, a plan identifying any front fencing proposed along Welsby Parade and Ferguson Avenue.</p> <p>The front fencing is to include areas of transparency and be incorporated into the front landscaping.</p> <p>Note: To remove any doubt the front fencing within the mapped Medium risk flood hazard area and / or Medium risk storm tide inundation area is to be a minimum 50% transparent.</p>	Prior to commencement of use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
14.	External Lighting	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use 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 AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use or endorsement of any Community Management Statement whichever comes first.
15.	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.
16.	Waste Management Program Required	
A	Implement the approved waste management arrangements identified on the approved plan. Note: This development will use 2 x 1.1 m ³ bins serviced at the kerbside of Ferguson Avenue.	Prior to commencement of use.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
17.	Acoustic Attenuation Report (Traffic Noise) Required	
A	Submit a transport noise impact assessment report to address road noise from the transport noise corridor and Council controlled arterial road. The report is to be prepared by a suitably qualified person in accordance with SC 6.16 Planning Scheme Policy - Noise.	Prior to submitting an application for building works.

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CONDITION		TIMING
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DEVELOPMENT PLANNING		
B	Obtain approval from Council for the acoustic impact report in accordance with (A) above.	B - D Prior to the commencement of the use and to be maintained at all times
C	Implement all noise attenuation measures recommended in the approved acoustic impact assessment in order to achieve the specified noise limits.	
D	Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the specifications of the approved acoustic report.	
18.	DPU Landscaping	
A	Submit for Council approval, an updated landscaping plan, identifying the approved site layout, generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping: The landscaping must ensure the following: 1. Reflect the extent of landscaping identified on the approved 5.0 - Architectural Response - Ground floor plan (180020 DA-0100 Revision 6); 2. Ensure the landscaped buffer provided along the northern and western boundary of the site achieves a minimum mature height of 2.5 metres; 3. Ensure that the landscaped buffer provided along the northern and western boundary is an average of 2m in width and screens the communal area from the adjoining property to the west; and 4. Screening of the Carwash Bay area to a minimum mature height of 2.0 metres.	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 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.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
21.	Water and/or Sewerage	
	<p>Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> 1. A reticulated water supply network connection is available to the land; and 2. A sewerage network connection is available to the land; and 3. All the requirements of Unitywater have been satisfied. 	Prior to 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	<p>Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that:</p> <ol style="list-style-type: none"> 1. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and 2. 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 3. 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	<p>Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done.</p> <p>Note: 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.</p>	
23.	Telecommunications Internal Wiring	
A	<p>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 for dwellings and receptions, staff rooms, offices and the like for non-residential land uses.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

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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 any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	
25.	DPU - Flood Emergency Management Plan	
	Provide written advice that a Flood Emergency Management Plan has been established to create awareness of the inundation potential to each Unit owner. The Flood Emergency Management Plan must include how the ground level carpark is to be managed during a Flood Event.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
26.	Building Height	
	Provide certification from a suitably qualified person verifying the roof height does not exceed RL17800 as per the administrative definition of 'height' as contained within the Moreton Bay Regional Council Planning Scheme. Note: the roof top lift over run area including service plant and equipment required to run the building is excluded from the above maximum height limit.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
27.	Storage	
	Ensure storage area is provided to each unit in accordance with the approved plans at a minimum capacity of 8m ³	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
28.	DPU Street Trees	
	If any street trees along Ferguson Avenue are damaged or removed as a consequence of the development, provide street	Prior to the commencement of use or Council endorsement of any

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	trees within the development in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping.	Community Management Statement, whichever occurs first and to be maintained.
29.	Electricity Welsby Parade	
A	All existing overhead power lines are to be relocated underground for the full frontage of the site. The works will consist of the power lines between post 29870 and 29872 being transitioned underground.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide an underground electricity supply connection from power pole P30622-B to the proposed dwelling units.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
C	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that: <ol style="list-style-type: none"> 1. required works prescribed in (A) above has been completed; 2. required works prescribed in (B) above has been completed; 3. any electricity supply connection to the building is wholly contained in the lot it serves; and 4. 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.
30.	Configuration of Lots	
	Amalgamate Lots 25 and 26 on RP62926 into a single title. OR Lodge a Community Management Statement associated with a community-titled subdivision application with Council for endorsement.	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
31.	Removal/ Demolition of Buildings	
A	Remove / demolish the existing structures located on the land.	Prior to works commencing on site.
B	Maintain the site in a clean and manageable state.	Prior to works commencing on site.
DEVELOPMENT ENGINEERING		
32.	Replace Existing Council Infrastructure	

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	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
33.	Alterations and Relocation of Existing Services	
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
34.	Construction Management Plan	
A	Submit a Construction Management Plan (CMP) prepared by a suitably qualified person. The CMP is required to ensure the development works (including all construction, demolition and excavation) do not adversely affect the health, safety, amenity, traffic or environment in the surrounding area. The plan is to include (but is not limited to) at least the following: (a) Proposed construction program; (b) Public safety, amenity and site security; (c) Operating Hours, Noise and Vibration Controls; (d) Air & dust management; (e) Stormwater runoff, erosion & sediment control; (f) Waste & materials refuse management; (g) Traffic management; (h) Construction materials delivery & storage; (i) Construction office accommodation; (j) Contractors vehicle parking arrangements; and (k) Extent of earthworks exposed on the site at any time.	Not less than two (2) weeks prior to any works commencing on site.
B	Obtain approval from Council for the Construction Management Plan.	Prior to works commencing on site.
C	Implement the approved Construction Management Plan and keep a copy of the CMP on site at all times during construction.	At all times during construction of the development.
	Notes: (a) The CMP should be based on the following: (b) Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable. (c) Materials unloading and loading must occur on-site unless prior written approval is given by Council.	Notes.

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	(d) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	
35.	Access, Internal Roadways, Parking and Servicing Areas	
A	Design, construct and maintain, all line-marking, accesses, internal roadways, parking and servicing areas, in accordance with the approved plan(s) of layout, MUTCD and Australian Standard AS2890. The works must be designed, constructed and maintained in accordance with good engineering practices and Council's Planning Scheme requirements unless conditioned otherwise.	Prior to commencement of use and or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first
36.	Driveway Crossover	
	<p>The driveway crossover from the constructed road to the site must be designed and built as a General Wide Flared in accordance with IPWEA standard drawing RS-051.</p> <p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover. 2. Council will not accept driveway crossovers that do not conform to the above requirements. 	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
37.	Construction Affecting Existing Roads	
	<p>Provide and maintain control measures for any works in or affecting roads (including verges) to ensure that the works will not injure, endanger, obstruct or unduly inconvenience any person or user of the road.</p> <p>Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).</p>	At all times.
38.	Stormwater Drainage - Lawful Discharge	
	Ensure that stormwater from the proposed development is lawfully discharged from the subject land without causing nuisance and annoyance to any person.	At all times.

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39.	Stormwater Management Plan (Quantity & Quality)	
A	<p>Prepare and Implement a Stormwater Management Plan to demonstrate how stormwater from the proposed development can be managed on/from the subject land in accordance with the MBRC Planning Scheme and achieve a lawful point of discharge.</p> <p>The Stormwater Management Plan is to consider the following;</p> <ul style="list-style-type: none"> • The flood & Coastal planning level affecting the site, • Pipe sizes, grades and cover, • Existing medium risk flow paths, • Grade losses through the proposed stormwater quality management best practice measures, • Non worsening of the existing downstream stormwater conditions over adjoining properties, fill levels and locations. 	Prior to building approval.
B	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of the use or Council endorsement of any Community Management Statement, whichever occurs first.
40.	Minimum Floor Level	
	<p>Design and construct the habitable floor level for the proposed building to at least the Council adopted Flood Planning Level (FPL). The FPL for this site at the time of approval is 3.3m AHD and the carpark level at a minimum of 2.0m AHD.</p> <p>Notes:</p> <ul style="list-style-type: none"> • The carpark level of the building has been determined to be 2.0m AHD with free drainage flows. The perimeter of the carpark is to be designed and constructed of materials so as not to obstruct any flows. • The carpark area is to be graded and surrounds constructed to ensure that the carpark remains free draining at all time 	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
41.	Removal of Redundant Crossovers	
	Remove completely all redundant driveway crossovers fronting the development site on Ferguson Avenue and Welsby Parade. Reinstate all disturbed areas (including kerb and channel) to Council's standards current at the time of development.	Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

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

- 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 Approval for a Multiple Dwelling (12 Units)
Relevant Period of Approval	Material Change of Use – 6 years

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	Details to Insert
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none">• Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were forty-five (45) properly made submissions about this application. There were two (2) not properly made submissions about this application.

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REPORT DETAIL

1. Background

On 27 April 2018, a Prelodgement was held for a proposed Material Change of Use - Development Permit for a Multiple Dwelling (10 Units). The material in support of the Prelodgement included a proposed Four (4) Storey residential building with a maximum Building height of 16.00 metres (PRE/4478).

On 8 February 2019, the application was lodged for a Material Change of Use - Development Permit for a Multiple Dwelling (10 Units). The applicant proposed a six (6) Storey residential building with a maximum Building height of 19.765 metres.

On 25 July 2019, the applicant provided additional material in support of the proposed Building height of 19.765 metres.

On 31 July 2019, Development Services issued written correspondence to the applicant in relation to Council's interpretation of the Overlay map - Building heights and Planning Scheme Policy - Residential design. This written advice reaffirmed Development Service position that the proposed Building height of 19.765 metres was not consistent with the expected built form within the Next generation neighbourhood precinct in this location along the western shore of Bribie Island. It was noted that there are other areas of Bribie Island within the Next generation neighbourhood precinct that provide for a maximum Building height of 21.00 metres.

On 15 November 2019, the applicant notified Council of a change to the proposed residential building design in response to Council's written correspondence dated 31 July 2019. The proposed changes included:

- i. A reduction in the proposed Building height from 19.765 metres to 15.757 metres,
- ii. A reduction of the number of residential levels from five (5) to four (4),
- iii. A change in the number of proposed Units from ten (10) to twelve (12) resulting in the Site density increasing from 83 Dwelling per hectare to 99 Dwelling per hectare.

2. Explanation of Item

2.1 Proposed Details

The application seeks a Material Change of Use - Development Permit for a Multiple Dwelling (12 Units) with a site area of 1,204m², consisting of eight (8) two-bedroom units and four (4) three-bedroom units with a maximum Building height of 15.757 metres and a Site density of 99.67 Dwellings per hectare.

The proposed residential building design includes:

- Twenty-four (24) onsite parking spaces, stairway, lift shaft, metre room, carwash bay, communal area, landscaping and waste storage area at ground level,
- Four (4) two-bedroom Units over the first Storey,
- Four (4) two-bedroom Units over the second Storey,
- Two (2) three-bedroom Units over the third Storey,
- Two (2) three-bedroom Units over the four Storey,
- A maximum Building height of 15.757 metres (RL17.757 metres),
- A maximum structural height (screened lift overrun and services) of 17.846 metres (RL 19.846 metres),
- Vehicle access from Ferguson Ave; and
- Pedestrian access from Welsby Parade and Ferguson Ave.

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The site is located within the General residential zone - Next generation neighbourhood precinct. Residential development within the Next generation neighbourhood precinct has a Site density of 15 - 75 Dwelling per hectare. Further, the site is mapped as having a maximum Building height of 15.00 metres under the Overlay map - Building heights. In this instance, the applicant seeks to establish a residential building that that cannot comply with or be conditioned to comply with the relevant Performance Outcomes and Overall Outcomes of the General residential zone - Next generation neighbourhood precinct specifically in relation to Site Density.

The site is located within the Medium risk flood hazard area and Medium risk storm tide inundation and Balance coastal planning area. The first level of habitable rooms exceeds the adopted Flood and Storm Tide Planning level with onsite parking, building entrance, driveway and pedestrian pathways intended to be construction at natural ground level.

Specifically, the following definitions under the MBRC Planning Scheme are relevant for the assessment of this application:

- (i) **Building Height:** *If specified:*
 - a. *in metres, the vertical distance between the ground level and the highest point of the building roof (apex) or parapet at any point, but not including load-bearing antenna, aerial, chimney, flagpole or the like;*
 - b. *in storeys, the number of storeys above ground level; or*
 - c. *in both metres and storeys, both (a) and (b) apply.*

Editor's note - Lift overruns, air conditioners and the like, are excluded from the measure of building height.

- (ii) **Storey:** *A space that is situated between one floor level and the floor level next above, or if there is no floor above, the ceiling or roof above, but not a space that contains only:*
 - a. *a lift shaft, stairway or meter room*
 - b. *a bathroom, shower room, laundry, water closet, or other sanitary compartment*
 - c. *a combination of the above.*

A mezzanine is a storey. A roofed structure on or part of a rooftop that does not solely accommodate building plant and equipment is a storey. A basement is not a storey.

- (iii) **Site density** *is the total number of dwellings in a development divided by the site area in hectares (the property on which the building(s) are constructed, not including roads, footpaths or parks). Site density only includes the residential component of the land area. It is the most concentrated measure of density and is useful when considering the density of smaller developments, such as multiple dwellings. This is often calculated on a per hectare basis. An example of site density would be 10 dwellings, sitting on a 0.3ha site (10 dwellings divided by the site area of 0.3ha), would equal 33.33 dw/ha.*

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	General residential zone - Next generation precinct	Multiple dwelling (Townhouses)
South		Pumicestone passage
East	General residential zone - Next generation precinct	Dwelling house
West	General residential zone - Next generation precinct	Dwelling house

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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:	<ul style="list-style-type: none"> • 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
No	None	Not applicable.
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable.
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	An assessment of the proposed development has been undertaken against the applicable SPP

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	<p>(1) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(4) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(5) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	requirements and the proposal has been determined to comply.
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable.

2.3.2 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, given that the proposed development does not meet the required site density listed in Overall Outcomes section 1.a of the Next generation neighbourhood precinct where site densities between 15 and 75 dwellings per hectare are supported.

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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 also located within the Suburban neighbourhood Place type of the MBRC Planning Scheme and within the Coastal Communities and Bribie island Planning Area. A summary of the relevant themes and the applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
3.3 Theme - Sustainability and Resilience		
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> 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;	Yes	The proposed development is responsive to natural hazards by ensuring that all habitable areas are constructed above the adopted Flood and Storm Tide Planning levels. It is noted during a year 2100 storm tide event; the access driveway and at ground level parking area potentially could be inundated by <200mm of flooding. A recommendation of this report is a Condition requiring the Body Corporate establish a Flood Emergency Management Plan to create awareness of the inundation potential for the carpark area.
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>	Yes	The proposed development can be undertaken without detrimental impact to the natural values of the coastal areas of Bribie island.
3.5.3 Strategic Outcome - Sense of place and identity <i>The built form contributes to a sense of place and identity.</i> 1. All new prominent building projects in the Region's higher order centres and transit communities will contribute to the creation of high-quality public spaces;	Yes	The proposed development is a four (4) Storey residential building with a Building height of 15.757 metres. The main portion of the building meets the Building height limit of 15.00 metres along Welsby Parade, with only a small portion of the roof line exceeding the height in the centre of the building by 0.757.

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Strategic Outcome	Complies	Assessment
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.		The proposal will contribute to a distinct sense of place in conjunction with the existing development to the north of the site within the District centre zone (Benabrow Avenue) and is consistent with the strategic built form of future development intended along Welsby Parade.
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> <ol style="list-style-type: none"> 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; 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; 	Yes	<p>The proposal will provide for a housing choice through the provision of a Multiple dwelling in a locality that supports a variety of housing options. The proposed residential building will provide additional Units along Welsby Parade within proximity to a District centre zone area along Benabrow Avenue to the North of the site.</p> <p>The site represents an infill development opportunity on Bribie Island that has access to public transport, active transport (walking and cycling) and has convenient access to an established District centre along Benabrow Avenue to the north of the site.</p>
3.6 Theme - Settlement Pattern and Urban Form		
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 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> <ol style="list-style-type: none"> A more efficient land use and development pattern will be achieved progressively over time by: <ol style="list-style-type: none"> encouraging more intense development and a greater mix of uses at targeted locations within the Urban Footprint; requiring new development to be integrated into existing neighbourhoods in a spatially cohesive manner to help create walkable communities with an emphasis being 	Yes	<p>The proposal will result in a more compact urban form through redevelopment of an underutilised site within the Urban Footprint. The proposed residential building will increase the number of people on a site with proximity to an established District centre along Benabrow Avenue to the north of 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 Council district collector road (Welsby Road), Within 400m walking distance of Centre precinct, including established retail and commercial services along Benabrow Avenue to the North, Within walking distance of the public transport network; and

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Strategic Outcome	Complies	Assessment
<p>placed on active transport and access by transit; and</p> <p>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>		<ul style="list-style-type: none"> Within adjoining a Primary active transport network. <p>The surrounding locality within the Next generation precinct is typically characterised by one (1) to three (3) Storey residential buildings with a maximum Building height of 15.00 metres. Albeit a four (4) Storey residential building has been recently been completed within the District centre zone to the north of the site on Benabrow Avenue. The proposed residential building has been sited to be consistent with the strategic outcomes of the locality for a variety of housing types and built forms.</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> <p>6. Respond to natural hazards through adaptation measures that reduce the hazard risks and support additional population and economic</p>	Yes	<p>The site represents an infill development opportunity with a Site density of 99.67 Dwellings per hectare, on a site that has access to public transport, active transport (walking and cycling) and has convenient access to an established District centre.</p> <p>The proposal will provide for housing choice through the provision of a Multiple dwelling, in a locality that includes a variety of housing options. The proposed residential building would provide additional Units along Welsby Parade within close proximity to a District centre zone area along Benabrow Avenue to the north of the site.</p> <p>The site represents an infill development opportunity on Bribie Island that has access to public transport, active transport (walking and cycling) and has convenient access to an established District centre along Benabrow Avenue to the north of the site.</p> <p>The proposed development is responsive to natural hazards by ensuring the first Storey of habitable rooms are constructed above the adopted Flood and Storm Tide Planning levels. It is noted during a year 2100 storm tide event, the access driveway and at ground level parking area potentially could be inundated by <200mm of flooding at low velocity. At a depth less than <200mm still supports trafficable and safe access.</p> <p>A recommendation of this report is a Condition requiring the Body Corporate establish a Flood Emergency Management</p>

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Strategic Outcome	Complies	Assessment
development in infill areas, without placing additional vulnerable land uses at risk.		Plan to create awareness of the inundation potential.
3.14.1 - MBRC Place Model		
3.14.1.7 - Strategic Outcome - Suburban neighbourhood place type 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 2. These areas will continue to provide low density residential, predominantly detached housing, with a limited range of local convenience services and facilities.	Yes	<p>The proposed development is for a four (4) Storey residential building. Despite the site being within the Suburban neighbourhood place type, the underling Next generation precinct supports a variety of housing types including a Multiple dwelling and a higher Site density between 45 - 75 dwellings per hectare than within the Suburban neighbourhood place type of 11 dwelling per hectare).</p> <p>Additionally, the site adjoins a District centre and is within the 400m walkable distance to a Centre precinct.</p> <p>In this instance, the proposed development of the site does not detract from the surrounding Suburban neighbourhood place type maintaining the low density suburb of Bongaree.</p>
3.14 .8 Element - Suburban neighbourhood Place Type		
3.14.8.4 Specific Outcomes - Settlement pattern and urban form 1. Suburban neighbourhood places cater for predominately low density detached housing; 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;	No	<p>1. The proposal is for a Multiple dwelling. Whilst the proposal is not for low-density detached housing, the proposed development site is one of the few underutilised parcels of land along Welsby Parade adjoining a District centre to the north along Benabrow Avenue.</p> <p>3. No - The development seeks a net residential density of 99 Dwelling per hectare dwellings hectare, exceeding the characterised density of 11 dwellings per hectare within the Place type.</p> <p>For the purpose of completeness, net residential density is an appropriate density calculation for subdivision. Whereas Site density is more appropriate for smaller development such as a Multiple dwelling.</p> <p>With respect to development being consistent development pattern with the surrounding development, the locality around the site is also within the Next generation precinct with a Site density of 45 - 75 dwelling per hectare. In this</p>

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Strategic Outcome	Complies	Assessment
<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>8. New development is sympathetic to the existing character of the particular Suburban neighbourhood location.</p>		<p>instance, the surrounding development pattern maintains a greater net residential density than 11 Dwelling per hectare and includes surrounding developments with a Site density greater than 75 dwelling per hectare, albeit most development maintains a Site density of less than 75 dwelling per hectare.</p> <p>In this instance, despite some existing developments with the surrounding locality having a Site density greater than 75 Dwelling per hectare, the surrounding locality generally achieves a Site density of less than 75 Dwelling per hectare due to the underdeveloped built form of the locality with respect to the allowances under the Next generation neighbourhood precinct.</p> <p>5. No - The proposed development is not for a low-rise multiple dwelling (typical height of 2-3 storeys as described within Planning Scheme Policy (PSP) - Residential Design) or for housing for older persons (Retirement Facility or Residential Care Facility). The proposal is for a medium-rise multiple dwelling (described as 4-6 storeys in PSP - Residential Design), inconsistent with the intended height identified in the strategic outcome. However, the maximum Building height for the site of 15.00 metres allows for a medium-rise multiple dwelling</p> <p>8. Yes - Whilst the proposed Building height (15.757 metres) exceeds the suggested maximum Building height for the site (15.00 metres), and is higher than development on adjoining land, the proposed building has been sited to be respectful to the adjoining properties and has appropriately addressed the interface of the adjoining properties through increased boundary setbacks and building design to minimise privacy and overlooking impacts.</p>

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

- The proposed development exceeds the planning assumptions of development across a Suburban neighbourhood place type 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; and
- The proposed residential building seeks to establish four (4) Storeys, the expected built form within the Suburban neighbourhood Place Type is Low rise apartments with a "Typical Height" of 2 - 3 storeys.

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 2.4.5 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;

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General residential Zone Code - Next generation precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO1, PO2, PO4, PO7, PO15, PO115
Overlay Codes		
Coastal hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Flood hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO10
Development Codes		
Residential uses code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

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2.4.3 Performance Outcome Assessment


Performance Outcome	Example
General residential zone - Next generation precinct	
PO1 The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).	No example provided.
<i>Performance Outcome Assessment</i>	
The applicant seeks to establish twelve (12) Dwelling units over two (2) lots within a combined site area of 1,204m ² achieving a Site density of 99.67 per hectare. In this instance, the proposed development cannot achieve or be conditioned to achieve the Performance Outcome (PO1) and assessment against the relevant Overall Outcomes of the General residential zone - Next generation precinct Code is required.	

Performance Outcome	Example
General residential zone - Next generation precinct	
PO2 Buildings and structures have a height that: <ol style="list-style-type: none"> is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; responds to the topographic features of the site, including slope and orientation; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	E2 Building height does not exceed: <ol style="list-style-type: none"> that mapped on Overlay map – Building heights; or for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
<i>Performance Outcome Assessment</i>	
The applicant seeks to establish a residential building with a maximum Building height of 15.757 metres. Natural ground level is at RL 2.00 metres and the proposed roof level would achieve RL17.757 metres and screened Lift overrun and services area at RL19.846 metres. Under the MBRC Planning Scheme building height is regulated by the Overlay map – Building heights. For Lot 25 and Lot 26 RP62929 the mapped maximum Building height is 15.00 metres and therefore the proposed building cannot achieve the Example (E2) and requires assessment against the Performance Outcome (PO2). Performance Outcome (PO2 (a.)) requires buildings and structures to have a height consistent with the low to medium rise character of the Next Generation Neighbourhood precinct. The “Note” at the end of the Performance Outcome giving direction to <i>Planning scheme policy - Residential design (PSP-RD)</i> for details and examples. Of relevance is PSP-RD section 3.3.7 - Multiple dwelling - low rise apartment and PSP-RD section 3.3.8 Multiple dwelling - medium	

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Performance Outcome	Example
<p>rise apartment that establishes two (2) development typologies with a “Typical Height” of 2-3 storeys for low rise and 4-6 storeys for medium rise apartments.</p> <p>Additionally, this report draws attention to the description of low rise apartments (PSP-RD section 3.3.7) and medium rise apartments (PSP-RD section 3.3.8):</p> <p>Low rise apartments are up to three storeys in height and contain a group of dwellings which are attached vertically by a common floor/ceiling and are titled by way of a building format plan (units are located above or below each other). Access to each unit is usually through common property. Units are typically located above ground level or semi-basement car parking. Dwellings have their own private open space, typically in the form of a balcony or courtyard, but share facilities such as car parking and driveways and may contain communal open space. In the case of mixed use buildings, units are located above commercial or retail uses.</p> <p>Medium rise apartments are between four and six storeys in height and contain a group of dwellings that are attached by a common floor/ceiling/wall and are titled by way of a building format plan (units are located above or below each other). Dwellings have their own private open space, usually in the form of a balcony, but share facilities such as car parking and driveways and may have communal open space. Access to each unit is usually through common property. Units are typically located above basement or semi-basement car parking or in the case of mixed use buildings units are located above commercial or retail uses.</p> <p>In accordance with Overlay map – Building heights and PSP-RD section 3.3.7; and PSP-RD section 3.3.8. Development within the Next generation neighbourhood precinct along the western foreshore of Bongaree (Welsby Parade) is consistent with low rise and medium rise apartments supporting a low to medium rise character and having a maximum Building height of 15.00 metres.</p>	 <p>*15.00 metres maximum building height shown in orange.</p> <p>The applicant seeks to establish a building with maximum building height of 15.757 metres. The building design seeks to include a non-habitable roof structure above 15.00 metres to allow appropriate rainwater discharge of the roof. A height variance of 0.757 metre does not allow support an additional habitable floor area and maintains a low to medium rise character consistent with the Next generation neighbourhood precinct along the western foreshore of Bongaree (Welsby Parade)</p>

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Performance Outcome	Example
 <p>In this instance, the proposed development achieves the Performance Outcome (PO2). A recommendation of this report is a Condition requiring the applicant to provide certification that a maximum Building height of RL17.757,</p>	

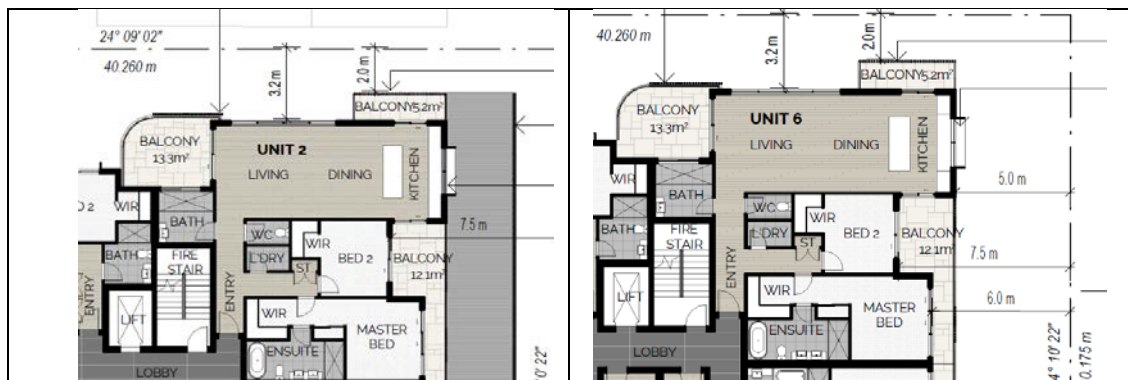
Performance Outcome	Example									
General residential zone - Next generation precinct										
<p>PO4 Residential buildings and structures are setback to:</p> <ul style="list-style-type: none">a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear;b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;c. maintain private open space areas that are of a size and dimension to be usable and functional;d. maintain the privacy of adjoining properties;e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties;g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties.	<p>E4.1 Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks' - Setback (Residential uses).</p>									
Performance Outcome Assessment										
<p>The site is benefited by two street frontages being Welsby Parade (Primary) and Ferguson Avenue (Secondary). Vehicle access is achieved via Ferguson Ave (Secondary) and pedestrian access via Welsby Parade (Primary) and Ferguson Avenue (Secondary).</p> <p>The applicant seeks to achieve the following proposed building setbacks.</p>										
<table><tr><th>MBRC Frontage Primary</th><th>Proposed</th><th>Complies</th></tr><tr><td>6.00 metres to Wall</td><td>6.10 metres to Wall</td><td>Yes</td></tr><tr><td>5.00 metres to OMP</td><td>5.1 metres to OMP</td><td>Yes</td></tr></table>	MBRC Frontage Primary	Proposed	Complies	6.00 metres to Wall	6.10 metres to Wall	Yes	5.00 metres to OMP	5.1 metres to OMP	Yes	
MBRC Frontage Primary	Proposed	Complies								
6.00 metres to Wall	6.10 metres to Wall	Yes								
5.00 metres to OMP	5.1 metres to OMP	Yes								

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Performance Outcome	Example
Frontage Secondary	
3.00 metres to Wall 2.00 metres to OMP 5.4 to carparking spaces	3.2 metres to Wall 2.0 metres to OMP 5.0 metres to ground floor carpark.
Side to OMP and Wall	
Min 2m up to 8.5m in height; plus 0.5 for every 3m in height or part thereof over 8.5 metres	2.0 metres to OMP and 3.2 metres to wall
Rear to OMP and Wall.	
Min 5.00 metres	5.0 metres above covered parking area

Performance Outcome PO4(a) requires a residential building and structure are setback to be consistent with the low to medium density next generation neighbourhood character intended for the area.

The applicant seeks to establish a building that achieves the primary and secondary frontage to the site. However, in relation to the side setback the applicant seeks to establish a 3.2 metre to the wall and 2.0 metres to a Balcony. There is concern that the balcony adjoining the Kitchen area for Unit 6 may impact on the privacy amenity of the adjoining property to the north (Lot 24 RP62926). In this regard amended plans have been providing installing permanent screens along these balconies and therefore addressing the potential for overlooking and loss of privacy.



Further the basement is located with 5.0m of the secondary frontage in lieu of 5.4m. With the location of the carparking underneath the building and two spaces provided per unit the reduction of the car park setback to 5.0 m is not considered to have a direct impact on the street scape and or residential amenity of the area.

Performance Outcome PO4(b) requires result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites, a proposed Building height of 15.757 metres would result in a building not being visually dominant and overbearing with respect to the streetscape. It is noted that the proposed building when viewed from the Welsby Parade (Primary) will have a visual appearance of 15.00 metres.

In this instance, the proposed development achieves the Performance Outcome (PO4)

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Performance Outcome	Example
General residential zone - Next generation precinct	
PO7 Residential buildings and structures will ensure that site cover: <ul style="list-style-type: none"> a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the low to medium density character intended for the area. 	E7 Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below. 40%
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks to establish a site cover for the 1st and 2nd Storey of 47% and a site cover of 40% is achieved for the 3rd and 4th Storey.</p> <p>Performance Outcome (PO7) requires a site cover that does not result in a Site density that inconsistent with the character of the area. The Site density for the Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha. In this instance, the applicant seeks to establish a Site density of 99.67 and therefore is inconsistent with the character of the area.</p> <p>Appropriately conditioned Performance Outcome PO7(b-d) are achieved.</p> <p>In this instance, the proposed development cannot achieve or be conditioned to achieve the Performance Outcome (PO7) and assessment against the relevant Overall Outcomes of the General residential zone - Next generation precinct Code is required.</p>	

Performance Outcome	Example
General residential zone - Next generation precinct	
PO15 Where the site adjoins or is opposite to a Park, foreshore or Humpybong Reserve all existing overhead power lines are to be undergrounded for the full frontage of the site.	No example provided.
<i>Performance Outcome Assessment</i>	
<p>For the purpose of transparency, the site is opposite a foreshore park and is benefited by Overhead power lines. A recommendation of this report is a condition requiring the applicant to underground the power for the full frontage of the site.</p> <p>In this instance, the proposed development appropriately Conditioned achieves the Performance Outcome (PO15).</p>	


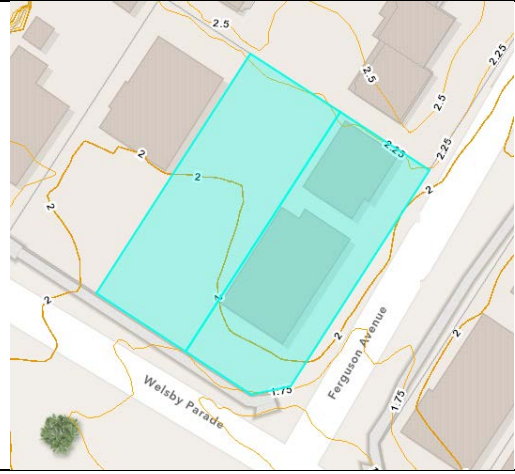
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Performance Outcome	Example
General residential zone - Next generation precinct	
PO115 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters: <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; edge effects. 	E115 Development does not occur within: <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands.
<i>Performance Outcome Assessment</i>	
The site is located within the mapped Riparian and Wetland Setback overlay and is separated from the Pumicestone Passage by a foreshore park and Welsby Parade, both provide a suitable setback from the waterway.	
In this instance, the proposed development accords with the Performance Outcome (PO115).	

Performance Outcome	Example
Flood hazard overlay Code	
PO10 Development maintains personal safety at all times, such that: <ol style="list-style-type: none"> a vulnerable land use (flood and coastal) is not located in the High risk flood hazard area or Medium risk flood hazard area; new buildings are not located in the High risk flood hazard area included in the Limited development zone; a residential accommodation building is located in the following: <ol style="list-style-type: none"> Balance flood planning area; or the Medium risk area where located in the Medium risk storm tide inundation area of the Coastal hazard overlay or Balance coastal planning area of the Coastal hazard overlay; evacuation capability from the development or other premises is not hindered or made more complicated and there is no significant additional burden placed on emergency services personnel; the isolation of persons in the Defined Flood Event is avoided. 	No example provided.
<i>Performance Outcome Assessment</i>	
For the purpose of transparency, the site is mapped as Medium risk flood hazard area and Medium risk storm tide inundation and Balance coastal planning area.	

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Performance Outcome	Example
Flood hazard overlay Code	
	
<p>The applicant seeks to establish a residential accommodation building with the Medium risk area where located in the Medium risk storm tide inundation area of the Coastal hazard overlay and Balance coastal planning area of the Coastal hazard overlay. The proposed building's habitable floor level achieves the Flood Planning Level for the site and evacuation from the site would be achieved via the pedestrian pathway to Welsby Parade (north).</p> <p>In this instance, the proposed development accords with the Performance Outcome (PO115).</p>	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with the site density provisions listed within Performance Outcome PO1 and PO7 of the General residential zone - Next generation precinct Code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

General residential zone - Next generation precinct Code		
Overall Outcomes	Complies Y/N	Comments
1.a. The Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per hectare.	No	The applicant seeks to achieve a Site density of 99.67 Dwellings per hectare. In this instance, the proposed building does not achieve the Overall Outcome. It is noted that in order to comply with density the number of units would need to be reduced from 12 units to 9 however the built form would remain the same.
1.b. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.	Yes	The applicant seeks to establish a residential building for the purpose a Multiple dwelling over the site providing an additional residential use, providing housing choice and affordability for different lifestyle

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General residential zone - Next generation precinct Code		
Overall Outcomes	Complies Y/N	Comments
		<p>choices and life stages to meet diverse community needs.</p> <p>In this instance, the proposed development to construct a residential building for a Multiple dwelling achieves the Overall Outcome.</p>
1.d. Medium to high density uses (e.g. Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility, Rooming accommodation, Short-term accommodation) are located in proximity to a range of services and public transport stops(s) or station(s).	Yes	<p>The site is located within close proximity to a range of services and public transport with the District centre zone area to the north of the site (Benabrow Ave). Access to the District centre zone from the site is support by dedicated pedestrian pathways and constructed roads.</p> <p>In this instance, the site achieves the Overall Outcome.</p>
<p>1.e. The design, siting and construction of residential uses are to:</p> <ul style="list-style-type: none"> i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area; iv. provide a diverse and attractive built form; v. orientate to integrate with the street and surrounding neighbourhood; vi. incorporate sub-tropical urban design principles that respond to local climatic conditions; vii. incorporate sustainable practices including maximising energy efficiency and water conservation; viii. incorporate natural features and respond to site topography; ix. cater for appropriate car parking and manoeuvring areas on-site; 	Yes	<p>The applicant seeks to establish a residential building with a medium density residential character. The proposed building design will contribute to an attractive streetscape with priority given to pedestrian. The proposed building is to be located on a corner lot providing passive surveillance of public spaces and is orientated to integrate with the street surrounding neighbourhood.</p> <p>The building includes sub-tropical urban design principles that respond to local climatic conditions by orientation of the building towards Pumicestone Passage to capture prevailing winds.</p> <p>Necessary infrastructure networks are achieved.</p>

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DELEGATED DECISIONS COMMITTEE MEETING
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General residential zone - Next generation precinct Code		
Overall Outcomes	Complies Y/N	Comments
<ul style="list-style-type: none"> x. be of a scale and density consistent with the low to medium density residential character intended for the area; xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure; xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling. 		
<p>1.i. General works associated with the development achieves the following:</p> <ul style="list-style-type: none"> i. new development is provided with a high standard of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available); ii. the development manages stormwater to: <ul style="list-style-type: none"> A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters; B. prevent stormwater contamination and the release of pollutants; C. maintain or improve the structure and condition of drainage lines and riparian areas; D. avoid off-site adverse impacts from stormwater. iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network; 	Yes	Appropriately conditioned the proposed development will provide a high standard of service to meet and support the current and future needs of the users of the site.

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General residential zone - Next generation precinct Code		
Overall Outcomes	Complies Y/N	Comments
iv. the development ensures the safety, efficiency and useability of access ways and parking areas; v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.		
1.m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.	Yes	The applicant seeks to establish a residential building for the purpose of a Multiple dwelling. In this instance, the proposed use achieves the Overall Outcome.
1.q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by: viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;	Yes	The site is located within the mapped Riparian and Wetland Setback overlay and is separated from the Pumicestone Passage by a foreshore park and Welsby Parade, both provide a suitable setback from the waterway. In this instance, the proposed use achieves the Overall Outcome.
1.r. Development in the Next generation neighbourhood precinct includes 1 or more of the following: Multiple dwelling	Yes	The proposed development is for a residential building to be used as a Multiple dwelling.
1.s. Development in the Next generation neighbourhood precinct does not include any of the following:	Yes	A Multiple dwelling is not listed within 1.s.

Based on the assessment above, the proposal is inconsistent with the Overall Outcomes of the code, relating to site density. 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 2.4.5 of this report.

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2.4.5 Other Relevant Matters Assessment

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:

- (ii) against the assessment benchmarks in a categorising instrument for the development; and
 - (iii) 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 Overall Outcome 1.a of the General residential zone - Next generation neighbourhood 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 seeking to establish a Medium rise apartment within a Suburban neighbourhood Place Type area and exceeds the planning assumptions of development across a Suburban neighbourhood place type 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, 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:

Other Relevant Matters

1. Locational Attributes of the site.

The site has unique locational attributes that support intensification of development within the Suburban neighbourhood Place type, including:

- The site is located on a Council district collector road (Welsby Parade),
- Located within 50.00 metre walking distance a primary active transport route,
- The site is serviced by public transport and bus stops,
- The site is within 170.00 walking distance to an established District centre,
- The site is located in a high amenity location over-looking Pumicestone Passage.

2. Built Form/Density

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

- Development in the General residential - Next generation neighbourhood precinct includes a Multiple dwelling.
- The Next generation neighbourhood precinct supports low to medium residential density.
- The mapped Building height overlay for the site is 15.00 metres and therefore supports the construction of both two (2) development typologies with a "Typical Height" of 2-3 storeys for low rise and 4-6 storeys for medium rise apartments.
- The site has frontage to a Council district collector road (Welsby Parade).

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Other Relevant Matters
<p>3. Interface / Amenity Issues</p> <p>The proposed development will not result in adverse amenity impacts as:</p> <ul style="list-style-type: none"> ○ The proposed residential building has been designed to minimise privacy and overlooking impacts to adjoining properties, ○ The proposed residential building is located on a corner site, ○ The proposed residential building has been oriented towards Pumicestone Passage.
<p>4. Housing Diversity/Choice</p> <p>The proposed development would provide for housing diversity and choice as:</p> <ul style="list-style-type: none"> ○ The proposal includes an alternative form of housing within the locality (medium rise apartments) within an area predominantly characterised by detached dwellings, and townhouse-style multiple dwellings; ○ The proposed alternative form of housing would allow more inclusive housing options within the locality including alternative price points and options. ○
<p>5. Achieving the Purpose of the <i>Planning Act 2016</i></p> <p>The proposed development achieves and advances the purpose of the <i>Planning Act 2016</i> in that the development achieves ecologically sustainable development. The proposed development:</p> <ul style="list-style-type: none"> (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. (c) The additional future residents within proximity District centre support local retail and commercial services; (d) The proposed development maintains cultural, economic, physical and social well-being of people and communities. The proposed development has been designed to: <ul style="list-style-type: none"> (i) be responsive to natural hazards and the impacts of climate change by ensuring the first Storey is located about Flood Planning Level. (ii) encourage active and passive transport usage by being located within close proximity to public transport route and primary active transport route and through the provision of bicycle parking spaces within the development. (iii) create a safe, liveable community that minimises the adverse amenity impacts on the surrounding area, particularly noise, privacy and over-shadowing impacts. (iv) provide alternative housing options and choice within a locality. (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.

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, are to be applied in accordance the Council's Charges Resolution No. 8 commencing on 14 August 2018 (CR).

2.5.1 Levied Charge

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

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The levied Charge has been calculated as per the following:

Proposed development	
8 x 2 bedroom units (8x \$20,956.80) =	\$167,654.40
4 x 3 bedroom units (4 X \$29,339.55) =	\$117,358.20
Total charge is	<u>\$285,012.60</u>
Less: Existing demand - Lawful use of the land (Lot 25 and Lot 26 RP62926)	
A credit for two residential lots (2 x \$29,339.55) =	\$58,679.10
Total charge =	<u>\$226,333.50</u>

Based on the proportional split stated in Table 3 of the CR being a 60/40 split with Unitywater, MBRC's proportion of the charge (60%) is **\$135,800.10**.

2.5.2 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.

2.5.3 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, generates infrastructure demand of more than what is required to service the type or scale of future development assumed in the LGIP.

The proposed development provides a site density that exceeds the density provided for in this locality as the development provides for twelve (12) units instead of a complying nine (9) units. The additional three (3) units will not trigger the requirement for additional trunk infrastructure works by Council in order to provide for the proposed development over and above the levied charge.

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 Not Applicable in this instance.

2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Traffic, Access & Parking

The proposed access and parking layout is generally satisfactory. All Individual parking bays, manoeuvring areas and proposed access from Ferguson Avenue comply with relevant standards.

The traffic generation from this development will not trigger any adverse impact on surrounding road network given that Welsby Parade is mapped as a District Collector Road in Councils planning scheme. Currently the annual daily average traffic volume for Welsby Parade does not exceed the capacity to warrant any upgrades. The existing road network within this catchment is designed to cater for increased traffic flow patterns from foreseeable future developments.

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Operation and safety of the proposed site access meets Council's requirements for vehicle movements, sight distances, entrance configuration and queue lengths. The access, parking and driveways are compliant and meets the performance and acceptable outcome requirements of Planning scheme zone codes and residential uses code.

Stormwater

Quantity

There has been no assessment of the likely increases in stormwater flow rates following the development. A comparison on the pre and post development stormwater flow rates will be negligible. The roadside gully pit in Ferguson Avenue, near the intersection with Welsby Parade will be the legal discharge point. The site stormwater is to be piped connected to this gully pit.

Quality

The proposed development is below the threshold to require formal quality treatment. It will be conditioned "deemed to comply" requirements for water quality current best practices to be implemented on site.

Flood and Coastal Hazard

An assessment of the proposal was made to address the overlay code requirements. The proposed habitable areas of the units are set at RL 3.3m or higher in accordance with the Flood Planning Level determined for the subject site.

The ground level construction proposes no significant changes (i.e. fill) to the surface levels. The drawings show plan and elevations that indicate no change and no impermeable walls around the car parking areas. There are no structures to unduly obstruct the existing overland flow path as shown on the Council Overlay Maps. Councils modelling shows that in the event of flooding there will potentially be approximately 200mm of flood water within the carpark area.

The carpark is proposed at ground level and will be maintained at the existing level, 2.0m AHD.

2.7.1.2 Environmental Health

Lighting

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

Noise

A transport noise impact assessment has not been provided to identify road noise impacts from the designated transport noise corridor that ends at the eastern end of Bribie Bridge and becomes a Council controlled arterial road at Benabrow Avenue. This is a requirement of SC 6.16 Planning scheme policy - Noise. As a consequence the recommendations of this report include a condition that a transport noise impact assessment report is lodged and that the development satisfies any recommendations to ameliorate noise impacts.

Waste Management

A plan identifies a bin enclosure where 2 x 1.1m³ bins will be stored and serviced at the kerbside of Ferguson Avenue by a 12.5m long rear loading HRV. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the plan.

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.

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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

Public Notification was undertaken twice due to irregularly with maintaining the public notification signage on the site.

First Public Notification

- (a) Public Notification was served on all adjoining landowners on 14 March 2019
- (b) The development application was advertised in the Caboolture Herald on 14 March 2019.
- (c) A notice in the prescribed form was posted on the relevant land on 14 March 2019 and **not** maintained for a period of 15 business days until 5 April 2019.

Second Public Notification

- (a) Public Notification was served on all adjoining landowners on 12 April 2019
- (b) The development application was advertised in the Courier Mail on 12 April 2019.
- (c) A notice in the prescribed form was posted on the relevant land on 12 April 2019 and maintained for a period of 15 business days until 13 May 2019.

Note: During the **First Public Notification**, the Notice was removed from Welsby Parade frontage. In this instance, to avoid any unnecessary irregularities under the required action the applicant opted to re-advertise the application.

2.8.2 Submissions Received

Council received the following types of submissions in respect to this development application. The application was publicly advertised with thirty-three (33) properly made submissions, twelve (12) properly made petitions and two (2) not properly made submissions received.

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		(33)
	Petition		(12)
Not Properly Made	Letter, Email, Fax		(2)
	Petition		(0)
Total			

The matters raised within the submissions are outlined below and are broadly structured around:

- Building height,
- Traffic,
- Site density,
- Streetscape amenity,
- Overshadowing and privacy,
- Provision of infrastructure;
- Environmental values.

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Assessment of Submissions

Issue

- The maximum building height is 15.00 metres along Welsby Parade.
- The proposed building will exceeds the maximum building height allowed under the MBRC Planning Scheme.

Discussion

The material in support of the original application sort approval for a five (5) Storey 19.765-metre-high residential building with an RL of 21.765. On 15 November 2019, the applicant notified Council of a change to the proposed building design in response to Council's letter dated 31 July 2019. The proposed changes included a revised residential building with four (4) residential Storeys and a ground level carpark, providing a maximum Building height of 15.757 metres with an RL of 19.846 metres.

Additionally, the revised residential building design includes a proposed Building height of 15.00 metres when viewed from Welsby Parade with the maximum Building height of 15.757 metres generally through the centre line of the roof profile perpendicular to Ferguson Avenue.

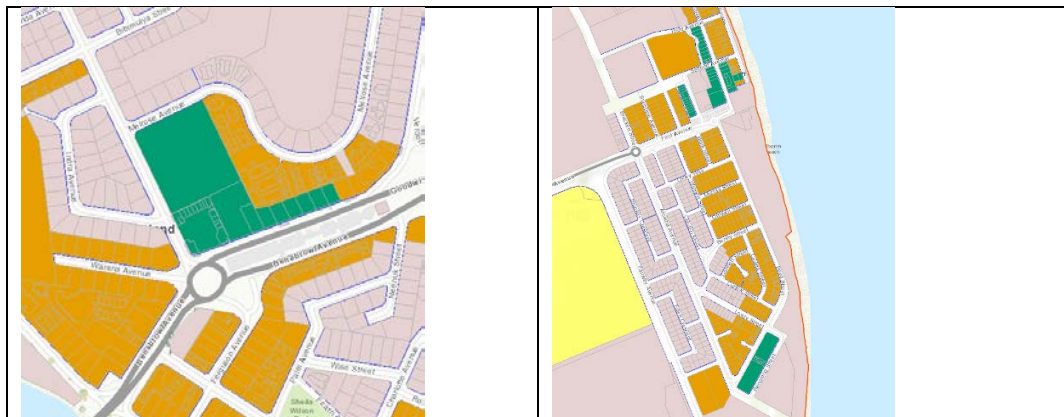
This is not sufficient grounds for refusal of the application.

Issue

- Height of Dwellings on Bribie Island should be limited to three levels only.
- Three (3) Storey development is in keeping with the Planning Scheme and in character of the area.

Under the MBRC Planning Scheme building height is regulated by Overlay map - Building heights (metres) and is not regulated by number of Storeys.

On Bribie Island, there are parts of the General residential zone - Next generation precinct that supports a building height greater than 15.00 metres that would support a residential building greater than three (3) Storeys. In particular, the following maps show areas on Bribie Island that supports a Building height of 21.00 metres (shown as colour - Teal). A Building height of 21.00 metres would support a residential building with more than three (3) Storeys.



In this instance, a height limit of three (3) Storeys does not apply to Bribie Island and a residential building with the proposed height is not out of character with expected built form under the MBRC Planning Scheme.

This is not sufficient grounds for refusal of the application.

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Assessment of Submissions
<p>Issue</p> <ul style="list-style-type: none"> The maximum building height is 15.00 metres along Welsby Parade. The proposed building will exceeds the maximum building height allowed under the MBRC Planning Scheme.
<p>Issue</p> <ul style="list-style-type: none"> Additional traffic generation as a consequence of the development. Including additional pressure for on street parking thereby restricting traffic movements. The development will add to the existing traffic congestion on Bribie island. Ferguson Avenue is a narrow road.
<p>Discussion</p> <p>The applicant seeks to establish a residential building for the purpose of a Multiple dwelling. The building has been designed to accommodate eight (8) two-bedroom units and four (4) three-bedroom units (12 Units).</p> <p>Welsby Parade is a Council district collector road and has been designed to accommodate high order traffic consistent with higher residential density development. Additionally, the development seeks to establish twenty-four (24) onsite parking spaces, this exceeds the minimum requirement of twelve (12) onsite carparking spaces under Table 6.2.6.3.5 Car Parking Space. Further, the applicant seeks to establish twelve (12) onsite Bicycle parking spaces. In this instance, a recommendation of this report is a Condition requiring a minimum of twenty-four (24) onsite parking spaces and twelve (12) onsite bicycle parking spaces to ensure the proposed development provides onsite parking to minimise any need for on street parking.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <ul style="list-style-type: none"> The Moreton Bay Planning Scheme (MBRC) Next Generation Neighbourhood Precinct has a low to medium residential density of between 15 and 75 dwelling per hectare. This proposed development has a density of 83 dwellings per hectare. Therefore, it is not compliant with the Moreton Bay Planning Scheme. The arrival of developers onto the Island with High Density housing projects will only add to the growing problems associated with pressures on infrastructure our fragile environment Bribie Island is already congested, the infrastructure cannot support these sorts of development.
<p>Discussion</p> <p>The material in support of the original application included five (5) Storey residential building with ten (10) three 3-bedroom Dwelling units resulting in a Site density of 83 dwellings per hectare. On 15 November 2019, the applicant notified Council of a change to the proposed building design. The proposed changes included a reduction in maximum Building height of 15.757 metres and a change in Dwelling unit configuration from ten (10) 3-bedroom Units to eight (8) two-bedroom Units and four (4) three-bedroom Units. This resulted in a proposed Site density of 99.67 dwellings per ha.</p> <p>In accordance with Performance Outcome (PO1) of the General residential zone - Next generation neighbourhood precinct seeks to establish a Site density between 15 and 75 dwelling per hectare and it is acknowledged that the proposed development cannot achieve the Performance Outcome (PO1). Further, Overall Outcome 1 a. seeks to establish site densities between 15 and 75 dwellings per hectare thereby replicating Performance Outcome (PO1). The purpose of Site density is simply a measure of Dwelling density and is useful when considering the density of smaller developments. However, Site density does not provide a nexus between the number of proposed</p>

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Assessment of Submissions
<p>Issue</p> <ul style="list-style-type: none"> • The maximum building height is 15.00 metres along Welsby Parade. • The proposed building will exceeds the maximum building height allowed under the MBRC Planning Scheme. <p>dwelling and scale and bulk of a residential building. For example, the original proposed residential building despite having a lower Site density had a greater Building height, massing and scale. Therefore, to support a higher Site density consideration must be given to location, and the ability of the development to commiserate off site impacts such as traffic generation, on street parking and demand on public infrastructure networks.</p> <p>In this instance, the site adjoins Welsby Road a Council district collector road, connecting to Bribie island Road (State Controlled Road). Both higher order roads that are designed to accommodate higher volumes of vehicular traffic. Therefore, the proposed additional Site density would not impact on the safety and efficiency of the adjoining road network.</p> <p>Additionally, the applicant seeks to establish twenty-four (24) onsite parking spaces, exceeding the minimum requirement of twelve (12) to mitigate against on street parking and provide twelve (12) bicycle parking spaces to be provided to encourage non-vehicle trips. Further, the site is located within close proximity to District centre zone along Benabrow Ave providing a range of commercial, retail, and transport services.</p> <p>In this instance, the proposed Site density of the residential building accords with Overall Outcome 1.d. of the General residential zone - Next generation precinct by seeking to establish <i>“Medium to high density uses (e.g. Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility, Rooming accommodation, Short-term accommodation) are located in proximity to a range of services and public transport stops(s) or station(s)”</i>.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <ul style="list-style-type: none"> • Multi story buildings are spoiling the actual character of life on Bribie • The multi-story building is in consistent with the Character of area's foreshore • The proposed building will not enhance the low-rise seaside village character of the precinct • The existing Planning Scheme was adopted and approved, keeping the building height to three level. If this application was approved in its current form (five Storeys) it may in time lead to similar development along Welsby Parade and the appeal of the area would be diminished. • Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the tree line.
<p>Discussion</p> <p>The site is zoned General residential zone - Next generation precinct and supports the establishment of multi-storey buildings with a Building height of 15.00 metres. Additionally, there are areas on Bribie Island that supports a Building height of 21.00 metres including an area within the District centre zone to the north of the site. In this instance, Bribie Island does not have maximum height of three (3) Storeys as a Building height of 15.00 metres, and 21.00 metres may support a height greater than three (3) Storeys.</p> <p>The perception that the Building height along the foreshore area should not exceed the tree height is not a planning consideration under the MBRC Planning Scheme. Additionally, this site is not mapped within the Scenic amenity Overlay. Therefore, consideration under the Scenic amenity Overlay does not form part of this application. However, the applicant does seek to establish a Building height that when viewed from Pumicestone Passage of 15.00 metres complying with the maximum height in this area.</p>

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Assessment of Submissions
<p>Issue</p> <ul style="list-style-type: none"> The maximum building height is 15.00 metres along Welsby Parade. The proposed building will exceeds the maximum building height allowed under the MBRC Planning Scheme.
<p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <p>Water and Sewerage: has Council along with UnityWater developed plans to cope with the additional pressures on our existing system on the Island as system failures could lead to endangering our communities health. (Flood, Sewerage & Water).</p>
<p>Discussion</p> <p>Water and Sewer infrastructure is regulated by UnityWater. A recommendation of this report is a condition requiring the applicant to submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor-Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> A reticulated water supply network connection is available to the land; and A sewerage network connection is available to the land; and All the requirements of Unitywater have been satisfied. <p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <p>Overshadowing and privacy of adjoining properties.</p>
<p>Discussion</p> <p>The proposed residential building design seeking to maximise the views and vistas of the Pumicestone Passage, therefore the orientation of the of the Dwelling units is generally in west - east direction. As the site is on the corner of Welsby Parade and Ferguson Ave the closest Dwelling is to the north over 237 Welsby Parade Bongaree (Lot 24 RP62926). The Dwelling is located at the rear of the site with a private court yard area behind the Dwelling and large unimproved front yard. There is concern that the proposed open balcony adjoining the Kitchen area of Unit 2 and Unit 6 may compromise the residential amenity of the adjoining Dwelling. The two (2) balconies are very small in nature with a width of 1m and will be provided with a permanent screen panel that will prevent overlooking from occurring.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <p><i>no objection to this development. Go for your life. It is a furphy that '3' stories 'suits' the Bribie lifestyle. Who determined that this statement was fact? Everything along the parade faces West and hence no shadows on the passage in the afternoon and possibly not even in the morning as the building lines are set back on the eastern side of the parade.</i></p>
<p>Discussion</p> <p>The site is zoned General residential zone - Next generation precinct and supports the establishment of multi-storey buildings with a Building height of 15.00 metres. Additionally, there are areas on Bribie Island that supports a Building height of 21.00 metres including an area within the District centre zone to the north of the site. In this instance, Bribie Island</p>

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144) DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 - A18538028 (Cont.)

Assessment of Submissions
<p><u>Issue</u></p> <ul style="list-style-type: none"> The maximum building height is 15.00 metres along Welsby Parade. The proposed building will exceeds the maximum building height allowed under the MBRC Planning Scheme. <p>does not have maximum height of three (3) Storeys as a Building height of 15.00 metres, and 21.00 metres may support a height greater than three (3) Storeys.</p> <p>The submission in support of the application is noted.</p> <p><u>Issue</u></p> <ul style="list-style-type: none"> Bribie Island is a Flora and Fauna Sanctuary and is finite Preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade Bribie Lakes, Gem Life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment <p><u>Discussion</u></p> <p>The site is located within an existing established neighbourhood and does not contain significant vegetation. The development of the site accords with infill development at a scale generally consistent with the strategic built form of the Next generation neighbourhood precinct adjoining a District centre zone.</p> <p>This is not sufficient grounds for refusal of the application.</p>

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 14 May 2019. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.9 Other Matters

None identified.

3. **Strategic Implications**

3.1 Legislative/Legal Implications

The applicant and submitters have appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

Moreton Bay Regional Council

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3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.
- b) Permit conditions require infrastructure contributions to Council.

3.7 Economic Benefit

Appropriate development supports the growing Moreton Bay region

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: [A19533633](#), [A19421930](#) & [A19537058](#)

The following list of supporting information is provided for:

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#1 Locality Map

#2 Zoning Maps

#3 Proposal Plans

#4 Submissions

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#1 Locality Plan



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#2 Zoning Map



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#3 Proposal Plans

Architectural Development Application Submission

233 WELSBY PARADE, BONGAREE QLD 4507



WG ARCHITECTS
Incorporating Elsie • Betty Interior Design and Kate Design Strategies

DJAKALA INVESTMENTS PTY LTD

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PROJECT TEAM

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1.0 ARCHITECTURAL STATEMENT

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1.0 ARCHITECTURAL STATEMENT /
ARCHITECTURAL STATEMENT

The proposal comprises of 12 luxury apartments over four levels. The design is derived from an understanding of the local neighbourhood culture, climate, location, natural landscape and future development scope.

With both ocean and hinterland views and with its close proximity to Bribie Island bridge, the location has an opportunity to increase residential density whilst utilising existing infrastructure.

Careful analysis of the surrounding infrastructure, privacy, site orientation, solar access and wind directions have been undertaken. To take advantage of the site and all that it has to offer, the proposal integrates various subtropical design aspects such as expansive, covered balconies with shading screens benefitting from extensive views and prevailing breezes, resulting in increased resident comfort and decreased carbon footprint.

The proposal combines a visually engaging street interface along Welsby Parade and Ferguson Avenue, and provides a buffer of green space long its neighbouring perimeters. With a material palette inspired by the unique natural surroundings and built forms, the building lends itself as a reflection of the locale it sits within.

The result is a contemporary design which engages with the immediate streetscape and wider neighbourhood in a playful yet sophisticated and tactful manner, all whilst remaining sympathetic to existing built and natural fabric of Bribie Island.



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2.0 SITE ANALYSIS + URBAN CONTEXT

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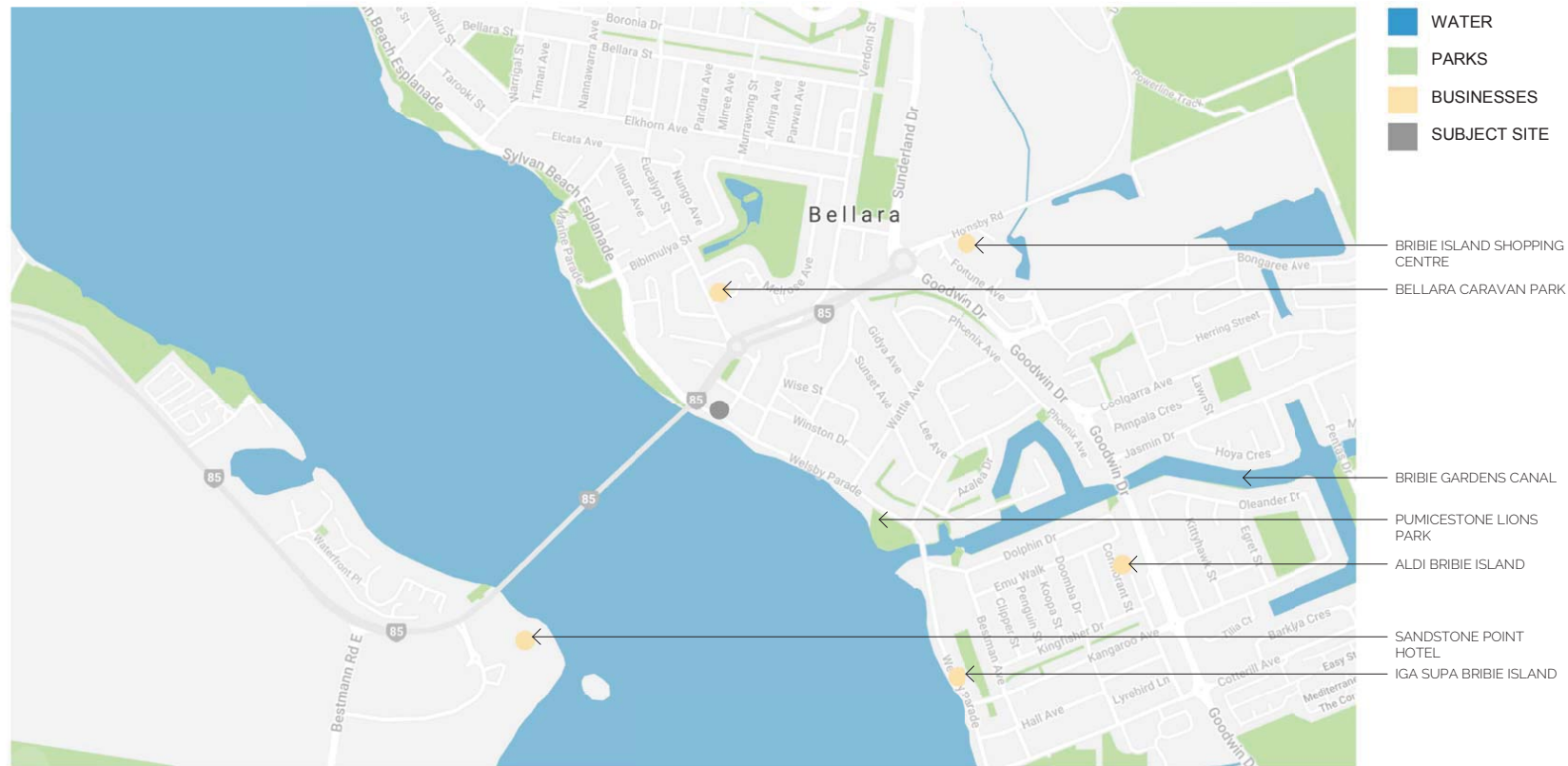
2.0 SITE ANALYSIS + URBAN CONTEXT /
GREATER CONTEXT AERIAL - NOT TO SCALE



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2.0 SITE ANALYSIS + URBAN CONTEXT /
NEIGHBOURHOOD AND AMENITIES AERIAL - NOT TO SCALE



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2.0 SITE ANALYSIS + URBAN CONTEXT /
PROXIMITY AERIAL - NTS



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2.0 URBAN CONTEXT /
URBAN DESIGN PRINCIPLES

Through the neighbourhood and urban streetscape analysis conducted, the following urban design principles have been realised and incorporated into the proposed building:

- Create an interesting building that fits within the existing urban fabric.
- Incorporate sub-tropical design principles to take advantage of the site's location.
- Provide useable outdoor spaces for residence.
- Provide safe access to and from the site for pedestrians and vehicles by separating the access locations.
- Provide an excess of landscaping and permeable area.
- Locate onsite screened parking zones away from viewing in the public realm.
- Maintain visual and acoustical privacy to and from neighbours.
- Maximise the opportunity for outlook to the public realm.
- Provide equitable access for those with impaired mobility.
- Achieve a high standard of design, build quality and finish quality.



BONGAREE JETTY



SANDSTONE POINT HOTEL, BRIBIE ISLAND



SANDSTONE POINT HOTEL, BRIBIE ISLAND



PUMICESTONE PASSAGE



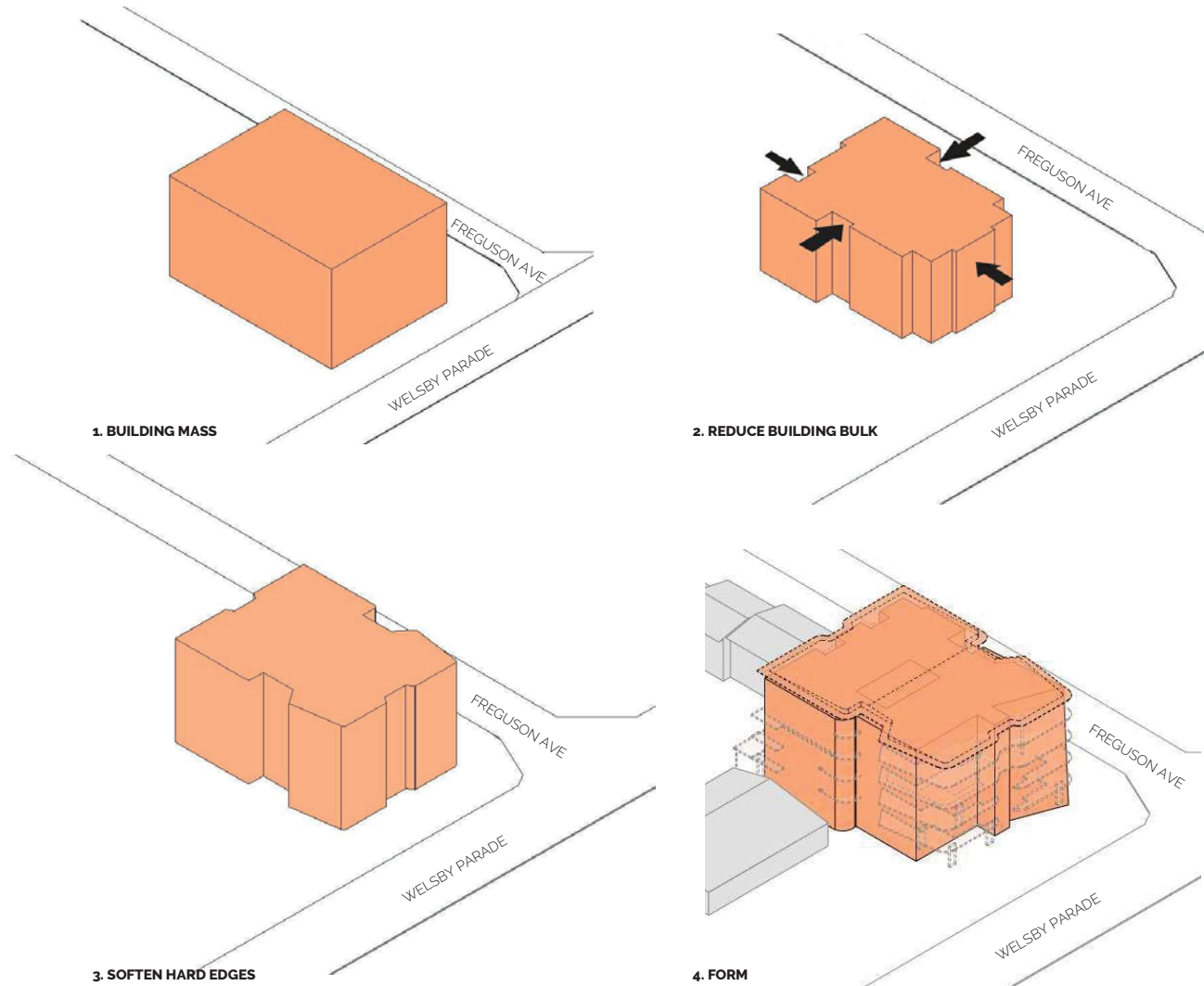
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3.0 DESIGN EVOLUTION + RESPONSE

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3.0 DESIGN EVOLUTION + RESPONSE
MASSING DIAGRAM



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5.0 ARCHITECTURAL RESPONSE/
3D ARIAL VIEWS - NOT TO SCALE



LEGEND

- 2 - BEDROOM APARTMENTS x 4
- 3 - BEDROOM APARTMENTS x 8
- OUTLINE OF ADJACENT BUILDINGS
- BOUNDARY

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3.0 DESIGN EVOLUTION + RESPONSE
ARCHITECTURAL DESIGN DRIVERS



BENCH SEATING OF NATURAL MATERIALS
ELEVATING GREEN VEGETATION AND FOLIAGE



TIMBER LOOK BALUSTRADE WITH CURVED BUILDING FORM



NATURAL LIGHT FILTERED THROUGH PEBBLE LIKE
ARCHITECTURAL SCREENS

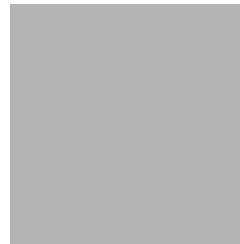
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4.0 MATERIALITY

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4.0 MATERIALITY /
MATERIAL PALETTE



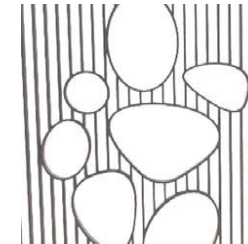
WALL COLOUR -
FEATURE SCREEN COLOUR



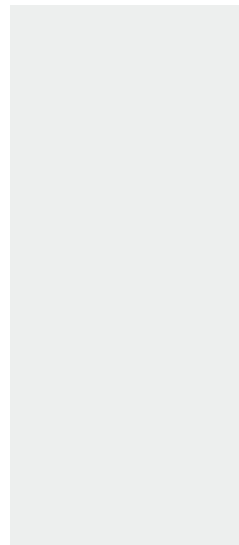
ROOF COLOUR -
FEATURE SCREEN COLOUR



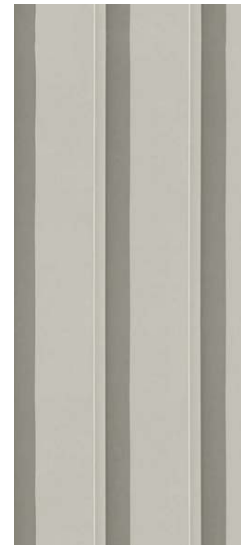
VERTICAL SCREENING



FEATURE SCREENING



BASE COLOUR



METAL ROOF SHEETING



FEATURE MATERIAL



FEATURE MATERIAL

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5.0 ARCHITECTURAL RESPONSE

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5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

LOT 25 & 26 ON RP62926
233 WELSBY PARADE, BONGAREE

SITE AREA

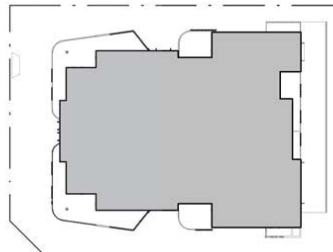
TOTAL SITE AREA	1204m ²
SITE COVER	
LEVEL 1 & 2	567m ² (47%)
LEVEL 3 & 4	486m ² (40%)
TOTAL GFA	1976m ² (164%)
OPEN SPACE	342m ² (28%)
DEEP PLANTING	226m ² (18%)
PERMEABLE AREA	333m ² (27%)
COMMUNAL AREA	175m ² (14%)

CAR PARKING DATA

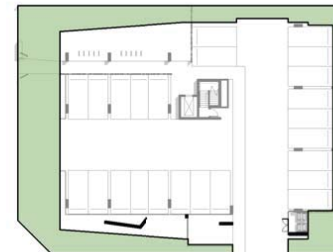
PARKING SPACES	24
CARWASH BAY	1
BICYCLE SPACES	20

BUILDING DATA

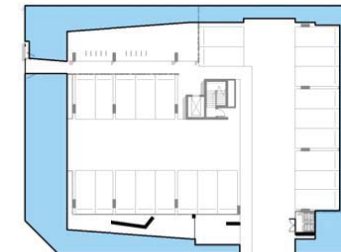
UNITS	12
GROUND FLOOR	0
LEVEL 1	4
LEVEL 2	4
LEVEL 3	2
LEVEL 4	2



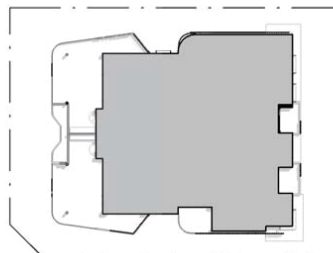
SITE COVER LEVEL 1 & 2
TOTAL AREA: 567.7m²
TOTAL PERCENTAGE: 47%



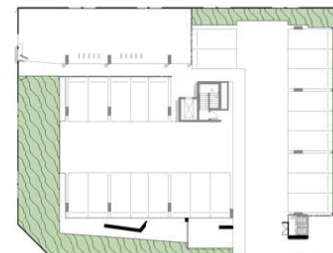
OPEN SPACE
TOTAL AREA: 342m²
TOTAL PERCENTAGE: 28%



PERMEABLE AREA
TOTAL AREA: 333m²
TOTAL PERCENTAGE: 27%



SITE COVER LEVEL 3 & 4
TOTAL AREA: 486.5m²
TOTAL PERCENTAGE: 40%



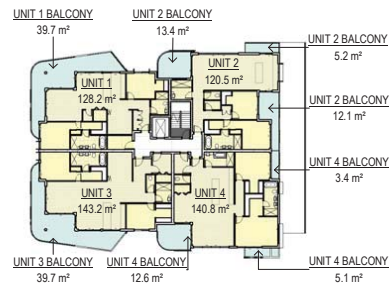
DEEP PLANTING
TOTAL AREA: 226.8m²
TOTAL PERCENTAGE: 18%

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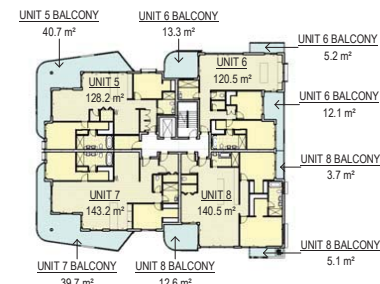
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5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

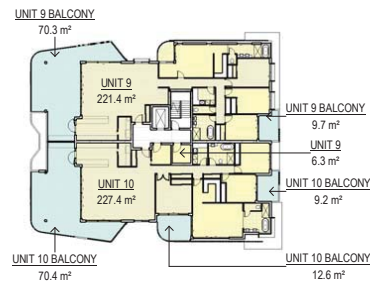
LEVEL 1 FLOOR PLAN	UNIT 1	128.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 2	120.5 m ²
LEVEL 1 FLOOR PLAN	UNIT 3	143.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 4	140.8 m ²
LEVEL 2 FLOOR PLAN	UNIT 5	128.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 6	120.5 m ²
LEVEL 2 FLOOR PLAN	UNIT 7	143.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 8	140.5 m ²
LEVEL 3 FLOOR PLAN	UNIT 9	227.8 m ²
LEVEL 3 FLOOR PLAN	UNIT 10	227.4 m ²
LEVEL 4 FLOOR PLAN	UNIT 11	227.8 m ²
LEVEL 4 FLOOR PLAN	UNIT 12	227.4 m ²
		1975.6 m ²
LEVEL 1 FLOOR PLAN	UNIT 1 BALCONY	39.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 2 BALCONY	30.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 3 BALCONY	39.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 4 BALCONY	21.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 5 BALCONY	40.7 m ²
LEVEL 2 FLOOR PLAN	UNIT 6 BALCONY	30.6 m ²
LEVEL 2 FLOOR PLAN	UNIT 7 BALCONY	39.7 m ²
LEVEL 2 FLOOR PLAN	UNIT 8 BALCONY	21.4 m ²
LEVEL 3 FLOOR PLAN	UNIT 9 BALCONY	80.1 m ²
LEVEL 3 FLOOR PLAN	UNIT 10 BALCONY	92.1 m ²
LEVEL 4 FLOOR PLAN	UNIT 11 BALCONY	80.1 m ²
LEVEL 4 FLOOR PLAN	UNIT 12 BALCONY	92.1 m ²
		608.2 m ²



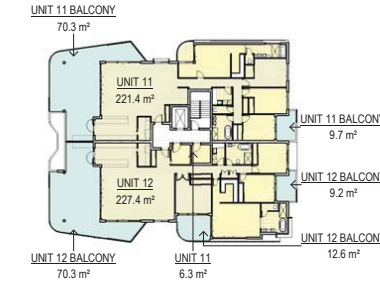
GFA LEVEL 1
TOTAL AREA: 532.7m²
TOTAL PERCENTAGE: 44%



GFA LEVEL 2
TOTAL AREA: 532.7m²
TOTAL PERCENTAGE: 44%



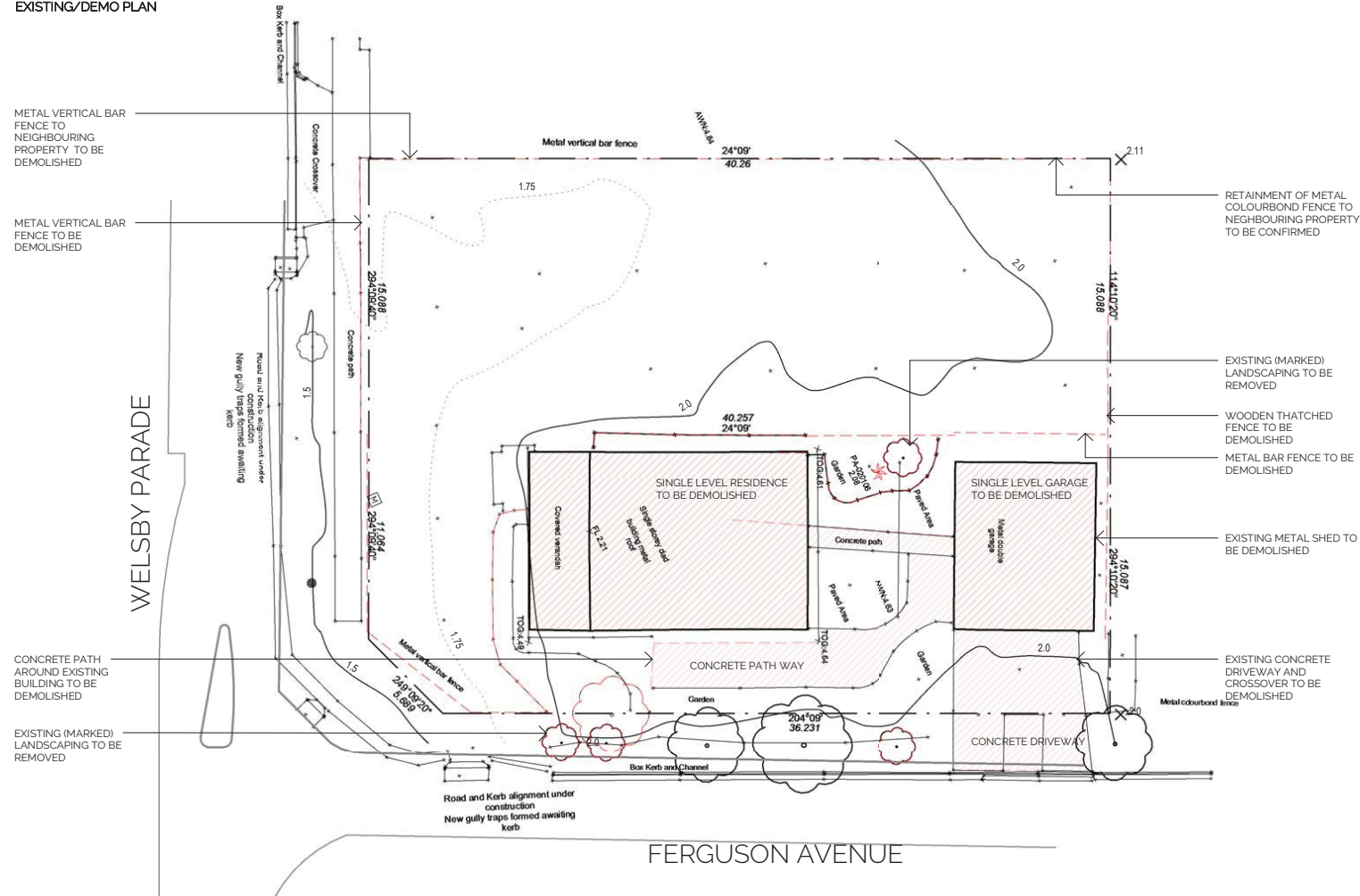
GFA LEVEL 3
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%



GFA LEVEL 4
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%

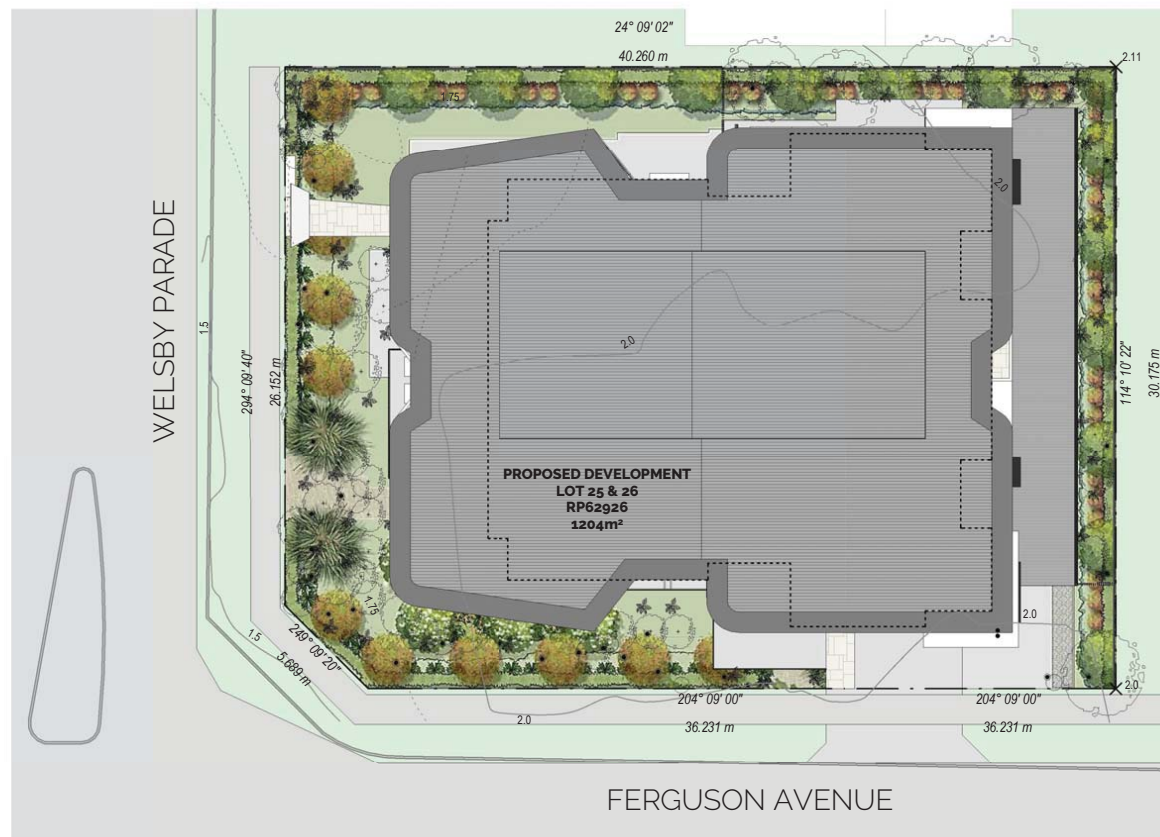
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5.0 ARCHITECTURAL RESPONSE/
EXISTING/DEMO PLAN

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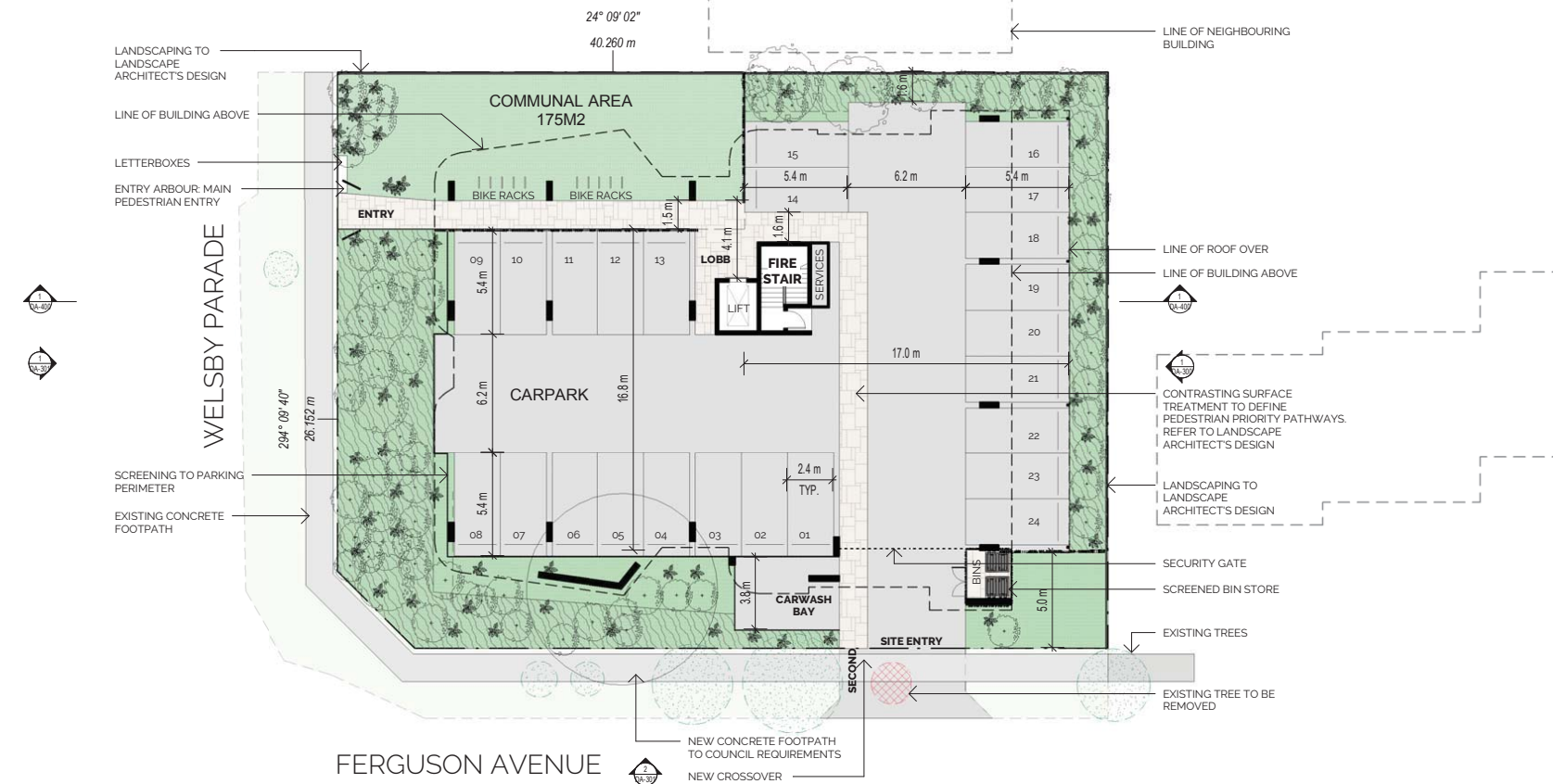
5.0 ARCHITECTURAL RESPONSE/
PROPOSED SITE PLAN 1-200



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5.0 ARCHITECTURAL RESPONSE/
GROUND FLOOR PLAN 1-200



LEGEND

- DP DEEP PLANTING
- P PLANTING



Moreton Bay Regional Council

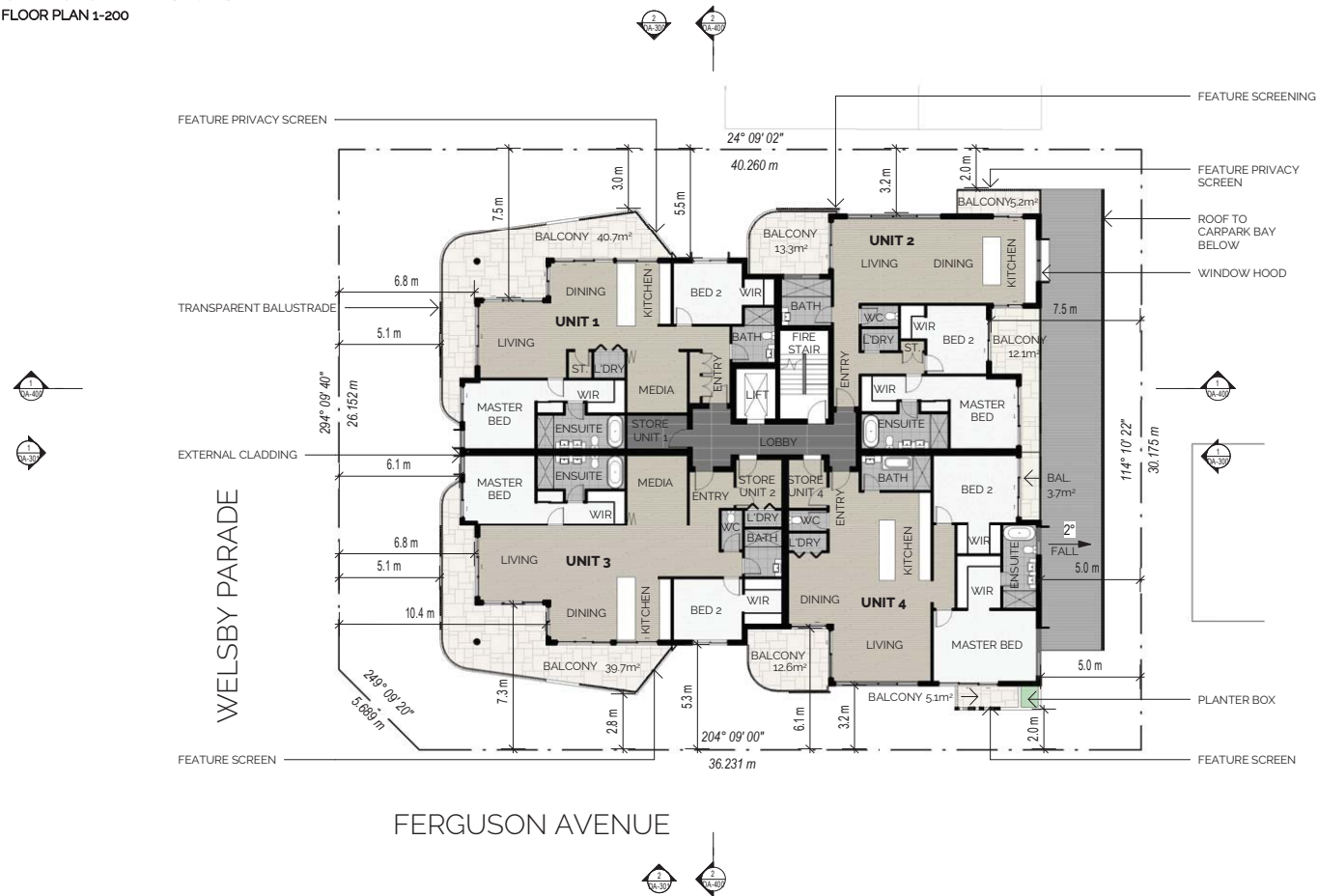
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28 January 2020

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5.0 ARCHITECTURAL RESPONSE/
LEVEL 1 FLOOR PLAN 1-200

WG ARCHITECTS
incorporating Elsie + Betty Interior Design and Bate Design Strategies

DJAKALA INVESTMENTS PTY LTD

233 WELSBY PARADE, BONGAREE, Qld 4507

PROJECT No.	DWG No.
180020	DA-101

REVISION
6

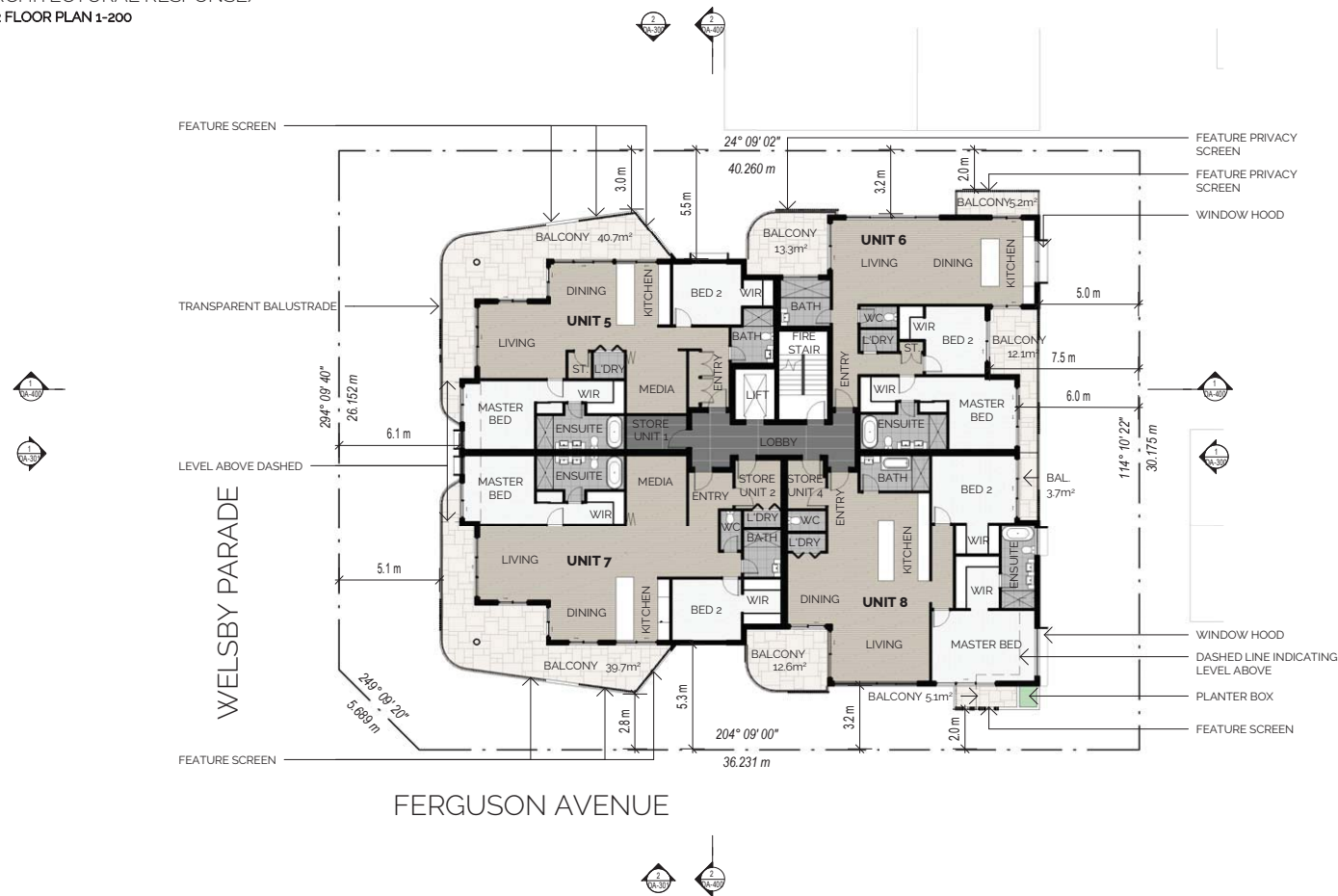
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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

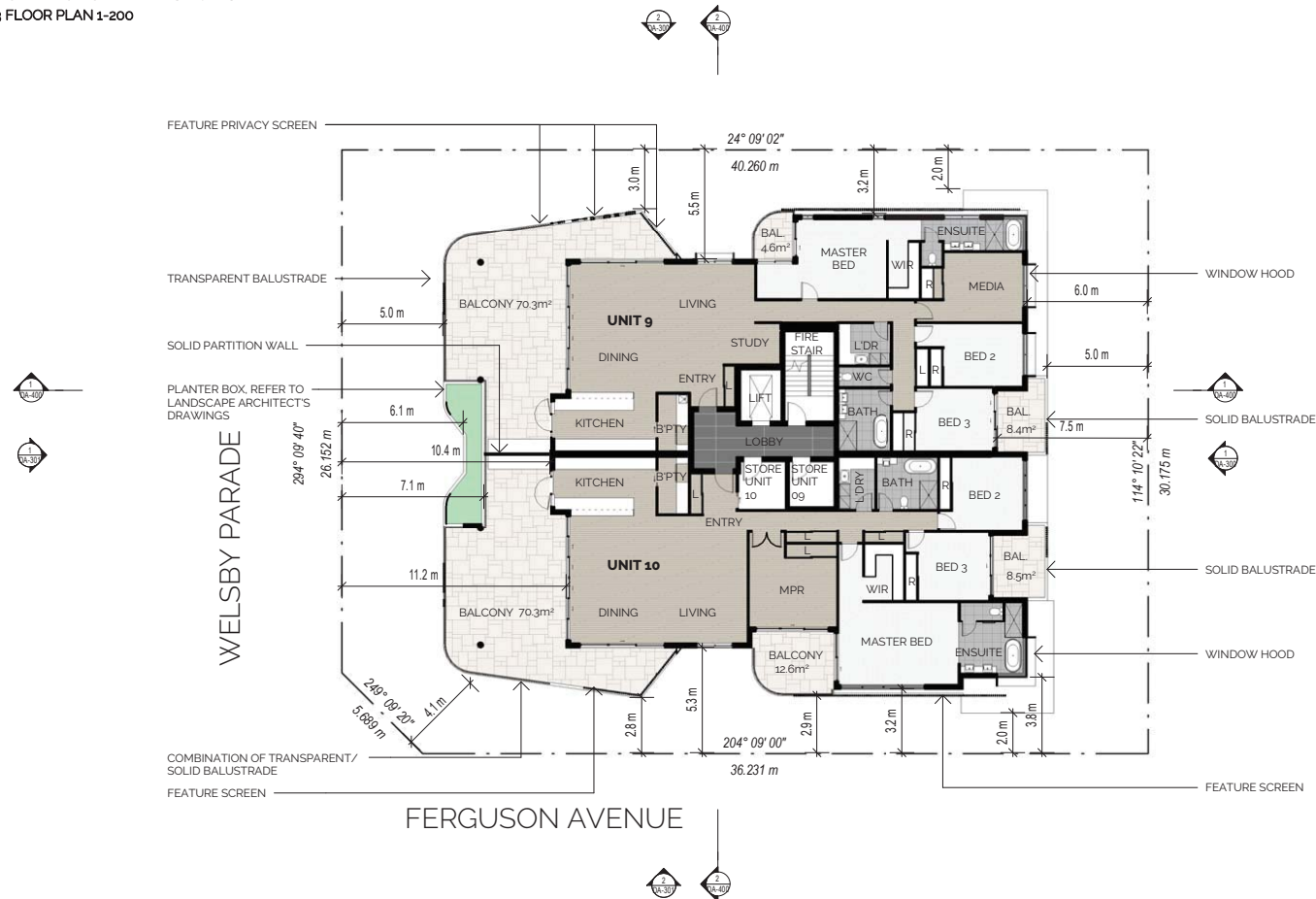
5.0 ARCHITECTURAL RESPONSE/
LEVEL 2 FLOOR PLAN 1-200



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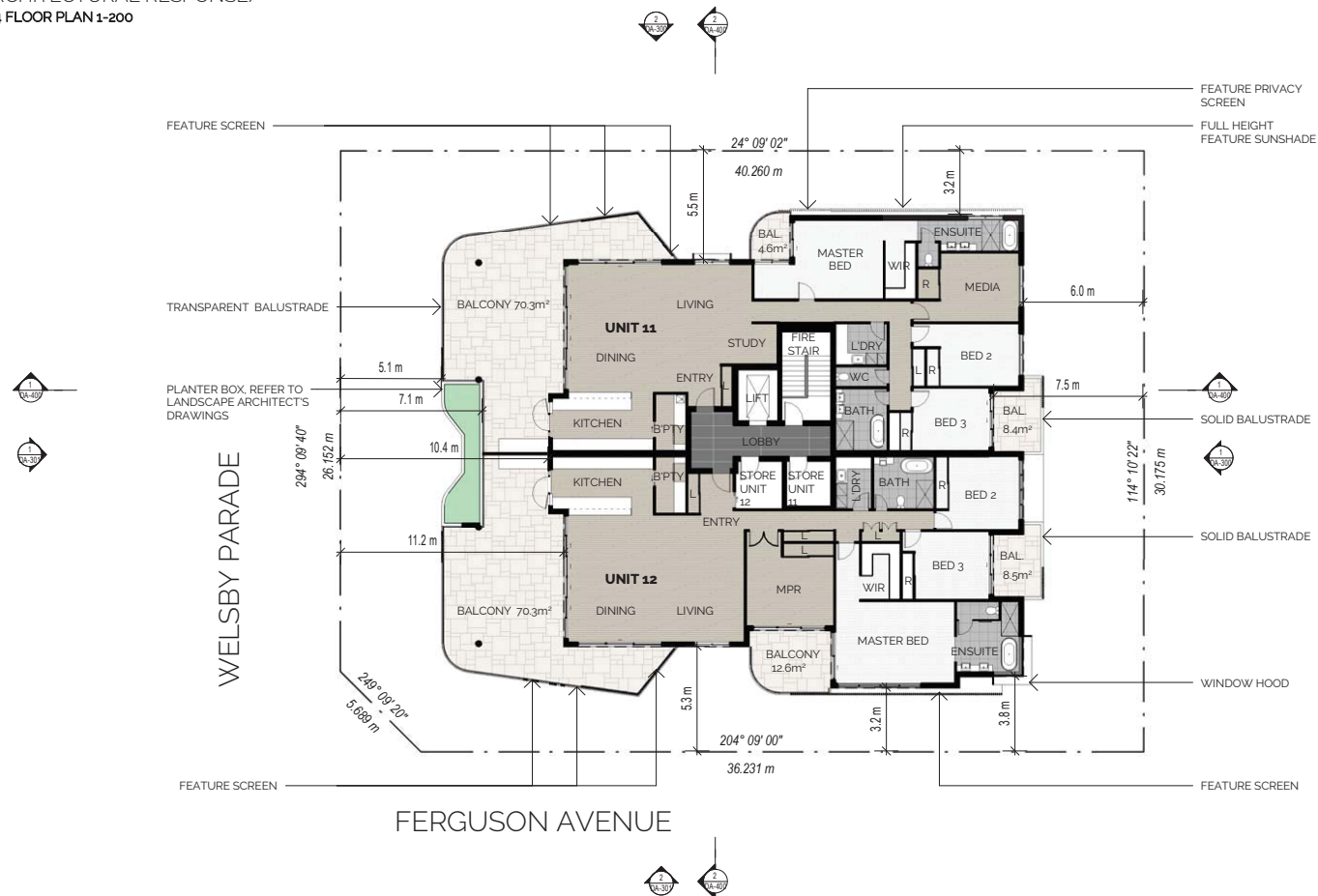
5.0 ARCHITECTURAL RESPONSE/
LEVEL 3 FLOOR PLAN 1-200



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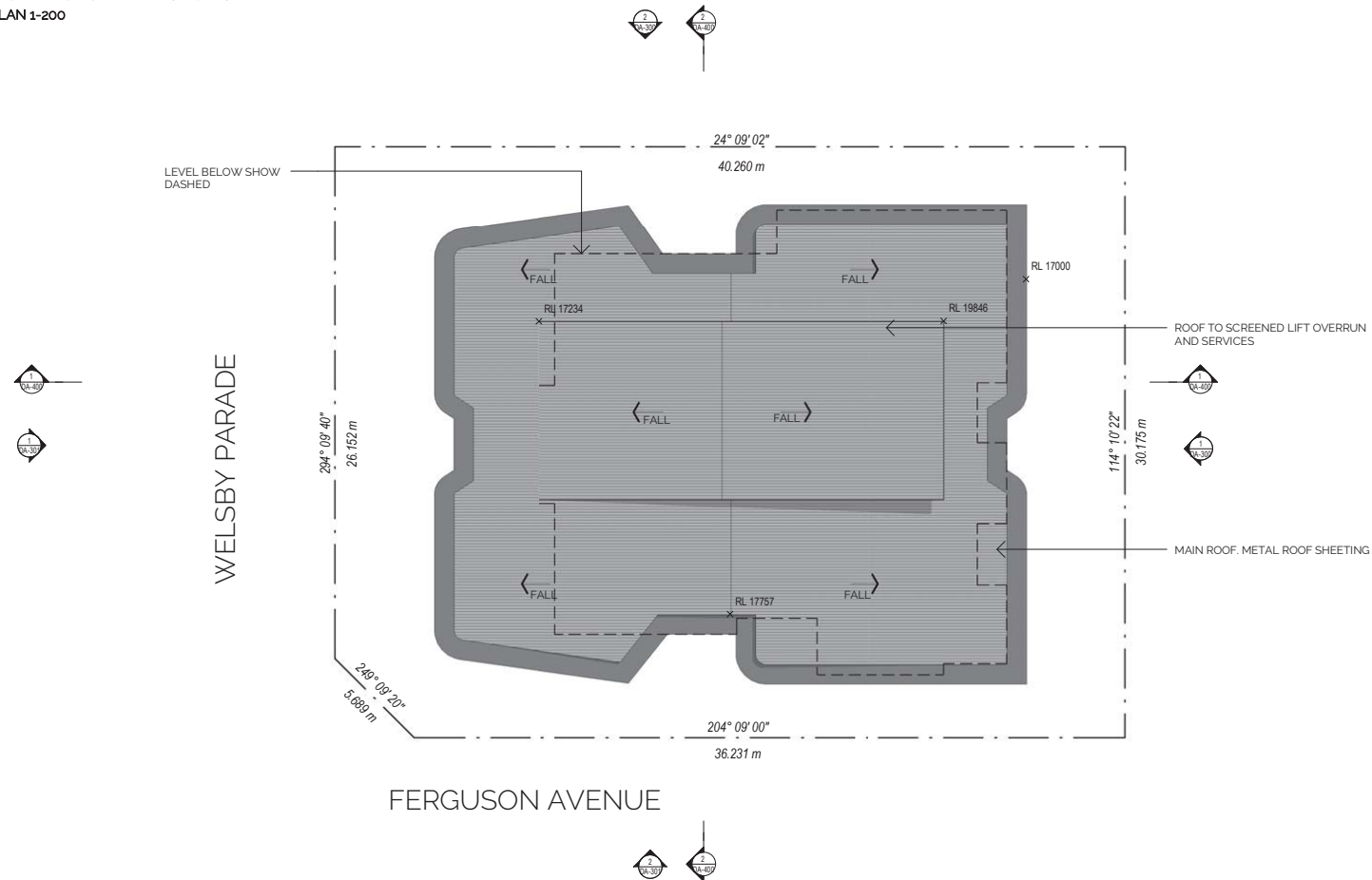
5.0 ARCHITECTURAL RESPONSE/
LEVEL 4 FLOOR PLAN 1-200



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5.0 ARCHITECTURAL RESPONSE/
ROOF PLAN 1-200



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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)



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5.0 ARCHITECTURAL RESPONSE/
ELEVATIONS - SHEET 2



01 ELEVATION 3

1 : 200



02 ELEVATION 4

1 : 200

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5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVES 1



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5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 2



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5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 3



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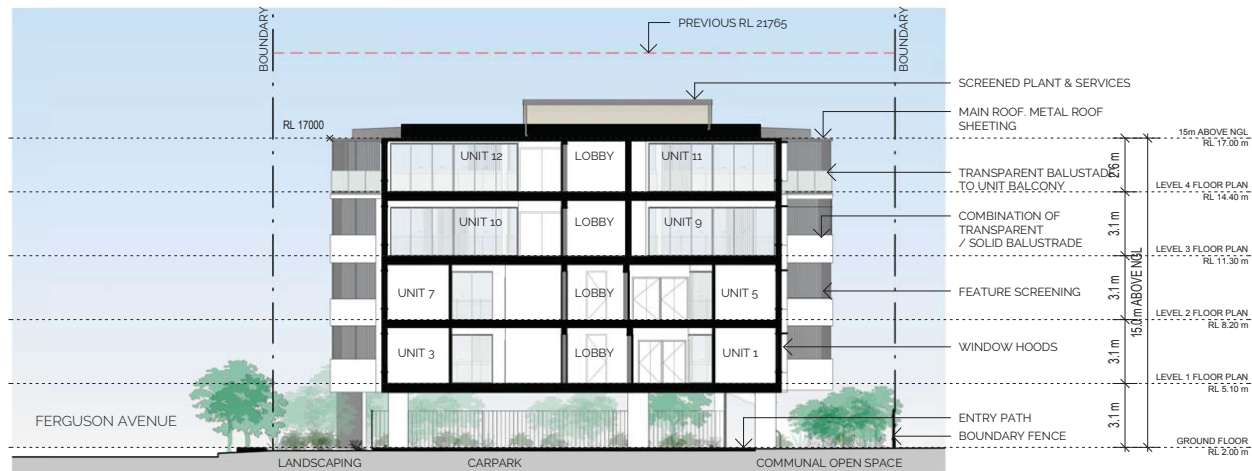
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

5.0 ARCHITECTURAL RESPONSE/ SECTIONS



01 SECTION 1

1 : 200



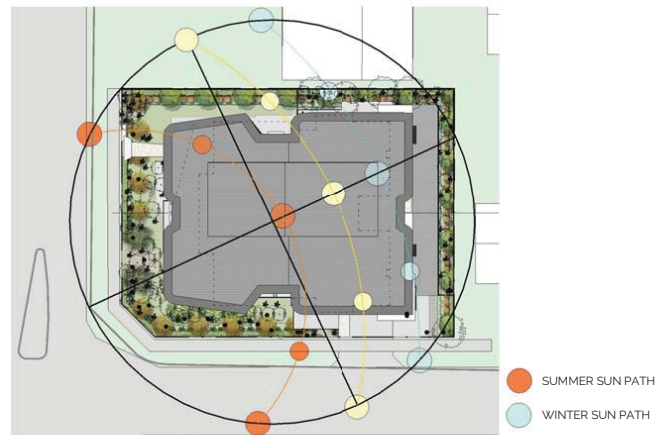
02 SECTION 2

1 : 200

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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
SUBTROPICAL DESIGN



01 SOLAR ORIENTATION PLAN

1 : 500



02 SUBTROPICAL SECTION

1 : 200

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5.0 ARCHITECTURAL RESPONSE/
ILLUSTRATION



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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

#4 Submissions

Scanned By:NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

**MORETON BAY
REGIONAL COUNCIL**

- 5 APR 2019

**THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510**

**CABOOLTURE CUSTOMER
SERVICE CENTRE**

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

[illegible]

Moreton Bay Regional Council

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28 January 2020

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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

I am firmly against this submission for lot 25 and 26 rp62926 on bribie island. Regards Jody Lee-Harris

I am forwarding this email which a friend of mine sent to you as I also agree with everything she said.

Jeanette leard

From: Tim and Jeni Webb <timjeni@gmail.com>
Sent: Tuesday, April 2, 2019 9:27 AM
To: Jan Leard; Tony & Diane Carter
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M

----- Forwarded message -----

From: **Jeni** <timjeni@gmail.com>
Date: Mon, 1 Apr. 2019, 12:15 pm
Subject: Objection to Development Application Number DA/37893/2019/V2M
To: <mbrc@moretonbay.qld.gov.au>

To Whom it may concern.

This is a formal objection to the proposed High Rise development at

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

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

From: sender@cuttlefish.oaf.org.au <sender@cuttlefish.oaf.org.au> On Behalf Of Dianne Firman
Sent: Friday, 29 March 2019 1:40 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Planning application at 233 Welsby Parade, Bongaree QLD 4507

I fully support the views of the Buchanan's. Having lived on the Gold Coast and experienced the horrendous traffic issues and frenetic pace, I strongly oppose any developers' proposals to build high rise units on Bribie. The infrastructure is already struggling to cope with the current increasing population on Bribie. If this application is approved, where does it stop?

Look at the impact of QM development on the Golf Course precinct and Pacific Harbour. The congested living, the traffic congestion and the impact on our wildlife in the area.

These types of development submissions need to be made public to allow concerned residents who want to retain the unique living environment, to voice their views against such developments.

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

From: sender@cuttlefish.oaf.org.au <sender@cuttlefish.oaf.org.au> On Behalf Of Faye Falvey
Sent: Friday, 29 March 2019 8:40 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Planning application at 233 Welsby Parade, Bongaree QLD 4507

I am concerned about the HEIGHT of buildings, residential or otherwise, being built on Bribie Island and its surrounds. Bribie Island has been a place of peace and quite, where you can escape other places such as Cities, The Gold Coast, The Sunshine Coast, Redcliffe etc., where buildings dominate the skyline and motor vehicle fumes fill the air.

Why is anyone allowed to put in a Development Application to be considered, even if, in building it, it requires to go outside of the already stated rules & regulations? It is my understanding that the public are welcome to put in submissions against the proposal, if in fact they see the sign in front of the proposed building site and have the time & means of continually writing submissions in the hope that the rules and their wishes be met. Shouldn't it be the other way around? That the developer has to get the majority of the rate payers and residents to agree in writing with the changes they are making?

I am also concerned about infrastructure for future development on Bribie Island, there are already signs of pressure on roads, the bridge etc. leading onto and off of the island. We came to live on an Island and do not want it to turn into an over crowded and polluted City.

From Faye Falvey to local councillor Brooke Savige

Moreton Bay Regional Council

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

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High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
LYNETTE COPELAND	3/118 WINSTON DR BONGAREE	Lynette Copeland
CHAUARD Isabelle	4/148 Winston Dr Bongaree	Isabelle Chauard
CHAUARD Patrick	4/148 Winston Dr Bongaree	Patrick Chauard
Emilie CHAUARD	4/148 Winston Dr Bongaree	Emilie Chauard
CORAL SAMAL	1/148 WINSTON DR Bongaree	Coral Samal
Frank Samal	1/148 Winston Drive, Bongaree	Frank Samal
Daniel Copeland	3/118 WINSTON DR BONGAREE	D. Copeland
ELIAS MATON	3/118 WINSTON DR Bongaree	E. Maton
E. Copeland	15 Sixth Ave Woomin	E. Copeland
P. Copeland	15 Sixth Ave Woomin	P. Copeland
R. Hills	13 SIXTH AVE Woomin	R. Hills
J. Wade	19 Sixth Ave Woomin	J. Wade
K. Wade	19 6th ave Woomin	K. Wade
Aue Grogan	42/1 BESTMAN AVE Bongaree	Aue Grogan
Jessica Grogan	42/1 Bestman Ave Bongaree	J. Grogan
RICK O'R	24/1 Bestman Ave Bongaree	R. O'R
Barbara Dunn	7/48 Winston Drive Bongaree	B. Dunn
Mike Claxton	6/46 Winston Drive Bongaree	M. Claxton
TREVOR WILLIAMS	6/1, 6 WINSTON DRIVE BONGAREE	T. Williams

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

Attached to letter concerning DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

31

NAME	ADDRESS	SIGNATURE
P Davidson	6 Watson St Bongaree	P Davidson
J Rogers	9 Roscoe Pl Sandstone Pt	J Rogers
J JAMES	32 TARDU LANE BONGAREE	J James
P. Scott	126 COTTERILL AV	P Scott
V Benge	4 TELIA CT BONGAREE	V Benge
V Thorpe	84 Campbell St	V Thorpe
D Chapman	8A SPINNAKER BWE	D Chapman
B Rodman	7 LUNAR RD LANE	B Rodman
M Curry	13 Capstan Ct. Banksia Beach	M Curry
L Carter	13 Flamingo Dr. Banksia Beach	L Carter
B CURRY	13 CAPSTAN CT BANKSIA BEACH	B Curry
P LOMB	DAUPHIN DVE BONGAREE	P Lomb
Angela Somerville	45 Belman Ave Bongaree	Angela Somerville
ALVA NG	6 HIRISLOS CRT BONGAREE	Alva Ng
MARJORIE CANNON	3 COBEA CT BONGAREE	M Cannon
JUDITH HUNCOCK	7 TREVALLY PLACE SANDSTONE PT	Judith Huncock
Mary O'Reilly	101 BESTMANN RD	Mary O'Reilly
Renee Morris	87 Bestmann Rd, Sandstone Point	Renee Morris
Tamara Herbert	116 Warringal St Bellbird	Tamara Herbert
Julius Toth	29 Seabird St Sandstone Pt	Julius Toth
Geoff Battersby	5 EMU WALK BONGAREE	Geoff Battersby
VIC READING	45 SPURWAYS ST BONGAREE	Vic Reading
Ron McDONNELL	102 KANGAROO AV	Ron McDONNELL
Emma Giles	26 Jacaranda Ave	Emma Giles
HENRI PELIK	9 BONGARA C'NINGI	Henri Pelik
Melanie Walkom	UNIT 41, 15-23 Redondo St Ningi	Melanie Walkom
Maykala Walkom	UNIT 41, 15-23 Redondo St Ningi	Maykala Walkom
A. SPICER	SCHOONER CRT Banksia Beach	A. Spicer
Yvonne McDonald	51 Dolphin Drive Bongaree	Yvonne McDonald
Robert Dominish	86 Protea Drive Bongaree	Robert Dominish
ROD DOMINISH	86 Protea Drive Bongaree	ROD DOMINISH
Diane Firth	29 EMU WALK B	Diane Firth
Paul Firth	29 EMU WALK B	Paul Firth
Gracey Sands	21 BONGA ST Bongaree	Gracey Sands
Wendy Cook	22 PROTEA DRV Bongaree	Wendy Cook
Kirsten Thomsen	17 McDowall St, Bongaree	Kirsten Thomsen
Marylou Heath	121 Welsby Pde Bongaree	Marylou Heath
Robin Heath	121 Welsby Pde Bongaree	Robin Heath
SHARON MURPHY	3 MURPHY ST	Sharon Murphy

Moreton Bay Regional Council

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REGIONAL COUNCIL

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SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M




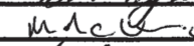






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NAME	ADDRESS	SIGNATURE
HAZEL CROUCH	13 WARRIGAL ST BELLARA	
LEE JAMES	83 ELKHORN AV. BELLARA	
BRUCE JAMES	83 ELKHORN AV. BELLARA	
Margie Payton	10 Fairleigh CRT WOORIM	
Maree McLean	19 TILIA CT Bongaree	
LEON WARWICK	18 CLIPPER ST BONGAREE	
ALAN WARWICK	18 CLIPPER ST BONGAREE	
KIRSTY TUFFEY	125 Welsby PAR BONGAREE	
SHAN BLAKEMAN	129 Welsby PAR BONGAREE	
KRISTEN WILSON	129 Welsby PAR BONGAREE	

Moreton Bay Regional Council

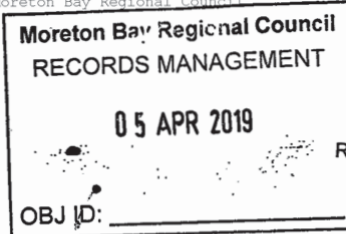
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NAME	ADDRESS	SIGNATURE
DON VELLNAGEL	77 RAPTOR PDE BAWLSIA PCH	[Signature]
ALAN GATTY	43 MICHAEL ST. SANDSTONE PT	[Signature]
LELBA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JENIEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANIER MASON	42 HILL ST BONGAREE	[Signature]
MARG MCGARRY	11/85 COTTERILL AVE BONGAREE	[Signature]
MARGARET FERGUSON	86 KANGAROO AVE BONGAREE	[Signature]
JULIE HINGRENS	7-6-10 WATTLE CRO BONGAREE	[Signature]
JOE FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBBILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 KANGAROO AVE BONGAREE	[Signature]
MIKE HANSEN	1/137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1/137/9 DUX DRIVE BONGAREE	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

Moreton Bay Regional Council

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28 January 2020

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WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
LYNETTE COPELAND	3/118 WINSTON DR BONGAREE	Lynette Copeland
CHAUARD Isabelle	4/148 Winston Dr Bongaree	Isabelle Chauard
CHAUARD Patrick	4/148 Winston Dr Bongaree	Patrick Chauard
Emilie CHAUARD	4/148 Winston Dr Bongaree	Emilie Chauard
CORAL SAMAL	1/148 WINSTON DR Bongaree	Coral Samal
Frank Samal	1/148 Winston Drive, Bongaree	Frank Samal
Daniel Copeland	3/118 WINSTON DR BONGAREE	D. Copeland
ELIAS MATON	3/118 WINSTON DR Bongaree	E. Maton
E. Copeland	15 Sixth Ave Woomin	E. Copeland
P. Copeland	15 Sixth Ave Woomin	P. Copeland
R. Hills	13 SIXTH AVE Woomin	R. Hills
J. Wade	19 Sixth Ave Woomin	J. Wade
K. Wade	19 6th ave Woomin	K. Wade
Aue Grogan	42/1 BESTMAN AVE Bongaree	Aue Grogan
Jessica Grogan	42/1 Bestman Ave Bongaree	J. Grogan
RICK O'R	24/1 Bestman Ave Bongaree	R. O'R
Barbara Dunn	7/48 Winston Drive Bongaree	B. Dunn
Mike Claxton	6/46 Winston Drive Bongaree	Mike Claxton
TREVOR WILLIAMS	6/1, 6 WINSTON DRIVE BONGAREE	T. Williams

Moreton Bay Regional Council

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28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2019/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

Attached to letter concerning DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

31

NAME	ADDRESS	SIGNATURE
P Davidson	6 Watson St Bongaree	P Davidson
J Rogers	9 Roscoe Pl Sandstone Pt	J Rogers
J JAMES	32 TARDU LANE BONGAREE	J JAMES
P. SCOTT	126 COTTERILL AV	P SCOTT
V Benge	4 TELIA CT BONGAREE	V Benge
V Thorpe	84 Campbell St	V Thorpe
D CHARMAN	8A SPINNAKER BWE	D CHARMAN
B RODMAN	7 LUNAR RD LANE	B RODMAN
M Curry	13 Capstan Ct. Banksia Beach	M Curry
L Carter	13 Flamingo Dr. Banksia Beach	L Carter
B CURRY	13 CAPSTAN CT BANKSIA BEACH	B CURRY
P LOMB	DAUPHIN DR BONGAREE	P LOMB
Angela Somerville	45 Belman Ave Bongaree	Angela Somerville
LINA NG	6 HIRISLOS CRT BONGAREE	LINA NG
MARJANNE CANNON	3 COBEA CT BONGAREE	MARJANNE CANNON
JUDITH HUNCOCK	7 TREVALLY PLACE SANDSTONE PT	JUDITH HUNCOCK
Mary O'Reilly	101 BESTMANN RD	Mary O'Reilly
Renee Morris	87 Bestmann Rd, Sandstone Point	Renee Morris
Tamara Herbert	116 Warringal St Bellbird	Tamara Herbert
Julius Toth	29 Seabird St Sandstone Pt	Julius Toth
Geoff Battersby	5 EMU WALK BONGAREE	Geoff Battersby
VIC READING	45 SPURWING ST BONGAREE	VIC READING
Ron McDONNELL	102 KANGAROO AV	Ron McDONNELL
Emma Giles	26 Jacaranda Drive	Emma Giles
HENRI PELIK	9 BONGAREE C'NINGI	HENRI PELIK
Melanie Walkom	UNIT 41, 15-23 Redondo St Ningi	Melanie Walkom
Margala Walkom	Unit 41, 15-23 Redondo St Ningi	Margala Walkom
A. SPICER	SCHOONER CRT Banksia Beach	A. SPICER
Yvonne McDonald	51 Dolphin Drive Bongaree	Yvonne McDonald
Robert Dominish	86 Protea Drive Bongaree	Robert Dominish
ROD DOMINISH	86 Protea Drive Bongaree	ROD DOMINISH
Diane Firth	29 EMU WALK B	Diane Firth
Paul Firth	29 EMU WALK B	Paul Firth
Grace Sands	21 BONGAREE ST BONGAREE	Grace Sands
Wendy Cook	22 PROTEA DR BONGAREE	Wendy Cook
Kirsten Thomsen	17 McDowall St, Bongaree	Kirsten Thomsen
Margaret Heath	121 Welsby Pde Bongaree	Margaret Heath
Robin Heath	121 Welsby Pde Bongaree	Robin Heath
SHARON MURPHY	3 MURPHY ST	SHARON MURPHY

Moreton Bay Regional Council

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- 5 APR 2019

**CABOOLTURE CUSTOMER
SERVICE CENTRE**

Attached to letter concerning DA/37893/2019/V2M

[illegible]

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DELEGATED DECISIONS COMMITTEE MEETING
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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M




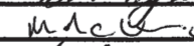






TO WHOM IT MAY CONCERN,

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NAME	ADDRESS	SIGNATURE
HAZEL CROUCH	13 WARRIGAL ST BELLARA	
LEE JAMES	83 ELKHORN AV. BELLARA	
BRUCE JAMES	83 ELKHORN AV. BELLARA	
Margie Payton	12 Fairleigh CRT WOORIM	
Maree McLean	19 TILIA CT Bongaree	
LEON WARWICK	18 CLIPPER ST BONGAREE	
ALAN WARWICK	18 CLIPPER ST BONGAREE	
KIRSTY TUFFEY	125 Welsby PAR BONGAREE	
SHAN BLAKEMAN	125 Welsby PAR BONGAREE	
KRISTEN WILSON	125 Welsby PAR BONGAREE	

Moreton Bay Regional Council

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PO BOX 159
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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	100
T. MASHOGIANNS	9 CLEMENT ST WOORIM	T. Mashogianns
DENISE COGHILL	22 BENNY ST. WOORIM	D.M. Coghill
J. MARTIN	4 BESTMAN AVE. BONGAREE	J. Martin
C. COGHILL	31 ROSE ST, GODALWIN BEACH	C. Coghill
L. SUMNER	24 SEAFORTH ST	L. Sumner
Rob SUTHER	24/7 BORRANJEE AVE	Rob Suther
CHARC LOBERTON	18 RICKMAN RD WOORIM	Charc Loberton
L. MICKELANDT	49 ALLAMANDA DR	L. Mickelandt
V. WELLS	12 FOLEY ST.	V. Wells
D. DAVIS	1316 Delphinus Dr Bongaree	D. Davis
C. HANKE	8/17 Spinnaker Sound SP	C. Hanke
R. YOUNG	18 Charlotte Ave	R. Young
L. STANLEY	Sydney Beach	L. Stanley
STUART WOOD	10 PANORAMIC ST WOORIM	Stuart Wood
CHRIS SMITH	16 MINGI WATERS DRUG	C. Smith
Jeannine Nielsen	5 Winglet Ct Banksia Bch	Jeannine Nielsen
ERN DALGLISH	2 CARPENTER WAY SANDSTONE PT	Ern Dalglish
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH	A. Millen

Moreton Bay Regional Council

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MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADASTRE CUSTOMER SERVICE SIGNATURE
D. Rosengard	16 Flamingo Drive B1	
B. PITCHMAN	99 WELSBY PARADE	
L. WATTS	16 BESTMAN AVE	
B. Wade	16 Bestman Ave	
R. OPTIMKE	45 BESTMAN AV	
E. CROSS	17/52. Bestman Ave	
C. CROSS	17/52 Bestman Ave	
K. SMITH	1/43 COOLGARRA AV	
B. GORDON	1 TRITON CRT NINGI	
P. JOHNSON	25 ALLAMANDA DRIVE BONGAREE	
Johnson	" "	
MILKA VUKSAN	23 ALLAMANDA DR. BONGAREE	
Gillian ARBERY	23 ALLAMANDA DR BONGAREE	
M. SEIS	1/15 WELSBY PDE, BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRANAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROLYN KRITZ	16 Rosella St, Bongaree	
Paul Barker	78 Carmess Ave Bongaree	
Sam. Borkent	" "	
Alex Pardo	3/193 Welsby Rd Bongaree	
Peter Hale	179 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
Colin Fernhill	16 Ferguson Ave	
MELANIE AUSTIN	3 Palm Ave	
Joan Byrd	3 Palm Ave	
IR HATCHMAN	WELSBY PDE BRIBIE IS.	
M. ROSE	" " " "	
J. Pearl	9 Crouch Ave	
B. Rose	WELSBY PDE BRIBIE IS	
S. ARMOUR	14 ALLAMANDA DR	
IRENE PITHIN	1/161 WELSBY PDE BONGAREE	
Maureen Gibson	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIANNE MENON	11/31-133 WELSBY PARADE BONGAREE	
TREVOR TYSON	56 JACARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	130 BESTMAN STREET SANDSTONE PT	
PETER CARLSON	27 KANGAROO AVE BONGAREE	

Moreton Bay Regional Council

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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

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NAME	ADDRESS	SIGNATURE
<i>Sydney Mills</i>	<i>71 Endeavour Dr. Banksia Beach</i>	<i>Kap</i>
<i>Pam Kucks</i>	<i>23 Warrigal St. Bellara</i>	<i>Kucks</i>
<i>Robyn Hallam</i>	<i>38 Warrigal St</i>	<i>Hallam</i>
<i>Mary White</i>	<i>17 Warrigal St</i>	<i>White</i>
<i>Ros McDonald</i>	<i>52 O'Leary Dr. Bongaree</i>	<i>Ros</i>
<i>Maria Anderson</i>	<i>33 Purncestone St. Bellara</i>	<i>Ms A.</i>
<i>FLAVIA LAWSON</i>	<i>71 ENDEAVOUR DR. BANKSIA BEACH</i>	<i>Lawson</i>
<i>DROTHY MICHELL</i>	<i>44 Jacaranda Dr., Bongaree</i>	<i>D. Michell</i>
<i>Samela Hollett</i>	<i>40 Warrigal St. Bongaree</i>	<i>P. G. Hollett</i>
<i>Fiona Stewart</i>	<i>7 Warrigal St. Bellara</i>	<i>F. Stewart</i>
<i>CHERYL EVANS</i>	<i>71 ISLAND PDE BANKSIA BEACH</i>	<i>Cheryl Evans</i>
<i>MARY MCGRATH</i>	<i>3/6 WATTLE AVE BONGAREE</i>	<i>M. McGrath</i>
<i>Jean Seymour</i>	<i>30 Marina Blvd Banksia Beach</i>	<i>Jean Seymour</i>
<i>Cheryl Humphreys</i>	<i>78 Jasmine Dr. Bongaree</i>	<i>Cheryl</i>
<i>Carol Walker</i>	<i>37 Marina Blvd B.B.</i>	<i>Carol</i>
<i>Carol Steley</i>	<i>46 Bibimulena St Bellara</i>	<i>Carol Steley</i>
<i>Del Midson</i>	<i>28 BARKLYN CRESCENT</i>	<i>Del Midson</i>
<i>Alan Monaghan</i>	<i>55 Carmes Ave Banksia Beach</i>	<i>Alan Monaghan</i>
<i>Linda McGregor</i>	<i>61 Coronation Ave Beachmere</i>	<i>Linda McGregor</i>

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PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

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NAME	ADDRESS	SIGNATURE
JUNE CASEY	CANAL BREEZES.	J Casey
DEIDRE NELSON	PARADISE PARADE BONGAREE	Deidre Nelson
Helen HALL	18 STOWERS ST BONGAREE	Helen Hall
MICHAEL WILSON	91/9 DUX DRIVE BONGAREE	Michael Wilson
GILLIAN WILSON	91/9 DUX DRIVE - BONGAREE	Gillian Wilson
ROBIN WYLIE	16 May St Godwin Beach	R Wylie
JAMIE WYLIE	16 May St. Godwin's Beach	J Wylie
Anna Bon	4/16 bestman Ave bongaree	Anna Bon
SOPHIA ALEXANDROU	4 WINSTON DRV. BONGAREE	Sophia Alexandrou
JIM GARRAD	4 WINSTON DRV BONGAREE	Jim Garrad
Helen Abel	12 Kangaroo Av Bongaree	Helen Abel
Russ Abel	12 Kangaroo Av Bongaree	Russ Abel
Natasha Raju	1 Dolphin View	Natasha Raju
F WEEKES	33 BORONIA DRIVE BELLARA	F Weekes
C Milliner	1/3 20 Kangaroo Av Bongaree	C Milliner
C OLIVER	1/95 WELSBY PDE	C Oliver
J Stewart	4/30 BESTMAN AVE	J Stewart
D Stewart	4/30 BESTMAN AVE Bongaree	D Stewart
E. MOONE	10 KITTYHAWK ST BONGAREE	E Moone

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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**MORETON BAY
REGIONAL COUNCIL**

~~5 APR 2013~~ ~~✱~~

Attached to letter concerning DA/37893/2019/V2M

**CABOOLTURE CUSTOMER
SERVICE CENTRE**

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DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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NAME	ADDRESS	SIGNATURE
Jan Wright	1/52 Hoya Cres. Bongaree	[Signature]
Monie Young	25 Crouch Ave Bongaree	[Signature]
Camel Keatch	68 Marina Blvd, Banksia Beach	[Signature]
SONIA KOHN	57 TOORUL ST, BONGAREE	[Signature]
FILAN BATHAI	85 Sun Ct Banksia Beach	[Signature]
CHERYL MORTIMER	70 GOOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMLIN	1-15 Tully St BONGAREE	[Signature]
DANNE HEILIG	9 Monahue Ct SANDSTONE Point	[Signature]
Vicki GOWLETT	8 Kingfisher St KNOX	[Signature]
Barbara STOTT	8 Gumtree Pocket Court Little Manly	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALAN COSIN	94 COSIN AVE Banksia	[Signature]
JORIS HIRSCH	910 BETHANN ROAD	[Signature]
Jeannette Bray		[Signature]
Wendy Dehnbach	18 LARROL ST BLAIR	[Signature]
BRIAN KNOX	15 LARROL AVE BLAIR	[Signature]

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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DA/37893/2019/
V2M
(cover page)

Petition to the Moreton Bay Regional Council


☒ P O Box 159, Caboolture QLD 4510

☐ mbrc@moretonbay.qld.gov.au

The petition must comprise of this cover page plus as many subsequent pages as required

Name and address of principal petitioner:

MORETON BAY
REGIONAL COUNCIL

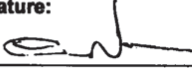
Name:	Russell Peter Noonan	- 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507	
Postal Address:	as above	CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815	
Email:	russ.noonan@gmail.com	
Signature:		Date: 15.4.2019

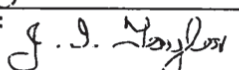
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)


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(copy request to subsequent page/s)

Signature of Petitioners: (please complete all boxes)

Name: (please print)	ANNE NOONAN	Signature:	
Address:	59 WARRIGAL ST BELLARA QLD 4507		
Phone:	040074083	Email:	noonanarp@gmail.com

Name: (please print)	JOAN IRENE TAYLOR	Signature:	
Address:	59, WARRIGAL ST. BELLARA QLD 4507		
Phone:	0734086673	Email:	JOAN IRENE TAYLOR@gmail.com

Name: (please print)	TIM CROWTHER	Signature:	
Address:	57 Warrigal St. Bellara Qld 4507		
Phone:	0734088795	Email:	tim_crowther@hotmail.com

Name: (please print)	LYNNE KEAT	Signature:	
Address:	58 WARRIGAL STREET, BELLARA		
Phone:	0402 211 198	Email:	lynnekeat2901@yahoo.com.au

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council

Petition to the Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	JANICE ROSE	Signature:	<i>J Rose</i>
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	<i>C. Rose</i>
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAYLE KRIEDEMANN	Signature:	<i>GOK.</i>
Address:	15 MELROSE AVE BELLARA		
Phone:	0413808493	Email:	—

Name: (please print)	JOSIE SCOTT	Signature:	<i>J Scott</i>
Address:	49 ALARDIA AVE WOODRIM.		
Phone:	34081275	Email:	—

Name: (please print)	MARION ERNST.	Signature:	<i>M Ernst</i>
Address:	UNIT 8-197 WELSHY PDE BONGAREE.		
Phone:	0408075166.	Email:	

Name: (please print)	KAY BATT	Signature:	<i>K Batt</i>
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	ELVA HENDERSON	Signature:	<i>E Henderson</i>
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARSEN DONOVAN	Signature:	<i>M Donovan</i>
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	<i>S Philpot</i>
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	<i>J Mitchell</i>
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	<i>N Richardson</i>
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSEN	Signature:	<i>J Hannessen</i>
Address:	3 BANKSIA ST BELLARA, BRIBIE ISL		
Phone:	0430351146	Email:	—

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Signature of Petitioners: *(please complete all boxes)*

Name: (please print)	SANDRA MORTON	Signature:	<i>S Morton</i>
Address:	44 TRITON COURT VINGI		
Phone:	—	Email:	—

Name: (please print)	Lynda madden	Signature:	<i>Lmadden</i>
Address:	74 Cotterill Ave		
Phone:	34081697	Email:	—

Name: (please print)	H McDERMID	Signature:	<i>HMcDermid</i>
Address:	327/126 COTTERILL AVE		
Phone:	—	Email:	N/A

Name: (please print)	K. CASTLE	Signature:	<i>K. Castle</i>
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	—	Email:	N/A

Name: (please print)	M. HAIR	Signature:	<i>M. Hair</i>
Address:	62 BESTMAN RD SANDBSTONE POINT		
Phone:	—	Email:	—

Name: (please print)	M. HEARD	Signature:	<i>M. Heard</i>
Address:	28/7 COOLGARRA AVENUE		
Phone:	—	Email:	—

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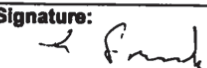
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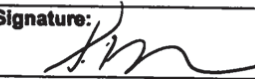
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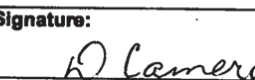
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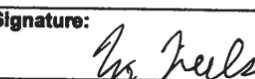
Name: (please print)	S. ERHART	Signature:	
Address:	63 NOSSMAN WAY. SANDSTONE POINT		
Phone:		Email:	

Name: (please print)	E. PRAWCU	Signature:	
Address:	204 BERTHOLD C/VALENT		
Phone:		Email:	

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0402546896	Email:	

Name: (please print)	S. MORAN	Signature:	
Address:	32 CARPENTER WAY SANDSTONE POINT		
Phone:	0421 898133	Email:	

Name: (please print)	D. CAMERON	Signature:	
Address:	26 KOORUNGAL WAY SANDSTONE POINT		
Phone:	0407170428	Email:	

Name: (please print)	M. NELSON	Signature:	
Address:	4 VOYAGERS DRIVE BANNSIA BEACH		
Phone:		Email:	

Moreton Bay Regional Council

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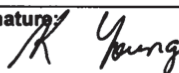
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	KATHLEEN YOUNG	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	NICK MCNAMARA	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE.		
Phone:		Email:	

Name: (please print)	LORRAINE SPENCER	Signature:	
Address:	19-21 HUDSON WAY, NINGI		
Phone:		Email:	

Name: (please print)	MONICA LAWLOR	Signature:	
Address:	16 WELSBY PARADE BONGAREE B. ISLAND.		
Phone:		Email:	

Name: (please print)	MARGARET HUGHES.	Signature:	
Address:	14 JIVE CRT CABOOLTURE.		
Phone:		Email:	

Name: (please print)	ROD DAWE	Signature:	
Address:	9 AZALEA DR		
Phone:		Email:	

Moreton Bay Regional Council

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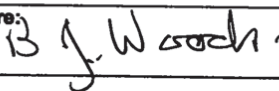
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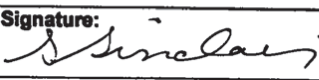
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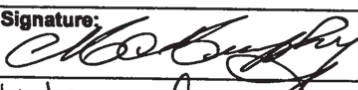
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	Kathy Miller	Signature:	
Address:	29 Jasmine Drive Bongaree		
Phone:		Email:	

Name: (please print)	BARBARA WOODS	Signature:	
Address:	31 ALPINE AVE BARKSIA BRIEBIE		
Phone:		Email:	

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARKSIA		
Phone:	84086611	Email:	

Name: (please print)	MARGARET MURPHY	Signature:	
Address:	8 REGINA AVE., NINGI Q.		
Phone:	0409268081	Email:	

Name: (please print)	Brinda Brown 16 Alstonia Ct Bongaree	Signature:	
Address:			
Phone:		Email:	

Name: (please print)	Heather Good	Signature:	
Address:	5157 Xanadu Drive Bellmere		
Phone:	0447191084	Email:	hcgood@me.com

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Signature of Petitioners: *(please complete all boxes)*


Name: <small>(please print)</small>	N. Hancock	Signature:	
Address:	12 Keith Crt Sandstone Point Qld 4507		
Phone:	0402049822	Email:	nicolehancock2@bigpond.com

Name: <small>(please print)</small>	FRANK CASTLE	Signature:	
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	0477875566	Email:	

Name: <small>(please print)</small>	JOAN ACHILLES	Signature:	
Address:	281/126 COTTERILL AVE BONGAREE		
Phone:	0439674071	Email:	

Name: <small>(please print)</small>	MARGARET BUNT	Signature:	M Bunt
Address:	98/210 BESIMANN RD EAST SANDSTONE POINT		
Phone:	0418446078	Email:	

Name: <small>(please print)</small>	BETTE WILLIAMS	Signature:	B Williams
Address:	1445 BRIBIE ROAD ISLAND RD 4511		
Phone:		Email:	

Name: <small>(please print)</small>	ALLISON CASTLES	Signature:	
Address:	17 BIBIMUYA ST BRIBIE ISLAND 4507		
Phone:		Email:	

Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	<i>M Castles</i>
Address:	17 BIBIMULYA ST BELLARA.		
Phone:		Email:	

Name: (please print)	CAROL PRINGLE	Signature:	<i>C Pringle</i>
Address:	CASSIA AVE BAMBURGA BEACH.		
Phone:		Email:	

Name: (please print)	LYLIA TILLACK	Signature:	<i>L Tillack</i>
Address:	64/52 COHERIAL AVE		
Phone:	34083074	Email:	

Name: (please print)	YVONNE WILKIE	Signature:	<i>Y Wilkie</i>
Address:	62 PHOENIX AV		
Phone:		Email:	

Name: (please print)	JOHN SOUTHWELL	Signature:	<i>J Southwell</i>
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Name: (please print)	JOAN SOUTHWELL	Signature:	<i>J. Southwell</i>
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

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DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.


Signature of Petitioners: (please complete all boxes)

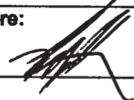
Name: (please print)	WANT PETER	Signature:	
Address:	105 COTTERIAL AV BONGAREE		
Phone:	3410 1693	Email:	

Name: (please print)	Mercia Want	Signature:	
Address:	105 COTTERIAL AVE, BONGAREE 4507		
Phone:	3410 1693	Email:	

Name: (please print)	ELLEN OYSTON	Signature:	
Address:	6 CASUARINA ST BELLARA		
Phone:	3409 7837	Email:	

Name: (please print)	DAVID WILKS	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	04323 42477	Email:	

Name: (please print)	LYNDA PYWELL	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	040260 3809	Email:	

Name: (please print)	Maureen Lorenzen	Signature:	
Address:	1 Casuarina Street Bellara		
Phone:	0417 737 125	Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

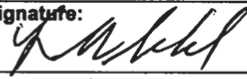
Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council


Petition to the Moreton Bay Regional Council (subsequent page/s)


We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)


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Signature of Petitioners: (please complete all boxes)

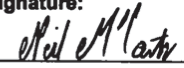
Name: (please print)	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 737 175	Email:	

Name: (please print)	Lorraine Davidson. 0408 307 559	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307 459	Email:	

Name: (please print)	Rowen Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0423 307 459	Email:	

Name: (please print)	Bw Parminter	Signature:	
Address:	23 Casuarina St Bellara		
Phone:	0423 950018	Email:	bwfr@bigpond.com

Name: (please print)	MARGARET KING	Signature:	
Address:	14 CASUARINA ST, BELLARA		
Phone:	34089968	Email:	N/A.

Name: (please print)	Neil McCartin	Signature:	
Address:	23 CASUARINA ST BELLARA		
Phone:	11	Email:	11

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)


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Petition to the Moreton Bay Regional Council (subsequent page/s)

We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	TERRY GRAY	Signature:	
Address:	1-22 CASUARINA ST BELLARA.		
Phone:	34107749	Email:	

Name: (please print)	KAY GRAY	Signature:	
Address:	1/22 CASUARINA ST BELLARA.		
Phone:	3410 7794	Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

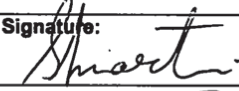
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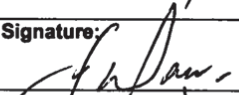
Petition to the Moreton Bay Regional Council (subsequent page/s)

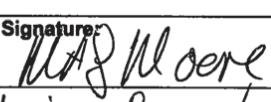
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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDY MARTIN	Signature:	
Address:	1 CAPTAIN COOK DR BANKSIA BEACH		
Phone:	3408353	Email:	ADELEAND SANDY

Name: (please print)	JIM WARR	Signature:	
Address:	19 HUTCHINSON ST WOORIM		
Phone:	0419022574	Email:	JDW49ERS@GMAIL.COM

Name: (please print)	Michael Moore	Signature:	
Address:	182 Marina Blvd. Banksia Beach		
Phone:	0400418227	Email:	masm.moore@gmail.com

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

SEE ATTACHED SHEETS FOR MORE NAMES, ADDRESS AND SIGNATURES

I AM THE PRINCIPLE SUBMITTER FOR THE FOLLOWING 4 PAGES OF OBJECTIONS

COULD YOU PLEASE SEND ANY CORRESPONDENCE TO ME.

KIND REGARDS,

**MRS F FALVEY
237 WELSBY PARADE
BONGAREE QLD 4507**



Moreton Bay Regional Council

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PAGE 2 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER

Attached to letter concerning DA/37893/2019/V2M

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28 January 2020

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28 January 2020

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PAGE 3 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER.

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Catherine Briece	1 Taylor St Bongaree	C Briece
JOSIE POTTER	13 Cassia Ave Banksia Beach	J Potter
Rebecca Guest	8158 Tobinu St, Bellara	Rebecca Guest
Harriet Browne	Lilac Ct Bongaree	Harriet Browne
Jessica Tranner	First ave Woolmin	Jessica Tranner
Tania Chapman	Doodmaba Drive	Tania Chapman
Karen Healy	127 Bishop Road Beachmere	Karen Healy
Kathleen Gardier	35 Liall ave Bongaree	K Gardier
Doreen Higgins	74 BIRIMULYA ST	D Higgins
Nemmy Kanaka	2 Wobara Avenue	Nemmy Kanaka
Jessica Bailey	5/69 Toorbul St, Bongaree	J Bailey
Katie Bailey	5/69 Toorbul St Bongaree	K Bailey
Cameron Baker	3 Louise St Burpengary	C Baker
Kristen Cook	22 Protact drive	K Cook
Marie Bell	65 Kakadu Cr Banksia B.	M Bell
Jayne Pepere	10 Indra Ave Bellara	J Pepere
Shemane Pepere	"	S Pepere
FLO WATSON	82 Campbell St Bongaree	F Watson
RON WATSON	82 CAMPBELL ST Bongaree	R Watson

Moreton Bay Regional Council

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PAGE 4 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER

Attached to letter concerning DA/37893/2019/V2M

NAME	ADDRESS	SIGNATURE
Brenda Cochran	2115 Welsby Parade	[Signature]
Noel Percy	63 WELSBY PARADE	[Signature]
Glenys Percy	63 Welsby Pde	[Signature]
Andrew Parrell	9 Dux Dr	[Signature]
Toni Parrell	9 Dux Dr	[Signature]
Justine Dickinson	121 Welsby Pde	[Signature]
Scott Dickinson	121 Welsby Pde	[Signature]
Ram Smith	5 Shirley St Eogby	[Signature]
JUNE MCDELMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Jumbun St	[Signature]
Trudie Burton	Jumbun	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Pat Kunciman	91 PARKMAN DR. WOODWARD	[Signature]
Chris March	31 Parkman Dr Woodward	[Signature]
Cheryl Humphreys	78 Jasmin Dr Bongaree	[Signature]
Lillian Wadellton	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenhulme	6 Bluepin Court Sandstone	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Cathryn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 mossman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CHIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St Bongaree	[Signature]
Glenda Lam	123 Welsby Pde Bongaree	[Signature]
ROS DAV	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 Alai Av Bongaree	[Signature]
R Woodhill	5 Anymupple Street Boulton Beach	[Signature]
A America	4 Wumpling St Bongaree	[Signature]
N Rude	Gen Cafe	[Signature]
Sue Ellen Edwards	SILVER SILVER SANDSTONE Pt.	[Signature]
W Goldsmith	48 ELKHORN AVE Ballara	[Signature]
Tamara Gosses	31 Schomer Ct Banksia	[Signature]
MATHEW JACUVO	31 Schomer Ct Bongaree	[Signature]
A. KEVNEOY	WINDON DRIVE BONGAREE	[Signature]
P GAE	Foly St Bongaree	[Signature]
A. Loi	34 Pheasant Ave Bribie Is	[Signature]
Karen Drew	45 May St GIB	[Signature]
Russell Baker	14 FULMAR CRIS BANKSIA BEACH	[Signature]

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of ~~25.00m~~ and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	100
T. MASHOGIANNS	9 CLEMENT ST WOORIM	T. Mashogianns
DENISE COGHILL	22 BENNY ST. WOORIM	D.M. Coghill
J. MARTIN	4 BESTMAN AVE. BONGAREE	J. Martin
C. COGHILL	31 ROSE ST, GODALWIN BEACH	C. Coghill
L. SUMNER	24 SEAROCK ST	L. Sumner
Rob SUTHER	24/7 BORRANJEE AVE	Rob Suther
CHARC LOBERTON	18 RICKMAN RD WOORIM	Charc Loberton
L. MICKELANDT	49 ALLAMANDA DR	L. Mickelandt
V. WELLS	12 FOLEY ST.	V. Wells
D. DAVIS	1316 Delphinus Dr Bongaree	D. Davis
C. HANKE	8/17 Spinnaker Sound SP	C. Hanke
R. YOUNG	18 Charlotte Ave	R. Young
L. STANLEY	Sydney Beach	L. Stanley
STUART WOOD	10 PANORAMIC ST WOORIM	Stuart Wood
CHRIS SMITH	16 MINGI WATERS DRUG	C. Smith
Jeannine Nielsen	5 Winglet Ct Banksia Bch	Jeannine Nielsen
ERN DALGLIESH	2 CARPENTER WAY SANDSTONE PT	Ern Dalgliesh
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH	A. Millen

Moreton Bay Regional Council

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28 January 2020

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MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADASTRE CUSTOMER SERVICE SIGNATURE
D. Rosengard	16 Flamingo Drive B1	
B. PITCHMAN	99 WELSBY PARADE	
L. WATTS	16 BESTMAN AVE	
B. Wade	16 Bestman Ave	
R. OPTIMKE	45 BESTMAN AV	
E. CROSS	17/52. Bestman Ave	
C. CROSS	17/52 Bestman Ave	
K. SMITH	1/43 COOLGARRA AV	
B. GORDON	1 TRITON CRT NINGI	
P. JOHNSON	25 ALLAMANDA DRIVE BONGAREE	
Johnson	" "	
MILKA VUKICH	23 ALLAMANDA DR. BONGAREE	
Gillian ARBERY	23 ALLAMANDA DR BONGAREE	
M. SEIS	1/15 WELSBY PDE, BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRAMAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROLYN KRITZ	16 Rosella St, Bongaree	
Paul Banks	78 Carmess Ave Bongaree	
Sam. Borkent	" "	
Alex Pardo	3/193 Welsby Rd Bongaree	
Peter Hale	179 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
COLEMAN	16th Ave	
MELANIE AUSTIN	3 Palm Ave	
Jordan Byrd	3 Palm Ave	
TR HATCHMAN	WELSBY PDE BRIBIE IS.	
M. ROSE	" " " "	
J. Pearl	9 Crouch Ave	
B. Rose	WELSBY PDE BRIBIE IS	
S. PARNOL	14 ALLAMANDA DR	
IRENE PITHIN	1/161 WELSBY PDE BONGAREE	
Maureen Gibson	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIANNE MENON	11/31-133 WELSBY PARADE BONGAREE	
TREVOR TYSON	56 JACARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	130 BESTMAN STREET SANDSTONE PT	
PETER CARLSON	27 KANGAROO AVE BONGAREE	

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is 6 levels including a carpark level, which exceeds the allowable current height of 15 meters and in our opinion will not be consistent with the majority of buildings in this area, the waterfront, and on the whole of Bribie Island. It will tower over current buildings. The majority of buildings on Bribie Island are **under 3 stories high**.

We are the property owners, and also reside at 237 Welsby parade, Bongaree Q 4507, which is the adjoining property to the proposed development.

We are concerned with the following:

1. With the excessive height of the proposed building we are concerned about the negative impact this will have on our **solar panels to generate power**.
2. We are concerned about the impact the height and placement will have on our **breezes and natural light**.
3. Parking:- The plan shows provision for parking, however if the number of units are approved to be built, most Couples/Families have at least 2 vehicles and then being an island, regular visitors.
4. **Main roads** on both streets of this development have **limited parking**.
5. Bins & Recycle bins:- The footpath on Ferguson Avenue is very uneven with high mounds caused by several footpath trees with huge root systems. The present application would **require 20 bins** needing to find space on a neighbouring footpath on a refuse & recycle pick up service day. Bin pick up would be **dangerous due to other vehicles turning from Welsby Parade into Ferguson Ave** in order not to exit the Island.
6. We are concerned about a comment on the plans that have been submitted which refers to our fence." Retainment of metal colourbond fence to neighbouring property to be confirmed and also metal vertical bar fence to be **demolished**". No one has spoken to us about this. We paid for a surveyor, and for the construction of our fence ourselves. Our previous neighbour did not contribute in any way to our dividing fence. The metal vertical bar fence allows breezes into our property, is less obtrusive to our view and gives us security for animals and young children inside our yard, as well as hopefully deterring unwanted intruders from entering our yard. It is the design of a pool fence and is pleasing to the eye. **We definitely do not want our fence taken down or damaged in any way.**
7. We expect that the maximum height & minimum boundary rules will apply so as not to impede on our view or privacy.

We & other residents & visitors enjoy Bribie Island & its surrounds as it is an escape from other places with high rise buildings and exhaust fumes. Please consider this & the already congested roads, Bridge and infrastructure when reviewing the above **and future Development Assessments for Bribie Island & its surrounds**.

Kind regards,

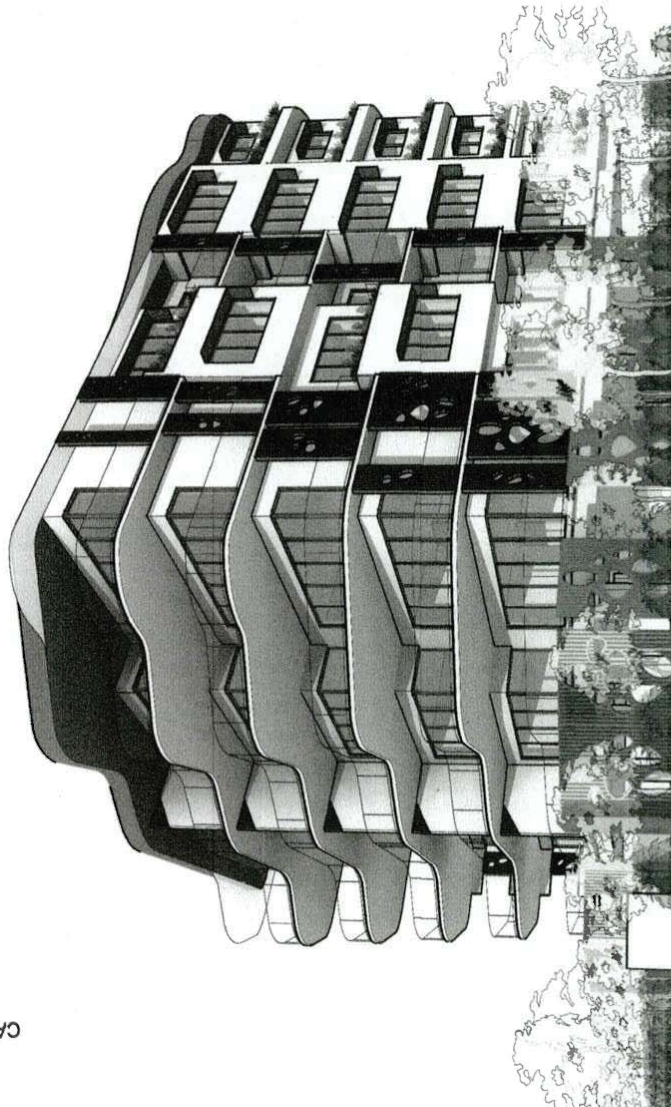
Michael Falvey & Faye Falvey of 237 Welsby Parade, Bongaree Q 4507



ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

PROPOSED MULTI-RESIDENTIAL
DEVELOPMENT APPLICATION

MORETON BAY
REGIONAL COUNCIL
- 1 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE



WG ARCHITECTS
DUAKALA INVESTMENTS PTY LTD

233 WELSBY PARADE, BONGAREE, Qld 4507
JOB No. 180080
DATE No. DA000
REVISION 2

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

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High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Janet Watson	CITE 213 1-25 FIFTH AV	Janet Watson
John Falvey	4 Hall ave. Bongaree	John Falvey
COE FAARRELL	10 AMITY CRT. SANDSTON PT	COE FAARRELL
LES YOUNG	80 BIRMINGHAM ST BELLARA	LES YOUNG
Celia Legge	172 Bestmarm Rd/Sackville Pt	Celia Legge
Faye Hemphill	78 BORONIA DR. BELLARA	Faye Hemphill
SHIRLEY BRIGNULL	1/75 NORTH ST WOORIM	SHIRLEY BRIGNULL
JUNE FRANKLIN	6 WINNETH WOODING	JUNE FRANKLIN
SUSAN ELSE	1137 COOLGARRA AVE BONG	SUSAN ELSE
VAN RIJSTENFELDT	32 AYLWARD RD DUNDAL	VAN RIJSTENFELDT
109 GRIFFITHS	109 FORD ST BONGAREE	109 GRIFFITHS
TAT SANDERS	WARRANGBA	TAT SANDERS
PAM TURNER	BONGAREE. FOLEY ST	PAM TURNER
KAY WALKER	GODWIN BEACH 21 GEDGIA ST	KAY WALKER
Margaret Deane	24 Canungra St	Margaret Deane
Shay Gray	6 Canungra St Bellara	Shay Gray
Rachel B. Jones	38 The Ct. B.I.R.V Bongaree	Rachel B. Jones
Margie Skeels	5 Girdle Ave Bongaree	Margie Skeels
NOEL MILLINE	355/10 Canungra Av. Sandstone Pt	NOEL MILLINE

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

1 APR 2018

Attached to letter concerning DA/37893/2019/V2M

		CABOOLTURE CUSTOMER	
		SERVICE CENTRE	
NAME	ADDRESS	SERVICE CENTRE	SIGNATURE
Phil Jackson	21 BEDARRA CR, BURRUMBA E		
DON GRIFFITHS	19 FORD ST BONGAREE		
DAWA FARSAH	12 AVIT, CRT SANDSTONE PT		
Christine McCallum	10 Legat St Bongaree		
Shirley Todd	215 Cummins St. Bongaree		
Mary Beaver	97 Endeavour drive Bongaree		
Helena Kennedy	3 Carpenter Way. Sandstone Point		
ROSE DeLacy	2 CARPENTER WAY SANDSTONE POINT		
Gene Rye	11 Melrose Ave. Bellara		
BRUCE KNEELER	37 ISLAND PDE BANKSIA BEACH		
Sue Winstley	1 Sandstone Pt Sandstone		
Lesley	32 LAITHELLA DR BONGAREE		
Phil ENRIGHT	13 Sander St NINGI		
Mary Ross	141 Merena Island Bongaree		
John Cragg	40 Camellia Dr Bongaree		
SIANE PETREY	18 NEW ST BONGAREE		
RAI PETREY	18 NEW ST BONGAREE		
Kate Call	39 Endeavour Dr B/Beach		
Lorraine James	32 TONGUE LANE BONGAREE		
JAN YOUNG	80 BIBIMULYAST BELLARA		
Victoria Cameron	55 Relesah Dr Ningi		
ELIZABETH CSANY	7 WATSON ST BONGAREE		
JAN ANGUS	34 LOWRY ST HOORIM		
CAROLYN SANDERSON	15 CURRONG ST, KENNEDY QUOTA		
W. Crowley	2/210 BESTMANN RD E		
MIKE CROWLEY	2/210 BESTMANN RD E		
Carol Wright	5/210 BESTMANN RD E		
Shirley-John	4 HALL AVE BONGAREE		
ALLAN GRIMSHAW	11 GUNSYND CRT. NINGI		
LYNDA GRIMSHAW	11 GUNSYND CRT NINGI		
Senek Lewis	16 TONGUE LANE NINGI		
GAIL KRIEDEMANN	15 MELROSE AVE BELLARA		
Lon Payne	11 MELROSE AVE BELLARA 4507		
RAY KRIEDEMANN	15 MELROSE AVE BELLARA 4507		
Jackie Murphy	19 Warrigal St. Bellara		
JUDY COOPER	22 MARINA B. BANKSIA		
Vicki Carus	35 Fairway Drive Moorim		
Sarah McKinnon	28B Spindler Dr. SSP		
Cheryl M. Shaw	1B Spencer Dr. SSP		

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

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NAME	ADDRESS	SIGNATURE
DIANNE BURT	1/23 BASS COURT, BANKSIA BEACH	<i>[Signature]</i>
John BRANCH	101 BORONIA DR BELLARA	<i>[Signature]</i>
Smiley Jenkins	4 Avoca Esp Sandstone Pr	<i>[Signature]</i>
Polly Munro	21 ILLAWARRA AVE BELLARA	<i>[Signature]</i>
Richard Allan	3/13 HALL AVE, BONGAREE	<i>[Signature]</i>
IZABELLA DEMPSEY	85 RIBBIMVLY ST, BELLARA	<i>[Signature]</i>
JENNI MITCHELL	4 WHITEHAVEN PL - BANKSIA B	<i>[Signature]</i>
CARMEL FRY	5/40 WELSBY PDE BONGAREE	<i>[Signature]</i>
KAY HARDING	136 NULU ST BONGAREE	<i>[Signature]</i>
ELIZABETH BERNARDIN	6/65 TORRAL ST BONGAREE	<i>[Signature]</i>
Diane Wells	10 Yorkshires Dr Banksia	<i>[Signature]</i>

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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REGIONAL COUNCIL

- 1 APR 2019

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SERVICE CENTRE

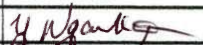
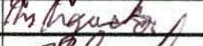



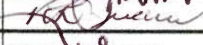
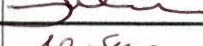




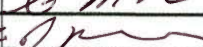

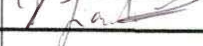



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NAME	ADDRESS	SIGNATURE
YVONNE NGANEKO	18 EUCALYPT ST. BELLARA	
MAXWELL NGANEKO	18 EUCALYPT ST BELLARA	
PAULA BLANCHARD	30 QUAIL ST Bellara	
RON BLANCHARD	30 QUAIL ST BELLARA	
ANN JOHN VAUGHAN	44 WINSTON AVE BONGAREE	
ARNA VAUGHAN	44 WINSTON AVE BONGAREE	
KEITH TUCKER	6 PALM AVE BONGAREE	
ERIC WEBER	225 WELSBY	
VICKI SIMS	219 " PARADE	
JANIE KILKIE	129 Welsby Pr.	
DONNEY ROGERS	6 Winston Dr Bongaree	
RON WINDERT	18 WINSTON DR BONGAREE	
BRIAN WATERS	8 ALLAMANDA BONGAREE	
CHARLES McLEAN	59 WELSBY PARADE, BONGAREE	
Terre Waddell	312 126 COTTERILL AVE	
W. CUMMINS	3 cotterill Ave	
D. FRANKLIN	4 cotterill Ave	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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NAME	ADDRESS	SIGNATURE
DAWN RYAN	6/6-10 Wattle Ave Bongaree	Dawn Ryan
Noel Weeks	8/9 Dux Ave Bongaree	Noel Weeks
COLIN HODGES	10 TREEFROG ST NINGI	C. Hodges
SANDRA HODGES	11 TREEFROG ST NINGI	S. Hodges
ROD CURTIS	54/74 COTTERILL AVE BONGAREE	R. Curtis
PAUL SPIES	94/15-23 Redondo St Ningi	Paul Spies
DARRELL ROWLINGSON	6/9 DUX DRIVE BONGAREE	Darrell Rowlingson
TRISH SKERVEN	40/11 Redondo St Ningi	Trish Skerven
COL VALENTINE	13-85/87 COTTERILL AVE BONGAREE	Col Valentine
Wendy Rollason	30 HILL ST Bongaree	Wendy Rollason
ROBERT WEDD	2/131 NEKSBY TCE BONGAREE	Robert Wedd
Darryl Brown	10 ALSTONIA CT Bongaree	Darryl Brown
BARRY FRANCE	9 ALSTONIA CT BONGAREE	Barry France
JANE PARKER	3 ROBY AVE NINGI	Jane Parker
IAN PATERSON	15 ALSTONIA CRT BONGAREE	Ian Paterson
STEVE HORN	17 CASSIA AVE BANKSIA BEACH	Steve Horn
STEVE MCALLUM	48/15 REDONDO ST NINGI	Steve McAllum
GUENY MERRIN	10 CAPTAN CAT BANKSIA BEACH	Gueny Merrin
B RANSON	SILVER SMOOKS 7/ PINE ST	B Ranson

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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NAME	ADDRESS	SIGNATURE
<i>Sydney Mills</i>	<i>71 Endeavour Dr. Banksia Beach</i>	<i>Kap</i>
<i>Pam Kucks</i>	<i>23 Warrigal St. Bellara</i>	<i>Kucks</i>
<i>Robyn Hallam</i>	<i>38 Warrigal St</i>	<i>Hallam</i>
<i>Mary White</i>	<i>17 Warrigal St</i>	<i>White</i>
<i>Ros McDougal</i>	<i>52 O'Leary Dr. Bongaree</i>	<i>Ros</i>
<i>Maria Anderson</i>	<i>33 Purncestone St. Bellara</i>	<i>Ms A.</i>
<i>FLAVIA LAWSON</i>	<i>71 ENDEAVOUR DR. BANKSIA BEACH</i>	<i>Lawson</i>
<i>DROTHY MICHELL</i>	<i>44 Jacaranda Dr., Bongaree</i>	<i>D. Michell</i>
<i>Samela Hollett</i>	<i>Adey St Bongaree</i>	<i>P. G. Hollett</i>
<i>Fiona Stewart</i>	<i>7 Carrocki St. Bellara</i>	<i>F. Stewart</i>
<i>CHERYL EVANS</i>	<i>71 ISLAND PDE BANKSIA BEACH</i>	<i>Cheryl Evans</i>
<i>MARY MCGRATH</i>	<i>3/6 WATTLE AVE BONGAREE</i>	<i>M. McGrath</i>
<i>Jean Seymour</i>	<i>30 Marina Blvd Banksia beach</i>	<i>Jean Seymour</i>
<i>Cheryl Humphreys</i>	<i>78 Jasmine Dr Bongaree</i>	<i>Cheryl</i>
<i>Carol Walker</i>	<i>37 Marina Blvd B.B.</i>	<i>Carol</i>
<i>Carol Steley</i>	<i>46 Bibimulena St Bellara</i>	<i>Carol Steley</i>
<i>Del Madison</i>	<i>28 BARKLYN CRESTER</i>	<i>Del Madison</i>
<i>Alan Monaghan</i>	<i>55 Carmes Ave Banksia Beach</i>	<i>Alan Monaghan</i>
<i>Linda McGregor</i>	<i>61 Coronation Ave Beachmere</i>	<i>Linda McGregor</i>

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**MORETON BAY
REGIONAL COUNCIL**

- 5 APR 2019

Attached to letter concerning DA/37893/2019/V2M

**CABOOLTURE CUSTOMER
SERVICE CENTRE**

[illegible]

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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MORETON BAY
REGIONAL COUNCIL

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

- 5 APR 2019

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NAME	ADDRESS	SIGNATURE
JUNE CASEY	CANAL BREEZES.	J Casey
DEIDRE NELSON	PARADISE PARADE BONGAREE	Deidre Nelson
Helen HALL	18 STOWERS ST BONGAREE	Helen Hall
MICHAEL WILSON	91/9 DUX DRIVE BONGAREE	Michael Wilson
GILLIAN WILSON	91/9 DUX DRIVE - BONGAREE	Gillian Wilson
ROBIN WYLIE	16 May St Godwin Beach	R Wylie
JAMIE WYLIE	16 May St. Godwin Beach	J Wylie
Anna Bon	4/16 bestman Ave bongaree	Anna Bon
SOPHIA ALEXANDROU	4 WINSTON DRV. BONGAREE	Sophia Alexandrou
JIM GARRAD	4 WINSTON DRV BONGAREE	Jim Garrad
Helen Abel	12 Kangaroo Av Bongaree	Helen Abel
Russ Abel	12 Kangaroo Av Bongaree	Russ Abel
Natasha Raju	10/11 HIRE VILLO	Natasha Raju
F WEEKES	33 BORONIA DRIVE BELLARA	F Weekes
C Milliner	1/13/20 Kangaroo Av Bongaree	C Milliner
C OLIVER	1/95 WELSBY PDE	C Oliver
J Stewart	4/30 BESTMAN AVE	J Stewart
D Stewart	4/30 BESTMAN AVE Bongaree	D Stewart
E. MOONE	10 KITTYHAWK ST BONGAREE	E Moone

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

**MORETON BAY
REGIONAL COUNCIL**

~~5 APR 2019~~ ~~*~~

Attached to letter concerning DA/37893/2019/V2M

CABOOLTURE CUSTOMER

[illegible]

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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DA/37893/2019/
V2M
(cover page)

Petition to the Moreton Bay Regional Council


☒ P O Box 159, Caboolture QLD 4510

☐ mbrc@moretonbay.qld.gov.au

The petition must comprise of this cover page plus as many subsequent pages as required

Name and address of principal petitioner:

MORETON BAY
REGIONAL COUNCIL

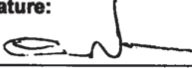
Name:	Russell Peter Noonan	- 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507	
Postal Address:	as above	CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815	
Email:	russ.noonan@gmail.com	
Signature:		Date: 15.4.2019

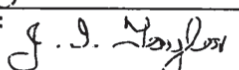
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)


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(copy request to subsequent page/s)

Signature of Petitioners: (please complete all boxes)

Name: (please print)	ANNE NOONAN	Signature:	
Address:	59 WARRIGAL ST BELLARA QLD 4507		
Phone:	040074083	Email:	noonanarp@gmail.com

Name: (please print)	JOAN IRENE TAYLOR	Signature:	
Address:	59, WARRIGAL ST. BELLARA QLD 4507		
Phone:	0734086673	Email:	JOAN IRENE TAYLOR@gmail.com

Name: (please print)	TIM CROWTHER	Signature:	
Address:	57 Warrigal St. Bellara Qld 4507		
Phone:	0734088795	Email:	tim.crowther@hotmail.com

Name: (please print)	LYNNE KEAT	Signature:	
Address:	58 WARRIGAL STREET, BELLARA		
Phone:	0402 211 198	Email:	lynnekeat2901@yahoo.com.au

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

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Petition to the Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	JANICE ROSE	Signature:	<i>J Rose</i>
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	<i>C. Rose</i>
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAYLE KRIEDEMANN	Signature:	<i>GOK.</i>
Address:	15 MEHROSE AVE BELLARA		
Phone:	0413808493	Email:	—

Name: (please print)	JOSIE SCOTT	Signature:	<i>J Scott</i>
Address:	49 ACARDIA AVE WOODRIM.		
Phone:	34081275	Email:	—

Name: (please print)	MARLANN ERNST.	Signature:	<i>ME</i>
Address:	UNIT 8-197 Welsby Pde Bongaree.		
Phone:	0408075166.	Email:	

Name: (please print)	KAY BATT	Signature:	<i>K Batt</i>
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	ELVA HENDERSON	Signature:	<i>E Henderson</i>
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARSEN DONOVAN	Signature:	<i>M Donovan</i>
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	<i>S Philpot</i>
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	<i>J M Mitchell</i>
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	<i>N Richardson</i>
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSEN	Signature:	<i>J Hannessen</i>
Address:	3 BANKSIA ST BELLARA, BRIBIE ISL		
Phone:	0430351146	Email:	—

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDRA MORTON	Signature:	<i>S. Morton</i>
Address:	44 TRITON COURT VINGI		
Phone:	—	Email:	—

Name: (please print)	Lynda madden	Signature:	<i>Lmadden</i>
Address:	74 Cotterill Ave		
Phone:	34081697	Email:	—

Name: (please print)	H McDERMID	Signature:	<i>HMcDermid</i>
Address:	327/126 COTTERILL AVE		
Phone:	—	Email:	N/A

Name: (please print)	K. CASTLE	Signature:	<i>K. Castle</i>
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	—	Email:	N/A

Name: (please print)	M. HAIR	Signature:	<i>M. Hair</i>
Address:	62 BESTMAN RD SANDBSTONE POINT		
Phone:	—	Email:	—

Name: (please print)	M. HEARD	Signature:	<i>M. Heard</i>
Address:	28/7 COOLGARRA AVENUE		
Phone:	—	Email:	—

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Petition to the Moreton Bay Regional Council

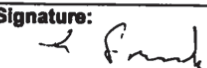
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We, the undersigned residents of Moreton Bay Regional Council, request that Council:
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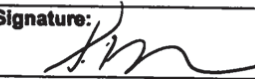
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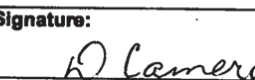
Signature of Petitioners: (please complete all boxes)

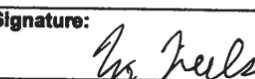
Name: (please print)	S. ERHART	Signature:	
Address:	63 NOSSMAN WAY. SANDSTONE POINT		
Phone:		Email:	

Name: (please print)	E. PRAWELL	Signature:	
Address:	204 BRIGHTON C/way SAND		
Phone:		Email:	

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0402546896	Email:	

Name: (please print)	S. MORAN	Signature:	
Address:	32 CARPENTER WAY SANDSTONE POINT		
Phone:	0421 898133	Email:	

Name: (please print)	D. CAMERON	Signature:	
Address:	26 KOORUNGAL way Sandstone Point		
Phone:	0407170428	Email:	

Name: (please print)	M. NELSON	Signature:	
Address:	4 VOYAGERS DRIVE BANNSIA BEACH		
Phone:		Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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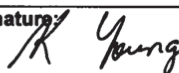
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	KATHLEEN YOUNG	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	NICK MCNAMARA	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE.		
Phone:		Email:	

Name: (please print)	LORRAINE SPENCER	Signature:	
Address:	19-21 HUDSON WAY, NINGI		
Phone:		Email:	

Name: (please print)	MONICA LAWLOR	Signature:	
Address:	16 WELSBY PARADE BONGAREE B. ISLAND.		
Phone:		Email:	

Name: (please print)	MARGARET HUGHES.	Signature:	
Address:	14 JIVE CRT CABOOLTURE.		
Phone:		Email:	

Name: (please print)	ROD DAWE	Signature:	
Address:	9 AZALEA DR		
Phone:		Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
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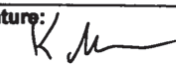
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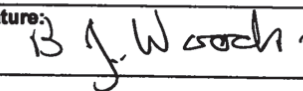
Petition to the Moreton Bay Regional Council (subsequent page/s)

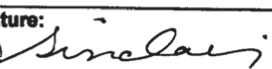
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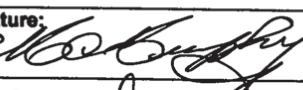
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	Kathy Miller	Signature:	
Address:	29 Jasmine Drive Bongaree		
Phone:		Email:	

Name: (please print)	BARBARA WOODS	Signature:	
Address:	31 ALPINE AVE BARKSIA BRIEBIE		
Phone:		Email:	

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARKSIA		
Phone:	84086611	Email:	

Name: (please print)	MARGARET MURPHY	Signature:	
Address:	8 REGINA AVE., NINGI Q.		
Phone:	0409268081	Email:	

Name: (please print)	Brinda Brown	Signature:	
Address:	16 Alstonia Ct Bongaree		
Phone:		Email:	

Name: (please print)	Heather Good	Signature:	
Address:	5157 Xanadu Drive Bellmere		
Phone:	0447191084	Email:	hcgood@me.com

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Signature of Petitioners: (please complete all boxes)


Name: (please print)	N. Hancock	Signature:	
Address:	12 Keith Crt Sandstone Point Qld 4507		
Phone:	0402049822	Email:	nicolehancock2@bigpond.com

Name: (please print)	FRANK CASTLE	Signature:	
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	0477875566	Email:	

Name: (please print)	JOAN ACHILLES	Signature:	
Address:	281/126 COTTERILL AVE BONGAREE		
Phone:	0439674071	Email:	

Name: (please print)	MARGARET BUNT	Signature:	M Bunt
Address:	98/210 BESIMANN RD EAST SANDSTONE POINT		
Phone:	0418446078	Email:	

Name: (please print)	BETTE WILLIAMS	Signature:	B Williams
Address:	1445 BRIBIE ROAD ISLAND RD 4511		
Phone:		Email:	

Name: (please print)	ALLISON CASTLES	Signature:	
Address:	17 BIBIMUYA ST BRIBIE ISLAND 4507		
Phone:		Email:	

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	<i>M Castles</i>
Address:	17 BIBIMULYA ST BELLARA.		
Phone:		Email:	

Name: (please print)	CAROL PRINGLE	Signature:	<i>C Pringle</i>
Address:	CASSIA AVE BAMBURGA BEACH.		
Phone:		Email:	

Name: (please print)	LYLIA TILLACK	Signature:	<i>L Tillack</i>
Address:	64/52 COHERIAL AVE		
Phone:	34083074	Email:	

Name: (please print)	YVONNE WILKIE	Signature:	<i>Y Wilkie</i>
Address:	62 PHOENIX AV		
Phone:		Email:	

Name: (please print)	JOHN SOUTHWELL	Signature:	<i>J Southwell</i>
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Name: (please print)	JOAN SOUTHWELL	Signature:	<i>J. Southwell</i>
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Moreton Bay Regional Council

DELEGATED DECISIONS COMMITTEE MEETING
28 January 2020

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)


Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council


Petition to the Moreton Bay Regional Council (subsequent page/s)


We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

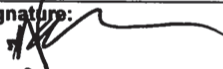
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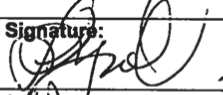
Signature of Petitioners: (please complete all boxes)


Name: (please print)	WANT PETER	Signature:	
Address:	105 COTTERIAL AV BONGAREE		
Phone:	3410 1693	Email:	

Name: (please print)	Mercia Want	Signature:	
Address:	105 COTTERIAL AVE, BONGAREE 4507		
Phone:	3410 1693	Email:	

Name: (please print)	ELLEN OYSTON	Signature:	
Address:	6 CASUARINA ST BELLARA		
Phone:	3409 7837	Email:	

Name: (please print)	DAVID WILKS	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	04323 42477	Email:	

Name: (please print)	LYNDA PYWELL	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	040260 3809	Email:	

Name: (please print)	Maureen Lorenzen	Signature:	
Address:	1 Casuarina Street Bellara		
Phone:	0417 737 125	Email:	

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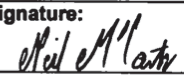
Name: (please print)	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 737 175	Email:	

Name: (please print)	Lorraine Davidson. 0408 307 559	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307 459	Email:	

Name: (please print)	Rowen Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0423 307 459	Email:	

Name: (please print)	Bw Parminter	Signature:	
Address:	23 Casuarina St Bellara		
Phone:	0423 950018	Email:	bwf@bigpond.com

Name: (please print)	MARGARET KING	Signature:	
Address:	14 CASUARINA ST, BELLARA		
Phone:	34089968	Email:	N/A.

Name: (please print)	Neil McCartin	Signature:	
Address:	23 CASUARINA ST BELLARA		
Phone:	11	Email:	11

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	TERRY GRAY	Signature:	
Address:	1-22 CASUARINA ST BELLARA.		
Phone:	34107749	Email:	

Name: (please print)	KAY GRAY	Signature:	
Address:	1/22 CASUARINA ST BELLARA.		
Phone:	34107794	Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

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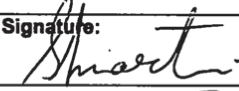
Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council

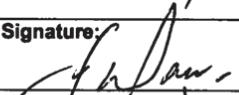
Petition to the Moreton Bay Regional Council (subsequent page/s)

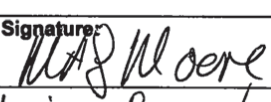
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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDY MARTIN	Signature:	
Address:	1 CAPTAIN COOK DR BANKSIA BEACH		
Phone:	3408353	Email:	ADELEAND SANDY

Name: (please print)	JIM WARR	Signature:	
Address:	19 HUTCHINSON ST WOORIM		
Phone:	0419022574	Email:	JDW49ERS@GMAIL.COM

Name: (please print)	Michael Moore	Signature:	
Address:	182 Marina Blvd. Banksia Beach		
Phone:	0400418227	Email:	masm.moore@gmail.com

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

PETITION TO MORETON BAY COUNCIL

RE: DEVELOPMENT APPLICATION

DA/37893/2019/V2M for a 6

STOREY UNIT COMPLEX AT 233 WELSBY RD
BONGAREE, BRISBANE 4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Jan Wright	1/52 Hoya Cres. Bongaree	[Signature]
Monie Young	25 Crouch Ave Bongaree	[Signature]
Camel Keatch	68 Marina Blvd, Banksia Beach	[Signature]
SONIA KOHN	57 TOORUL ST, BONGAREE	[Signature]
FILAN BATHAI	85 Sun Ct Banksia Beach	[Signature]
CHERYL MORTIMER	70 GOOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMLIN	1-15 Tully St BONGAREE	[Signature]
DANNE HEILIG	9 Monahue Ct SANDSTONE Point	[Signature]
Vicki GOWLETT	8 Kingfisher St KNOX	[Signature]
Barbara STOTT	8 Gumtree Pocket Court Killa Maroon	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALAN COSIN	94 COSIN AVE Banksia	[Signature]
JORIS HIRSCH	910 BESTMAN ROAD	[Signature]
Jeannette Bray		[Signature]
Wendy Dehnbach	18 LARROL ST BLAIR	[Signature]
BRIAN KNOX	15 LARROL AVE BLAIR	[Signature]

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*ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

From: [Albert Tarn](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 10:30:54 AM
Attachments: [Bribie 4.jpg](#)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct, the natural
beauty of

Bribie Island along with its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential
development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow
and

now Welsby Pde is just the start and will only add to the growing problems associated with
pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities
of the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and
strive to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we
love looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and
the reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being
over tree height and

Council building height limit of 15 mtrs.

Regards

Albert Tarn

32 Protea Drive Bongaree 4507

0413582747

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Albert Tarn](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Proposed Development DA/37893/2019/V2M. 233 Welsby Parade Bongaree
Date: Wednesday, 8 May 2019 2:53:52 PM

Dear Sir/Madam

In addition to my earlier email of objection, I am writing to object and if appropriate, call on the total rejection by Council of the Proposed Development in its current form

at 233 Welsby Parade Bongaree and I call for this on the following grounds.

- 1 The developer placed a notice of the development in the Caboolture Paper and not in the local Paper (Bribie Weekly or The Islander).
Residents on Bribie Island do not receive a copy of the Caboolture paper..
- 2 Noise factor. The noise from a Multi-story building, for example (Air conditioning & other mechanical devices associated with the 24/7 operation along with the increase in home density) would have a negative impact on existing local residents.
- 3 Privacy factor. A Multi-story building in a predominantly low rise zone would have a negative impact on the lives and privacy of adjoining residence.
- 4 Streetscape. A Multi-story building such as the one being proposed would undoubtedly have a negative impact on adjoining residents and the overall streetscape.
- 5 Viability of existing adjoining properties. The construction of a Multi-story building to the level proposed would undermine the viability/value of adjoining residence's.
- 6 Enhancement & Character of the precinct. A Multi-story building like the one being proposed would not enhance the low-rise seaside village character of the precinct.
- 7 Proximity to waterway. The Multi-story building proximity to the Pumicestone passage foreshore has to be raised. Is the development within a 50 mtr of the top bank as per the set-back boundary. One has to look at the set back of the existing property on the proposed site to see where this criteria has already been addressed.
- 8 Visual & Physical dominance. A Multi-story building of this proportion would be inconsistent with the predominantly prevailing setbacks in the area where buildings are generally positioned further away from the street and from each other.
- 9 Density. The density created by the Multi-story building will be inconsistent with the character of the area
- 10 Overdevelopment. The Multi-story building will bring about an over development of the site & again, be inconsistent with the character of the area's foreshore.
- 11 Low intensity. The Multi-story building will be totally detached from the low density, low intensity coastal community character & a reduction of open space nature of the area..
- 12 Building Height. As per the Planning Scheme. (building heights are measured from the Natural Ground level to the top of the building regardless of any additional height from the basement but excludes & understandably, lift motor rooms and or Air con towers.) The zoning in this area along with it being a coastal Community is 15mtrs & whilst Bribie Island has & is proud of its Low Rise, Low Intensity character, we must accept 15mtrs and ask that this be the Max height allowed by Council for this development.
- 13 Infrastructure Elements. 1 Water & Sewerage: Has Council along with Unity water developed plans to cope with the additional pressures on our existing system on

the Island as system failures could lead to endangering our communities health. (Flood, Sewerage & Water)

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

2 Road access. Will Council consider the impact on the local Road network (Welsby Pde & Ferguson Ave) during and after proposed construction as

both are major arteries in both northerly and southerly directions & have the potential to block & be dangerous to pedestrians and vehicular traffic

not to mention the problems associated with Garbage collection.

3 Firefighting capabilities. With the development on the Island of Multi-Story Buildings, is Council able to give the Residence of Bribie Island an

assurance that the local Fire services' on the Island has the necessary equipment to protect life and extinguish fires in existing multi-story structures

as well as a building like that which is being proposed in Welsby parade.

14 Recommendation. 1 That the proposed development application not be approved under any circumstances given the few examples listed above that will directly effect

the community Council serves. Alternatively:-

2 That Council give favorable consideration to a Max 15mtr development (measured from Natural Ground level) and in doing so, that it be an across

the board model development for future development proposals on the Island. A model development will have a positive impact on the Community,

the Islands foreshore on both Western (Pumicestone Passage) & Eastern banks (Woorim) & will help Bribie maintain its relaxed environment Identity

for residents and tourists alike.

Regards

Albert Tarn

32 Protea Drive BONGAREE 4507

Email. Thomast2@bigpond.com

Mob 0413582747

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Jan & Trudi](#)
To: [MBRC Incoming Mail](#)
Cc: [Albert Tarn](#); [Tim and Jeni Webb](#); [Jan Leard](#); [Ross Elliott](#); [Robinson R&J](#); [soPHIA MCCULLOUGH](#); [antony.carter](#)
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 1:59:28 PM
Attachments: [BIEPA Welsby Pde.jpeg](#)

To all Council Members,

You have been voted into your present position to fulfil the wishes of the people that got you into the Council. It seems that quite a number of you seems to have forgotten this.

We here at Bribie have the impression that there seems to be other priorities. The requests of e.g new buildings, new "retirement" estates, music festivals etc have been presented to the MBRC Council for approval by people/businesses/construction companies/developers who do not live on the Island and only have in mind the monetary gains they receive when their projects are being approved.

It is high time that the Council members do change their priorities. How come that matters related to Bribie when voting is required that most if not all Council Members have to abstain and the decision is made by one person .the CEO. This is NOT the democratic way to make decisions!!!!

Jan van Arnhem
1 North Point ,Bribie Island,
resident for the past 20 years

Begin forwarded message:

From: "Albert Tarn" <thomast2@bigpond.com>
Subject: Objection to Development Application Number
DA/37893/2019/V2M
Date: 1 April 2019 at 10:22:20 am AEST
To: <biepa.mail@gmail.com>

Hi Everyone. FYI. Have sent this off to Council mbrc@moretonbay.qld.gov.au this morning as the final date for submissions is 4th April.

Feel free to copy, add to or whatever. Just make sure you sign off at the bottom with your name if you use this version.

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs

Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of

Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development.

The arrival of developers onto the Island with High Density housing projects such as

Moreton Bay Regional Council

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Benabrow and
now Welsby Pde is just the start and will only add to the growing problems
associated with pressures
on infrastructure our fragile environment.
As a resident for a number of years now, our move here was to escape the
concrete jungle cities of the
Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island,
we want and strive to preserve
what we have for future generations not exploit it. Driving over the Bridge to come
home, we love looking at the
green tree-lined foreshore not a line of high rise buildings of concrete & glass.
Bribie Island has a world renowned reputation for its work in the environment and
its this and the reasons
mentioned above that I strongly object to the height of this proposal @ 233 Welsby
Pde being over tree height and
Council building height limit of 15 mtrs.
Regards
Albert Tarn
32 Protea Drive Bongaree 4507
0413582747



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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

Subject: High-rise on Welsby Pde

Dear Brooke,

I wish to object to the construction of a highrise on and the corner of Welsby Parade and Ferguson Avenue, for two good reasons.

The particular corner is a well used one because of the one-way nature of the turn at the end of Welsby. There is no room for cars parked on the roadside.

When cars are parked on both sides of Wattle Avenue to visit the newish block of units there, drivers approaching Welsby use the middle of the road. This makes it very awkward for drivers entering from Welsby.

The second reason for a highrise being unsuitable for the site is that, in most places, a highrise requires a basement carpark to accommodate the vehicles of residents, leaving the curbside for visitors. Due to the fragile nature of Bribie's structure, it is not possible to build a basement without disturbing the acid soils, and upsetting the aquifer. Thus both reasons are concerned with parking. Bribie will never be suitable for Gold Coast style development.

Could you please bring these two concerns to the notice of MBRC when the development is assessed.

Thank you.

Hazel Beneke

135 Endeavour Drive
Banksia Beach, Qld 4507

Ph: 3410 7378

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [Janette Buchanan](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 12:52:20 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Janette Buchanan
Address of commenter	32 Hall Avenue, Bongaree QLD 4507
Email of commenter	janettehbuchanan@gmail.com

Comment

Far too high for Bribie Island. 3 storeys should be the limit, including garaging/shops etc. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. The visual impact is also out of place for Bribie Island, far too imposing. We do not want/need to become another Gold Coast/Sunshine Coast, Bribie Island should be maintaining its character and charm. High-density housing such as this will have negative impact on an already fragile environment, we should be striving to preserve the beauty of the environment and animals that live here, both on land and in the water, rather than exploiting it any further. "They paved paradise, put in a parking lot"...this is not what we want to do to Bribie Island.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: antony.carter@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Wednesday, 3 April 2019 2:06:16 PM

To Whom it may concern.

This is a formal objection to the proposed High Rise development at :

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

The development application calls for a structure that is well in excess of the allowable current height limit of 15metres. We also see the density of the development as affecting the amenity of the area.

The main access to the apartment block will be within 30 metres of Welsby Parade – i.e. Ferguson Avenue - a narrow road – also the main Northern access to the rest of the Island.

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

We also anticipate our elected members of council will support our endeavours to retain the essential flavour of Bribie Island.

Bribie Lakes, Gem Life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

Yours

Antony JR Carter
Diane Carter
78 Protea Drive
Bongaree
Qld. 4507
07 34082917

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [Andrew Christie](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Saturday, 23 March 2019 8:15:39 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Andrew Christie
Address of commenter	19 Azalea Drive, Bongaree
Email of commenter	agchristie@hotmail.com

Comment

I have no objection to this development. Go for your life. It is a furphy that '3' stories 'suits' the Bribie lifestyle. Who determined that this statement was fact? Everything along the parade faces West and hence no shadows on the passage in the afternoon and possibly not even in the morning as the building lines are set back on the eastern side of the parade.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

9/5/2019
Debra Milliner
5/2 Sunderland Drive
Banksia Beach
0409585174

Dear Sir/Madame,

**Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling
(10 units) 233 Welsby Parade, Bongaree – Lot's 25 & 26 on RP62926**

I would like to lodge a submission against this development. My concern is that the above development does not comply with a number of Performance Outcomes for a Next Generation Neighbourhood Precinct (NGNP) as per the Moreton Bay Planning Scheme (MBPS).

Performance Outcome 1 Density

As per the MBPS a NGNP has a low to medium residential density of between 15 and 75 dwellings per hectare. This proposed development has a density of 83 dwellings per hectare. Therefore it is not compliant with the MBPS and should not be allowed in its current form to go ahead.

Performance Outcome 2 Building Height (Residential Uses)

The MBPS allows for a building height of 15 metres. This proposed development has a building height that exceeds this. Once again the development does not comply with the MBPS and should not be allowed.

Performance Outcome 5 & 6 Setbacks

The development submission admits to being non-compliant in regard the setback to covered parking space. This is another area where this application does not comply with the MBPS.

Performance Outcome 7 Site Cover

The development application states it has a site cover of only 34% which presents well but as stated above, because of the excessive building height the site density is inconsistent with the character of the area: Bribie Island, a beautiful unique natural environment on the Pumicestone Passage.

I trust the Moreton Bay Regional Council will carefully screen this development and any further developments on this island to ensure they suit the character of this unique area. People who live on Bribie Island, do so because it is not overdeveloped. There are many other coastal areas to live that have medium and high-rise developments beside the water. But we residents chose to live here and not those other areas.

I actually strongly believe that like some Pacific Islands, that Bribie Island should not allow any further developments to be higher than a coconut palm. I have a

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

beautiful photo of a unit block on Bribie Island, that is 3 storeys high (15 metres) and it has a coconut palm beside it, to clearly demonstrate what I am saying. I shall attempt to attach it with this submission.

So in closing, I trust this proposed development is redesigned to comply with the Moreton Bay Planning Scheme and will only be allowed to be built up to 15 metres high.

Thank you for considering my submission,

Kind Regards,

Debra Milliner

Email: deb-mill@hotmail.com

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

17.05.2019

Peter Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I object to this application on multiple grounds.

- 1) Council have regulations and rules in place for buildings on height, set back from boundaries and density of dwellings per hectare for a reason. That's the line in the sand and Council should stand fast on those regulations and rules now and in the future to retain the beauty of Bribie Island. As I drive over the bridge to Bribie there are currently no buildings that rise above the tree line and I would dearly love it to stay that way. I grew up at Scarborough and I am horrified by how grotesque that end of the peninsular is looking now. I know progress is inevitable but it shouldn't come at the cost of scaring the beauty of the island, which we all love, for the benefit of a few. Careful and well considered planning can accommodate progress while avoiding the mistakes of Redcliffe, Scarborough and the Gold and Sunshine Coasts.
- 2) I believe traffic flow around that area would be compromised by this or any other such development on this sight. Welsby Parade and Ferguson Avenue already carry considerable traffic because of the location to the bridge. In the short-term vehicles entering or exiting from this proposed development will impede traffic, creating safety issues and to add fuel to the mix there is currently a pedestrian crossing in front of the site on Welsby Parade. A second bridge will be built at some stage in the future and the two or three block radius around these two bridges will see major changes in traffic flow and direction depending on how entry and exit points are configured.
- 3) The other issue I have with this and other developments of this nature is parking. In general, these unit buildings only supply one parking bay per unit plus parking for visitors on site. Most families or couples these days have at least two vehicles which means they must park on the street. A drive around Bribie or anywhere for that matter will reveal cars, caravans, motorhomes and boats parked outside multiple dwelling style buildings. These vehicles clog or congest in some cases very narrow streets or they fill public parking bays alongside our parks reducing available parking for our many visitors.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

It's my sincere wish that Council gives all these issues due consideration for the thousands of residents and our beautiful island and refuse to grant approval for the application requested by Mr. David & Mrs. Jessi Alexander.

Regards,

Peter Douglas

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

22.05.2019

Valerie Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units) 233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I would like to raise my objection to the building of this six-storey unit complex. Members of the Council are entrusted to look after the land in the shire responsibly. To allow this construction to be built to a height over the 15metre limit would be completely irresponsible. Once developers are given the go ahead, one can only imagine it wouldn't be long before seven stories are requested, then eight and so on. The island must continue to have a restricted limit of 15 metres.

The plan also indicates the building of business units along the ground floor. I cannot imagine where all the extra parking spaces are going to magically appear from. The location is just off the bridge and traffic heading along Welsby Parade already has to turn into the road beside the development. This high-rise building will create untold traffic issues.

I understand the need for extra housing, but it can be done responsibly, without greed, and in keeping with the current height restrictions. Nobody coming onto the island wants to be greeted by high rise unit blocks. Your current restriction of 15metres works well and I ask that you consider this before allowing the first developer to break the limit and start building higher.

Regards,

Valerie Douglas

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Dot Duffield](#)
To: [MBRC Incoming Mail](#)
Subject: objection
Date: Thursday, 4 April 2019 10:35:57 AM
Attachments: [20190404_072331.jpg](#)

To whom it may concern.

We strongly object to the application being made for a 10 unit apartment complex at 233 Welsby Parade Bongaree.

For the sake of a quiet and peaceful life....Bribie is fast loosing its lovely natural appeal as you drive over the bridge...and with all the Over 50s complexes that have been built recently...it is overcrowded now...but allowing this type of high rise along the beach front it will SPOIL the natural beauty of Bribie Island.

Yours faithfully,

Dorothy and Doug Duffield,
30/74 Cotterill Avenue,
Bongaree...4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Dot Duffield](#)
To: [MBRC Incoming Mail](#)
Subject: Objection
Date: Tuesday, 16 April 2019 8:46:02 AM
Attachments: [20190413_093236.jpg](#)

To whom it may concern,

We strongly object to the proposed multi story building of apartments at 233 Welsby Parade Bongaree. Why oh why, is Council bowing to the wealthy greedy folk and completely spoiling the lifestyle of the dear folk who made a very simple investment many years ago to enjoy a happy relaxed lifestyle here on Bribie Island. We have lived in an Over 50 Resort in Bongaree for the past 11 years and have observed many changes, and with the increase of traffic the Island life is becoming a nightmare, but the structural multi story buildings are definitely spoiling the actual character of life on Bribie.

A definite objection to this application.

Yours sincerely,
D and D Duffield,
30/74 Cotterill Ave,
Bongaree 4507.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Mick Falvey](#)
To: [Doug Payne](#)
Subject: FW: DA/37893/2019/V2M
Date: Thursday, 16 May 2019 2:40:32 PM

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:25 PM
To: mbrc@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:17 PM
To: Rohan.coldham@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Dear Rohan, This email was rejected by the system due to the wrong email address for you being printed on a letter from the MBRC for acceptance of Properly Made Submission.

Sent from [Mail](#) for Windows 10

From: [Faye Falvey](#)
Sent: Thursday, 16 May 2019 2:00 PM
To: rohan.colham@moretonbay.qld.gov.au
Subject: Fwd: DA/37893/2019/V2M

Dear Rohan, my iPhone said that this message has not been sent. So I am trying to send it again.
Thanks Faye Falvey

Sent from my iPhone

Begin forwarded message:

Dear Rohan,

RE: The Development Application at 233 Welsby Parade, Bongaree Q 4507

I have had numerous people contact me with concerns to the size of this building. They wanted me to point out that when I was renovating my home at 237 Welsby Parade that if I was to demolish my home I would have to put my home on poles to make sure it complied with the new flood maps. The adjoining block of land to us at

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

233 Welsby, shows more area than mine as being restricted by the flood/tidal water. Others as well as myself have concerns that the same rules should apply to private homes as to developers.

The council is currently doing work across the road from us to the underbridge walkway because of collapse due to water influence.

There is a building behind residence 127 Welsby Parade and Properties on Welsby Pde from that point heading up towards Cornette supermarket, that have serious problems with its foundations due to the underground water table that exists on Bribie Island. The building is leaning in the direction of the waterfront. There are cupboard doors that will not close due to the lean and ceramic tiles continually lifting at an alarming rate that can be heard by residence.

I have also been informed that Bribie Island is not allowed to have a Cemetery where bodies are buried due to the water table being so close to the surface. This raises questions as to how heavy buildings would cope structurally with these conditions.

Kind regards,

Faye Falvey
237 Welsby Parade
Bongaree Q 4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:schulzk@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

SEE ATTACHED SHEETS FOR MORE NAMES, ADDRESS AND SIGNATURES

I AM THE PRINCIPLE SUBMITTER FOR THE FOLLOWING 4 PAGES OF OBJECTIONS

COULD YOU PLEASE SEND ANY CORRESPONDENCE TO ME.

KIND REGARDS,

**MRS F FALVEY
237 WELSBY PARADE
BONGAREE QLD 4507**



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PAGE 2 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER

Attached to letter concerning DA/37893/2019/V2M

[illegible]

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PAGE 3 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER.

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Catherine Briece	1 Taylor St Bongaree	C Briece
JOSIE POTTER	13 Cassia Ave Banksia Beach	J Potter
Rebecca Guest	8158 Tobinu St, Bellara	Rebecca Guest
Harriet Browne	Lilac Ct Bongaree	Harriet Browne
Jessica Thanner	First ave Woolmin	Jessica Thanner
Tania Chapman	Doodmaba Drive	Tania Chapman
Karen Healy	127 Bishop Road Beachmere	Karen Healy
Kathleen Gardier	35 Liall ave Bongaree	K Gardier
Doreen Higgins	74 BIRIMULYA ST	D Higgins
Nemmy Kanaka	2 Wobara Avenue	N Kanaka
Jessica Bailey	5/69 Toorbul St, Bongaree	J Bailey
Katie Bailey	5/69 Toorbul St Bongaree	K Bailey
Cameron Baker	3 Louise St Burpengary	C Baker
Kristen Cook	22 Protact drive	K Cook
Marie Bell	65 Kakadu Cr Banksia B.	M Bell
Jayne Pepere	10 Indra Ave Bellara	J Pepere
Shemane Pepere	"	S Pepere
FLO WATSON	82 Campbell St Bongaree	F Watson
RON WATSON	82 CAMPBELL ST Bongaree	R Watson

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Scanned By:schulzkb@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

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Attached to letter concerning DA/37893/2019/V2M

NAME	ADDRESS	SIGNATURE
Brenda Cochran	2115 Welsby Parade	[Signature]
Noel Percy	63 WELSBY PARADE	[Signature]
Glenys Percy	63 Welsby Pde	[Signature]
Andrew Parrell	9 Dux Dr	[Signature]
Toni Parrell	9 Dux Dr	[Signature]
Justine Dickinson	121 Welsby Pde	[Signature]
Scott Dickinson	121 Welsby Pde	[Signature]
Ram Smith	5 Shirley St Gough	[Signature]
JUNE MCDELMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Thompson St	[Signature]
Tracie Burton	Thompson	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Pat Kunciman	91 PARKMAN DR. WOODWARD	[Signature]
Chris March	31 Parkman Dr Woodward	[Signature]
Cheryl Humphreys	78 Jasmin Dr Bongaree	[Signature]
Lillian Wadellton	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenhulme	6 Bluepin Court Sandstone	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Caitlyn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 mossman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CHIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St Bongaree	[Signature]
Glenda Lam	123 Welsby Pde Bongaree	[Signature]
ROS DAW	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 Alau Av Bongaree	[Signature]
R Woodhill	5 Anymunille Street Baulme Beach	[Signature]
A America	4 Cumming St Bongaree	[Signature]
N Rude	Gen Cafe	[Signature]
Sue Ellen Edwards	SILVER SILVER SANDSTONE ST	[Signature]
W Goldsmith	48 ELKHORN AVE Ballara	[Signature]
Tamara Gosses	31 Schomer Ct Banksia	[Signature]
MATHEW JACUVO	31 Schomer Ct Bongaree	[Signature]
A. KEVNEOY	WINDON DRIVE BONGAREE	[Signature]
P GAE	Foley St Bongaree	[Signature]
A. Loi	34 Pheasant Ave Bribie Is	[Signature]
Karen Drew	45 May St GIB	[Signature]
Russell Baker	14 FULMAR CRIS BANKSIA BEACH	[Signature]

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:schulzkb@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

Dear Rohan,


Michael & I have already put a submission in concerning the above application. We have looked at the plans on line and it is not clear to us how the carpark level is being built. It looks like there may be large places where it has open sides on our side of the building. This would be near our kitchen and living area and there may be a concern with the car fumes regularly coming into our living area as we have several windows on that side of our house.

I am sure you would have more of an idea of impact and be able to see what exactly is proposed building material wise on that side of the building.

We are also concerned about the traffic problem of so many vehicles coming into and out of Ferguson Ave as it is a very busy area of where any vehicles not leaving the island must turn to gain access to Bribie Island itself. There is already a dangerous street access onto the round about at Benabrow Ave, which is the continuation of the journey to stay on Bribie.

We are also concerned that the application would exceed the number of people living in the area provided for 233 Welsby Parade on the development application, which would be outside of the current rules.

KIND REGARDS,


Michael & Faye Falvey
237 WELSBY PARADE
BONGAREE QLD 4507



ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [Roslyn Fritz](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 7:31:45 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Roslyn Fritz
Address of commenter	16 Rosella Street, Bingaree
Email of commenter	roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available. Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribie doesn't need to earn the reputation of ripping people off

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Moreton Bay Regional Council
Hasking Street
CABOOLTURE QLD 4510

**TO WHOM IT MAY CONCERN
DEVELOPMENT APPLICATION 2019/37893/V2M**

Please accept this letter as an **official objection** to the proposed ten unit development at 223 Welsby Parade Bongaree, Bribie Island.

The Development Application is 2019/37893/V2m : The nature of our objection is that this development **will be out of character** and the **maximum building height is 15m along Welsby Parade, and this will be exceeded.**

I recall the public concern when the existing Planning Scheme was adopted and approved, and the keeping of the building height to tree level/4 story development was a major concern for Welsby Parade Bongaree.

We now own the property at 221 Welsby Parade Bongaree and have a development approval in place for a three story development which is in keeping with the Planning Scheme and in character with the area. If this development of ten units was to be approved in its current form it may in time lead to similar developments along Welsby Parade and the appeal of the area would be diminished.

We have adhered to the planning scheme for our development and simply expect the same consideration by this developer and Moreton Bay Regional Council.

Yours faithfully,



GREG CHIPPENDALE
67 THOMPSON ROAD
BELLMERE QLD 4510

19 MARCH 2019



LEIGH CHIPPENDALE
67 THOMPSON ROAD
BELLMERE QLD 4510

19 MARCH 2019

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Dear Sir/Madam

In addition to my earlier email of objection, I am writing to object and if appropriate, call on the total rejection by Council of the Proposed Development in its current form at 233 Welsby Parade Bongaree and I call for this on the following grounds.

- 1 The developer placed a notice of the development in the Caboolture Paper and not in the local Paper (Bribie Weekly or The Islander).
Residents on Bribie Island do not receive a copy of the Caboolture paper.
 - 2 Noise factor. The noise from a Multi-story building, for example (Air conditioning & other mechanical devices associated with the 24/7 operation along with the increase in home density) would have a negative impact on existing local residents.
 - 3 Privacy factor. A Multi-story building in a predominantly low rise zone would have a negative impact on the lives and privacy of adjoining residence.
 - 4 Streetscape. A Multi-story building such as the one being proposed would undoubtedly have a negative impact on adjoining residents and the overall streetscape.
 - 5 Viability of existing adjoining properties. The construction of a Multi-story building to the level proposed would undermine the viability/value of adjoining residence's.
 - 6 Enhancement & Character of the precinct. A Multi-story building like the one being proposed would not enhance the low-rise seaside village character of the precinct.
 - 7 Proximity to waterway. The Multi-story building proximity to the Pumicestone passage foreshore has to be raised. Is the development within a 50 mtr of the top bank as per the set-back boundary. One has to look at the set back of the existing property on the proposed site to see where this criteria has already been addressed.
 - 8 Visual & Physical dominance. A Multi-story building of this proportion would be inconsistent with the predominantly prevailing setbacks in the area where buildings are generally positioned further away from the street and from each other.
 - 9 Density. The density created by the Multi-story building will be inconsistent with the character of the area
 - 10 Overdevelopment. The Multi-story building will bring about an over development of the site & again, be inconsistent with the character of the area's foreshore.
 - 11 Low intensity. The Multi-story building will be totally detached from the low density, low intensity coastal community character & a reduction of open space nature of the area..
 - 12 Building Height. As per the Planning Scheme. (building heights are measured from the Natural Ground level to the top of the building regardless of any additional height from the basement but excludes & understandably, lift motor rooms and or Air con towers.) The zoning in this area along with it being a coastal Community is 15mtrs & whilst Bribie Island has & is proud of its Low Rise, Low Intensity character, we must accept 15mtrs and ask that this be the Max height allowed by Council for this development.
 - 13 Infrastructure Elements.
 - 1 Water & Sewerage: Has Council along with Unity water developed plans to cope with the additional pressures on our existing system on the Island as system failures could lead to endangering our communities health. (Flood, Sewerage & Water)
 - 2 Road access. Will Council consider the impact on the local Road network (Welsby Pde & Ferguson Ave) during and after proposed construction as both are major arteries in both northerly and southerly directions & have the potential to block & be dangerous to pedestrians and vehicular traffic not to mention the problems associated with Garbage collection.
- 3 Firefighting capabilities. With the development on the Island of Multi-Story Buildings, is Council able to give the Residence of Bribie Island an
assurance that the local Fire services' on the Island has the necessary equipment to protect life and extinguish fires in existing multi-story structures as well as a building like that which is being proposed in Welsby parade.
- 14 Recommendation.
 - 1 That the proposed development application not be approved under any circumstances given the few examples listed above that will directly effect the community Council serves. Alternatively:-
 - 2 That Council give favorable consideration to a Max 15mtr development (measured from Natural Ground level) and in doing so, that it be an across the board model development for future development proposals on the Island. A model development will have a positive impact on the Community,

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

the Islands foreshore on both Western (Pumicestone Passage) &
Eastern banks (Woorim) & will help Bribie maintain its relaxed environment
Identity
for residents and tourists alike.

Regards
Albert Tarn
32 Protea Drive BONGAREE 4507
Email. Thomast2@bigpond.com
Mob 0413582747

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs Including garage, shop/office's etc and will compromise the foreshore precinct, the natural beauty of Bribie Island along with its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Pde is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of the Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and Council building height limit of 15 mtrs.

Regards
Albert Tarn
32 Protea Drive Bongaree 4507

0413582747

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Dear Sir

This letter is an objection to the proposed application for 233 Welsby Pde, Bongaree.

If the council continues to allow new developments of high density buildings, we will end up with high rise buildings all along Welsby parade and beyond. Please consider, do we want to be another Gold Coast? Why do we wish to reside on Bribie Island? because that's what it is... an island. Unique in every way. We need to have a regional plan similar to what the Noosa Shire council has done, limiting this type of development which has created very a valuable region because they listened to their constituents.

The planning scheme for the Noosa Shire sets down a framework for the future, keeping high density development and commercial landscapes to a minimum. Perhaps our council could view the plan of their region with the view to developing a plan that retains and enhances this unique area.

Kind regards
Janet Rawleigh
25 Indra Ave Bellara
E: janraw0401@gmail.com

Sent from [Mail](#) for Windows 10

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Andrew Christie
Address of commenter	19 Azalea Drive, Bongaree
Email of commenter	agchristie@hotmail.com

Comment

I have no objection to this development. Go for your life. It is a furphy that '3' stories 'suits' the Bribie lifestyle. Who determined that this statement was fact? Everything along the parade faces West and hence no shadows on the passage in the afternoon and possibly not even in the morning as the building lines are set back on the eastern side of the parade.

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Moreton Bay Regional Council

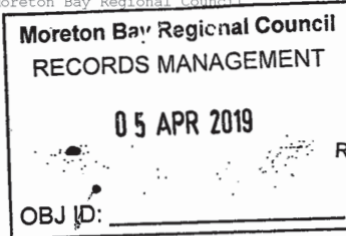
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



MORETON BAY
REGIONAL COUNCIL
- 5 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
DON VELLNAGEL	77 RAPTOR CRE BARKERS BEACH	[Signature]
ALAN GATTY	43 MICHAEL ST. SANDSTONE VT	[Signature]
LEIGHA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JENIEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANIER MASON	42 HILL ST BONGAREE	[Signature]
MARG MCGARRY	11/85 COTTERILL AVE BONGAREE	[Signature]
MARGARET FERGUSON	86 KARRARA AVE BONGAREE	[Signature]
JULIE HINGRENS	7-6-10 WATTLE CRE BONGAREE	[Signature]
JOE FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBBILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 KARRARA AVE BONGAREE	[Signature]
MIKE HANSEN	1/137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1/137/9 DUX DRIVE BONGAREE	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject: High-rise on Welsby Pde

Dear Brooke,

I wish to object to the construction of a highrise on and the corner of Welsby Parade and Ferguson Avenue, for two good reasons.

The particular corner is a well used one because of the one-way nature of the turn at the end of Welsby. There is no room for cars parked on the roadside.

When cars are parked on both sides of Wattle Avenue to visit the newish block of units there, drivers approaching Welsby use the middle of the road. This makes it very awkward for drivers entering from Welsby.

The second reason for a highrise being unsuitable for the site is that, in most places, a highrise requires a basement carpark to accommodate the vehicles of residents, leaving the curbside for visitors. Due to the fragile nature of Bribie's structure, it is not possible to build a basement without disturbing the acid soils, and upsetting the aquifer. Thus both reasons are concerned with parking. Bribie will never be suitable for Gold Coast style development.

Could you please bring these two concerns to the notice of MBRC when the development is assessed.

Thank you.

Hazel Beneke

135 Endeavour Drive
Banksia Beach, Qld 4507

Ph: 3410 7378

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [Janette Buchanan](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 12:52:20 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Janette Buchanan
Address of commenter	32 Hall Avenue, Bongaree QLD 4507
Email of commenter	janettehbuchanan@gmail.com

Comment

Far too high for Bribie Island. 3 storeys should be the limit, including garaging/shops etc. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. The visual impact is also out of place for Bribie Island, far too imposing. We do not want/need to become another Gold Coast/Sunshine Coast, Bribie Island should be maintaining its character and charm. High-density housing such as this will have negative impact on an already fragile environment, we should be striving to preserve the beauty of the environment and animals that live here, both on land and in the water, rather than exploiting it any further. "They paved paradise, put in a parking lot"...this is not what we want to do to Bribie Island.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

17.05.2019

Peter Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I object to this application on multiple grounds.

- 1) Council have regulations and rules in place for buildings on height, set back from boundaries and density of dwellings per hectare for a reason. That's the line in the sand and Council should stand fast on those regulations and rules now and in the future to retain the beauty of Bribie Island. As I drive over the bridge to Bribie there are currently no buildings that rise above the tree line and I would dearly love it to stay that way. I grew up at Scarborough and I am horrified by how grotesque that end of the peninsular is looking now. I know progress is inevitable but it shouldn't come at the cost of scaring the beauty of the island, which we all love, for the benefit of a few. Careful and well considered planning can accommodate progress while avoiding the mistakes of Redcliffe, Scarborough and the Gold and Sunshine Coasts.
- 2) I believe traffic flow around that area would be compromised by this or any other such development on this sight. Welsby Parade and Ferguson Avenue already carry considerable traffic because of the location to the bridge. In the short-term vehicles entering or exiting from this proposed development will impede traffic, creating safety issues and to add fuel to the mix there is currently a pedestrian crossing in front of the site on Welsby Parade. A second bridge will be built at some stage in the future and the two or three block radius around these two bridges will see major changes in traffic flow and direction depending on how entry and exit points are configured.
- 3) The other issue I have with this and other developments of this nature is parking. In general, these unit buildings only supply one parking bay per unit plus parking for visitors on site. Most families or couples these days have at least two vehicles which means they must park on the street. A drive around Bribie or anywhere for that matter will reveal cars, caravans, motorhomes and boats parked outside multiple dwelling style buildings. These vehicles clog or congest in some cases very narrow streets or they fill public parking bays alongside our parks reducing available parking for our many visitors.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

It's my sincere wish that Council gives all these issues due consideration for the thousands of residents and our beautiful island and refuse to grant approval for the application requested by Mr. David & Mrs. Jessi Alexander.

Regards,

Peter Douglas

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

22.05.2019

Valerie Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I would like to raise my objection to the building of this six-storey unit complex. Members of the Council are entrusted to look after the land in the shire responsibly. To allow this construction to be built to a height over the 15metre limit would be completely irresponsible. Once developers are given the go ahead, one can only imagine it wouldn't be long before seven stories are requested, then eight and so on. The island must continue to have a restricted limit of 15 metres.

The plan also indicates the building of business units along the ground floor. I cannot imagine where all the extra parking spaces are going to magically appear from. The location is just off the bridge and traffic heading along Welsby Parade already has to turn into the road beside the development. This high-rise building will create untold traffic issues.

I understand the need for extra housing, but it can be done responsibly, without greed, and in keeping with the current height restrictions. Nobody coming onto the island wants to be greeted by high rise unit blocks. Your current restriction of 15metres works well and I ask that you consider this before allowing the first developer to break the limit and start building higher.

Regards,

Valerie Douglas

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [Roslyn Fritz](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 7:31:45 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Roslyn Fritz
Address of commenter	16 Rosella Street, Bingaree
Email of commenter	roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available. Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribie doesn't need to earn the reputation of ripping people off

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Janice Lee-Harris](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development application
Date: Saturday, 4 May 2019 10:40:07 AM

I Jody Lee-Harris of 36 Warrigal street Bellara strongly object to the application for a multi story building on Welsbey parade Bongaree due to the unappealing aesthetic look and traffic complications this will cause. Ref. No. DA/37893/2019/V2M

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lynnpaul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

Moreton Bay Regional Council

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 10/05/2019 AM Moreton Bay Regional Council

The Chief Executive Officer
Moreton Bay Regional Council
P.O.Box 159
Caboolture Q4510

MORETON BAY
REGIONAL COUNCIL

- 9 MAY 2019

30/04/2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Re Development application No: DA 37893/2019/V2M

We wish to object to the development application (above) for
233 Welsby Pde. Bongaree Q4507

We are concerned with the following :-

***Please NOTE the block is on the corner of Welsby Pde. and
Ferguson Ave.Bongaree.**

***It is a main thoroughfare for traffic going from Welsby Pde to Banksia
Beach and Woorim and also the local shopping centre.**

***The proposal is for 10 Units which means 10 (or 20) vehicles driving in
and out of the building while the abovementioned traffic is negotiating
the turning into Ferguson Ave. which has limited street parking now.**

***Add to that - their visitors' cars and the weekend day trippers and the
corner will become even more problematic.
It is totally unsafe to increase traffic at this intersection and council
planners should be doing a survey of the situation before any decision is
made on this building approval.**

Signed

Jean McManus

Gerry McManus



12 Winch Ct.
Banksia Beach Qld.4507

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lynnpaul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast. The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey. The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Feedback to Mayor or Councillor

Question	Response
Your details	
Name	Bruce teakle
Address	8 timari Ave
Suburb	Bellara
Phone	0734089029
Email	
Your feedback	
Were your comments for the Mayor and/or a specific Councillor?	Mayor (Allan Sutherland), Councillor
If comments are for a specific Councillor, select from the list below:	Brooke Savige (Div 1)
Subject	Development on 233 welsby pre, Bongaree.
Comments	I feel this type of development is totally wrong as all you councillors seem to want to do is ruin our life style which is why people live here in the first place. The roads and shopping centre car parks are congested as it is and you want to make it worse with this type of cramming as many people into small space as possible, I think it is about time you all started thinking about the people who live here for change and stop reining why we live here. Yours B teakle.
Would you like a reply to your comments?	Yes

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savage@moretonbay.qld.gov.au>
Subject: Formal objection lodged

FYI Brooke regarding the proposed development at 233 Welsby Parade

To Whom it may concern.

This is a formal objection to the proposed High Rise development at 233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

Yours very sincerely

Jeni Webb

10 Lyrebird Lane
Bongaree
Bribie Island
Qld 4507
[Tel:3408 3438](tel:34083438)
Mobile: 0408790031

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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:schulzk@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

Dear Rohan,


Michael & I have already put a submission in concerning the above application. We have looked at the plans on line and it is not clear to us how the carpark level is being built. It looks like there may be large places where it has open sides on our side of the building. This would be near our kitchen and living area and there may be a concern with the car fumes regularly coming into our living area as we have several windows on that side of our house.

I am sure you would have more of an idea of impact and be able to see what exactly is proposed building material wise on that side of the building.

We are also concerned about the traffic problem of so many vehicles coming into and out of Ferguson Ave as it is a very busy area of where any vehicles not leaving the island must turn to gain access to Bribie Island itself. There is already a dangerous street access onto the round about at Benabrow Ave, which is the continuation of the journey to stay on Bribie.

We are also concerned that the application would exceed the number of people living in the area provided for 233 Welsby Parade on the development application, which would be outside of the current rules.

KIND REGARDS,


Michael & Faye Falvey
237 WELSBY PARADE
BONGAREE QLD 4507



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

9/5/2019
Debra Milliner
5/2 Sunderland Drive
Banksia Beach
0409585174

Dear Sir/Madame,

**Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling
(10 units) 233 Welsby Parade, Bongaree – Lot's 25 & 26 on RP62926**

I would like to lodge a submission against this development. My concern is that the above development does not comply with a number of Performance Outcomes for a Next Generation Neighbourhood Precinct (NGNP) as per the Moreton Bay Planning Scheme (MBPS).

Performance Outcome 1 Density

As per the MBPS a NGNP has a low to medium residential density of between 15 and 75 dwellings per hectare. This proposed development has a density of 83 dwellings per hectare. Therefore it is not compliant with the MBPS and should not be allowed in its current form to go ahead.

Performance Outcome 2 Building Height (Residential Uses)

The MBPS allows for a building height of 15 metres. This proposed development has a building height that exceeds this. Once again the development does not comply with the MBPS and should not be allowed.

Performance Outcome 5 & 6 Setbacks

The development submission admits to being non-compliant in regard the setback to covered parking space. This is another area where this application does not comply with the MBPS.

Performance Outcome 7 Site Cover

The development application states it has a site cover of only 34% which presents well but as stated above, because of the excessive building height the site density is inconsistent with the character of the area: Bribie Island, a beautiful unique natural environment on the Pumicestone Passage.

I trust the Moreton Bay Regional Council will carefully screen this development and any further developments on this island to ensure they suit the character of this unique area. People who live on Bribie Island, do so because it is not overdeveloped. There are many other coastal areas to live that have medium and high-rise developments beside the water. But we residents chose to live here and not those other areas.

I actually strongly believe that like some Pacific Islands, that Bribie Island should not allow any further developments to be higher than a coconut palm. I have a

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

beautiful photo of a unit block on Bribie Island, that is 3 storeys high (15 metres) and it has a coconut palm beside it, to clearly demonstrate what I am saying. I shall attempt to attach it with this submission.

So in closing, I trust this proposed development is redesigned to comply with the Moreton Bay Planning Scheme and will only be allowed to be built up to 15 metres high.

Thank you for considering my submission,

Kind Regards,

Debra Milliner

Email: deb-mill@hotmail.com

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

To all Council Members,

You have been voted into your present position to fulfil the wishes of the people that got you into the Council. It seems that quite a number of you seem to have forgotten this.

We here at Bribie have the impression that there seems to be other priorities. The requests of e.g. new buildings, new "retirement" estates, music festivals etc have been presented to the MBRC Council for approval by people/businesses/construction companies/developers who do not live on the Island and only have in mind the monetary gains they receive when their projects are being approved.

It is high time that the Council members do change their priorities. How come that matters related to Bribie when voting is required that most if not all Council Members have to abstain and the decision is made by one person, the CEO. This is NOT the democratic way to make decisions!!!!

Jan van Arnhem
1 North Point, Bribie Island,
resident for the past 20 years

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

To Whom it may concern.

This is a formal objection to the proposed High Rise development at :

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

The development application calls for a structure that is well in excess of the allowable current height limit of 15metres. We also see the density of the development as affecting the amenity of the area.

The main access to the apartment block will be within 30 metres of Welsby Parade – i.e. Ferguson Avenue - a narrow road – also the main Northern access to the rest of the Island. Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

We also anticipate our elected members of council will support our endeavours to retain the essential flavour of Bribie Island.

Bribie Lakes, Gem Life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

Yours

Antony JR Carter

Diane Carter

78 Protea Drive

Bongaree

Qld. 4507

07 34082917

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

To whom it may concern.

We strongly object to the application being made for a 10 unit apartment complex at 233 Welsby Parade Bongaree.

For the sake of a quiet and peaceful life....Bribie is fast loosing its lovely natural appeal as you drive over the bridge...and with all the Over 50s complexes that have been built recently...it is overcrowded now...but allowing this type of high rise along the beach front it will SPOIL the natural beauty of Bribie Island.

Yours faithfully,

Dorothy and Doug Duffield,
30/74 Cotterill Avenue,
Bongaree...4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

To whom it may concern,

We strongly object to the proposed multi story building of apartments at 233 Welsby Parade Bongaree. Why oh why, is Council bowing to the wealthy greedy folk and completely spoiling the lifestyle of the dear folk who made a very simple investment many years ago to enjoy a happy relaxed lifestyle here on Bribie Island. We have lived in an Over 50 Resort in Bongaree for the past 11 years and have observed many changes, and with the increase of traffic the Island life is becoming a nightmare, but the structural multi story buildings are definitely spoiling the actual character of life on Bribie.

A definite objection to this application.

Yours sincerely,
D and D Duffield,
30/74 Cotterill Ave,
Bongaree 4507.

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	Roslyn Fritz
Address of commenter	16 Rosella Street, Bingaree
Email of commenter	roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available.
Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribes doesn't need to earn the reputation of ripping people off

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of
Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential
development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and
now Welsby Pde is just the start and will only add to the growing problems associated with
pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of
the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive
to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we love
looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the
reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over
tree height and

Council building height limit of 15 mtrs.

Regards

Keith Gavin

16 Bracken St

Woorim

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

DA/37893/2019/V2M
233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

Sandra Greacen
8 Port Drive, Banksia Beach Qld 4507

Sandra Greacen

Dip RMT, BHSc (Musculoskeletal Therapy)

Musculoskeletal Therapist, Myotherapist and Remedial Specialist
Contract Academic for Endeavour College of Natural Health
Locum Therapist for Australian Institute of Sport

Relax, you're in great hands...

Ph: 0417619708

s.greacen@bigpond.com

www.remedialmassagebribie.com

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

Attention: Council Assessment Manager

We are residents of Bongaree and strongly object to the above application for development permit for material change of use for multiple dwellings.

It has always been our belief that the height of dwellings on Bribie Island should be limited to three levels only. This application is contrary to what, we believe, development on Bribie Island should be.

This address at 233 Welsby Parade, Bongaree, also runs along Ferguson Avenue, which is a street from Welsby Parade to a roundabout that connects with the suburb of Bellara. We can only envisage added congestion to an already busy area from south to north. Parking on street level is also a problem in this area and this development will compound the issue.

Greed driven by developers for maximum profit, with no consideration or thought for local residents and visitors, should not be approved. Bribie Island does not need to develop along the lines of the Gold Coast or Sunshine Coast. This development will not blend in or add to the aesthetics of the area or existing dwellings.

We strongly oppose this development.

Jeff and Maria Hayes
PO Box 1015
Bongaree Qld 4507
(30 Nulu Street, Bongaree, Qld, 4507)

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	John Loyde
Address of commenter	217 Welsby Parade Bongaree
Email of commenter	jonnybegoodbad@hotmail.com

Comment

By over supply of units we are just creating another slum. Let's learn from others mistakes such as the gold coast which use to be a beautiful holiday destination. Now it is nicknamed Logan on the water.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject: Objection to DA/37893/2019/V2M

DA/37893/2019/V2M
233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

The residents of Bribie Island have come here to escape the over development of other areas such as Noosa, Mooloolabah and Caloundra. We are losing our identity. We do not have the facilities necessary for an increased population growth, for example a hospital. We do not need, nor want, another bridge. We can have sustainable growth without high rise developments which marr the originality and history of the island.

Yours faithfully,
Geraldine Marston
3 Illawarra Avenue
Bellara

Moreton Bay Regional Council

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

TO WHOM IT MAY CONCERN

We are writing to put forward our objection to the proposed High Rise development at 233 Welsby Parade, Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15 metres including garage, shop/offices etc., and will compromise the foreshore precinct, which is the natural beauty of Bribie Island its environment & infrastructure.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Parade is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As residents since 1991, our move here was to escape the concrete jungle of Sydney.

Like our many friends here on the Island, we would like to preserve what we came for, and the reason visitors come to Bribie.

Have heard it said so many times, "Driving over the Bridge, the sight of the foreshore, uncluttered by high rise jungle of concrete and glass. Yeah we are home".

Bribie Island has a world renowned reputation for its work in the environment and it's this and the reasons

mentioned above that we strongly object to the height of this proposal @ 233 Welsby Parade being over tree height and

Council building height limit of 15 meters.

Yours sincerely

Bill and Sophia McCullough
3 North Point, Banksia Beach 4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019.
Grounds for my objection are:

This proposed development does not comply with the regional plan. This will set a precedent for the height of any future high rise developments on Bribie Island.

I believe Bribie is becoming over-developed, infrastructure is not sufficient to cope with the increased traffic caused by many recent multi-dwelling developments.

No further multi-dwelling developments should be approved for Bribie Island until infrastructure has been upgraded to allow for safe, efficient traffic flow. This includes improving the access to Bribie from the mainland by increasing the flow on the bridge and on the roads approaching Bribie Island from the Bruce Highway.

Development of the areas on both sides of the Pumicestone Passage adjacent to the existing bridge should be frozen until after upgraded bridge access has been completed.

In the last 10 years, Moreton Bay Regional Council has changed the ambience of Bribie Island by approving multi-dwelling developments. I wish to see a referendum of the residents of Bribie Island regarding further high rise development approval.

**Frances Park
8 Green Street
Banksia Beach 4507**

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

1. It is non compliant with the regional plan in respect of density and height.
There is no point in having a regional plan, which has been accepted by the state government, if it can be ignored by every developer.
2. There should be no further development on Bribie Island until a new bridge exists. There are already traffic issues on weekends.
3. When the new bridge is designed there is every likelihood that one of the access roads, flyovers or underpasses will necessitate the demolition of this building. No further approvals should be allowed in this vicinity until the design of the new bridge and its accesses are firm. If necessary re-zone the whole area.
4. Such a crass and dominating building will become a precedent and will forever change the architecture and ambience of Bribie Island. It is aesthetically completely out of character with the way that the residents want Bribie to develop. It would be completely unacceptable, an eyesore and a distraction to drivers, as the vista presented to people crossing on to Bribie. There is already one Gold Coast and we don't want to be the second one.

Kenneth E Park
8 Green Street
BANKSIA BEACH QLD 4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

MW Robinson
9 North Point,
Banksia Beach,
Bribie Island,
QLD 4507
Australia

Home: 61 7 3410 8820
Cell: 0423648505
[E-mail: robustmail@me.com](mailto:robustmail@me.com)

Dear Sir/Madam

I too am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of
Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential
development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and
now Welsby Pde is just the start and will only add to the growing problems associated with
pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of
the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive
to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we love
looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the
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mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over
tree height and

Council building height limit of 15 mtrs.

Regards

MW Robinson

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Re lots25 & 26non RP62926

I wish to strongly object to the relaxation of the height limit of 15 meters in this zone and for an increase in density from the limit of 75 to 83. There also appears to be a discrepancy in the proposed height 21.7 meters as reported and 19.765 as posted.

Please also note that by definition a storey for car parking is also part of the building, and should be counted as such, and included in the 15 meters.

I strongly feel that this development will have an adverse effect not only visually, but also be a significant traffic hazard, with egress and entry on to the already busy thoroughfare.

Regards.

Barrie Smith
30 Ford Street
Bongaree 4507

Sent from my iPad

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

CEO

Moreton Bay Regional Council

I wish to object to the proposed development at 233 Welsby Parade Bongaree; DA/37893/2019/V2M.

Grounds for my objection are:

1. It does not comply with the MBRC Planning Scheme in respect of density and height. There is no point in having a Planning Scheme if it can be ignored by developers and approved variations made by the MBRC. The public rely on the Planning Scheme for assurity of proper development, certainty of what is permitted nearby and assurances of keeping the local amenity.
2. There should be no further development on Bribie Island or surrounds until a new bridge and the Bribie Island Rd is upgraded. There is already major traffic congestion on weekends.
3. Dominating buildings like this and the already approved 7 storey motel at the Sandstone Point Hotel site will become the norm and will forever change the architecture and ambience of Bribie Island. It and the SPH motel are out of character with the Bribie amenity.

Graeme Wilcox
12 Howard Ct, Sandstone Point, QLD, 4511

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Sandi Smith
30 Ford Street
Bongaree. Qld. 4507

I am writing to strongly oppose the height level requested in this application.

The height of up to 3 levels along the foreshore roads island wide has been followed for over 30 years, we do NOT need to mar the skyline of Bribie Island's fauna and flora reserve and marine park with buildings higher than the tree line.

Access to this site on to busy Ferguson Avenue will be a traffic hazard with the site being used by residents to the number of units requested.

Currently the existing foreshore properties stay within the strategic plan, to allow this development opens the gates to other developers to try and make our island like Redcliffe foreshore which to me is totally unacceptable.

Bribie Island is different.....keep it that way.

Regards
Sandi

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

To Whom it may concern,

I am writing in objection to the proposed development at 233 Welsby Parade, Bongaree –
Application reference DA/37893/2019/V2M

In addition to the fact that this development well exceeds current height and occupancy permissions as stipulated by council, the following reasons are also of concern to me:-

- Access along Welsby Parade during construction, including the parking of a sizeable number of trades for a construction of this size for a prolonged period of time affecting local residents and day trippers.
- Environmental impact specifically to Pumicestone Passage from poor disposal of protective plastics, dust and other pollutants which can be blown off site in high winds which are common in the area. Obviously this is a risk during any and all construction but due to the size of this construction the risk is significantly increased.
- Visual impact due to location. This development when completed will be highly visible on travelling to Bribie Island which I believe will reflect poorly on the image of the island as a National Park.
- Damage to surrounding properties and increased maintenance required as a result of construction (I am an owner of one of the neighbouring properties so this will have an affect on me directly).
- This development sets a precedent for all future developments across the Pumicestone Passage foreshore.

Please also see <https://www.change.org/p/brooke-savage-petition-against-the-proposed-5-storey-development-233-welsby-parade-bongaree> for signatures of other people who share the same opinion of this development.

I hope you give this Development Application the full and thorough consideration it deserves to continue careful, restrained development of the island to the benefit of all residents of Bribie Island

Kind Regards,

Mitch Williamson
6/46 Winston Drive, Bongaree
mr.williamson@iinet.net.au

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

From: [Keith Gavin](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Tuesday, 2 April 2019 11:05:22 AM
Attachments: [BIEPA Welsby Pde.jpeg](#)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct the natural
beauty of

Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
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The arrival of developers onto the Island with High Density housing projects such as Benabrow
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now Welsby Pde is just the start and will only add to the growing problems associated with
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on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities
of the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and
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what we have for future generations not exploit it. Driving over the Bridge to come home, we
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green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and
the reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being
over tree height and

Council building height limit of 15 mtrs.

Regards

Keith Gavin

16 Bracken St

Woorim

34081023



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Sandra Greacen](#)
To: [MBRC Incoming Mail](#)
Cc: [Sandra Greacen](#)
Subject: Objection to DA/37893/2019/V2M
Date: Monday, 15 April 2019 5:47:29 PM

DA/37893/2019/V2M

233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

Sandra Greacen

8 Port Drive, Banksia Beach Qld 4507

Sandra Greacen

Dip RMT, BHSc (Musculoskeletal Therapy)

Musculoskeletal Therapist, Myotherapist and Remedial Specialist

Contract Academic for Endeavour College of Natural Health

Locum Therapist for Australian Institute of Sport

Relax, you're in great hands...

Ph: 0417619708

s.greacen@bigpond.com

www.remedialmassagebribie.com

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Jeff Hayes](#)
To: [MBRC Incoming Mail](#)
Subject: DA Submissions - Application Ref: DA/37893/2019/V2M
Date: Wednesday, 24 April 2019 2:53:19 PM

Attention: Council Assessment Manager

We are residents of Bongaree and strongly object to the above application for development permit for material change of use for multiple dwellings.

It has always been our belief that the height of dwellings on Bribie Island should be limited to three levels only. This application is contrary to what, we believe, development on Bribie Island should be.

This address at 233 Welsby Parade, Bongaree, also runs along Ferguson Avenue, which is a street from Welsby Parade to a roundabout that connects with the suburb of Bellara. We can only envisage added congestion to an already busy area from south to north. Parking on street level is also a problem in this area and this development will compound the issue.

Greed driven by developers for maximum profit, with no consideration or thought for local residents and visitors, should not be approved. Bribie Island does not need to develop along the lines of the Gold Coast or Sunshine Coast. This development will not blend in or add to the aesthetics of the area or existing dwellings.

We strongly oppose this development.

Jeff and Maria Hayes
PO Box 1015
Bongaree Qld 4507
(30 Nulu Street, Bongaree, Qld, 4507)

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Janice Lee-Harris](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development application
Date: Saturday, 4 May 2019 10:40:07 AM

I Jody Lee-Harris of 36 Warrigal street Bellara strongly object to the application for a multi story building on Welsbey parade Bongaree due to the unappealing aesthetic look and traffic complications this will cause. Ref. No. DA/37893/2019/V2M

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [PlanningAlerts](#) on behalf of [John Loyde](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Sunday, 31 March 2019 10:29:25 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	John Loyde
Address of commenter	217 Welsby Parade Bongaree
Email of commenter	jonnybegoodbad@hotmail.com

Comment

By over supply of units we are just creating another slum. Let's learn from others mistakes such as the gold coast which use to be a beautiful holiday destination. Now it is nicknamed Logan on the water.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lynnpaul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Mick Falvey](#)
To: [Doug Payne](#)
Subject: FW: DA/37893/2019/V2M
Date: Thursday, 16 May 2019 2:40:32 PM

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:25 PM
To: mbrc@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:17 PM
To: Rohan.coldham@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Dear Rohan, This email was rejected by the system due to the wrong email address for you being printed on a letter from the MBRC for acceptance of Properly Made Submission.

Sent from [Mail](#) for Windows 10

From: [Faye Falvey](#)
Sent: Thursday, 16 May 2019 2:00 PM
To: rohan.colham@moretonbay.qld.gov.au
Subject: Fwd: DA/37893/2019/V2M

Dear Rohan, my iPhone said that this message has not been sent. So I am trying to send it again.
Thanks Faye Falvey

Sent from my iPhone

Begin forwarded message:

Dear Rohan,

RE: The Development Application at 233 Welsby Parade, Bongaree Q 4507

I have had numerous people contact me with concerns to the size of this building. They wanted me to point out that when I was renovating my home at 237 Welsby Parade that if I was to demolish my home I would have to put my home on poles to make sure it complied with the new flood maps. The adjoining block of land to us at

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233 Welsby, shows more area than mine as being restricted by the flood/tidal water. Others as well as myself have concerns that the same rules should apply to private homes as to developers.

The council is currently doing work across the road from us to the underbridge walkway because of collapse due to water influence.

There is a building behind residence 127 Welsby Parade and Properties on Welsby Pde from that point heading up towards Cornette supermarket, that have serious problems with its foundations due to the underground water table that exists on Bribie Island. The building is leaning in the direction of the waterfront. There are cupboard doors that will not close due to the lean and ceramic tiles continually lifting at an alarming rate that can be heard by residence.

I have also been informed that Bribie Island is not allowed to have a Cemetery where bodies are buried due to the water table being so close to the surface. This raises questions as to how heavy buildings would cope structurally with these conditions.

Kind regards,

Faye Falvey
237 Welsby Parade
Bongaree Q 4507

ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Gerri Marston](#)
To: [MBRC Incoming Mail](#)
Subject: FW: Objection to DA/37893/2019/V2M
Date: Monday, 22 April 2019 8:27:17 PM

Subject: Objection to DA/37893/2019/V2M

DA/37893/2019/V2M

233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

The residents of Bribie Island have come here to escape the over development of other areas such as Noosa, Mooloolabah and Caloundra. We are losing our identity. We do not have the facilities necessary for an increased population growth, for example a hospital. We do not need, nor want, another bridge. We can have sustainable growth without high rise developments which marr the originality and history of the island.

Yours faithfully,

Geraldine Marston

3 Illawarra Avenue

Bellara

0411353171

Moreton Bay Regional Council

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DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [SOPHIA MCCULLOUGH](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: Objection to Development Application No. DA/37893/2019/V2M
Date: Thursday, 4 April 2019 1:56:00 PM

TO WHOM IT MAY CONCERN

We are writing to put forward our objection to the proposed High Rise development at 233 Welsby Parade, Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15 metres

Including garage, shop/offices etc., and will compromise the foreshore precinct, which is the natural beauty of Bribie Island its environment & infrastructure.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Parade is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As residents since 1991, our move here was to escape the concrete jungle of Sydney.

Like our many friends here on the Island, we would like to preserve what we came for, and the reason visitors come to Bribie.

Have heard it said so many times, "Driving over the Bridge, the sight of the foreshore, uncluttered by high rise jungle of concrete and glass. Yeah we are home".

Bribie Island has a world renowned reputation for its work in the environment and it's this and the reasons

mentioned above that we strongly object to the height of this proposal @ 233 Welsby Parade being over tree height and

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ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS)
233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Council building height limit of 15 meters.

Yours sincerely

Bill and Sophia McCullough

3 North Point, Banksia Beach 4507

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 10/05/2019 AM Moreton Bay Regional Council

The Chief Executive Officer
Moreton Bay Regional Council
P.O.Box 159
Caboolture Q4510

MORETON BAY
REGIONAL COUNCIL

- 9 MAY 2019

30/04/2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

Re Development application No: DA 37893/2019/V2M

We wish to object to the development application (above) for
233 Welsby Pde. Bongaree Q4507

We are concerned with the following :-

*Please NOTE the block is on the **corner of Welsby Pde. and Ferguson Ave. Bongaree.**

*It is a main thoroughfare for traffic going from Welsby Pde to Banksia Beach and Woorim and also the local shopping centre.


*The proposal is for 10 Units which means 10 (or 20) vehicles driving in and out of the building while the abovementioned traffic is negotiating the turning into Ferguson Ave. which has limited street parking now.

*Add to that - their visitors' cars and the weekend day trippers and the corner will become even more problematic.
It is totally unsafe to increase traffic at this intersection and council planners should be doing a survey of the situation before any decision is made on this building approval.

Signed

Jean McManus

Gerry McManus


12 Winch Ct.
Banksia Beach Qld.4507



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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Michael Mokhtarani](#)
To: [MBRC Incoming Mail](#)
Subject: 233 Welsby Parade, BONGAREE QLD 4507 Development
Date: Tuesday, 2 April 2019 9:07:30 AM

Could I express my disappointment and anger regarding the new threat to our Island from a Developer to build a Six Storey complex on Welsbey Drive .And could you please tell us what you could do on behalf of silent majority who are opposed to this project .

We are losing the unique Bribie Island feature to greedy developers and some people who do not care about crowding up the island and ruining the natural beauty of this island .,

Best Wishes,

Michael Mokhtarani

21 Pimpala Cres. Bongaree 4507

0400240526

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: frankie1950@iinet.net.au
To: [CEO](#)
Cc: [Brooke Savige](#); [Frankie Park](#)
Subject: Objection to high rise building proposed for Welsby Parade, Bongaree DA V2M37893 2019
Date: Saturday, 30 March 2019 3:25:35 PM

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

This proposed development does not comply with the regional plan. This will set a precedent for the height of any future high rise developments on Bribie Island.

I believe Bribie is becoming over-developed, infrastructure is not sufficient to cope with the increased traffic caused by many recent multi-dwelling developments.

No further multi-dwelling developments should be approved for Bribie Island until infrastructure has been upgraded to allow for safe, efficient traffic flow. This includes improving the access to Bribie from the mainland by increasing the flow on the bridge and on the roads approaching Bribie Island from the Bruce Highway.

Development of the areas on both sides of the Pumicestone Passage adjacent to the existing bridge should be frozen until after upgraded bridge access has been completed.

In the last 10 years, Moreton Bay Regional Council has changed the ambience of Bribie Island by approving multi-dwelling developments. I wish to see a referendum of the residents of Bribie Island regarding further high rise development approval.

**Frances Park
8 Green Street
Banksia Beach 4507**

ph 34088648

Moreton Bay Regional Council

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Ken and Frances Park](#)
To: [CEO](#)
Subject: DA V2M37893 2019
Date: Saturday, 30 March 2019 2:28:52 PM

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

1. It is non compliant with the regional plan in respect of density and height. There is no point in having a regional plan, which has been accepted by the state government, if it can be ignored by every developer.
2. There should be no further development on Bribie Island until a new bridge exists. There are already traffic issues on weekends.
3. When the new bridge is designed there is every likelihood that one of the access roads, flyovers or underpasses will necessitate the demolition of this building. No further approvals should be allowed in this vicinity until the design of the new bridge and its accesses are firm. If necessary re-zone the whole area.
4. Such a crass and dominating building will become a precedent and will forever change the architecture and ambience of Bribie Island. It is aesthetically completely out of character with the way that the residents want Bribie to develop. It would be completely unacceptable, an eyesore and a distraction to drivers, as the vista presented to people crossing on to Bribie. There is already one Gold Coast and we don't want to be the second one.

Kenneth E Park
8 Green Street
BANKSIA BEACH QLD 4507
ph 34088648

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [jan](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application DA/37893/2019/V2M
Date: Friday, 3 May 2019 3:04:40 PM

Dear Sir

This letter is an objection to the proposed application for 233 Welsby Pde, Bongaree.

If the council continues to allow new developments of high density buildings, we will end up with high rise buildings all along Welsby parade and beyond. Please consider, do we want to be another Gold Coast? Why do we wish to reside on Bribie Island? because that's what it is... an island. Unique in every way. We need to have a regional plan similar to what the Noosa Shire council has done, limiting this type of development which has created very a valuable region because they listened to their constituents.

The planning scheme for the Noosa Shire sets down a framework for the future, keeping high density development and commercial landscapes to a minimum. Perhaps our council could view the plan of their region with the view to developing a plan that retains and enhances this unique area.

Kind regards

Janet Rawleigh

25 Indra Ave Bellara

E: janraw0401@gmail.com

Sent from [Mail](#) for Windows 10

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: robustmail@me.com
To: [MBRC Incoming Mail](#)
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 4:13:31 PM
Attachments: [BIEPA Welsby Pde.jpeg](#)

MW Robinson
9 North Point,
Banksia Beach,
Bribie Island,
QLD 4507
Australia

Home: 61 7 3410 8820
Cell: 0423648505
E-mail: robustmail@me.com

Dear Sir/Madam

I too am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926. The proposed development of this property is over the allowable current height limit of 15mtrs. Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of Bribie Island its environment & infrastructure. Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development. The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Pde is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment. As a resident for a number of years now, our move here was to escape the concrete jungle cities of the Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the green tree-lined foreshore not a line of high rise buildings of concrete & glass. Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Council building height limit of 15 mtrs.
Regards

MW Robinson



ITEM 2.1 FROM GENERAL MEETING 21 JANUARY 2020 - (COUNCIL DELEGATION #144)
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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lynnpaul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Barrie](#)
To: [MBRC Incoming Mail](#)
Subject: Application ref DA/37893/2019/V2M
Date: Thursday, 18 April 2019 1:26:33 PM

Re lots 25 & 26 non RP62926

I wish to strongly object to the relaxation of the height limit of 15 meters in this zone and for an increase in density from the limit of 75 to 83. There also appears to be a discrepancy in the proposed height 21.7 meters as reported and 19.765 as posted.

Please also note that by definition a storey for car parking is also part of the building, and should be counted as such, and included in the 15 meters.

I strongly feel that this development will have an adverse effect not only visually, but also be a significant traffic hazard, with egress and entry on to the already busy thoroughfare.

Regards.

Barrie Smith
30 Ford Street
Bongaree 4507

Sent from my iPad

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [sandi.smith](#)
To: [MBRC Incoming Mail](#)
Subject: Planning submission DA/37893/2019/V2M
Date: Thursday, 18 April 2019 1:19:58 PM

Sandi Smith
30 Ford Street
Bongaree. Qld. 4507

I am writing to strongly oppose the height level requested in this application.

The height of up to 3 levels along the foreshore roads island wide has been followed for over 30 years, we do NOT need to mar the skyline of Bribie Island's fauna and flora reserve and marine park with buildings higher than the tree line.

Access to this site on to busy Ferguson Avenue will be a traffic hazard with the site being used by residents to the number of units requested.

Currently the existing foreshore properties stay within the strategic plan, to allow this development opens the gates to other developers to try and make our island like Redcliffe foreshore which to me is totally unacceptable.

Bribie Island is different.....keep it that way.
Regards
Sandi

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

Feedback to Mayor or Councillor

Question	Response
Your details	
Name	Bruce teakle
Address	8 timari Ave
Suburb	Bellara
Phone	0734089029
Email	
Your feedback	
Were your comments for the Mayor and/or a specific Councillor?	Mayor (Allan Sutherland), Councillor
If comments are for a specific Councillor, select from the list below:	Brooke Savige (Div 1)
Subject	Development on 233 welsby pre, Bongaree.
Comments	I feel this type of development is totally wrong as all you councillors seem to want to do is ruin our life style which is why people live here in the first place. The roads and shopping centre car parks are congested as it is and you want to make it worse with this type of cramming as many people into small space as possible, I think it is about time you all started thinking about the people who live here for change and stop reining why we live here. Yours B teakle.
Would you like a reply to your comments?	Yes

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [Graeme Wilcox](#)
To: [MBRC Incoming Mail](#); [CEO](#)
Subject: DA/37893/2019/V2M
Date: Saturday, 30 March 2019 4:12:16 PM

CEO

Moreton Bay Regional Council

I wish to object to the proposed development at 233 Welsby Parade Bongaree; DA/37893/2019/V2M.

Grounds for my objection are:

1. It does not comply with the MBRC Planning Scheme in respect of density and height. There is no point in having a Planning Scheme if it can be ignored by developers and approved variations made by the MBRC. The public rely on the Planning Scheme for assurity of proper development, certainty of what is permitted nearby and assurances of keeping the local amenity.
2. There should be no further development on Bribie Island or surrounds until a new bridge and the Bribie Island Rd is upgraded. There is already major traffic congestion on weekends.
3. Dominating buildings like this and the already approved 7 storey motel at the Sandstone Point Hotel site will become the norm and will forever change the architecture and ambience of Bribie Island. It and the SPH motel are out of character with the Bribie amenity.

Graeme Wilcox
12 Howard Ct, Sandstone Point, QLD, 4511
0402303212

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)

From: [mitch williamson](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to proposed development - 233 Welsby Parade, Bongaree
Date: Thursday, 4 April 2019 8:06:50 PM

To Whom it may concern,

I am writing in objection to the proposed development at 233 Welsby Parade, Bongaree –
Application reference DA/37893/2019/V2M

In addition to the fact that this development well exceeds current height and occupancy
permissions as stipulated by council, the following reasons are also of concern to me:-

- Access along Welsby Parade during construction, including the parking of a sizeable number of trades for a construction of this size for a prolonged period of time affecting local residents and day trippers.
- Environmental impact specifically to Pumicestone Passage from poor disposal of protective plastics, dust and other pollutants which can be blown off site in high winds which are common in the area. Obviously this is a risk during any and all construction but due to the size of this construction the risk is significantly increased.
- Visual impact due to location. This development when completed will be highly visible on travelling to Bribie Island which I believe will reflect poorly on the image of the island as a National Park.
- Damage to surrounding properties and increased maintenance required as a result of construction (I am an owner of one of the neighbouring properties so this will have an affect on me directly).
- This development sets a precedent for all future developments across the Pumicestone Passage foreshore.

Please also see <https://www.change.org/p/brooke-savage-petition-against-the-proposed-5-storey-development-233-welsby-parade-bongaree> for signatures of other people who share the same opinion of this development.

I hope you give this Development Application the full and thorough consideration it deserves to continue careful, restrained development of the island to the benefit of all residents of Bribie Island

Kind Regards,

Mitch Williamson

6/46 Winston Drive, Bongaree

mr.williamson@inet.net.au

Ph: 0435 315 390

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233 WELSBY PARADE BONGAREE - DIVISION 1 (Cont.)*

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savage@moretonbay.qld.gov.au>
Subject: Formal objection lodged

FYI Brooke regarding the proposed development at 233 Welsby Parade

To Whom it may concern.

This is a formal objection to the proposed High Rise development at
233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

Yours very sincerely

Jeni Webb

10 Lyrebird Lane
Bongaree
Bribie Island
Qld 4507
[Tel:3408 3438](tel:34083438)
Mobile: 0408790031

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Delegated Decisions Committee Meeting - 13 August 2019 (Pages 19/1804 - 19/1805)

RESOLUTION that the minutes of the Delegated Decisions Committee Meeting held 13 August 2019, be confirmed.

#1 Unconfirmed Minutes - Delegated Decisions Committee 13 August 2019

NEXT DELEGATED DECISIONS COMMITTEE MEETING

The next meeting of the Delegated Decisions Committee is scheduled for Tuesday 4 February 2020 at Strathpine Chambers (220 Gympie Road, Strathpine), commencing at the conclusion of the General Meeting on that day.



MINUTES

Delegated Decisions Committee Meeting

Tuesday 13 August 2019
commencing at 12.30pm

Strathpine Chambers
220 Gympie Road, Strathpine

Membership = 5

Mayor (Cr Allan Sutherland) (Chairperson) and four Councillors

Qu

UNCONFIRMED

LIST OF ITEMS

APPOINTMENT OF CHAIRPERSON

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Delegated Decisions Committee Meeting - 6 August 2019 (Pages 19/1662 - 19/1668)

NEXT DELEGATED DECISIONS COMMITTEE MEETING

ATTACHMENTS

Unconfirmed Minutes - Delegated Decisions Committee 6 August 2019

UNCONFIRMED

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Mick Gillam
Cr Adam Hain
Cr Denise Sims
Cr Brooke Savige

Officers:

Chief Executive Officer
Director Community & Environmental Services
Director Planning & Economic Development
Director Engineering, Construction & Maintenance
Director Infrastructure Planning

(Mr Daryl Hitzman)
(Mr Bill Halpin)
(Mr Mike Pickering)
(Mr Tony Martini)
(Mr Andrew Ryan)

Meeting Support

(Kim Reid)

Apologies:

Cr Allan Sutherland (Mayor) (Chairperson)

Delegated Decisions Committee:

Establishment:

The Delegated Decisions Committee ("the Committee") is established as a Standing Committee in accordance with s.264 of the Local Government Regulation 2012.

Purpose:

The sole purpose of the Committee is to decide matters as may be delegated to it by Council under s.257 of the *Local Government Act 2009* ("the Act"), where that delegation arises as a consequence of s175E(6) of the Act, and a quorum cannot be formed.

"175E(6) If a majority of the councillors at a meeting of the local government inform the meeting about personal interests in the matter under subsection (2), the local government must delegate deciding the matter under section 257, unless deciding the matter cannot be delegated under that section."

APPOINTMENT OF CHAIRPERSON

In accordance with the Terms of Reference, the Mayor (Cr Allan Sutherland) is the appointed Chairperson of the Delegated Decisions Committee.

Should the Chairperson be unable to attend, or is not present at the meeting, s267(3) of the Local Government Regulation 2012 enables the Committee members present to appoint a Chairperson for the meeting.

COMMITTEE RESOLUTION - APPOINT CHAIRPERSON

Moved by Cr Mick Gillam

Seconded by Cr Brooke Savige

CARRIED 4/0

That pursuant to s267(3) of the Local Government Regulation 2012, Cr Denise Sims be appointed as the Chairperson for this meeting of the Delegated Decisions Committee Meeting, in the absence of Cr Allan Sutherland (Mayor).

CONFIRMATION OF MINUTES OF PREVIOUS MEETING

1.1 Delegated Decisions Committee Meeting - 6 August 2019 (Pages 19/1662 - 19/1668)

COMMITTEE RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Brooke Savige

CARRIED 4/0

That the minutes of the Delegated Decisions Committee Meeting held 6 August 2019, be confirmed.

NEXT DELEGATED DECISIONS COMMITTEE MEETING

Meetings of the Delegated Decisions Committee are held on an 'as-needs' basis, as fixed by resolution of Council.

CLOSURE

There being no further business the Chairperson closed the meeting at 12.35pm.