



AGENDA

GENERAL MEETING

Tuesday 21 January 2020

commencing at 10.30am

Strathpine Chambers
220 Gympie Road, Strathpine

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a General Meeting of the Moreton Bay Regional Council will be held on Tuesday 21 January 2020 commencing at 10.30am in Strathpine Chambers, 220 Gympie Road, Strathpine to give consideration to the matters listed on this agenda.

Greg Chemello
Chief Executive Officer

16 January 2020

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

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1. OPENING PRAYER

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Mike Charlton (Acting Mayor) (Chairperson)

Apologies:

Cr Julie Greer

Suspended:

Under section 175K (previously section 182A) of the *Local Government Act 2009* Cr Allan Sutherland (Mayor) and Cr Adrian Raedel are currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Council to observe a moment's silence for residents who have passed away.

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 12 December 2019 (Pages 19/2627 - 19/2721)

RESOLUTION that the minutes of the General Meeting held 12 December 2019, be confirmed.

Attachment #1 Unconfirmed Minutes - General Meeting 12 December 2019

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

Receipt of petitions addressed to the Council and tabled by Councillors.

6. CORRESPONDENCE

Receipt of correspondence addressed to the Council and tabled by the Chief Executive Officer.

7. COMMUNITY COMMENT

In accordance with Council's Policy 2150-062, the Community Comment session will not be conducted as this is the first General Meeting of Council for the calendar year.

8. NOTIFIED MOTIONS

Consideration of any motion notified by a Councillor to the Chief Executive Officer at least 5 days before the meeting at which the motion is to be moved.

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

(s262 of the Local Government Regulation 2012)

Consideration of any notice of motion to repeal or amend a resolution of the Council which is to be given to each Councillor at least 5 days before the meeting at which the proposal is to be made.

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

(as referred by the Chief Executive Officer)

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

The Session Chairperson and designated Spokesperson for the respective portfolio, is as follows:

Session	Spokesperson
1 Governance	Cr Mike Charlton (Acting Mayor)
2 Planning & Development	Cr Mick Gillam
3 Corporate Services	Cr Matt Constance
4 Asset Construction & Maintenance	Cr Adam Hain
5 Parks, Recreation & Sport	Cr Koliانا Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade

1 GOVERNANCE SESSION

(Cr M Charlton, Acting Mayor)

ITEM 1.1

DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A19536390 : 7 January 2020 - **Refer Supporting Information A19536404, A19536414 & A19565060**
Responsible Officer: MQA, Team Leader Planning (PL Development Services)

Executive Summary

In 2016, the Minister for Economic Development Queensland delegated certain functions and powers in regard to planning and development assessment within The Mill at Moreton Bay Priority Development Area to the Council under the *Economic Development Act 2012* (the ED Act), subject to certain directions.

As a result of amendments to the ED Act that took effect on 9 December 2019, the Minister for Economic Development Queensland has signed a new instrument of delegation and direction (IoDD) in favour of the Council that came into effect when the amendments to the ED Act took effect on 9 December 2019 (refer to supporting information #1). A new IoDD was necessary to reflect the amendments to the ED Act and to ensure current delegations remain in effect. As a result of the new IoDD coming into effect, the previous instrument of delegation to the Council was rescinded, including as a consequence the Council's previous sub-delegation of the powers to Council officers.

Section 169(3) of the ED Act provides that the powers and functions delegated to the Council may be sub-delegated to an appropriately qualified employee of the Council.

This report recommends the functions and powers delegated to the Council in the new IoDD be sub-delegated to the Chief Executive Officer (CEO) and other appropriately qualified employees of the Council.

OFFICER'S RECOMMENDATION

1. That pursuant to section 169(3) of the *Economic Development Act 2012*, the Council delegates its functions and powers delegated to it by the Minister for Economic Development Queensland pursuant to the instrument of delegation and direction dated 17 October 2019, contained in supporting information #2 to this report, to appropriately qualified employees of the Council in accordance with supporting information #3 attached to this report.
2. That the delegation of functions and powers to appropriately qualified employees of the Council under recommendation 1 be subject to the employees of the Council exercising those functions and powers in accordance with the directions specified in the instrument of delegation and direction dated 17 October 2019.

ITEM 1.1 DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL - A19536390 (Cont.)

REPORT DETAIL

1. Background

On 2 September 2016, the Minister for Economic Development Queensland (the MEDQ) declared The Mill at Moreton Bay a Priority Development Area (PDA). All development and planning activities within the declared PDA boundary have since then been subject to assessment under the *Economic Development Act 2012* (the ED Act) and not under the *Planning Act 2016*.

In making the declaration, the MEDQ had also originally exercised its powers in delegating functions or powers under section 169(1) of the ED Act to the Moreton Bay Regional Council.

On 25 October 2016, the Council then delegated all of its functions and powers to Council officers.

On 9 December 2019, amendments to the ED Act came into effect and required a new instrument of delegation and direction (IoDD) to be given by the MEDQ to the Moreton Bay Regional Council. That new IoDD was made on 17 October 2019 taking effect on and from 9 December 2019 with the effect of rescinding and replacing the previous delegations given. As a consequence, the Council's previous delegation to Council officers made on 25 October 2016 was no longer in effect from 9 December 2019.

At present and since 9 December 2019, all functions under the IoDD would be subject to approval by the full Council. Therefore, like the previous delegations given on 25 October 2016, new delegations are proposed for Council officers to perform the relevant planning and development assessment functions.

Relevantly, there has been some changes to the delegations given to Moreton Bay Regional Council by the MEDQ. Some of the changes reflect the changes made to the ED Act while others reflect the passage of time and are no longer required. The powers include, for example, the power to:

- (a) Negotiate and enter into infrastructure agreements (similar to previous);
- (b) Amend a Development Scheme (was previously the power to prepare a Development Scheme however as one is now in effect and operation, that power is no longer delegated to Council);
- (c) Give exemption certificates (this is a new power);
- (d) Carry out the assessment of an application made to the Council including the issuance of information requests and the like (similar to previous however with some additional directions to the Council on how to exercise the delegation);
- (e) Determine an application (similar to previous);
- (f) Enforce compliance with the Development Scheme and development approvals (this is a new power); and
- (g) Close local controlled roads (similar to previous power).

2. Explanation of Item

It is recommended that the powers under the *Economic Development Act 2012* listed in supporting information #2, delegated to the Moreton Bay Regional Council on 17 October 2019 by the MEDQ, be delegated to appropriately qualified employees of the Council, subject to the accompanying directions.

It is relevant to note that in accordance with the IoDD issued by the MEDQ, Council must provide a written report to the MEDQ every 6 months regarding the exercise of, and compliance with, the delegated functions. Under the previous delegations to the Council, this was required to be done, and was done, every 3 months.

3. Strategic Implications

3.1 Legislative / Legal Implications

The Minister for Economic Development Queensland has delegated certain functions and powers under the *Economic Development Act 2012* to the Council. The recommendation detailed in this report will allow those functions and powers to be sub-delegated to appropriately qualified employees of the Council pursuant to section 169(3) of the *Economic Development Act 2012*.

Moreton Bay Regional Council

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3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications Nil identified

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

Appropriately qualified employees of the Council are listed in supporting information #3 and will have the powers and functions given to the Council by the MEDQ as described in supporting information #3 in accordance with the directions from the MEDQ in in supporting information #2.

These delegations are necessary to allow the efficient and necessary implementation of the statutory obligations of the Council under the ED Act, that includes the day to day management and assessment of development applications in the Mill PDA.

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications

Efficiencies in dealing with the obligations placed on Council to assess any development applications lodged with it to realise the vision for the PDA as articulated in the Development Scheme.

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Consultation has been carried out with relevant Council officers including Legal Services.

SUPPORTING INFORMATION

Ref: [A19536404](#), [A19536414](#) & [A19565060](#)

The following list of supporting information is provided for:

ITEM 1.1

DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL

#1 Letter from Minister for State Development, Manufacturing, Infrastructure and Planning

#2 Instrument of Delegation and Direction - Economic Development Act 2012

#3 Delegation by Moreton Bay Regional Council

#1 Letter from Minister for State Development, Manufacturing, Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MBN19/1798

17 October 2019

Councillor Allan Sutherland
Mayor
Moreton Bay Regional Council
PO Box 159
CABOOLTURE QLD 4510

Email: mayor@moretonbay.qld.gov.au

1 William Street
Brisbane QLD 4000
PO Box 15009 City East
Queensland 4002 Australia
Telephone +61 7 3719 7200
Email statedevelopment@ministerial.qld.gov.au
www.dsdmip.qld.gov.au

Dear Councillor Sutherland

I refer you to the collaborative partnership for managing planning and development assessment within The Mill at Moreton Bay Priority Development Area (PDA) in the form of an instrument of delegation and direction (IoDD), made by me as Minister for Economic Development (MEDQ) in favour of the Moreton Bay Regional Council (the council). As a result of amendments to the *Economic Development Act 2012* (ED Act) I have signed a new IoDD in favour of the council (enclosed) which comes into effect when the amendments take effect with the anticipated proclamation date being 9 December 2019.

The *Economic Development and Other Legislation Amendment Act 2019* (EDOLAA) was passed on 11 April 2019 and included amendments to the plan making and development assessment provisions under the ED Act. The plan making amendments commenced when the EDOLAA was assented to, while amendments related to development assessment will commence on a date to be fixed by a proclamation regulation. A new IoDD, signed by the MEDQ in favour of each current delegate, is necessary to reflect the amendments to the ED Act and to ensure current delegations remain in effect. The delegations need to be in place, together with any instruments of sub-delegation, by the proclamation date.

In relation to development assessment powers and functions, new powers under EDOLAA are delegated to issue PDA exemption certificates and to undertake enforcement actions. For the assessment of PDA development applications, the relevant division in the ED Act is delegated in its entirety, including the new EDOLAA provisions.

I draw your attention to the delegation of the MEDQ's entire decision-making powers for a PDA development application, including the consideration of state interests and determining whether to impose conditions on an approval or to refuse an application. A direction in the IoDD requires consultation regarding state interests, in accordance with the process described in a practice note published by Economic Development Queensland (EDQ). The process in *Practice Note 14: State interests in development assessment in priority development areas* (draft enclosed) has been revised and the final version of the practice note will apply from the date the IoDD takes effect.

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ITEM 1.1 DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL - A19536390

It is my expectation that as a delegate of the MEDQ, the council will exercise these and all other delegated powers and functions judiciously, as a representative of the State, in accordance with the ED Act. As a delegate, the council must ensure that when sub-delegating the MEDQ's powers, all sub-delegates are appropriately qualified and that suitable training and operational arrangements are in place for all sub-delegates.

The delegation of the MEDQ's powers and functions does not prevent me from giving a direction on a specific matter. This delegation also does not prevent me from choosing to perform a delegated function or exercise a delegated power myself. You will note that the directions in the IoDD identify circumstances when a delegate must notify or consult EDQ. These communications, in addition to six-monthly reporting, provide me with the opportunity to oversee delegate performance and monitor delegate decision making. A new format for reporting will be provided to delegates for the June 2020 report.

Furthermore, in circumstances where the council is carrying out development in the PDA, appropriate arrangements must be in place to clearly separate the respective functions of the council as the MEDQ delegate and as the development proponent.

I would also like to emphasise that EDQ plays an important role in assisting delegates execute delegated powers and functions under the ED Act. This includes providing guidance on administrative aspects (such as forms, fees and registers); bringing delegates together to share learning and experiences; and working with applicants and delegates to resolve disputes. All communications with EDQ may be sent to: MEDQdelegations@dsdmip.qld.gov.au.

As the development scheme has been prepared for the Mill at Moreton Bay PDA, delegations in this regard are no longer relevant. However, powers and functions related to development scheme amendments have been delegated.

I encourage the council's ongoing collaboration with EDQ to achieve the outcomes sought under the ED Act for The Mill at Moreton Bay PDA.

If you require any further information, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Enc (2)

#2 Instrument of Delegation and Direction - Economic Development Act 2012

Instrument of Delegation and Direction

Economic Development Act 2012

Minister for Economic Development Queensland

to

Moreton Bay Regional Council

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Parties:

By:

Minister for Economic Development Queensland

(MEDQ)

In favour of:

Moreton Bay Regional Council

(Delegate)

Recitals:

- A. Under section 8 of the Act, a corporation sole constituted by the Minister is established under the name 'Minister for Economic Development Queensland'.
- B. Under section 169(1) of the Act, MEDQ proposes to delegate some of MEDQ's functions and powers to the Delegate.
- C. Under section 170 of the Act, MEDQ proposes to give directions to the Delegate about the performance of the functions or exercise of the powers delegated to the Delegate under this Instrument.

Terms:

1 Definitions and interpretation

1.1 Definitions

In this Instrument:

Act means the *Economic Development Act 2012*

Administrative Arrangements means the administrative arrangements from time to time made by the Governor in Council under section 44 of the *Constitution of Queensland 2001*

Delegate's website means the website found at <https://www.moretonbay.qld.gov.au/>

Department means the department that is the administrative unit for the Act in accordance with the Administrative Arrangements

Department website means the website of the Department

Development Charges and Offset Plan means the document named The Mill at Moreton Bay Priority Development Area Development Charges and Offset Plan, published by EDQ and currently dated 19 October 2017, as amended from time to time, or any document that overrides or replaces it with respect to development charges for the provision of infrastructure or infrastructure charging for The Mill at Moreton Bay PDA

Development scheme has the meaning given to that term in the Act

Directions means the directions given to the Delegate by MEDQ as specified in column 4 of the Schedule

EDQ means Economic Development Queensland, the business unit of that name within the Department, including the officers and employees employed within the business unit

Fund means the Economic Development Fund continued in existence under section 25 of the Act

GOC means a Government Owned Corporation

Government Owned Corporation has the meaning given to that term in the *Government Owned Corporations Act 1993*

Instrument means this Instrument of Delegation and Direction, including the Schedule to it

Minister means the Minister of the State responsible for the administration of the Act in accordance with the Administrative Arrangements

PDA means **priority development area**, and has the meaning given to that term in the Act

PDA-associated development has the meaning given to that term in the Act

PDA-associated land has the meaning given to that term in the Act

PDA development offence has the meaning given to that term in the Act

Planning Act means the *Planning Act 2016*

Previous Instrument is an instrument of delegation or other instrument in so far as it delegates, or purports to delegate, any of the functions or powers of MEDQ under the Act to the Delegate in respect of The Mill at Moreton Bay PDA, which instrument is in effect immediately prior to this Instrument taking effect

Regulation means the *Economic Development Regulation 2013*

Remaining provisions means those provisions of the *Economic Development and Other Legislation Amendment Act 2019* which have not commenced on the day that this Instrument is made

State interests has the meaning given to that term in the Act

The Mill at Moreton Bay PDA means the PDA of that name declared by regulation under the Act.

1.2 Interpretation

The following rules apply in interpreting this Instrument unless the context requires otherwise:

- (a) headings are for convenience only and do not affect interpretation;
- (b) the singular includes the plural, and the converse also applies;
- (c) if a word or phrase is defined, its other grammatical forms have a corresponding meaning;

- (d) a reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it and a regulation or statutory instrument issued under it;
- (e) a reference to a Schedule is a reference to the Schedule to this Instrument;
- (f) if a word or phrase in the Schedule is defined in the Act, the word or phrase has the meaning given to it by the Act;
- (g) 'includes' in any form is not a word of limitation; and
- (h) a reference to a practice note or guideline published by EDQ relevant to the performance of a function or exercise of a power by the Delegate, is a reference to the practice note or guideline that is in effect at the time the function is performed, or the power exercised, by the Delegate.

2 Delegation

2.1 Functions and powers

- (a) MEDQ delegates to the Delegate those functions and powers of MEDQ under the Act specified in column 2, and generally described in column 3, of the Schedule.
- (b) Where the Delegate performs a function or exercises a power under this Instrument and in so doing receives an amount that, had it been received by MEDQ, would be payable to the Fund under section 26(1)(d) or section 26(1)(g) of the Act:
 - (i) in respect of an amount of the type referred to in section 26(1)(d), the Delegate may retain that amount less any amount notified by, and to be remitted to, EDQ in respect of its consideration of State interests;
 - (ii) in respect of an amount of the type referred to in section 26(1)(g), the Delegate may retain that amount.

2.2 Power to sub-delegate

The Delegate may sub-delegate any of the functions and powers delegated under this Instrument to an appropriately qualified employee of the Delegate.

3 Directions

3.1 Direction and control

In its performance of the functions and exercise of the powers specified in the Schedule, the Delegate is subject to:

- (a) the general direction and control of MEDQ; and
- (b) the Directions.

3.2 Timeframe for actions required by Directions

Where an action is required to be undertaken by the Delegate under the Directions and no timeframe for that action is specified, the Delegate must undertake that action as soon as is reasonably practicable.

3.3 Method of communication required by Directions

Where the Directions require the Delegate to notify, consult or otherwise communicate with, EDQ the Delegate shall direct those communications via email to MEDQdelegations@dsdmip.qld.gov.au, or such other email address or method of communication as EDQ may from time to time require.

4 Limitations and conditions

4.1 Conditions

All of the requirements set out in this clause 4 operate as conditions on the grant of the delegated functions and powers under this Instrument.

4.2 Limitation

The Delegate may only perform the functions or exercise the powers delegated to it under this Instrument in respect of The Mill at Moreton Bay PDA, including PDA-associated development and PDA-associated land for The Mill at Moreton Bay PDA.

4.3 MEDQ may exercise powers

This Instrument does not prevent the performance of a function or exercise of a power under the Act:

- (a) by MEDQ; or
- (b) by another delegate of MEDQ acting under an instrument of delegation; or
- (c) by a sub-delegate of MEDQ acting under an instrument of sub-delegation.

4.4 Reporting

The Delegate is subject to the following reporting requirements:

- (a) The Delegate must create and preserve full and proper records concerning the performance of the functions and exercise of the powers delegated to the Delegate under this Instrument.
- (b) The Delegate must as soon as reasonably practicable comply with any request by EDQ for access to any record in the Delegate's custody or control concerning the performance of the functions and the exercise of any of the powers delegated to the Delegate under this Instrument.
- (c) The Delegate must provide a written report to EDQ, in the form required regarding the performance and exercise of, and compliance with, the functions and powers delegated to the Delegate under this Instrument, every six (6) months from the date this Instrument takes effect.

5 Revocation

5.1 Revocation of previous delegation

Subject to clause 5.2, MEDQ revokes any Previous Instrument.

5.2 Partial revocation of previous delegation

If:

- (a) the Delegate has, immediately prior to this Instrument taking effect, commenced the performance of a function or the exercise of a power under the Act under a Previous Instrument; and
- (b) this Instrument no longer delegates the performance of the function or the exercise of the power to the Delegate,

the Previous Instrument is revoked except to the extent that it allows the Delegate to perform the function or exercise the power.

5.3 Revocation of previous direction

MEDQ revokes any previous directions given to the Delegate under the Act, except those directions which apply to the performance of a function or exercise of a power referred to in clause 5.2.

5.4 Future revocation of Delegation

MEDQ may revoke or amend this Instrument, in whole or in part, upon the giving of written notice to the Delegate.

6 Effective date

This Instrument takes effect on the date the Remaining Provisions commence.

Made by:



**The Honourable Cameron Dick
Minister for State Development Manufacturing Infrastructure and Planning as
the corporation sole under the name
Minister for Economic Development Queensland**

Date: 17 / 10 / 2019

Schedule

Delegated functions and powers, and directions to the Delegate

Column 1	Column 2	Column 3	Column 4
Item No.	Section of Act	Nature of Function / Power	Direction
Legal capacity			
1.	10(1)(a)	MEDQ's power to enter into contracts, infrastructure agreements and other agreements.	<p>Infrastructure agreements must be entered into in the name of MEDQ, although the Delegate may negotiate and execute an infrastructure agreement as the Delegate of MEDQ. The Delegate must:</p> <ul style="list-style-type: none"> (a) before drafting of the infrastructure agreement commences, give written notice to EDQ that the Delegate proposes to enter into an infrastructure agreement together with details of the proposal, and provide EDQ with at least 10 business days from when the notice is given to respond to the Delegate about the proposal; (b) before entering into an infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the land; (c) not enter into an infrastructure agreement unless a copy of the agreement has been provided to EDQ and confirmed by EDQ as in order for execution by the Delegate; (d) provide a copy of the signed infrastructure agreement to EDQ as soon as practicable after the infrastructure agreement has been signed by all parties to it; and (e) comply with any subsequent direction given by MEDQ. <p>Note: see also delegation of functions under s 122(2) of the Act.</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) consult with EDQ before entering into any other contract or agreement (i.e. other than an infrastructure agreement) as delegate of MEDQ; and (b) comply with any further directions from MEDQ in relation to that contract or agreement.
2.	10(1)(f)	MEDQ's power to fix charges, and other terms, for the performance of a function, or exercise of a power, under the Act.	The Delegate may not fix charges for infrastructure.
3.	10(1)(g)	MEDQ's power to do anything necessary or convenient to be done in the performance of its functions, or exercise of its powers, under the Act or another Act.	Nil

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Functions			
4.	13(1)	MEDQ's main function to give effect to the main purpose of the Act.	Nil
5.	13(2)(b)	MEDQ's function to facilitate economic development and development for community purposes, including coordinating the provision of, or providing, infrastructure and other services.	Nil
6.	13(2)(c)	MEDQ's function to facilitate economic development and development for community purposes, including planning for, and developing and managing land in or for, priority development areas.	Nil
7.	13(2)(d)	MEDQ's function to facilitate economic development and development for community purposes, including deciding PDA development applications under the Act.	Nil
8.	13(3)	MEDQ's function to consult with each relevant local government in planning for, or developing land in, priority development areas.	Nil
Amendment of Development schemes			
9.	66(a), (b)	MEDQ's power to amend a Development scheme if the amendment does not change the land use plan for the relevant priority development area in the Development scheme, or the amendment is a minor administrative amendment.	The Delegate must: (a) consult with EDQ before proposing any amendment of the type referred to in ss 66(a) and 66(b); and (b) comply with any further directions from MEDQ about the proposed amendment.
10.	58, 59(b), 61(1), 62(1), 62(2), 63(1)(b), 67(1)	MEDQ's functions of following the procedures in sections 58, 59(b), 61(1), 62(1), 62(2) and 63(1)(b) in respect of an amendment of a Development scheme to change the land use plan for the relevant priority development area.	s 58 <u>Consultation</u> Before preparing the proposed amended Development scheme, the Delegate must provide written evidence to EDQ of: (a) consultation with any relevant local government; and (b) consultation with, or if that was not possible, the reasonable endeavours made by the Delegate to consult with, any of the following the Delegate considers will be likely to be affected by an amended Development scheme for the area: (i) a government entity or GOC; or (ii) another person or entity.

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			<p><u>MEDQ comment</u></p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) provide to EDQ the proposed amended Development scheme at least 30 business days prior to commencing public notification; and (b) include any changes required by EDQ to the proposed amended Development scheme. <p><u>State interests</u></p> <p>The Delegate must also:</p> <ul style="list-style-type: none"> (a) consult with EDQ regarding the Delegate's consideration of State interests in preparing the proposed amended Development scheme; (b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and (c) comply with any further directions from MEDQ. <p>s 59(b)</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) not publish the newspaper notice until the Delegate has complied with all directions by MEDQ; (b) provide to EDQ any revised copy of the proposed amended Development scheme prior to publishing the newspaper notice, which may be subject to further directions by MEDQ; (c) ensure that the newspaper notice states that the proposed amended Development scheme is published on the Delegate's website; (d) provide a copy of the proposed amended Development scheme to the Department to be published on the Department website under s 59(a) of the Act; and (e) publish the proposed amended Development Scheme on the Delegate's website. <p>Note: the proposed amended Development scheme will also be published on the Department website.</p> <p>s 62(1), (2)</p> <p>The Delegate must submit the proposed amendment to the proposed amended Development scheme to EDQ and advise whether the Delegate intends to re-notify the proposed amendment and:</p> <ul style="list-style-type: none"> (a) not proceed to re-notification unless the Delegate complies with any additional directions from MEDQ; (b) comply with any direction from MEDQ not to re-notify the proposed amended Development scheme where MEDQ considers the amendment does not

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			<p>significantly change the proposed amended Development scheme;</p> <p>(c) comply with any direction from MEDQ to re-notify the proposed amended Development scheme where MEDQ considers the amendment significantly changes the proposed amended Development scheme; and</p> <p>(d) if re-notifying the amendment of the proposed development scheme, publish the amendment of the proposed amended Development scheme on the Delegate's website.</p> <p>s 63(1)(b)</p> <p>The Delegate must:</p> <p>(a) provide to EDQ for MEDQ endorsement the report prepared under s 63 of the Act;</p> <p>(b) comply with any subsequent direction given by MEDQ in relation to the report; and</p> <p>(c) publish the final report endorsed by MEDQ on the Delegate's website.</p> <p>Note: the report will also be published on the Department website.</p>
11.	69	MEDQ's function to, as soon as practicable after an amendment of a Development scheme takes effect, publish a notice at least once in a newspaper circulating in the area of the relevant local government stating that the Development scheme has been amended and the amended Development scheme is published on the Department website.	<p>The Delegate must:</p> <p>(a) ensure that the newspaper notice also states that the amended Development scheme is published on the Delegate's website; and</p> <p>(b) publish the amended Development scheme on the Delegate's website.</p> <p>Note: the amended Development scheme will also be published on the Department website.</p>
PDA exemption certificates			
12.	71A	MEDQ's power to give a PDA exemption certificate for the carrying out of stated PDA assessable development.	<p><u>State interests</u></p> <p>The Delegate must:</p> <p>(a) consult with EDQ prior to issuing a PDA exemption certificate;</p> <p>(b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and</p> <p>(c) comply with any further directions from MEDQ.</p> <p><u>Fees</u></p> <p>In deciding the fee in respect of an application for a PDA exemption certificate, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the</p>

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			<p>Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering not giving a PDA exemption certificate, notify EDQ in writing before any final decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>
13.	71B(2)	MEDQ's function, if it gives a PDA exemption certificate for the carrying out of PDA assessable development, to give the owner of the land the subject of the PDA exemption certificate a copy of the certificate.	<p>The Delegate must publish a notice stating the information set out in s 71B(3) of the Act on the Delegate's website.</p> <p>Note: the notice will also be published on the Department website.</p>
PDA development applications			
14.	Chapter 3, Part 4, Division 3	MEDQ's functions and powers in respect of PDA development applications.	<p><u>Fees</u></p> <p>In deciding the fee under s 82(1)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Notice of application</u></p> <p>The Delegate must advise the applicant that the notice under s 84(4)(a)(ii) of the Act must state that the application may also be inspected on the Delegate's website.</p> <p><u>PDA development condition relating to infrastructure</u></p> <p>In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing a PDA development application, or considering approving only part of the PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>State interests</u></p> <p>The Delegate must also:</p>

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			<p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>Appeal against PDA development conditions</u></p> <p>In respect of MEDQ's power under s 90(6) of the Act to lodge a notice of election to become a party to a Planning and Environment Court appeal against MEDQ's decision to impose a PDA development condition (delegated to the Delegate as part of Chapter 3, Part 4, Division 3 of the Act), the Delegate must:</p> <p>(a) consult with EDQ before joining the proceeding and comply with any further directions from MEDQ; and</p> <p>(b) join the proceeding in its own name as the delegate of MEDQ.</p>
PDA development approvals			
15.	98(1)	MEDQ's power to cancel a PDA development approval, if the owner of the relevant land consents in writing to the cancellation and the relevant development has not substantially commenced.	Nil
16.	99(1), 99(2), 99(3)	MEDQ's power to receive and decide an application to amend a PDA development approval if MEDQ is satisfied the change would not result in the relevant development being substantially different.	<p><u>Fees</u></p> <p>In deciding the fee under s 99 of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>PDA development condition relating to infrastructure</u></p> <p>In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act as applied by s 99(3) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application to amend a PDA development approval, or considering approving only part of the amended PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>

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			<p><u>State interests</u></p> <p>The Delegate must also:</p> <p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p>
17.	99(4), 84(1)(c)	MEDQ's power to require the applicant to give public notice of an application to amend a PDA development approval.	Nil
18.	100(2)(b)	MEDQ's power to receive a plan for reconfiguration of a lot for approval before the currency period ends.	Nil
19.	101(1)	MEDQ's power to receive an application to extend the currency period of a PDA development approval from a person having an interest in the relevant land.	Nil
20.	101(3)(c)	MEDQ's power to decide a fee for an application to extend the currency period of a PDA development approval.	<p><u>Fees</u></p> <p>In deciding the fee under s 101(3)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to MEDQ.</p>
21.	102(2), (3)	MEDQ's function to decide an application for extension after consulting with each nominated assessing authority under the PDA development approval.	<p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application for an extension, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>
22.	102(4)	MEDQ's function to give notice of the decision under s 102(3) of the Act to the applicant and each nominated assessing authority under the PDA development approval.	Nil
Plans of subdivision			
23.	104(1), (2)	MEDQ's power to approve a plan of subdivision in accordance with the process prescribed by regulation for approving plans of subdivision.	Nil

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Item No.	Section of Act	Nature of Function / Power	Direction
Enforcement and declaratory proceedings and related matters			
24.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence, a show cause notice under s 167 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the show cause notice; and (b) comply with any further directions from MEDQ.
25.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence an enforcement notice under s 168 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the enforcement notice; and (b) comply with any further directions from MEDQ.
26.	104A	MEDQ's function to consult with a private certifier engaged in relation to development about the giving of an enforcement notice under s 169 of the Planning Act.	The Delegate must: (a) notify EDQ prior to consulting with the private certifier; and (b) comply with any further directions from MEDQ.
27.	104A	MEDQ's function, if it withdraws a show cause notice or enforcement notice, to give of the notice of withdrawal under s 170(4) of the Planning Act.	The Delegate must: (a) notify EDQ prior to withdrawing a show cause notice or enforcement notice; and (b) comply with any further directions from MEDQ.
28.	104A	MEDQ's power under s 173 of the Planning Act, if an enforcement notice is contravened, to: (a) do anything reasonably necessary to ensure the notice is complied with; and (b) recover any reasonable costs and expenses incurred in doing so as a debt owing by the recipient.	The Delegate must: (a) notify EDQ prior to taking steps to ensure that the notice is complied with; and (b) comply with any further directions from MEDQ.
29.	105(1)(a), 105(1)(b)	MEDQ's power to start a proceeding in the Planning and Environment Court for: • an enforcement order to remedy or restrain the commission of a PDA development offence; or • if MEDQ has started a proceeding under s 105(1) of the Act for an enforcement order and the court has not decided the proceeding, an order under s 106 (interim enforcement order) of the Act.	The Delegate must: (a) consult with EDQ before starting the proceeding and comply with any further directions from MEDQ; and (b) start the proceeding in its own name as the delegate of MEDQ.
30.	109(3)	MEDQ's power to apply to the Planning and Environment Court to cancel or change an enforcement order.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and

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			(b) make application in its own name as the delegate of MEDQ.
31.	112B(1)(b)	MEDQ's power to apply to the Magistrates Court for an order against a defendant convicted of a PDA development offence for the payment of expenses reasonably incurred by MEDQ in taking a sample or conducting an inspection, test, measurement or analysis during the investigation of the offence.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.
32.	113(2)(a)	MEDQ's power, where a person against whom an enforcement order or an order under s 111 of the Act has been made does not comply with the order within the period stated in the order, to take the action required under the order.	The Delegate must: (a) notify EDQ prior to taking the action referred to in s 113(2)(a) of the Act; and (b) comply with any further directions from MEDQ.
33.	113(2)(b)	If action is taken under s 113(2)(a) of the Act, MEDQ's power to recover from a person who contravenes an enforcement order or an order under s 111 the reasonable costs of taking the action as a debt.	The Delegate must: (a) notify EDQ prior to taking the steps referred to in s 113(2)(b) of the Act; and (b) comply with any further directions from MEDQ.
34.	114(1)(a), 114(1)(b), 114(1)(c)	MEDQ's power to bring a proceeding in the Planning and Environment Court for a declaration about: <ul style="list-style-type: none"> • a matter done, to be done or that should have been done for Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; • the construction of Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act</i>; and • the lawfulness of land use or development relating to a priority development area. 	The Delegate must: (a) consult with EDQ before bringing any proceeding and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ.
Infrastructure agreements			
35.	122(2)	MEDQ's function to, before entering into a proposed infrastructure agreement, consult about the terms of the agreement with the entities MEDQ considers will be superseding public sector entities for the infrastructure the subject of the agreement.	Before entering into the infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the infrastructure.

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Investigation powers and enforcement of PDA development offences			
36.	122B	MEDQ's power, under s 182(1) of the Planning Act, to appoint an MEDQ agent, an MEDQ employee or another person prescribed by regulation as an inspector.	Nil
37.	122B	MEDQ's function under s 184(1) of the Planning Act to issue identity cards to inspectors.	Nil
38.	122B	MEDQ's function, under s 211(2) of the Planning Act, to return a thing seized by an inspector to its owner if MEDQ stops being satisfied there are reasonable grounds for keeping the thing.	Nil
39.	122B	MEDQ's function, under ss 211(3) and (4) of the Planning Act, to accept and decide an application for the return of a thing seized by an inspector from the owner of the thing.	Nil
40.	122B	MEDQ's power, under s 212(1) of the Planning Act, to decide that a thing seized by an inspector is forfeited to the State if an inspector: <ul style="list-style-type: none"> (a) after making reasonable inquiries, cannot find an owner; or (b) after making reasonable efforts, can not return it to an owner; or (c) reasonably believes it is necessary to keep the thing to prevent the thing being used to commit the offence for which the thing was seized. 	Nil
41.	122B	MEDQ's power under s 212(4) of the Planning Act to decide to forfeit a thing and its function, under that section, to give a decision notice about that decision to a person who owned the thing immediately before the thing was forfeited.	Nil
42.	122B	MEDQ's power, under s 213(1)(b) of the Planning Act, to agree in writing with the owner of a thing to transfer the ownership of the thing to the State.	Nil
43.	122B	MEDQ's power, under s 213(4) of the Planning Act, to return the proceeds of a thing sold by MEDQ to the owner of	Nil

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		the thing, after deducting the costs of the sale.	
Roads and road closures			
44.	124(1)	MEDQ's power to perform functions or exercise powers for a road that MEDQ considers necessary or desirable to perform its other functions in relation to a priority development area, or PDA-associated development for a priority development area.	The power or function may be exercised with respect to local roads only, and not State-controlled roads.
45.	124(2)	MEDQ's power to permanently or temporarily close all or part of a road.	The power may be exercised with respect to local roads only, and not State-controlled roads.
46.	124(3)	MEDQ's function, before the closing of the road takes effect, to publish a notice MEDQ considers appropriate about the closure in a newspaper circulating in the relevant local government area.	The function may be exercised with respect to local roads only, and not State-controlled roads.
47.	124(5)	MEDQ's power to do everything necessary to stop traffic using a road or part of a road closed under s 124.	The power may be exercised with respect to local roads only, and not State-controlled roads.
48.	126(2)	MEDQ's function to, if MEDQ performs a function or exercises a power relating to a road or former road, give the relevant local government the information MEDQ has to allow the local government to comply with its obligations for its map and register of roads under s74 of the <i>Local Government Act</i> or, for the Brisbane City Council, s 81 of the <i>City of Brisbane Act</i> .	Nil
Miscellaneous provisions			
49.	129A(1)(a), 129A(1)(b)	MEDQ's power to: <ul style="list-style-type: none"> • refund all or part of a fee for an application under Chapter 3 of the Act; or • waive all or part of a required fee for an application under Chapter 3 of the Act. 	Nil
50.	166	MEDQ's power to bring a proceeding for an offence against the Act.	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceedings and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ.

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51.	168(a), 168(b), 168(c), 168(d), 168(e), 168(f)	<p>MEDQ's power to issue a certificate which is evidence:</p> <ul style="list-style-type: none"> • of a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>; • of a thing that must or may be included in a register kept under the Act; • that a stated document is another document kept under the Act; • that a stated document is a copy of, or an extract from or part of, a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a thing that must or may be included in a register kept under the Act; • that on a stated day a stated person was given a stated decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a stated direction or requirement under the Act or the repealed <i>Urban Land Development Authority Act</i> was made of a stated person; • that on a stated day, or during a stated period, a PDA development approval was, or was not, in force. 	Nil
52.	172	<p>MEDQ's function to keep a register for each of the matters listed in s 172 of the Act.</p>	<p>The Delegate must:</p> <ul style="list-style-type: none"> (a) provide to EDQ the information necessary for MEDQ to meet the requirements of s 172(4) of the Act in the form required by MEDQ; and (b) publish the documents included in the registers on the Delegate's website.
53.	173	<p>MEDQ's function to:</p> <ul style="list-style-type: none"> • keep each register open for inspection by the public during office hours on business days at the places MEDQ considers appropriate; • allow a person to search and take extracts from the register; and • give a person who asks for it a copy of all or part of a document or 	Nil

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		information held in the register, on payment of the fee decided by MEDQ and MEDQ's power to decide that fee.	
54.	175	MEDQ's power to approve forms for use under the Act.	Nil

#3 Delegation by Moreton Bay Regional Council



Delegation by Moreton Bay Regional Council

ECONOMIC DEVELOPMENT ACT 2012

The Moreton Bay Regional Council (the Council), having been delegated powers of the Minister for Economic Development Queensland (MEDQ) pursuant to Section 169(1) of the *Economic Development Act 2012*, hereby delegate, pursuant to Section 169(3) of the *Economic Development Act 2012*, authority to carry out tasks and associated actions while also assessing and deciding Development Applications under the *Economic Development Act 2012* to the specified Council Officers below in accordance with the directions given in the instrument of delegation and direction from the MEDQ dated 17 October 2019:

Chief Executive Officer	CEO
Director Planning	DP
Director Community and Environmental Services	DCES
Manager Development Services	MDS
Manager Strategic Planning and Place Making	MSPPM
Manager Regulatory Services	MRS
Manager Legal Services	MLS
Building and Plumbing Services Manager	BPSM
Team Leader Planning Development Services	TLPDS
Team Leader Engineering Development Services	TLEDS
Team Leader Innovation Development Services	TLIDS
Principal Planner Development Services	PPDS
Principal Engineering Officer Development Services	PEODS



Register of Delegations - Council to Council Officers - Economic Development Act 2012

Delegation of the functions and powers under section 169(3) of the *Economic Development Act 2012*.

Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
Legal capacity				
1.	10(1)(a)	MEDQ's power to enter into contracts, infrastructure agreements and other agreements.	<p>Infrastructure agreements must be entered into in the name of MEDQ, although the Delegate may negotiate and execute an infrastructure agreement as the Delegate of MEDQ. The Delegate must:</p> <ul style="list-style-type: none"> (a) before drafting of the infrastructure agreement commences, give written notice to EDQ that the Delegate proposes to enter into an infrastructure agreement together with details of the proposal, and provide EDQ with at least 10 business days from when the notice is given to respond to the Delegate about the proposal; (b) before entering into an infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the land; (c) not enter into an infrastructure agreement unless a copy of the agreement has been provided to EDQ and confirmed by EDQ as in order for execution by the Delegate; (d) provide a copy of the signed infrastructure agreement to EDQ as soon as practicable after the infrastructure agreement has been signed by all parties to it; and (e) comply with any subsequent direction given by MEDQ. <p>Note: see also delegation of functions under s 122(2) of the Act.</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) consult with EDQ before entering into any other contract or agreement (i.e. other than an infrastructure agreement) as delegate of MEDQ; and (b) comply with any further directions from MEDQ in relation to that contract or agreement. 	CEO DP DCES MDS MSPPM MRS MLS BPSM TLPDS TLEDS
2.	10(1)(f)	MEDQ's power to fix charges, and other terms, for the performance of a function, or exercise of a power, under the Act.	The Delegate may not fix charges for infrastructure.	
3.	10(1)(g)	MEDQ's power to do anything necessary or convenient to be done in the	Nil	

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		performance of its functions, or exercise of its powers, under the Act or another Act.		
Functions				
4.	13(1)	MEDQ's main function to give effect to the main purpose of the Act.	Nil	CEO DP DCES MDS MSPPM
5.	13(2)(b)	MEDQ's function to facilitate economic development and development for community purposes, including coordinating the provision of, or providing, infrastructure and other services.	Nil	MRS MLS BPSM TLPDS TLEDS TLIDS PPDS PEODS
6.	13(2)(c)	MEDQ's function to facilitate economic development and development for community purposes, including planning for, and developing and managing land in or for, priority development areas.	Nil	
7.	13(2)(d)	MEDQ's function to facilitate economic development and development for community purposes, including deciding PDA development applications under the Act.	Nil	
8.	13(3)	MEDQ's function to consult with each relevant local government in planning for, or developing land in, priority	Nil	CEO DP MDS MSPPM

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		development areas.		
Amendment of Development schemes				
9.	66(a), (b)	MEDQ's power to amend a Development scheme if the amendment does not change the land use plan for the relevant priority development area in the Development scheme, or the amendment is a minor administrative amendment.	The Delegate must: (a) consult with EDQ before proposing any amendment of the type referred to in ss 66(a) and 66(b); and (b) comply with any further directions from MEDQ about the proposed amendment.	CEO DP MSPPM
10.	58, 59(b), 61(1), 62(1), 62(2), 63(1)(b), 67(1)	MEDQ's functions of following the procedures in sections 58, 59(b), 61(1), 62(1), 62(2) and 63(1)(b) in respect of an amendment of a Development scheme to change the land use plan for the relevant priority development area.	<p>s 58</p> <p><u>Consultation</u> Before preparing the proposed amended Development scheme, the Delegate must provide written evidence to EDQ of:</p> <p>(a) consultation with any relevant local government; and (b) consultation with, or if that was not possible, the reasonable endeavours made by the Delegate to consult with, any of the following the Delegate considers will be likely to be affected by an amended Development scheme for the area: (i) a government entity or GOC; or (ii) another person or entity.</p> <p><u>MEDQ comment</u> The Delegate must:</p> <p>(a) provide to EDQ the proposed amended Development scheme at least 30 business days prior to commencing public notification; and (b) include any changes required by EDQ to the proposed amended Development scheme.</p> <p><u>State interests</u> The Delegate must also:</p> <p>(a) consult with EDQ regarding the Delegate's consideration of State interests in preparing the proposed amended Development scheme ; (b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and (c) comply with any further directions from MEDQ.</p> <p>s 59(b)</p> <p>The Delegate must:</p>	CEO DP MSPPM

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			<p>(a) not publish the newspaper notice until the Delegate has complied with all directions by MEDQ;</p> <p>(b) provide to EDQ any revised copy of the proposed amended Development scheme prior to publishing the newspaper notice, which may be subject to further directions by MEDQ;</p> <p>(c) ensure that the newspaper notice states that the proposed amended Development scheme is published on the Delegate's website;</p> <p>(d) provide a copy of the proposed amended Development scheme to the Department to be published on the Department website under s 59(a) of the Act; and</p> <p>(e) publish the proposed amended Development Scheme on the Delegate's website.</p> <p>Note: the proposed amended Development scheme will also be published on the Department website.</p> <p>s 62(1), (2)</p> <p>The Delegate must submit the proposed amendment to the proposed amended Development scheme to EDQ and advise whether the Delegate intends to re-notify the proposed amendment and:</p> <p>(a) not proceed to re-notification unless the Delegate complies with any additional directions from MEDQ;</p> <p>(b) comply with any direction from MEDQ not to re-notify the proposed amended Development scheme where MEDQ considers the amendment does not significantly change the proposed amended Development scheme;</p> <p>(c) comply with any direction from MEDQ to re-notify the proposed amended Development scheme where MEDQ considers the amendment significantly changes the proposed amended Development scheme; and</p> <p>(d) if re-notifying the amendment of the proposed development scheme, publish the amendment of the proposed amended Development scheme on the Delegate's website.</p> <p>s 63(1)(b)</p> <p>The Delegate must:</p> <p>(a) provide to EDQ for MEDQ endorsement the report prepared under s 63 of the Act;</p> <p>(b) comply with any subsequent direction given by MEDQ in relation to the report; and</p> <p>(c) publish the final report endorsed by MEDQ on the Delegate's website.</p> <p>Note: the report will also be published on the Department website.</p>	
11.	69	MEDQ's function to, as soon as practicable after an amendment of	<p>The Delegate must:</p> <p>(a) ensure that the newspaper notice also states that the amended Development scheme is published on the Delegate's website; and</p>	CEO DP MSPPM

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		a Development scheme takes effect, publish a notice at least once in a newspaper circulating in the area of the relevant local government stating that the Development scheme has been amended and the amended Development scheme is published on the Department website.	(b) publish the amended Development scheme on the Delegate's website. Note: the amended Development scheme will also be published on the Department website.	
PDA exemption certificates				
12.	71A	MEDQ's power to give a PDA exemption certificate for the carrying out of stated PDA assessable development.	<p><u>State interests</u> The Delegate must:</p> <p>(a) consult with EDQ prior to issuing a PDA exemption certificate;</p> <p>(b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and</p> <p>(c) comply with any further directions from MEDQ.</p> <p><u>Fees</u> In deciding the fee in respect of an application for a PDA exemption certificate, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Refusal</u> The Delegate must:</p> <p>(a) if the Delegate is considering not giving a PDA exemption certificate, notify EDQ in writing before any final decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>	CEO DP MDS TLPDS TLEDS
13.	71B(2)	MEDQ's function, if it gives a PDA exemption certificate for the carrying out of PDA assessable development, to give the owner of the land the subject of the PDA exemption	<p>The Delegate must publish a notice stating the information set out in s 71B(3) of the Act on the Delegate's website.</p> <p>Note: the notice will also be published on the Department website.</p>	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS

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		certificate a copy of the certificate.		
PDA development applications				
14.	Chapter 3, Part 4, Division 3	MEDQ's functions and powers in respect of PDA development applications.	<p><u>Fees</u> In deciding the fee under s 82(1)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Notice of application</u> The Delegate must advise the applicant that the notice under s 84(4)(a)(ii) of the Act must state that the application may also be inspected on the Delegate's website.</p> <p><u>PDA development condition relating to infrastructure</u> In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u> The Delegate must: (a) if the Delegate is considering refusing a PDA development application, or considering approving only part of the PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and (b) comply with any further directions from MEDQ.</p> <p><u>State interests</u> The Delegate must also: (a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and (b) comply with any further directions from MEDQ.</p> <p><u>Appeal against PDA development conditions</u> In respect of MEDQ's power under s 90(6) of the Act to lodge a notice of election to become a party to a Planning and Environment Court appeal against MEDQ's decision to impose a PDA development condition (delegated to the Delegate as part of Chapter 3, Part 4, Division 3 of the Act) the Delegate must: (a) consult with EDQ before joining the proceeding and comply with any further directions from MEDQ; and (b) join the proceeding in its own name as the delegate of MEDQ.</p>	<p><i>All sections other than s85 Deciding application generally</i></p> <p>CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS</p> <p><i>s85 Deciding application generally</i></p> <p>For Material Change of Use, Reconfiguring a Lot and Building Works - CEO DP MDS TLPDS Except where; 1. An impact assessable MCU with submissions, unless the Divisional Councillor provides written authorisation that the Development Application can be determined under delegation; 2. An application for a PDA Preliminary Approval; or 3. A Request to Change or Cancel Conditions that were imposed by Council at a</p>

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				Council Meeting. For Operational Works other than for Landscape Works, Advertising Signs or Vegetation Clearing - CEO DP MDS TLEDS PEODS For Operational Works being Landscape Works, Advertising Signs or Vegetation Clearing - CEO DP MDS TLPDS
PDA development approvals				
15.	98(1)	MEDQ's power to cancel a PDA development approval, if the owner of the relevant land consents in writing to the cancellation and the relevant development has not substantially commenced.	Nil	CEO DP MDS TLPDS TLEDS
16.	99(1), 99(2), 99(3)	MEDQ's power to receive and decide an application to amend a PDA development approval if MEDQ is satisfied the change would not result in the relevant development being	<u>Fees</u> In deciding the fee under s 99 of the Act, the Delegate must comply with s 129 of the Act. The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ. <u>PDA development condition relating to infrastructure</u> In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act as applied by s 99(3) of the Act), the	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS

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		substantially different.	<p>Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u> The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application to amend a PDA development approval, or considering approving only part of the amended PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>State interests</u> The Delegate must also:</p> <p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p>	
17.	99(4), 84(1)(c)	MEDQ's power to require the applicant to give public notice of an application to amend a PDA development approval.	Nil	CEO DP MDS TLPDS
18.	100(2)(b)	MEDQ's power to receive a plan for reconfiguration of a lot for approval before the currency period ends.	Nil	CEO DP MDS TLPDS TLIDS PPDS
19.	101(1)	MEDQ's power to receive an application to extend the currency period of a PDA development approval from a person having an interest in the relevant land.	Nil	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS
20.	101(3)(c)	MEDQ's power to decide a fee for an application to extend the currency period of a PDA development approval.	<p><u>Fees</u> In deciding the fee under s 101(3)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to MEDQ.</p>	CEO DP MDS
21.	102(2), (3)	MEDQ's function to decide an application for	<p><u>Refusal</u> The Delegate must:</p>	CEO DP MDS

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		extension after consulting with each nominated assessing authority under the PDA development approval.	(a) if the Delegate is considering refusing an application for an extension, notify EDQ in writing before any final refusal decision is made; and (b) comply with any further directions from MEDQ.	TLPDS TLEDS PPDS PEODS
22.	102(4)	MEDQ's function to give notice of the decision under s 102(3) of the Act to the applicant and each nominated assessing authority under the PDA development approval.	Nil	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS
Plans of subdivision				
23.	104(1), (2)	MEDQ's power to approve a plan of subdivision in accordance with the process prescribed by regulation for approving plans of subdivision.	Nil	CEO DP MDS TLPDS PPDS
Enforcement and declaratory proceedings and related matters				
24.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence, a show cause notice under s 167 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the show cause notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
25.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence an enforcement notice under s 168 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the enforcement notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
26.	104A	MEDQ's function to consult with a	The Delegate must:	CEO DP

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		private certifier engaged in relation to development about the giving of an enforcement notice under s 169 of the Planning Act.	(a) notify EDQ prior to consulting with the private certifier; and (b) comply with any further directions from MEDQ.	DCES MDS MRS MLS BPSM TLPDS TLEDS
27.	104A	MEDQ's function, if it withdraws a show cause notice or enforcement notice, to give of the notice of withdrawal under s 170(4) of the Planning Act.	The Delegate must: (a) notify EDQ prior to withdrawing a show cause notice or enforcement notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
28.	104A	MEDQ's power under s 173 of the Planning Act, if an enforcement notice is contravened, to: (a) do anything reasonably necessary to ensure the notice is complied with; and (b) recover any reasonable costs and expenses incurred in doing so as a debt owing by the recipient.	The Delegate must: (a) notify EDQ prior to taking steps to ensure that the notice is complied with; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS
29.	105(1)(a), 105(1)(b)	MEDQ's power to start a proceeding in the Planning and Environment Court for: <ul style="list-style-type: none"> • an enforcement order to remedy or restrain the commission of a PDA development offence; or • if MEDQ has started a proceeding 	The Delegate must: (a) consult with EDQ before starting the proceeding and comply with any further directions from MEDQ; and (b) start the proceeding in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS

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		under s 105(1) of the Act for an enforcement order and the court has not decided the proceeding, an order under s 106 (interim enforcement order) of the Act.		
30.	109(3)	MEDQ's power to apply to the Planning and Environment Court to cancel or change an enforcement order.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS
31.	112B(1)(b)	MEDQ's power to apply to the Magistrates Court for an order against a defendant convicted of a PDA development offence for the payment of expenses reasonably incurred by MEDQ in taking a sample or conducting an inspection, test, measurement or analysis during the investigation of the offence.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS
32.	113(2)(a)	MEDQ's power, where a person against whom an enforcement order or an order under s 111 of the Act has been made does not comply with the order within the period stated in the order, to take the action required under the order.	The Delegate must: (a) notify EDQ prior to taking the action referred to in s 113(2)(a) of the Act; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS
33.	113(2)(b)	If action is taken under s 113(2)(a)	The Delegate must:	CEO DP

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		of the Act, MEDQ's power to recover from a person who contravenes an enforcement order or an order under s 111 the reasonable costs of taking the action as a debt.	(a) notify EDQ prior to taking the steps referred to in s 113(2)(b) of the Act; and (b) comply with any further directions from MEDQ.	DCES MDS MRS MLS
34.	114(1)(a), 114(1)(b), 114(1)(c)	MEDQ's power to bring a proceeding in the Planning and Environment Court for a declaration about: <ul style="list-style-type: none"> • a matter done, to be done or that should have been done for Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; • the construction of Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; and • the lawfulness of land use or development relating to a priority development area. 	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceeding and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ. 	CEO DP DCES MDS MRS MLS
Infrastructure agreements				
35.	122(2)	MEDQ's function to, before entering into a proposed infrastructure agreement, consult about the terms of the agreement with the entities MEDQ considers will be	Before entering into the infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the infrastructure.	CEO DP DCES MDS MRS MLS TLPDS TLEDS

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		superseding public sector entities for the infrastructure the subject of the agreement.		
Investigation powers and enforcement of PDA development offences				
36.	122B	MEDQ's power, under s 182(1) of the Planning Act, to appoint an MEDQ agent, an MEDQ employee or another person prescribed by regulation as an inspector.	Nil	CEO DP DCES
37.	122B	MEDQ's function under s 184(1) of the Planning Act to issue identity cards to inspectors.	Nil	CEO DP DCES
38.	122B	MEDQ's function, under s 211(2) of the Planning Act, to return a thing seized by an inspector to its owner if MEDQ stops being satisfied there are reasonable grounds for keeping the thing.	Nil	CEO DP DCES MDS MRS MLS
39.	122B	MEDQ's function, under ss 211(3) and (4) of the Planning Act, to accept and decide an application for the return of a thing seized by an inspector from the owner of the thing.	Nil	CEO DP DCES MDS MRS MLS
40.	122B	MEDQ's power, under s 212(1) of the Planning Act, to decide that a thing seized by an inspector is forfeited to the State if an inspector: (a) after making reasonable inquiries,	Nil	CEO DP DCES MDS MRS MLS

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		cannot find an owner; or (b) after making reasonable efforts, can not return it to an owner; or (c) reasonably believes it is necessary to keep the thing to prevent the thing being used to commit the offence for which the thing was seized.		
41.	122B	MEDQ's power under s 212(4) of the Planning Act to decide to forfeit a thing and its function, under that section, to give a decision notice about that decision to a person who owned the thing immediately before the thing was forfeited.	Nil	CEO DP DCES MDS MRS MLS
42.	122B	MEDQ's power, under s 213(1)(b) of the Planning Act, to agree in writing with the owner of a thing to transfer the ownership of the thing to the State.	Nil	CEO DP DCES MDS MRS MLS
43.	122B	MEDQ's power, under s 213(4) of the Planning Act, to return the proceeds of a thing sold by MEDQ to the owner of the thing, after deducting the costs of the sale.	Nil	CEO DP DCES MDS MRS MLS
Roads and road closures				
44.	124(1)	MEDQ's power to perform functions	The power or function may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		or exercise powers for a road that MEDQ considers necessary or desirable to perform its other functions in relation to a priority development area, or PDA-associated development for a priority development area.		MDS MLS TLPDS TLEDS
45.	124(2)	MEDQ's power to permanently or temporarily close all or part of a road.	The power may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS
46.	124(3)	MEDQ's function, before the closing of the road takes effect, to publish a notice MEDQ considers appropriate about the closure in a newspaper circulating in the relevant local government area.	The function may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS
47.	124(5)	MEDQ's power to do everything necessary to stop traffic using a road or part of a road closed under s 124.	The power may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS TLEDS
48.	126(2)	MEDQ's function to, if MEDQ performs a function or exercises a power relating to a road or former road, give the relevant local government the information MEDQ has to allow the local government to comply with its obligations for its map and register of roads under s74 of the <i>Local</i>	Nil	CEO DP MDS TLPDS TLEDS TLIDS

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		<i>Government Act</i> or, for the Brisbane City Council, s 81 of the <i>City of Brisbane Act</i> .		
Miscellaneous provisions				
49.	129A(1)(a), 129A(1)(b)	MEDQ's power to: <ul style="list-style-type: none"> • refund all or part of a fee for an application under Chapter 3 of the Act; or • waive all or part of a required fee for an application under Chapter 3 of the Act. 	Nil	CEO DP MDS TLPDS TLEDS TLIDS
50.	166	MEDQ's power to bring a proceeding for an offence against the Act.	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceedings and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ. 	CEO DP DCES MDS MRS MLS
51.	168(a), 168(b), 168(c), 168(d), 168(e), 168(f)	MEDQ's power to issue a certificate which is evidence: <ul style="list-style-type: none"> • of a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>; • of a thing that must or may be included in a register kept under the Act; • that a stated document is another document kept under the Act; • that a stated document is a copy of, or an extract from or part of, a decision, direction or notice under the Act or the 	Nil	CEO DP DCES MDS MSPPM MRS MLS BPSM TLPDS TLEDS TLIDS

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ITEM 1.1 DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL - A19536390



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		repealed <i>Urban Land Development Authority Act</i> , or a thing that must or may be included in a register kept under the Act; <ul style="list-style-type: none"> • that on a stated day a stated person was given a stated decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a stated direction or requirement under the Act or the repealed <i>Urban Land Development Authority Act</i> was made of a stated person; • that on a stated day, or during a stated period, a PDA development approval was, or was not, in force. 		
52.	172	MEDQ's function to keep a register for each of the matters listed in s 172 of the Act.	The Delegate must: <ul style="list-style-type: none"> (a) provide to EDQ the information necessary for MEDQ to meet the requirements of s 172(4) of the Act in the form required by MEDQ; and (b) publish the documents included in the registers on the Delegate's website. 	CEO DP MDS MSPPM TLPDS TLEDS TLIDS
53.	173	MEDQ's function to: <ul style="list-style-type: none"> • keep each register open for inspection by the public during office hours on business days at the places MEDQ considers appropriate; 	Nil	CEO DP MDS MSPPM TLPDS TLEDS TLIDS



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		<ul style="list-style-type: none"> allow a person to search and take extracts from the register; and give a person who asks for it a copy of all or part of a document or information held in the register, on payment of the fee decided by MEDQ and MEDQ's power to decide that fee. 		
54.	175	MEDQ's power to approve forms for use under the Act.	Nil	CEO DP MDS TLPDS TLEDS TLIDS

LIMITATION ON THE DELEGATION (IF ANY):

Where a matter can be dealt with under delegation but is a major project/challenges Council policy or has raised significant community concern the Mayor, Divisional Councillor, Director Planning, Manager Strategic Planning and Place Making or the Manager Development Services may request it be determined by Council.

In any other situation it is at the discretion of the Director Planning, Manager Strategic Planning and Place Making or the Manager Development Services to determine any other matter that should be decided by Council.

Where delegation of authority is exercised, the Council officer exercising the delegation is to ensure any applicable directions from the MEDQ aligning to the delegation are complied with.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

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 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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ITEM 2.1 DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 - A18538028 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application (for a Material Change of Use - Development Permit for 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>
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.
	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.
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		
<p>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.</p> <p>3. The use of a plain concrete finish for the driveways and parking areas is not acceptable.</p> <p>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.</p>		
10.	Street Numbering and Building Names	
<p>Install dwelling and street numbering and lockable mail boxes. Ensure street numbers and any building names are prominently displayed to enable identification by emergency services.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained at all times.</p>	
11.	Internal Fire System	
<p>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.</p>		
A	<p>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.</p>	<p>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.</p>
B	<p>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:</p> <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. 	<p>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.</p>
C	<p>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.</p>	<p>At all times.</p>
D	<p>For development that contains on-site fire hydrants external to buildings:</p> <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: 	<p>Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever</p>

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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 constrains 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.
14.	External Lighting	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
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.
B	Obtain approval from Council for the acoustic impact report in accordance with (A) above.	B - D Prior to the commencement of the use

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
C	Implement all noise attenuation measures recommended in the approved acoustic impact assessment in order to achieve the specified noise limits.	and to be maintained at all times
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.	
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.
21.	Water and/or Sewerage	

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
<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. 	<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>
22.	Fibre Ready Telecommunications – Multi
<p>A 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. 	<p>Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.</p>
<p>B Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done.</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
<p>A Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide for New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office for dwellings and receptions, staff rooms, offices and the like for non-residential land uses.</p>	<p>Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.</p>
<p>B Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done.</p>	

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
	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.
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.
	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.
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 trees within the development in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping.
	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
29.	Electricity Welsby Parade	
A	<p>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.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
B	<p>Provide an underground electricity supply connection from power pole P30622-B to the proposed dwelling units.</p>	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
C	<p>Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that:</p> <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. 	<p>Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
30.	Configuration of Lots	
	<p>Amalgamate Lots 25 and 26 on RP62926 into a single title.</p> <p>OR</p> <p>Lodge a Community Management Statement associated with a community-titled subdivision application with Council for endorsement.</p>	<p>Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.</p>
31.	Removal/ Demolition of Buildings	
A	<p>Remove / demolish the existing structures located on the land.</p>	<p>Prior to works commencing on site.</p>
B	<p>Maintain the site in a clean and manageable state.</p>	<p>Prior to works commencing on site.</p>
DEVELOPMENT ENGINEERING		
32.	Replace Existing Council Infrastructure	
	<p>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.</p>	<p>Prior to commencement of use or Council endorsement of any Community Management</p>

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
		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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. (d) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site. 	Notes.
35.	Access, Internal Roadways, Parking and Servicing Areas	

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
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	
	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. Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition. Notes: 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	
	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. Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).	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.
39.	Stormwater Management Plan (Quantity & Quality)	
A	Prepare and Implement a Stormwater Management Plan to demonstrate how stormwater from the proposed development can	Prior to building approval.

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
<p>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. 		
B	<p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p>	<p>Prior to commencement of the use or Council endorsement of any Community Management Statement, whichever occurs first.</p>
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 	<p>Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.</p>
41.	Removal of Redundant Crossovers	
	<p>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.</p>	<p>Prior to commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.</p>

ADVICES

1.	<i>Aboriginal Cultural Heritage Act 2003</i>
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural</p>

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ADVICES	
	<p>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
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable

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	Details to Insert
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 fourth 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>	<p>requirements and the proposal has been determined to comply.</p>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable.

2.3.2 *South East Queensland Regional Plan*

The site is located in the Urban Footprint.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

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

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

2.4.1 *Strategic Framework*

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework, 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		
<p>3.3.3 Strategic Outcome - Natural hazards and adaptation <i>The resilience of communities, development, essential infrastructure, natural environments and economic sectors to natural hazards including projected changes in weather is increased.</i></p> <p>1. Respond to the risk from natural hazards, including projected changes in weather, by avoiding areas with high exposure and establishing adaptation strategies to minimise vulnerability to riverine flooding, storm tide, coastal erosion, bushfires and landslides;</p>	Yes	<p>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.</p> <p>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.</p>
<p>3.4.3 Strategic Outcomes - Coastal Management <i>The natural values of all coastal areas, including Bribie Island, Pumicestone Passage, Deception Bay, Redcliffe Peninsula, Hays Inlet and the Pine Rivers estuary and their associated coastal features and processes will be maintained, protected and enhanced.</i></p>	Yes	<p>The proposed development can be undertaken without detrimental impact to the natural values of the coastal areas of Bribie island.</p>
<p>3.5.3 Strategic Outcome - Sense of place and identity <i>The built form contributes to a sense of place and identity.</i></p> <p>1. 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;</p>	Yes	<p>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.</p>

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Strategic Outcome	Complies	Assessment
<p>4. The valuable features, landscape character, built environment and land use pattern across the Region contributes to the creation of a distinct sense of place and identity for the Region and individual communities through respect for natural significant landscape features, local values, local climatic considerations and the use of traditional building materials and forms.</p>		<p>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.</p>
<p>3.5.7 Strategic Outcome - Housing choice and affordability <i>A variety of housing options is provided to meet diverse community needs and achieve housing choice and affordability.</i></p> <p>1. Council's planning initiatives are primarily aimed at increasing population in close proximity to services, public transport and employment to make the overall cost of living more affordable by reducing overall lifestyle costs, particularly transport costs, energy costs by requiring services and facilities close to where people live;</p> <p>3. New housing developments will be planned, designed and delivered taking into account the neighbourhood and place type, existing and future housing needs in the area, and the connectivity and accessibility required to create a walkable neighbourhood and encourage active transport;</p>	<p>Yes</p>	<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 Bribe 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>3.6 Theme - Settlement Pattern and Urban Form</p>		
<p>3.6.1 Strategic Outcome - Compact urban form within the urban footprint <i>A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing the jobs and people per hectare in targeted locations (to help achieve Council's long term 70% local employment target), creating walkable communities, and a viable quality transit system.</i></p> <p>1. A more efficient land use and development pattern will be achieved progressively over time by:</p> <ol style="list-style-type: none"> a. encouraging more intense development and a greater mix of uses at targeted locations within the Urban Footprint; b. requiring new development to be integrated into existing neighbourhoods in a spatially cohesive manner to help create walkable communities with an emphasis being 	<p>Yes</p>	<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> <ol style="list-style-type: none"> 1. Council will focus higher density and mixed-use development in higher order centres and public transport nodes and corridors; 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; 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; 5. Ensure the provision of appropriate infrastructure is planned for and provided to support additional population in infill areas; 6. Respond to natural hazards through adaptation measures that reduce the hazard risks and support additional population and economic 	<p>Yes</p>	<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		
<p>3.14.1.7 - Strategic Outcome - Suburban neighbourhood place type</p> <p>1. This place type is primarily low density, dormitory suburbs that developed in the Region over the last 60 years which accommodate the bulk of the Region's resident population; and</p> <p>2. These areas will continue to provide low density residential, predominantly detached housing, with a limited range of local convenience services and facilities.</p>	Yes	<p>The proposed development is for a four (4) Storey residential building. Despite the site being within the Suburban neighbourhood place type, the underlying 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		
<p>3.14.8.4 Specific Outcomes - Settlement pattern and urban form</p> <p>1. Suburban neighbourhood places cater for predominately low density detached housing;</p> <p>3. Development across a Suburban neighbourhood place type is characterised by a net residential density of 11 dwellings per hectare or development occurs in a manner that is consistent with the surrounding settlement pattern, specifically considering the interface with adjoining properties;</p>	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 that 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;

- (a) proposes an alternative ‘Example’ satisfying or not satisfying the corresponding Performance Outcome; and
- (b) proposes an outcome where no ‘Example’ is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General residential Zone Code - Next generation 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	
<p>PO1 The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).</p>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks to establish twelve (12) Dwelling units over two (2) lots within a combined site area of 1,204m² achieving a Site density of 99.67 per hectare.</p> <p>In this instance, the proposed development cannot achieve or be conditioned to achieve the Performance Outcome (PO1) and assessment against the relevant Overall Outcomes of the General residential zone - Next generation precinct Code is required.</p>	

Performance Outcome	Example
General residential zone - Next generation precinct	
<p>PO2 Buildings and structures have a height that:</p> <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. <p>Note - Refer to Planning scheme policy - Residential design for details and examples.</p>	<p>E2 Building height does not exceed:</p> <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>	
<p>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.</p> <p>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).</p> <p>Performance Outcome (PO2 (a.)) requires buildings and structures to have a height consistent with the low to medium rise character of the Next Generation Neighbourhood precinct. The “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</p>	

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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>	
<div style="text-align: center;">  <p>*15.00 metres maximum building height shown in orange.</p> </div>	
<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>	

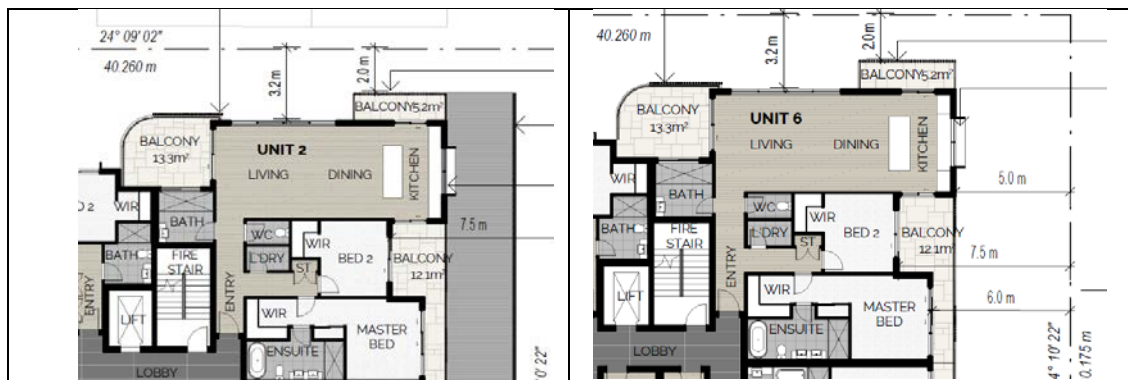
Performance Outcome	Example						
<p>General residential zone - Next generation precinct</p>							
<p>PO4 Residential buildings and structures are setback to:</p> <ol style="list-style-type: none"> be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear; result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites; maintain private open space areas that are of a size and dimension to be usable and functional; maintain the privacy of adjoining properties; ensure parked vehicles do not restrict pedestrian and traffic movement and safety; limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; 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>						
<p><i>Performance Outcome Assessment</i></p> <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 border="1"> <thead> <tr> <th>MBRC Frontage Primary</th> <th>Proposed</th> <th>Complies</th> </tr> </thead> <tbody> <tr> <td>6.00 metres to Wall 5.00 metres to OMP</td> <td>6.10 metres to Wall 5.1 metres to OMP</td> <td>Yes Yes</td> </tr> </tbody> </table>		MBRC Frontage Primary	Proposed	Complies	6.00 metres to Wall 5.00 metres to OMP	6.10 metres to Wall 5.1 metres to OMP	Yes Yes
MBRC Frontage Primary	Proposed	Complies					
6.00 metres to Wall 5.00 metres to OMP	6.10 metres to Wall 5.1 metres to OMP	Yes 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 carparks.	Yes Yes No
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	No - the balcony for unit 6 provides a 2.0m setback and is over 8.5 m in height.
Rear to OMP and Wall.		
Min 5.00 metres	5.0 metres above covered parking area	The building complies, albeit the roof parking area is setback 2.00 metres from the rear boundary.

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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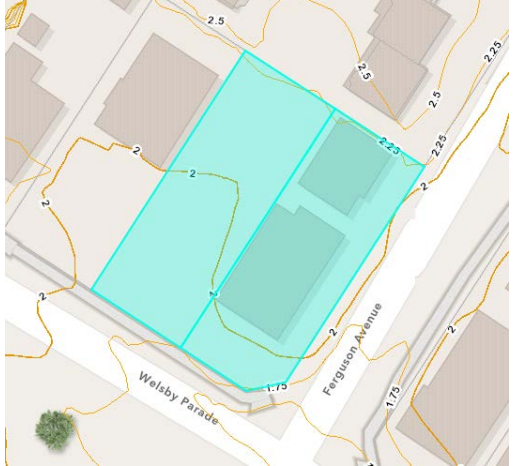
Performance Outcome	Example
General residential zone - Next generation precinct	
<p>PO7 Residential buildings and structures will ensure that site cover:</p> <ul style="list-style-type: none"> a. does not result in a site density that is inconsistent with the character of the area; b. does not result in an over development of the site; c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc); d. reflects the low to medium density character intended for the area. 	<p>E7 Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.</p> <p>..... 40%</p>
<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	
<p>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.</p>	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	
<p>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:</p> <ul style="list-style-type: none"> a. impact on fauna habitats; b. impact on wildlife corridors and connectivity; c. impact on stream integrity; d. impact of opportunities for revegetation and rehabilitation planting; e. edge effects. 	<p>E115 Development does not occur within:</p> <ul style="list-style-type: none"> a. 50m from top of bank for W1 waterway and drainage line b. 30m from top of bank for W2 waterway and drainage line c. 20m from top of bank for W3 waterway and drainage line d. 100m from the edge of a Ramsar wetland, 50m from all other wetlands.
<i>Performance Outcome Assessment</i>	
<p>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.</p> <p>In this instance, the proposed development accords with the Performance Outcome (PO115).</p>	

Performance Outcome	Example
Flood hazard overlay Code	
<p>PO10 Development maintains personal safety at all times, such that:</p> <ul style="list-style-type: none"> a. a vulnerable land use (flood and coastal) is not located in the High risk flood hazard area or Medium risk flood hazard area; b. new buildings are not located in the High risk flood hazard area included in the Limited development zone; c. a residential accommodation building is located in the following: <ul style="list-style-type: none"> i. Balance flood planning area; or ii. 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; d. 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; e. the isolation of persons in the Defined Flood Event is avoided. 	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>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.</p>	

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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>
<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).</p>	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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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"> o The proposed residential building has been designed to minimise privacy and overlooking impacts to adjoining properties, o The proposed residential building is located on a corner site, o 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"> o 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; o The proposed alternative form of housing would allow more inclusive housing options within the locality including alternative price points and options. o
<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 irregularity 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

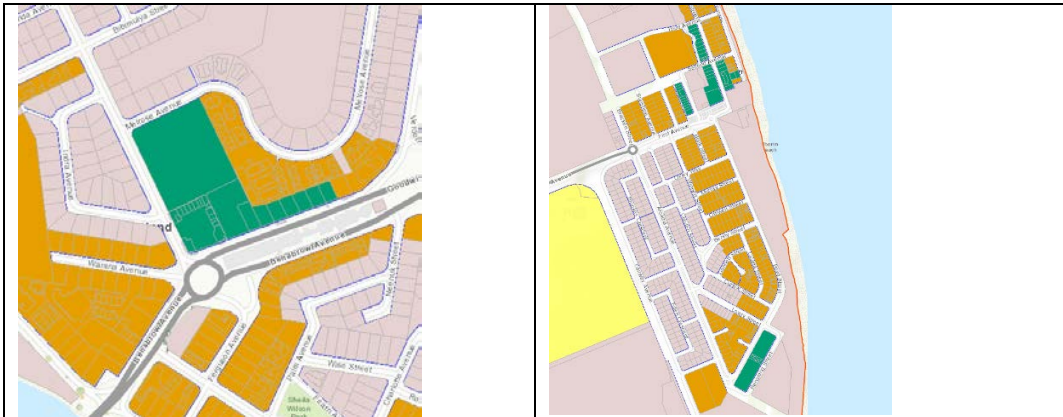
Council received the following types of submissions in respect to this development application. The application was publicly advertised with thirty-three (33) properly made submissions, twelve (12) properly made petitions and two (2) not properly made submissions received.

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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<p>Assessment of Submissions</p>
<p>Issue</p> <ul style="list-style-type: none"> • The maximum building height is 15.00 metres along Welsby Parade. • The proposed building will exceed the maximum building height allowed under the MBRC Planning Scheme.
<p>Discussion</p> <p>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.</p> <p>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.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue</p> <ul style="list-style-type: none"> • 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.
<p>Under the MBRC Planning Scheme building height is regulated by Overlay map - Building heights (metres) and is not regulated by number of Storeys.</p> <p>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.</p>

<p>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.</p> <p>This is not sufficient grounds for refusal of the application.</p>

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<p>Assessment of Submissions</p>
<p>Issue</p> <ul style="list-style-type: none"> The maximum building height is 15.00 metres along Welsby Parade. The proposed building will exceed 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 dwellings 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 exceed 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 "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)".</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 inconsistent 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 levels. 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 support 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 a 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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<p>Assessment of Submissions</p>
<p>Issue</p> <ul style="list-style-type: none"> The maximum building height is 15.00 metres along Welsby Parade. The proposed building will exceed 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>

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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 exceed 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>Issue</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>Discussion</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.

ITEM 2.1 DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1 - A18538028 (Cont.)

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:

ITEM 2.1

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

#1 *Locality Map*

#2 *Zoning Maps*

#3 *Proposal Plans*

#4 *Submissions*

ITEM 2.1 DA/37893/2019/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLINGS AT 233 WELSBY PARADE, BONGAREE - DIVISION 1

#1 Locality Plan



ITEM 2.1 DA/37893/2019/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLINGS AT 233 WELSBY PARADE, BONGAREE - DIVISION 1

#2 Zoning Map



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

#3 Proposal Plans

Architectural Development Application Submission

233 WELSBY PARADE, BONGAREE QLD 4507



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PROJECT TEAM

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

1.0 ARCHITECTURAL STATEMENT

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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.



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT

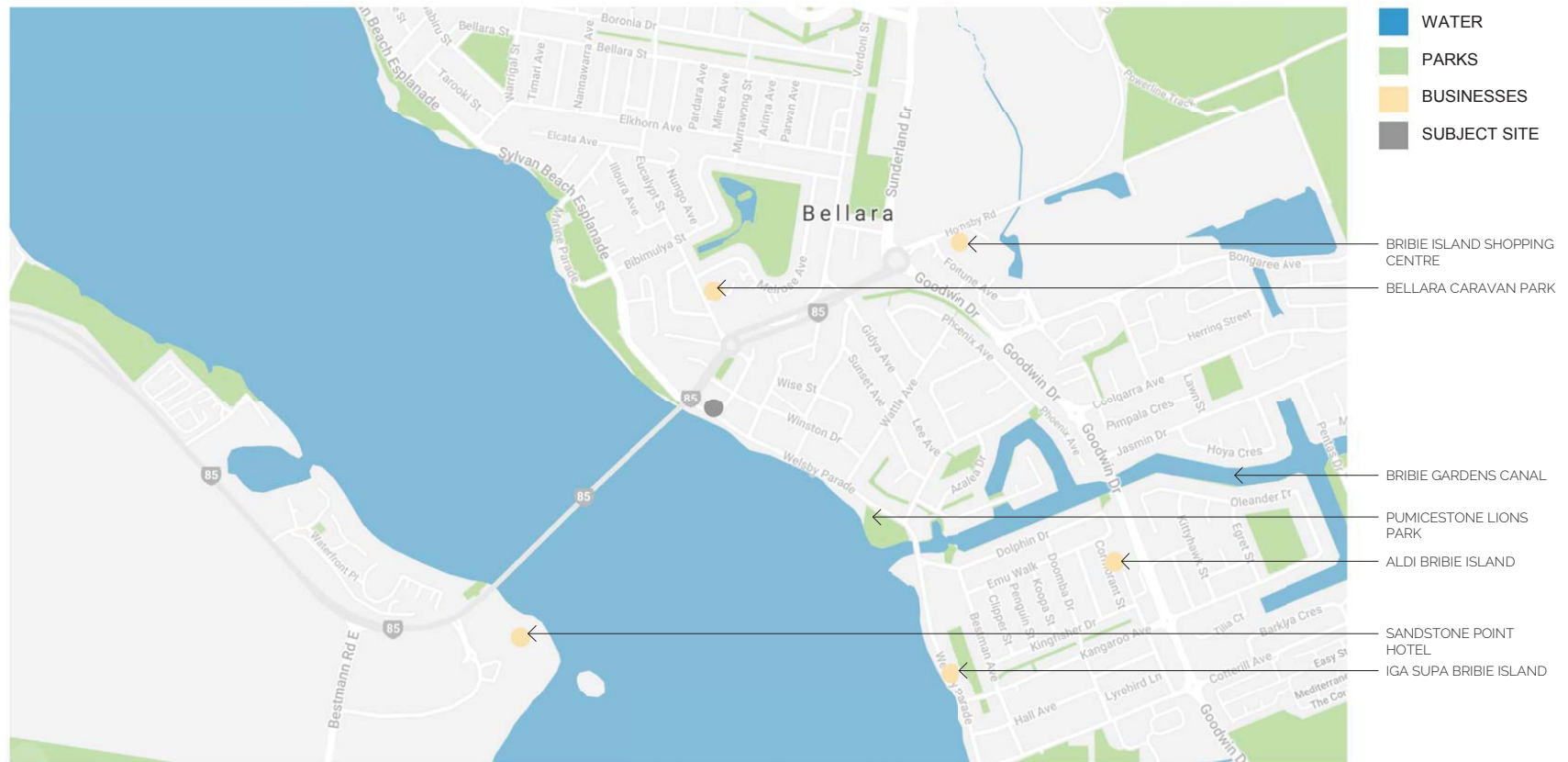
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT /
PROXIMITY AERIAL - NTS



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

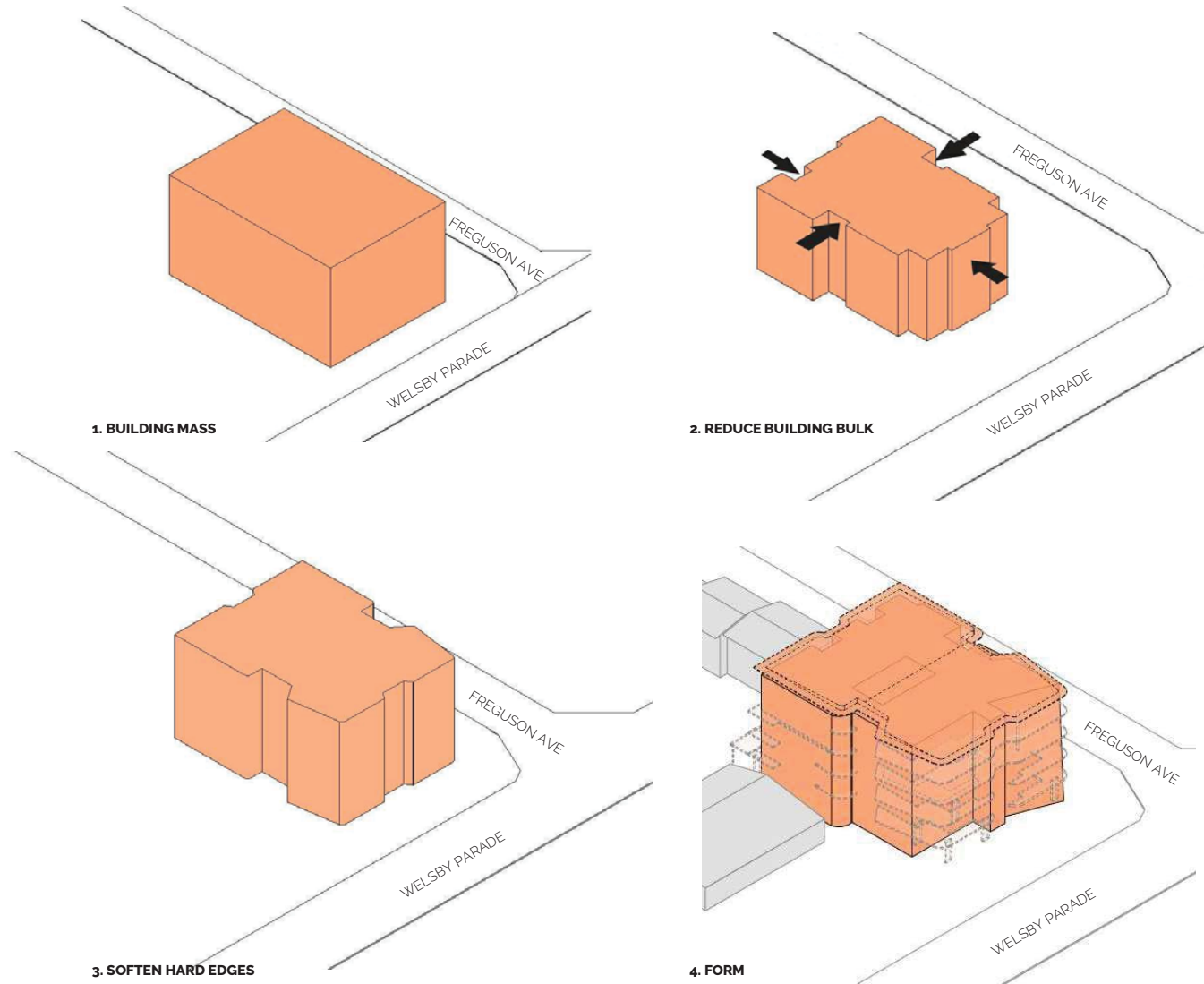


ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

3.0 DESIGN EVOLUTION + RESPONSE

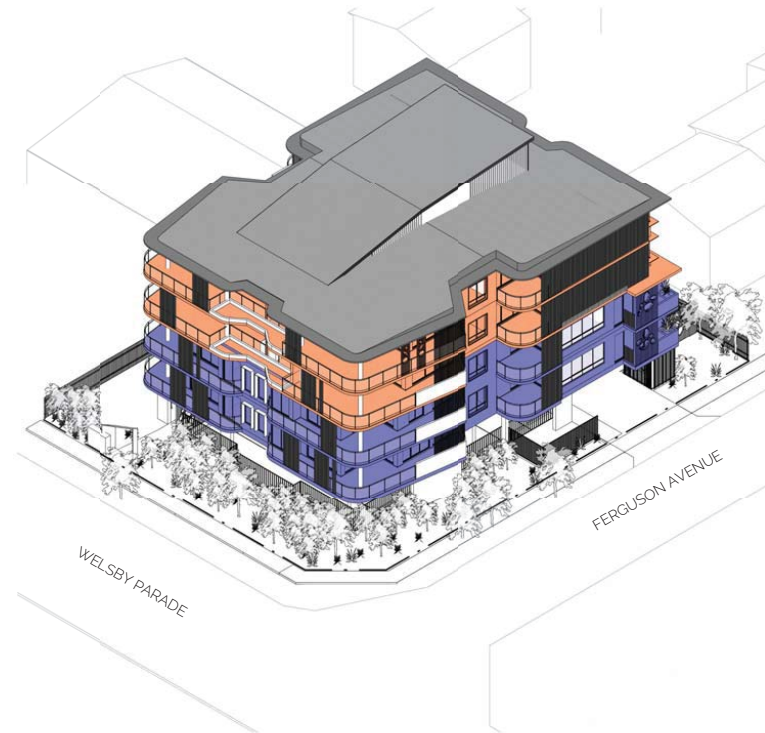
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

3.0 DESIGN EVOLUTION + RESPONSE
MASSING DIAGRAM







ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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



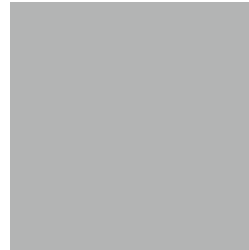
NATURAL LIGHT FILTERED THROUGH PEBBLE LIKE
ARCHITECTURAL SCREENS

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

4.0 MATERIALITY

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

4.0 MATERIALITY /
MATERIAL PALETTE



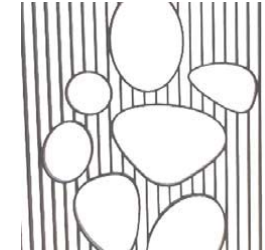
WALL COLOUR -
FEATURE SCREEN COLOUR



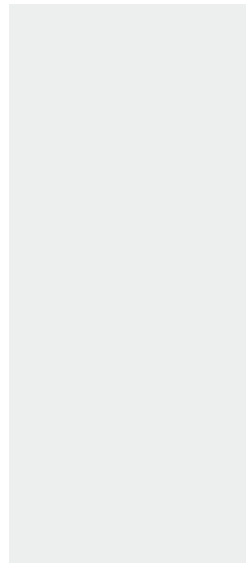
ROOF COLOUR -
FEATURE SCREEN COLOUR



VERTICAL SCREENING



FEATURE SCREENING



BASE COLOUR



METAL ROOF SHEETING



FEATURE MATERIAL



FEATURE MATERIAL

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

LOT 25 & 26 ON RP62926
233 WELSBY PARADE, BONGAREE

SITE AREA

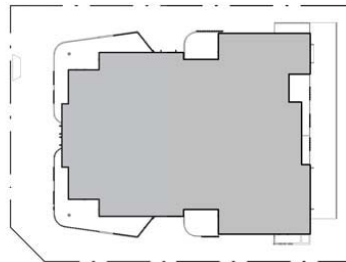
TOTAL SITE AREA	1204m ²	
SITE COVER		
LEVEL 1 & 2	567m ²	(47%)
LEVEL 3 & 4	486m ²	(40%)
TOTAL GFA	1976m ²	(164%)
OPEN SPACE	342m ²	(28%)
DEEP PLANTING	226m ²	(18%)
PERMEABLE AREA	333m ²	(27%)
COMMUNAL AREA	175m ²	(14%)

CAR PARKING DATA

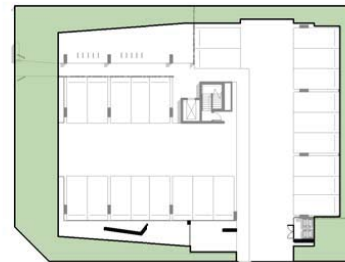
PARKING SPACES	24
CARWASH BAY	1
BICYCLE SPACES	20

BUILDING DATA

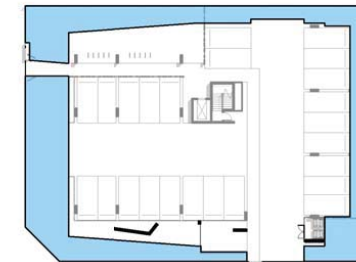
UNITS	12
GROUND FLOOR	0
LEVEL 1	4
LEVEL 2	4
LEVEL 3	2
LEVEL 4	2



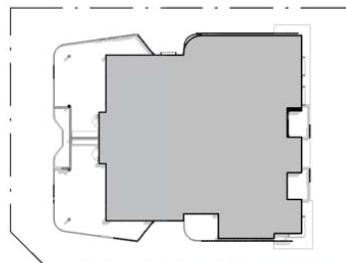
SITE COVER LEVEL 1 & 2
TOTAL AREA: 567.7m²
TOTAL PERCENTAGE: 47%



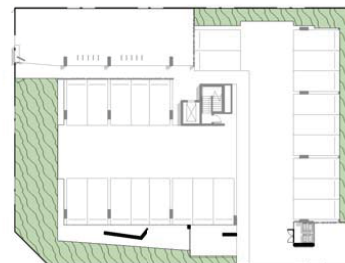
OPEN SPACE
TOTAL AREA: 342m²
TOTAL PERCENTAGE: 28%



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



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

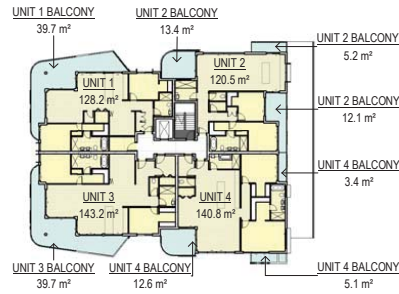


DEEP PLANTING
TOTAL AREA: 226.8m²
TOTAL PERCENTAGE: 18%

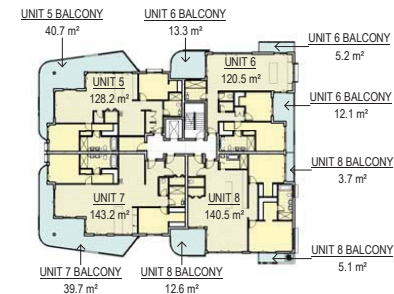
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

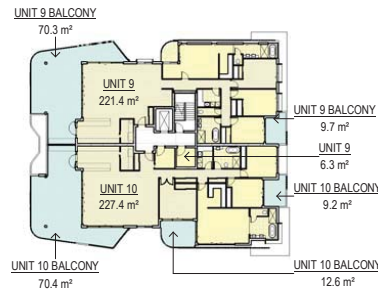
LEVEL 1 FLOOR PLAN	UNIT 1	128.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 2	120.5 m ²
LEVEL 1 FLOOR PLAN	UNIT 3	143.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 4	140.8 m ²
LEVEL 2 FLOOR PLAN	UNIT 5	128.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 6	120.5 m ²
LEVEL 2 FLOOR PLAN	UNIT 7	143.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 8	140.5 m ²
LEVEL 3 FLOOR 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



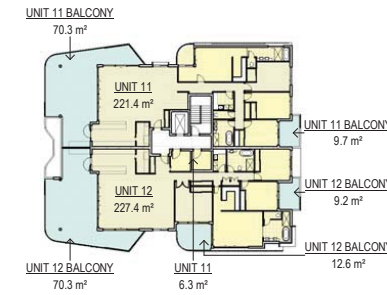
GFA LEVEL 1
TOTAL AREA: 532.7m²
TOTAL PERCENTAGE: 44%



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



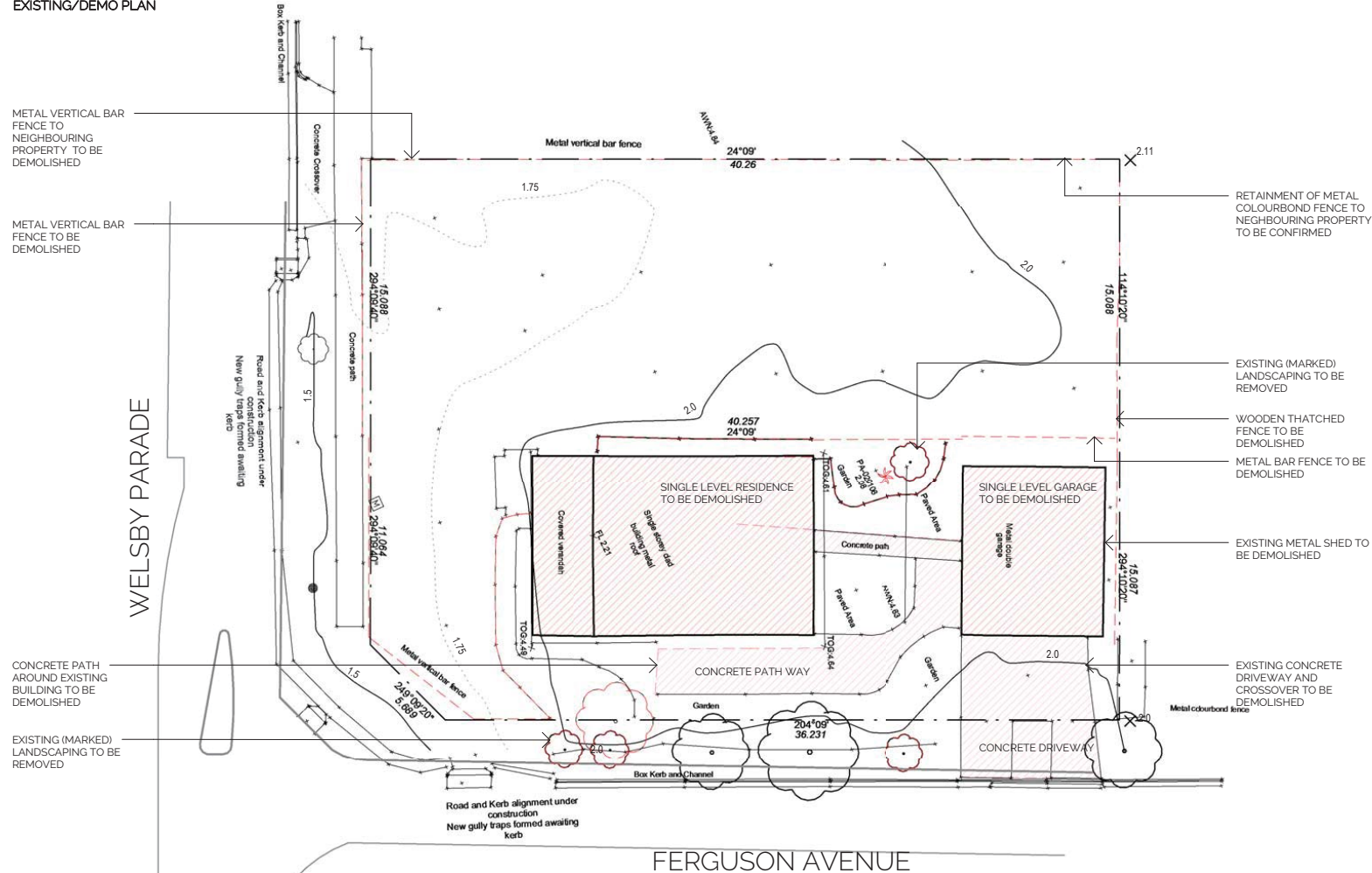
GFA LEVEL 3
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%



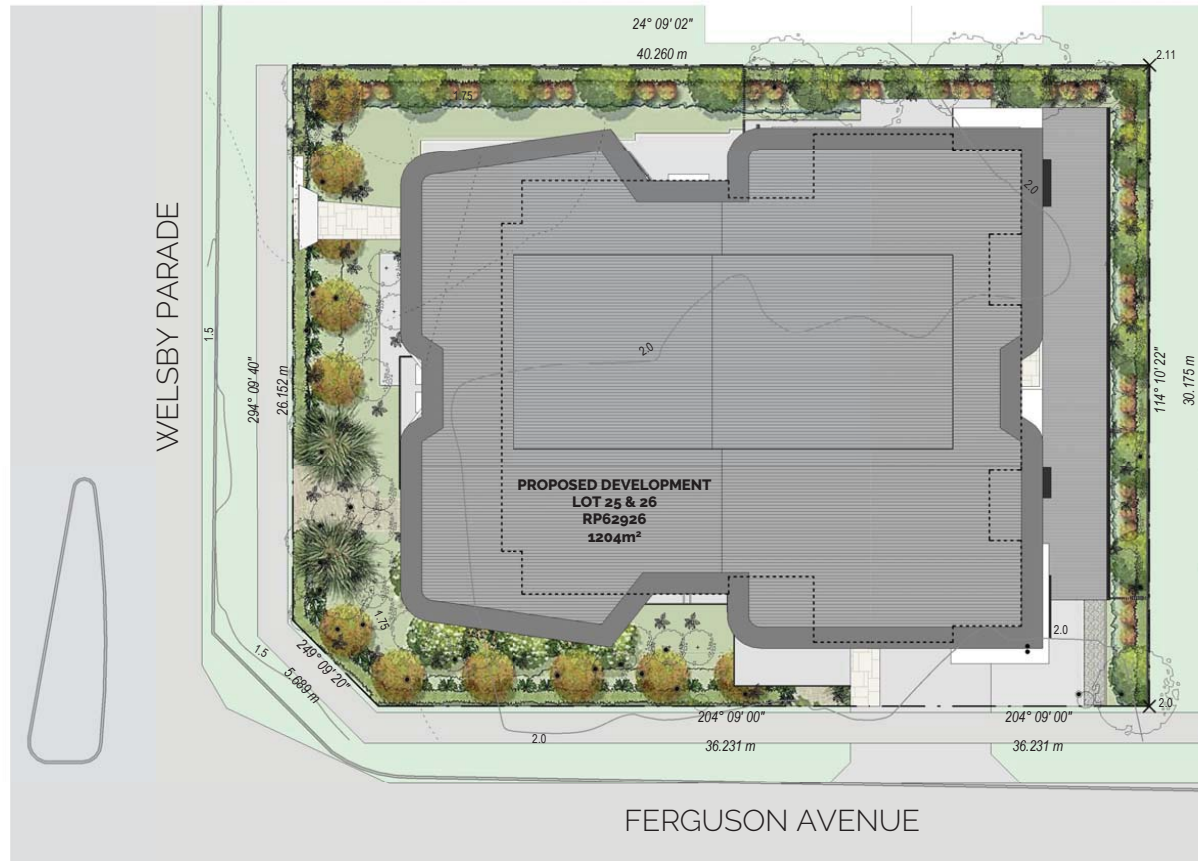
GFA LEVEL 4
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
EXISTING/DEMO PLAN

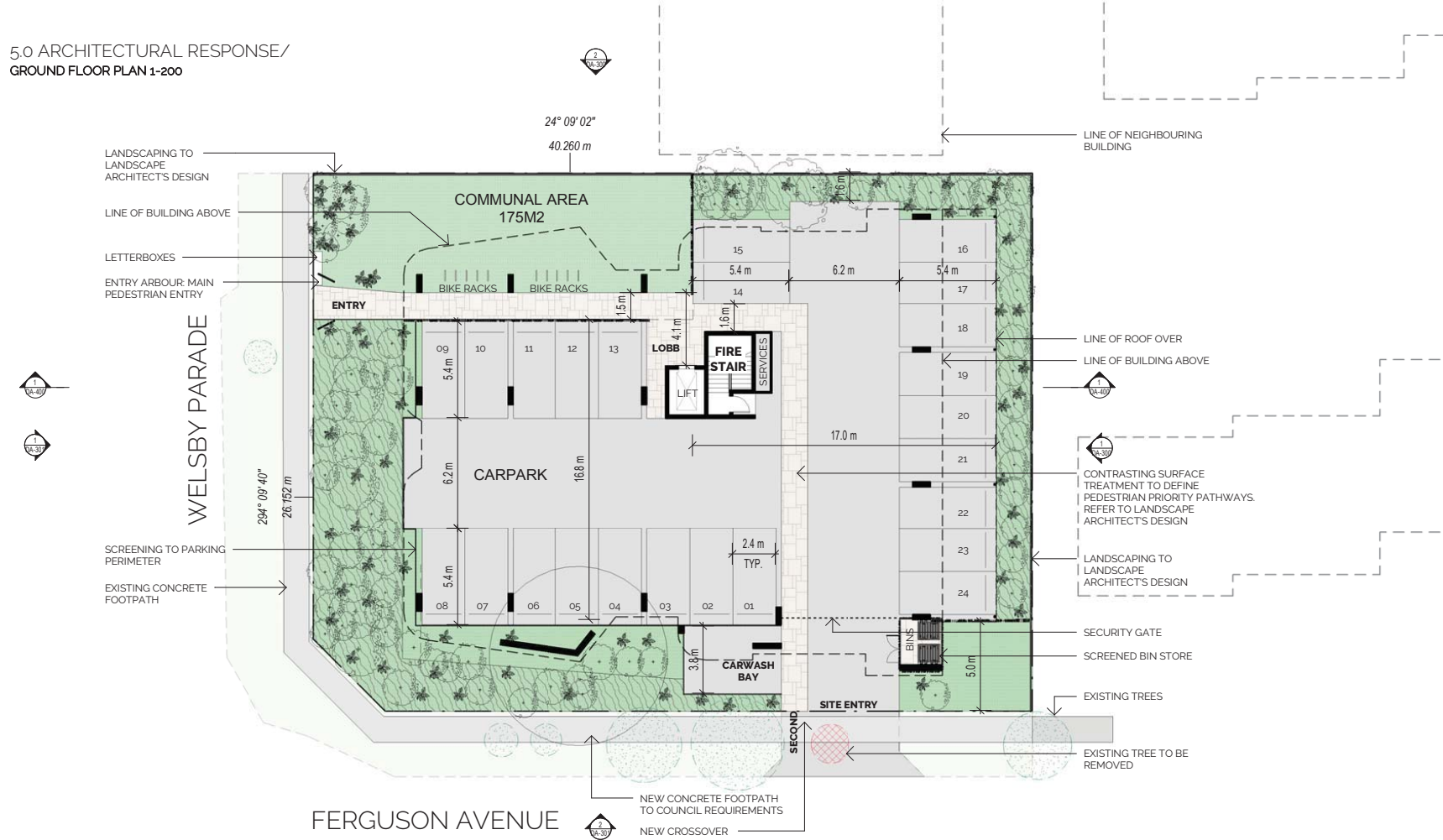


5.0 ARCHITECTURAL RESPONSE/
PROPOSED SITE PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

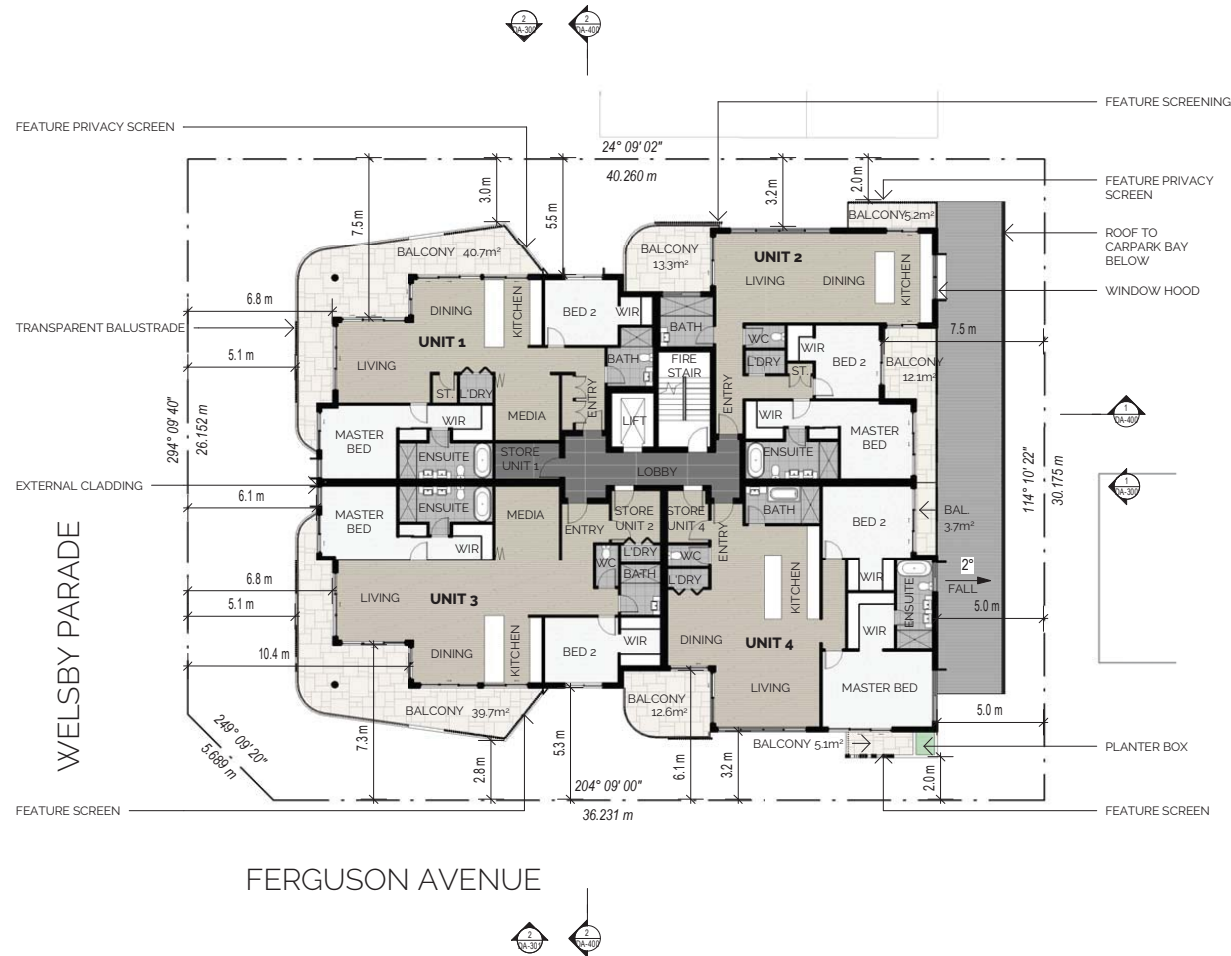
5.0 ARCHITECTURAL RESPONSE/
GROUND FLOOR PLAN 1-200



LEGEND
DP DEEP PLANTING
P PLANTING

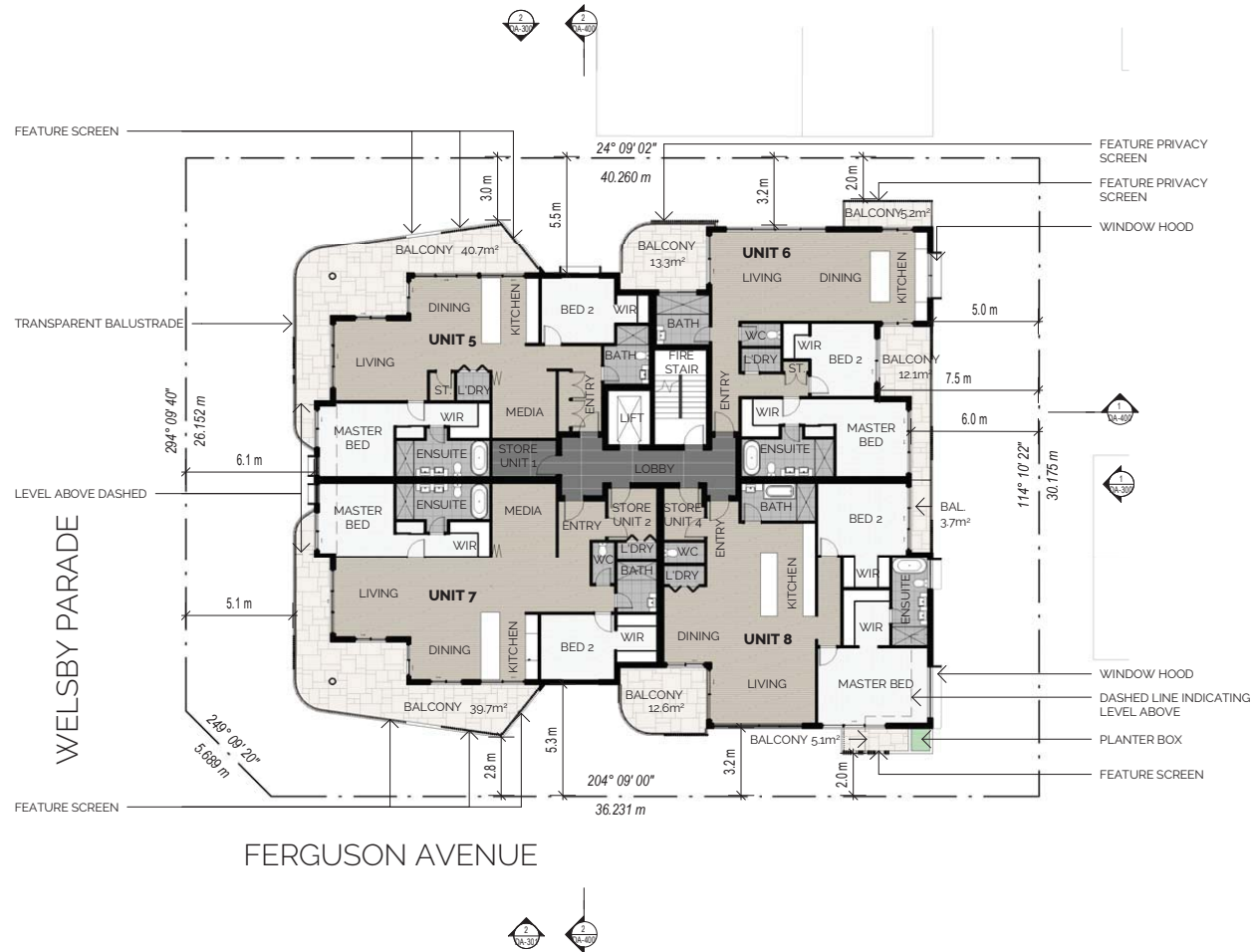
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 1 FLOOR PLAN 1-200



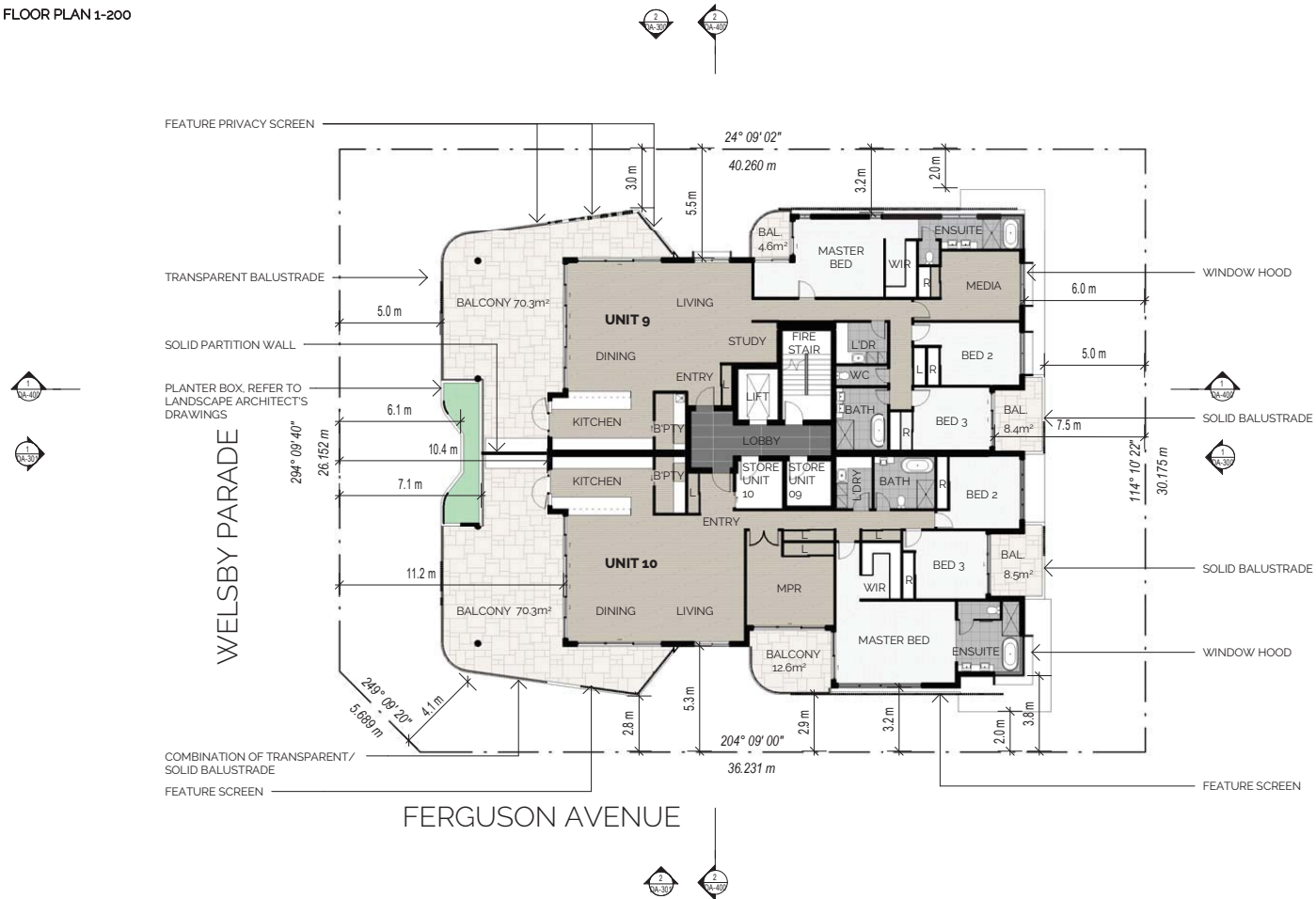
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 2 FLOOR PLAN 1-200



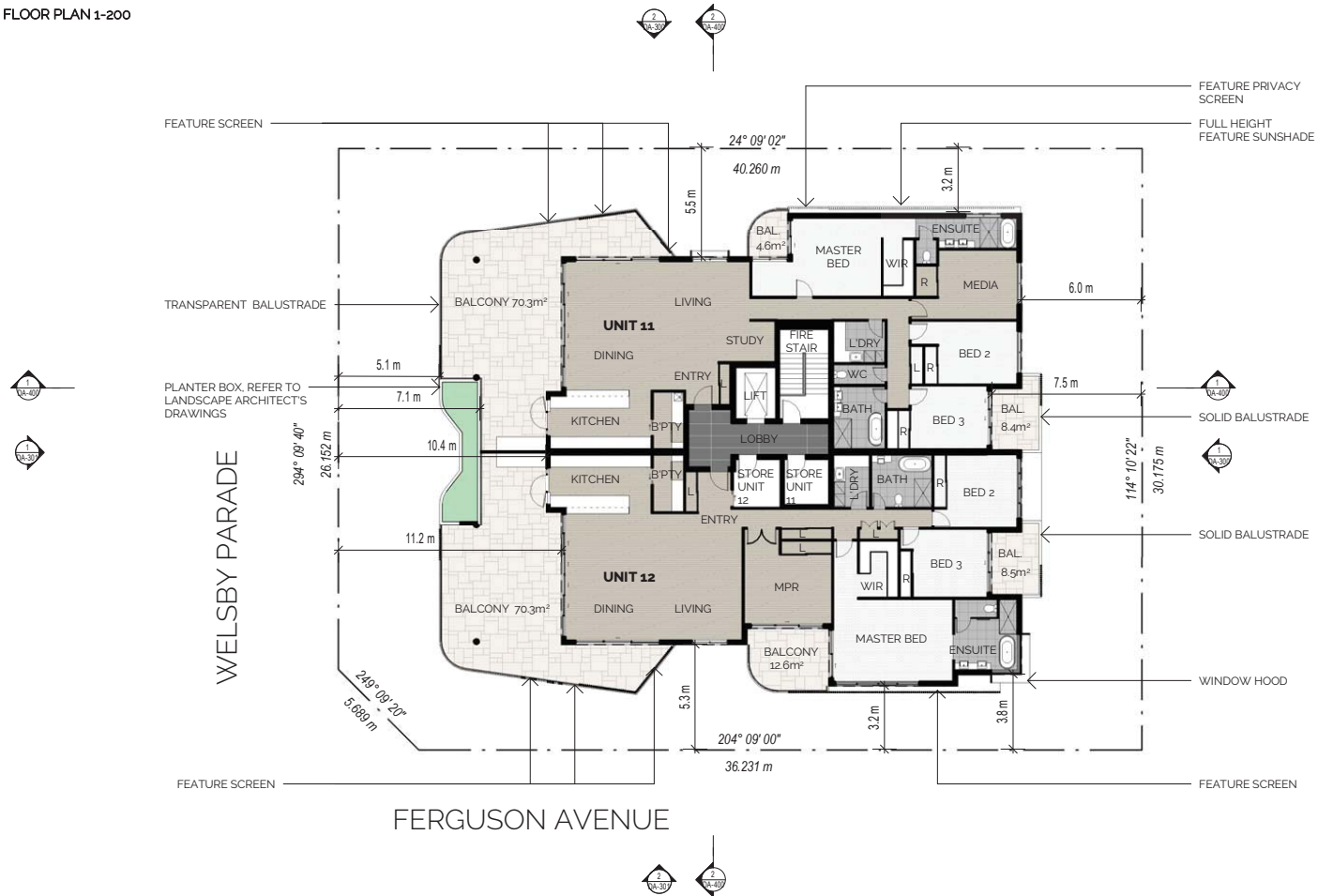
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 3 FLOOR PLAN 1-200



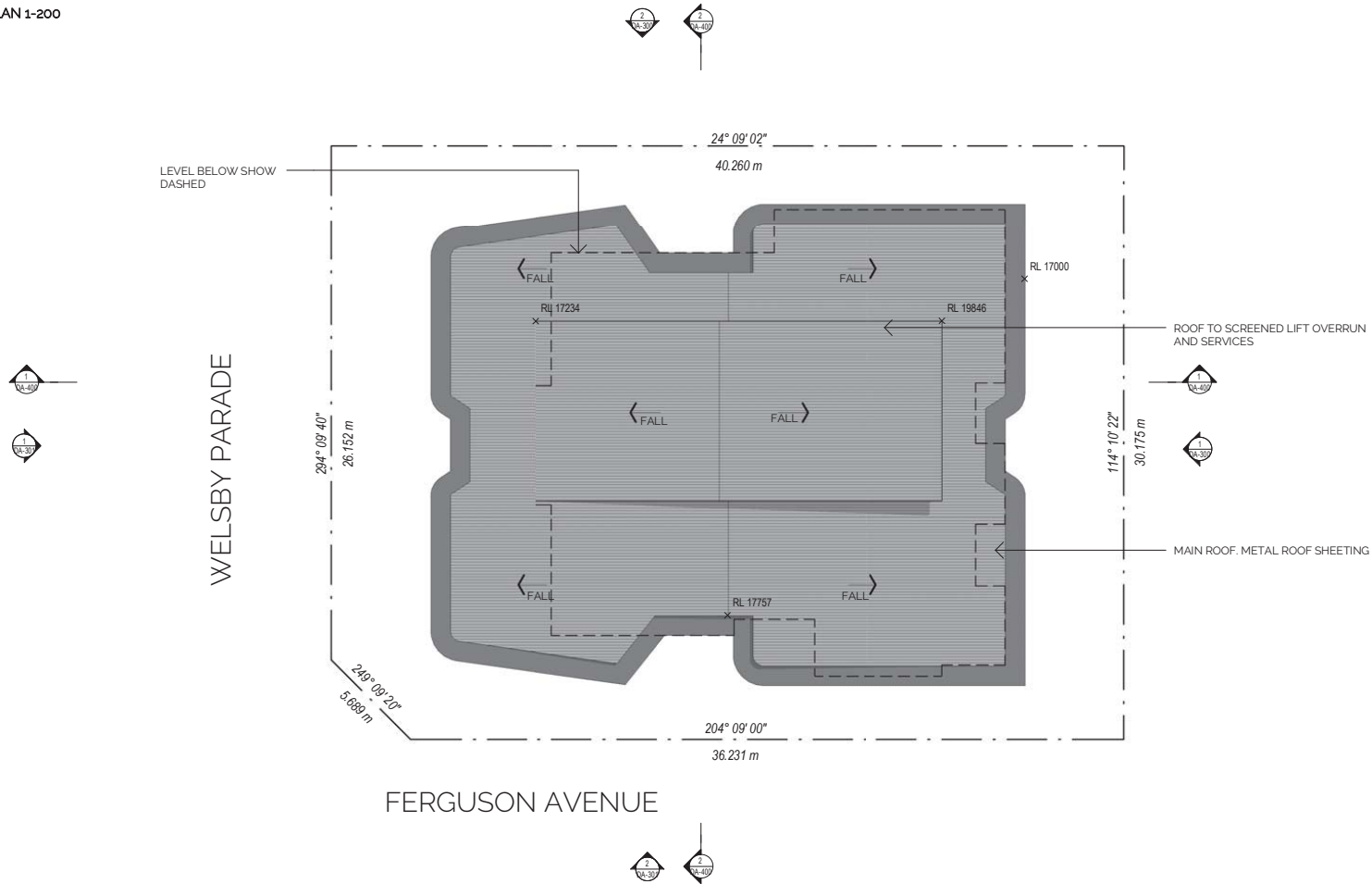
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 4 FLOOR PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ROOF PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ELEVATIONS - SHEET 1



01 ELEVATION 1

1 : 200



02 ELEVATION 2

1 : 200

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ELEVATIONS - SHEET 2



01 ELEVATION 3

1 : 200



02 ELEVATION 4

1 : 200

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVES 1



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 2



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 3



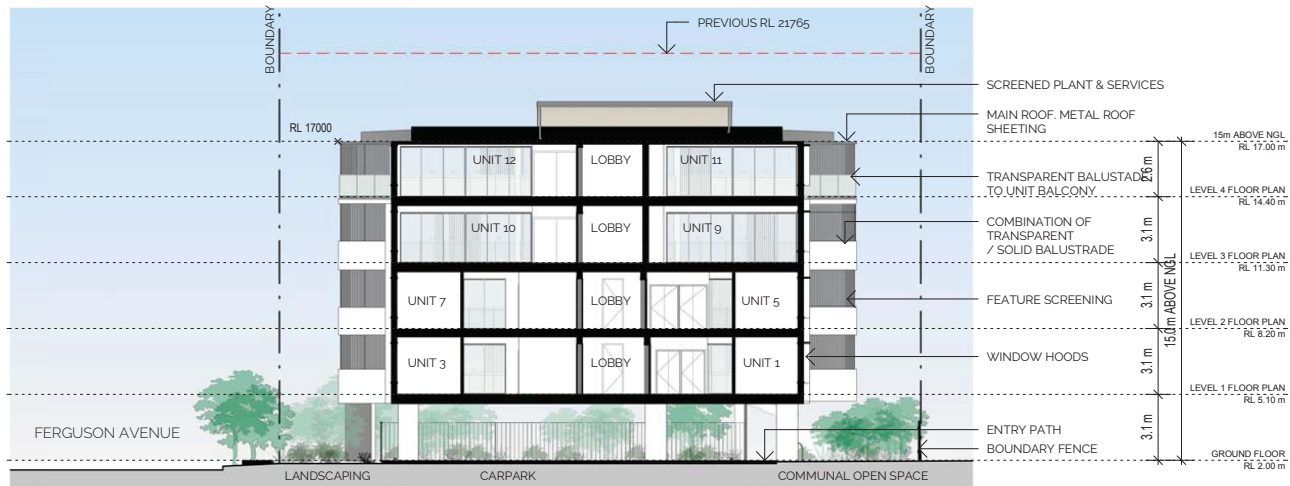
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
SECTIONS



01 SECTION 1

1 : 200



02 SECTION 2

1 : 200

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
SUBTROPICAL DESIGN



01 SOLAR ORIENTATION PLAN

1 : 500



02 SUBTROPICAL SECTION

1 : 200

NOTE:
FLOOR PLAN CONFIGURATION
ALLOWS FOR CROSS VENTILATION
THROUGH INDIVIDUAL UNITS

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ILLUSTRATION



Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

#4 Submissions

Scanned By: NaomiSteel@MBRCDDOM 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,

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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
Deb Colner	16 Castaway Ct Banksia Beach	
AISON PETRIDGE	2/48 HOYA CRES BRIBIE IS	
Cheryl Webb	29 Cicada St Woolmin	
C. PIPIN	76 Occadia Ave Moxin	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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.

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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 quiet, 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

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Attached to letter concerning DA/37893/2019/V2M

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MARKUS MURPHY	3 MURPHY ST	[Signature]

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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 Tuffrey	125 Welsby Pde Bongaree	
SYDNEY BLAIR II	129 Welsby Pde Bongaree	
KRYSTAL WILSON	129 Welsby Pde Bongaree	

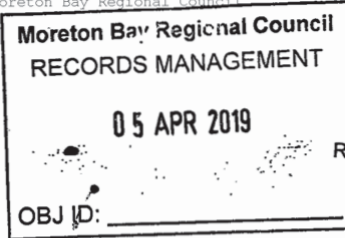
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DON VELLNAGEL	77 RAPTOR PDE BAWLSIA RCH	[Signature]
ALAN CARTY	43 MICHAEL ST. SANDSTONE MT	[Signature]
LELBA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JEWEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANICE MASON	42 HILL ST BONGAREE	[Signature]
MARG MCGARRY	11/85 COTTERILL AVE BONGAREE	[Signature]
MARLEEN FERGUSON	86 Kangaroo Ave Bongaree	[Signature]
JULY HINGRENS	7-6-10 Wattle Ave Bongaree	[Signature]
JOE FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBLILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 Kangaroo Ave BONGAREE	[Signature]
MIKE HANSEN	1137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1137/9 Dux Drive Bongaree	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

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Attached to letter concerning DA/37893/2019/V2M

NAME	ADDRESS	SIGNATURE
Kenee Browne	18 Kook St Bongaree	[Signature]
LINDA HAWGWOOD	20 LOWINGS STREET WARRIA	[Signature]
Jandra Miguel	102 Endeavour Ave	[Signature]
Peta H.	15 NARRIGA ST. BELLARA	[Signature]
Julie Spira	5 BARRYS PL. SANDSRAE	[Signature]
L.S. LEONARD	7/82 VERDONI ST BIZZARA	[Signature]
M O'CONNELL	9 WINEB CT BRIBRA ISLAND	[Signature]
M. ALEXANDER	16 HERASILL CR BANKSIA BEACH	[Signature]
L. SCHMID	16 INARA AVE.	[Signature]
R. HERRMANN	210 Bestman Rd Sandstone Pt	[Signature]
Claire Parry	24 Partridge St Bongaree	[Signature]
KATHIEEN CATALAN	23 SPOLLERS ST BONGAREE	[Signature]
PALEXANDER	5/97 SYNONY BEACHES BELLARA	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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,

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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.

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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
HAZEL CROUCH	13 WARRIGAL ST BELLARA	
LEE JAMES	83 ELKHORN AV. BELLARA	L. James
BRUCE JAMES	83 ELKHORN AV. BELLARA	B. James
Margie Payton	10 Fairleigh CRT WOODM	EM Payton
Maree McLean	19 TILDA CT Bongaree	M. McLean
LEON WARWICK	18 CLIPPER ST BONGAREE	L. Warwick
ALAN WARWICK	18 CLIPPER ST BONGAREE	A. Warwick
Kirsty Tuffey	125 Welsby Pde Bongaree	K. Tuffey
SPAN BLAIR II	129 Welsby Pde Bongaree	S. Blair
KRISTIN WILSON	129 Welsby Pde Bongaree	K. Wilson

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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

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NAME	ADDRESS	SIGNATURE
DAVID LEADES	88 TRADEWINDS DR	
JOHN McMANUS	2/23 BASS CT BANKSIA BEACH	
CARL BURT	1/23 BASS CT	

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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 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.

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	[Signature]
T. Mastogiannis	9 Clement St Woorim	[Signature]
DENISE COGHILL	22 BENNY ST. WOORIM	[Signature]
J. MARTIN	4 BESTMAN AVE. BONGAREE	[Signature]
C. COGHILL	31 ROSE ST, Godwin beach	[Signature]
L. SUTHER	24 SEABOARD ST	[Signature]
Rob SUTHER	24/7 BARRAJONG AVE	[Signature]
CHARC LOBERTON	18 RICKMAN PDE WOORIM	[Signature]
L. MICKELANDT	49 ALLAMANDA DR	[Signature]
V. WELLS	12 FOLEY ST.	[Signature]
D. DAVIS	1316 Delphinus Dr Bongaree	[Signature]
C. Hawke	B17 Spinnaker Sound SP	[Signature]
R. Young	18 Charlotte Ave	[Signature]
L. Slater	Sydney Beach	[Signature]
STUART WOOD	10 PANORAMIC ST SP	[Signature]
CHRIS SMITH	16 MINGI WATERS DRUG	[Signature]
Jeanne Nielsen	5 Winglet Ct Banksia Bch	[Signature]
ERN DALGLIESH	2 CARPENTER WAY SANDSTONE PT	[Signature]
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH.	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADULTURE CUSTOMER SERVICE SIGNATURE
D. Rosenedor	16 Flamingo Drive Bl	
B. PITCHER	99 WELSBY PARADE	
L WARD	16 BESTMAN AVE	
B Wade	16 Bestman Ave	
R. OPITKE	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	
T. SEIS	1/115 WELSBY PDE BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRANAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROSLYN KRITZ	16 Rosella St, Bongaree	
Paul Barker	78 Cassess Ave Bongaree	
Sam. Borkut	" "	
Alex Pauro	3/195 Welsby Rd Bongaree	
Peter Hale	172 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
COU JENNIFER	16th AVE	
MELANIE AUSTIN	3 Palm Ave	
Joan Burd	3 Palm Ave	
TR HATCHMAN	WELSBY PDE BRIBIE IS.	
MR ROSE	" " " "	
J Pearl	9 Crouch Ave	
B. Rose	WELSBY PDE BRIBIE IS	
S. ARMOUR	14 ALLAMANDA DR	
IRENE PITHIN	1/161 WELSBY PDE BONGAREE	
Margaret Gibson	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIONNE MERRITT	11/31-133 WELSBY PARADE BONGAREE	
FREDD TYSON	56 JABARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	13/6 BESTMAN STREET SANDSTONE PT	
PETER CARLSON	27 KANGAROO AVE BONGAREE	

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

TO WHOM IT MAY CONCERN,

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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
<i>Suzanne Mills</i>	<i>71 Endeavour Dr. Banksia Beach</i>	<i>[Signature]</i>
<i>Pam Kucks</i>	<i>23 Warrigal St Bellara</i>	<i>[Signature]</i>
<i>Rebeka Hallam</i>	<i>38 Warrigal St</i>	<i>[Signature]</i>
<i>Mary White</i>	<i>17 Warrigal St</i>	<i>[Signature]</i>
<i>Ros McDonald</i>	<i>52 Olearade Dr Bongaree</i>	<i>[Signature]</i>
<i>Maria Anderson</i>	<i>33 Purneysone St. Bellara</i>	<i>[Signature]</i>
<i>FLAVIA LAWSON</i>	<i>71 ENDEAVOUR DR. BANKSIA BEACH</i>	<i>[Signature]</i>
<i>DROTHY MICHELL</i>	<i>44 Accaranda Dr, Bongaree</i>	<i>[Signature]</i>
<i>Samela Hollett</i>	<i>Adey St Bongaree</i>	<i>[Signature]</i>
<i>Fiona Stewart</i>	<i>7 Caracki St. Bellara</i>	<i>[Signature]</i>
<i>CHERYL EVANS</i>	<i>71 ISLAND PDE BANKSIA BEACH.</i>	<i>[Signature]</i>
<i>MARY McGRATH</i>	<i>316 WATTLE AVE BONGAREE</i>	<i>[Signature]</i>
<i>Jean Seymour</i>	<i>30 MARIA BVD Banksia beach</i>	<i>[Signature]</i>
<i>Cheryl Humphreys</i>	<i>78 Jasmine Dr Bongaree</i>	<i>[Signature]</i>
<i>Carol Walker</i>	<i>37 Marina Blvd B.B.</i>	<i>[Signature]</i>
<i>Carol Steley</i>	<i>46 Bibimulca St Bellara</i>	<i>[Signature]</i>
<i>Del Midson</i>	<i>28 BARKLYN CRESENT</i>	<i>[Signature]</i>
<i>Walter Monaghan</i>	<i>55 Carmes Ave Banksia Beach</i>	<i>[Signature]</i>
<i>Linda McVeigar</i>	<i>61 Coronation Ave Beachmere</i>	<i>[Signature]</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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 SPWERS 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
Anne Bon	4/16 bestman ave bongaree	Anne 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 ave Bongaree	Russ Abel
Nirmala Raju	Dolphin view	N 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

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
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PO BOX 159
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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 TOORPUL ST, BONGAREE	[Signature]
FILAN BATHYAI	8 Sun Ct Banksia Beach	[Signature]
ADRYL MORTIMER	70 COOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMANN	1-15 TULLY ST BONGAREE	[Signature]
DANNE HEILIG	9 MONTANA Ct SANDSTONE Point	[Signature]
Vicki GOWLETT	8 Kingfisher St Kroong	[Signature]
Barbara Stott	8 Gumtree Pocket Court Hillside	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALBY COSIER	94 COSIER AVE BANKSIA	[Signature]
JORIS HIRSCH	910 BETHANN ROAD	[Signature]
Jeannette Bray		[Signature]
Nello DeLombro	19 LARROUL ST BLAIR	[Signature]
BRIAN KENNEDY	15 LARROUL AVE BELL AIR	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Agenda

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

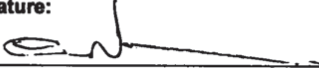
Name:	Russell Peter Noonan	- 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507	
Postal Address:	as above	CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815	
Email:	russ.noonan@gmail.com	
Signature:		Date: 15.4.2019

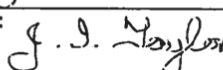
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

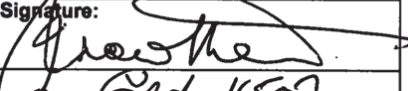
DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea 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.


(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:	lynnk2901@yahoo.com.au

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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)

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)	JANICE ROSE	Signature:	[Signature]
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	[Signature]
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAYLE KRIEDEMANN	Signature:	[Signature]
Address:	15 MELROSE AVE BELLARA		
Phone:	0413808493	Email:	—

Name: (please print)	JOSIE SCOTT	Signature:	[Signature]
Address:	49 ACARDIA AVE WOODRIM.		
Phone:	34081275	Email:	—

Name: (please print)	MARIA ERNST.	Signature:	[Signature]
Address:	UNIT 8-197 WELSBY PDE BONGAREE.		
Phone:	0408075166.	Email:	

Name: (please print)	KAY BATT	Signature:	[Signature]
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	

Moreton Bay Regional Council

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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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)

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)	ELVA HENDERSON	Signature:	[Signature]
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARISEN DONDUAN	Signature:	[Signature]
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	[Signature]
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	[Signature]
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	[Signature]
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSSEN	Signature:	[Signature]
Address:	3 BANKSIA ST BELLARA BRIBIE ISL		
Phone:	0430351146	Email:	—

Moreton Bay Regional Council

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21 January 2020

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDRA MORTON	Signature:
Address:	44 TRITON COURT VINGI	
Phone:	—	Email: —

Name: (please print)	Lynda madden	Signature:
Address:	74 Cotterill Ave	
Phone:	34081697	Email: —

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

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

Name: (please print)	M. HAIR	Signature:
Address:	62 BESTMAN RD SANDBSTONE POINT	
Phone:		Email:

Name: (please print)	M. HEARD	Signature:
Address:	28/7 COOHARRA AVENUE	
Phone:		Email:

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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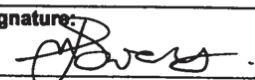
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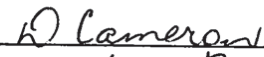
Signature of Petitioners: (please complete all boxes)


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

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

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0422546896	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:	

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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
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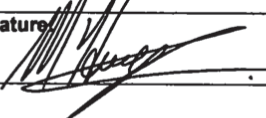
Signature of Petitioners: (please complete all boxes)


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 PDE BONGAREE B ISLAND.		
Phone:		Email:	

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

Name: (please print)	Dot Dawe	Signature:	
Address:	9 AZALEA DR		
Phone:		Email:	

Moreton Bay Regional Council

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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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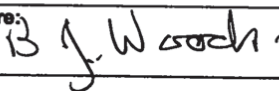
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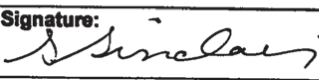
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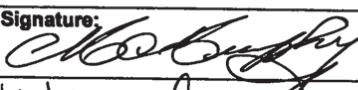
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Signature of Petitioners: (please complete all boxes)


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

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

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARKSIA		
Phone:	34086611	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

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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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 BIBIMULYA ST BRIBIE ISLAND 9 4507		
Phone:		Email:	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	M Castles
Address:	17 BIBIMUYA ST BELLARA.		
Phone:		Email:	

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

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

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

Name: (please print)	JOHN SOUTHWELL	Signature:	John Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

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

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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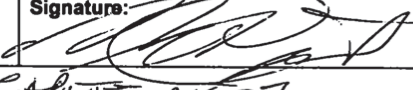
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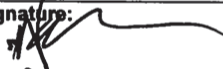
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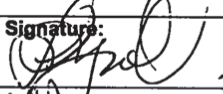
Signature of Petitioners: (please complete all boxes)

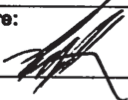
Name: (please print)	WANT PETER	Signature:	
Address:	105 COTTERIAL AV BONGAREE		
Phone:	3410 1693	Email:	

Name: (please print)	Merica Want	Signature:	
Address:	105 COTTERIAL AVE, BONGAREE 4507		
Phone:	34101693	Email:	

Name: (please print)	ELLEN OUSTON	Signature:	
Address:	6 CASUARINA ST BELLARA		
Phone:	34097837	Email:	

Name: (please print)	DAVID WILKS	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	0432342477	Email:	

Name: (please print)	LYNDA PYWELL	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	0402603809	Email:	

Name: (please print)	Maureen Lorenzer	Signature:	
Address:	7 Casuarina Street Bellara		
Phone:	0417371251	Email:	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Agenda

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
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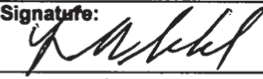
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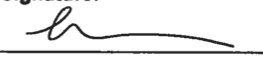
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Signature of Petitioners: *(please complete all boxes)*


Name: <small>(please print)</small>	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 797 175	Email:	

Name: <small>(please print)</small>	Lorraine Davidson. 0408 307459	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307459	Email:	

Name: <small>(please print)</small>	Rowan Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0423 307459	Email:	

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

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

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

Moreton Bay Regional Council

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21 January 2020

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Agenda

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
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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

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

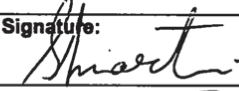
Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council

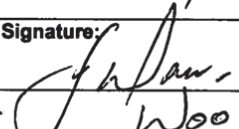
Petition to the Moreton Bay Regional Council..... (subsequent page/s)

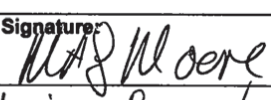
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

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

Name: (please print)	JIM WARN	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

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PAGE 1 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
<i>Evon Anderson</i>	<i>Bestman Rd Sandstone Point</i>	<i>[Signature]</i>
<i>GRAHAM ANDERSON</i>	<i>" " "</i>	<i>G. Anderson</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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

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NAME	ADDRESS	SIGNATURE
Catherine Brice	1 Taylor St Bongaree	(C Brice)
JOSIE POTTER	13 Cassia Ave Banksia Beach	J Potter
Rebecca Guest	8158 Jibiru St, Bellara	Rebecca Guest
Alice Brown	Lilac Ct Bongaree	Alice Brown
Jessica Tranner	First ave Woolim	J Tranner
Tania Chapman	Doodmba Drive	T Chapman
Karen Healy	127 Bishop Road Beachmere	K Healy
Kathleen Gardier	35 Hill Ave Bongaree	K Gardier
Doreen Higgins	74 BIBMULYA ST	D Higgins
Memory Kaneka	2 Wobara Avenue	M Kaneka
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 Protant drive	K Cook
Marie Bell	65 Kakadu Cr Banksia B.	M Bell
Jayne Pepene	10 Indra Ave Bellara	J Pepene
Shemone Pepene	" "	S Pepene
FLO WATSON	82 Campbell St Bongaree	F Watson
RON WATSON	82 CAMPBELL ST Bongaree	R Watson

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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 Gough	[Signature]
JUNE McDERMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Dunbar St	[Signature]
Trudie Burton	[Address]	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Phil Kunciman	91 PARKWAY DR. WOODWARK	[Signature]
Chris Walker	31 Parkwood Dr Woodmark	[Signature]
Cheryl Humphreys	78 Jasmin Dr Bongaree	[Signature]
Lillian Wadell-Tan	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenholme	6 Bluepin Court Sandstone	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Caitlyn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 massman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CLIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St Bongaree	[Signature]
Glenda Lamb	123 Welsby Pde Bongaree	[Signature]
Kate Daw	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 Allu Av Bongaree	[Signature]
R Woodhill	5 Arnyville Street Brisbane Beach	[Signature]
A America	4 Cumming St Bongaree	[Signature]
H Plunk	Gen Cafe	[Signature]
Suzette Edwards	SILVER SILVER SANDSTONE ST	[Signature]
W Goldsmith	48 Elkhorn Ave Ballara	[Signature]
Tamara Gosses	31 Schooner Ct Banksia	[Signature]
Matthew Jacovuo	31 Schooner Ct Banksia	[Signature]
A. KENNEDY	WINNIE 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]

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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,

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
DAVID LEAVES	88 TRADEWINDS DR	
JOHN McDONALD	2/23 BASS CT BANKSIA BEACH	
CARL BURT	1/23 BASS CT	

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of ~~25 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.

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	[Signature]
T. Mastogiannis	9 Clement St Woorim	[Signature]
DENISE COGHILL	22 BENNY ST. WOORIM	[Signature]
J. MARTIN	4 BESTMAN AVE. BONGAREE	[Signature]
C. COGHILL	31 ROSE ST, Godwin beach	[Signature]
L. SUTHER	24 SEABOARD ST	[Signature]
Rob SUTHER	24/7 BARRACK AVE	[Signature]
CHARC LOBERTON	18 RICKMAN PDE WOORIM	[Signature]
L. MICKELANDT	49 ALLAMANDA DR	[Signature]
V. WELLS	12 FOLEY ST.	[Signature]
D. DAVIS	1316 Delphinus Dr Bongaree	[Signature]
C. Hawke	B17 Spinnaker Sound SP	[Signature]
R. Young	18 Charlotte Ave	[Signature]
L. Slater	Sydney Beach	[Signature]
STUART WOOD	10 PANORAMIC ST SP	[Signature]
CHRIS SMITH	16 MINGI WATERS DRUG	[Signature]
Jeanne Nielsen	5 Winglet Ct Banksia Bch	[Signature]
ERN DALGLIESH	2 CARPENTER WAY SANDSTONE PT	[Signature]
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH.	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADULTURE SERVICE SIGNATURE
D. Rosenedor	16 Flamingo Drive Bl	
B. PITCHER	99 WELSBY PARADE	
L WARD	16 BESTMAN AVE	
B Wade	16 Bestman Ave	
R. OPITKE	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	
P. Johnson	" "	
MILKA VUKSAN	23 ALLAMANDA DR BONGAREE	
Gillian ARBERY	23 ALLAMANDA DR BONGAREE	
M. SEIS	1/115 WELSBY PDE BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRANAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROSLYN KRITZ	16 Rosella St, Bongaree	
Paul Barker	78 Cassess Ave BONGAREE	
Sam. Borkut	" "	
Alex Pauro	3/195 Welsby Rd Bongaree	
Peter Hale	172 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
COLEMAN	16th AVE	
MELANIE AUSTIN	3 PALM AVE	
JOHN BURD	3 Palm Ave	
TR 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	
MARLEEN GIBSON	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIONNE MERRITT	11/31-133 WELSBY PARADE BONGAREE	
FREDD TYSON	56 JABARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	13/6 BESTMAN STREET SANDSTONE PT	
PETER CARLSON	27 KANGAROO AVE BONGAREE	

GENERAL MEETING
21 January 2020

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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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**.

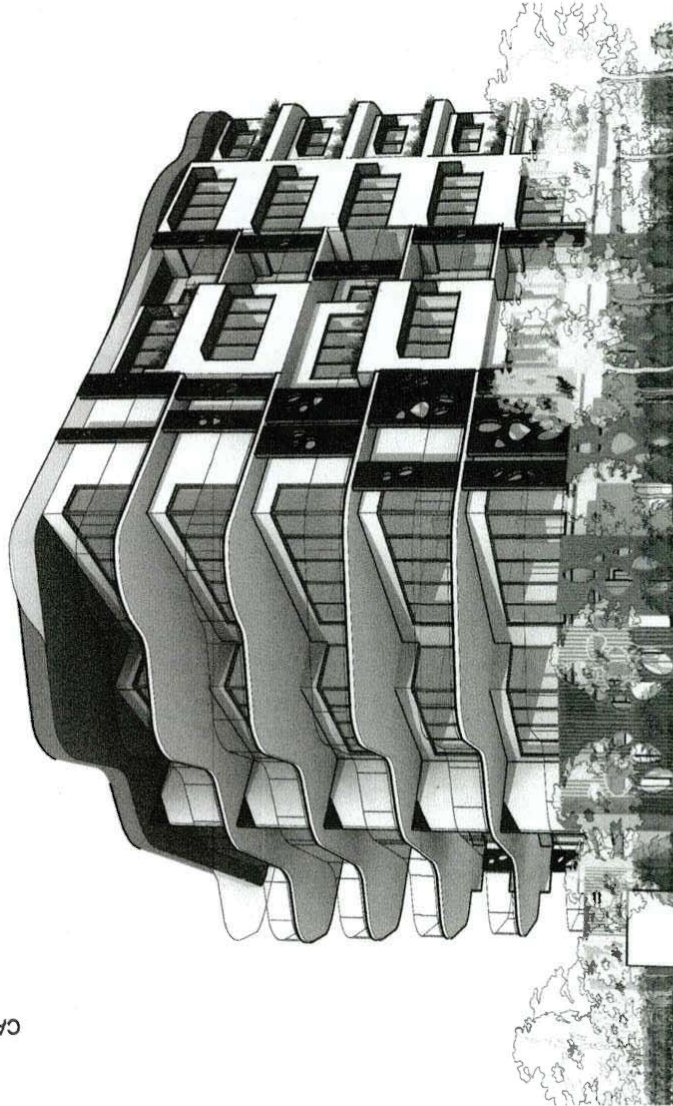
Kind regards,

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



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

PROPOSED MULTI-RESIDENTIAL
DEVELOPMENT APPLICATION



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

WGARCHITECTS DJAKALA INVESTMENTS PTY LTD

233 WELSBY PARADE, BONGAREE, Qld 4507

180080 DA000 2

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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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
Janet Watson	CITE 213 1-25 FIFTH AV BONGAREE	J Watson
John Falvey	4 Hall ave. Bongaree	J Falvey
COL FARRELL	10 AMITY CRT. SANDSTON PT	Col Farrell
LES YOUNG	80 BIRIMULHA ST BELLARA	Les Young
Celia Legge	172 Bestmann Rd Sandstone Pt	Celia Legge
Faye Hemphill	78 BORONIA DR. BELLARA	Faye Hemphill
SHIRLEY BRIGNALL	1/75 NORTH ST WOORIM	Shirley Brignall
JUNE FRANKLIN	6 WINNETH WOODING	June Franklin
SUSAN ELSE	1137 COOLGARRA AVE BONG	Susan Else
Van RASTEMFELDT	32 AYLWARD Rd NIMEL	Van Rastemfeldt
109 GRIFFITHS	109 FORD ST BONGAREE	109 Griffiths
TAT SANDERS	NIRANGA	T. Sanders
PAM TURNER	BONGAREE, FOLEY ST	P. Turner
KAY WALKER	GODWIN BEACH 21 GEDGIA ST	K Walker
Margaret Deans	24 Casuarina St	M Deans
Shay Gray	Casuarina St Bellara	Shay Gray
Randy B. Finkelstein	38 The's Crt. B.I.R.V Bongaree	Randy B Finkelstein
Margie Skeels	5 Girdle Ave Bongaree	M. Skeels
NORC MILLIND	355/10 SANITARY DR. SANDSTONE PT	N. Millind

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

1 APR 2019

Attached to letter concerning DA/37893/2019/V2M

		CABOOLTURE CUSTOMER SERVICE CENTRE	
NAME	ADDRESS		SIGNATURE
Neil Jackson	21 BEDARRA CR, BURDESSAY E		<i>[Signature]</i>
DON GRIFFITHS	19 FORD ST BONGAREE		<i>[Signature]</i>
DANA FARSAH	12 AVIT / CRT SANDSTONE PT		<i>[Signature]</i>
Christine McCallad	10 Legat St Bongaree		<i>[Signature]</i>
Shirley Todd	215 Cummins St. Bongaree		<i>[Signature]</i>
Mary Beaver	97 Endeavour drive Bongaree		<i>[Signature]</i>
Helena Kennedy	3 Carpenter Way. Sandstone Point		<i>[Signature]</i>
Rose DeLalio	2 CARPENTER WAY SANDSTONE POINT		<i>[Signature]</i>
Gene Kipke	11 Melrose Ave. Bellara		<i>[Signature]</i>
Bruce Knellien	37 Island PDE Banksia Beach		<i>[Signature]</i>
Sue Winsley	1 Sandstone Pt Sandstone		<i>[Signature]</i>
Lesley	32 LAITHELLA DR BONGAREE		<i>[Signature]</i>
Phil ENRIGHT	13 Sander St NINGI		<i>[Signature]</i>
Mary Ross	141 Merena Island Banksia		<i>[Signature]</i>
Joan Chase	40 Camellia Ave Bongaree		<i>[Signature]</i>
SISSANE PETERY	18 NEW ST BONGAREE		<i>[Signature]</i>
RAI PETERY	18 NEW ST BONGAREE		<i>[Signature]</i>
Kate Call	39 Endeavour Dr B/Beach		<i>[Signature]</i>
Lorraine SIMS	32 TORREY LANE WOODCOCK		<i>[Signature]</i>
JAN YOUNG	80 BIBIMULYAST BELLARA		<i>[Signature]</i>
Victoria Cameron	55 Relesah DU Ningi		<i>[Signature]</i>
ELIZABETH PSANY	7 WATSON STRONGHOLD PT		<i>[Signature]</i>
JAN ANGUS	34 LOWRY ST HOORIM		<i>[Signature]</i>
CAROLYN SANDERSON	15 CURRONG ST, KENNEDY QUOTA		<i>[Signature]</i>
W. Crowley	2/210 BESTMANN RD E		<i>[Signature]</i>
MIKE CROWLEY	2/210 BESTMANN RD E		<i>[Signature]</i>
Carol Reuter	5/210 BESTMANN RD E		<i>[Signature]</i>
Shirley-Johnson	4 HALL AVE BONGAREE		<i>[Signature]</i>
ALLAN GRIMSHAW	11 GUNSYND CRT. NINGI		<i>[Signature]</i>
LYNDA GRIMSHAW	11 GUNSYND CRT NINGI		<i>[Signature]</i>
Senelle Lewis	16 Todman Ct Ningi		<i>[Signature]</i>
GALE KRIEDEMANN	15 MELROSE AVE BELLARA		<i>[Signature]</i>
Lon Payne	11 MELROSE AVE BELLARA		<i>[Signature]</i>
RAY KRIEDEMANN	15 MELROSE AVE BELLARA 4507		<i>[Signature]</i>
Naomi Murphy	19 Warrigal St. Bellara		<i>[Signature]</i>
JUDY COOPER	22 MARINA B. BANKSIA		<i>[Signature]</i>
Vicki Carus	35 Fairway Drive Moorim		<i>[Signature]</i>
Sarah McKinnay	28B Spindler Dr. SSP		<i>[Signature]</i>
Cherilyn McStay	1B Spindler Dr SSP		<i>[Signature]</i>

GENERAL MEETING
21 January 2020

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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 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
DIANNE BURT	1/23 BASS COURT, BANKSIA BEACH	<i>[Signature]</i>
John BRANCH	101 BROWNS DR BELLARA	<i>[Signature]</i>
Smiley Jenkins	4 Avoca Esp Sandstone Pt	<i>[Signature]</i>
PALLY MURRO	21 ILLCOBAY AVE BELLARA	<i>[Signature]</i>
RICHARD ALAN	3/13 HALL AVE, BONGAREE	<i>[Signature]</i>
IZABELLA DEMPSEY	85 BRIMLEY ST, BELLARA	<i>[Signature]</i>
JENNI MITCHELL	4 WHITEHAVEN PL - BANKSIA B	<i>[Signature]</i>
CARMEL FRY	5/99 WELSBY PDE BONGAREE	<i>[Signature]</i>
KAY GARDNER	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

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY REGIONAL COUNCIL
PO BOX 159
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NAME	ADDRESS	SIGNATURE
YVONNE NGANEKO	18 EUCALYPT ST. BELLARA	<i>Yvonne Nganeko</i>
MAXWELL NGANEKO	18 EUCALYPT ST BELLARA	<i>Max Nganeko</i>
PAULA BLANCHARD	30 QUAIL ST Bellara	<i>Paula Blanchard</i>
ROD BLANCHARD	30 QUAIL ST BELLARA	<i>Rod Blanchard</i>
ANN JOHN VAUGHAN	44 WINSTON AVE BONGAREE	<i>Ann Vaughan</i>
ARNA VAUGHAN	44 WINSTON AVE BONGAREE	<i>ARNA</i>
KEITH TUCKER	6 PALM AVE BONGAREE	<i>Keith Tucker</i>
ERIC WEBER.	225 WELSBY	<i>Eric Weber</i>
VICKI SIMS	219 " PARADE	<i>Vicki Sims</i>
JANIA KILKIE	129 Welsby Pr.	<i>Jania Kilkie</i>
DONNEY ROGERS	6 Winston Dr Bongaree	<i>Donney Rogers</i>
KOR WINSTON	18 WINSTON DR BONGAREE	<i>Kor Winston</i>
BRIAN WATERS	8 ALLAMANDA BONGAREE	<i>Brian Waters</i>
CHARLES M'LEAN	59 WELSBY PDE, BONGAREE	<i>Charles M'Lean</i>
Terre Waddell	312 126 COTTERILL AVE	<i>Terre Waddell</i>
D. CUMMINGS	3 cotterill ave	<i>D. Cummings</i>
D FRANKLIN	7 cotterill ave	<i>D. Franklin</i>

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

CABOOLTURE CUSTOMER
SERVICE CENTRE

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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
DARREN ROWLINGSON	6/9 DUX DRIVE BONGAREE	Darren Rowlingson
TRISH SKERVEN	40/11 Redondo St NINGI	Trish Skerven
COL VANSTONE	13-85/87 COTTERILL AVE BONGAREE	Col Vanstone
Wendy Rollason	30 HILL ST Bongaree	Wendy Rollason
ROBERT WEDD	2/131 WELSBY PDE 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 HOEN	17 CASSIA AVE BANKSIA BEACH	Steve Hoen
STEVE MCCALLUM	48/15 REDONDO ST NINGI	Steve McCallum
GUENY MERRIN	10 CAPSTAN CRT BANKSIA BEACH	Gueny Merrin
B. RAJSEKAR	SILVER SLOTTED 3/1 PUNNET	B. Rajsekhar

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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>Suzanne Mills</i>	<i>71 Endeavour Dr. Banksia Beach</i>	<i>[Signature]</i>
<i>Pam Kucks</i>	<i>23 Warrigal St Bellara</i>	<i>[Signature]</i>
<i>Rebeka Hallam</i>	<i>38 Warrigal St</i>	<i>[Signature]</i>
<i>Mary White</i>	<i>17 Warrigal St</i>	<i>[Signature]</i>
<i>Ros McDonald</i>	<i>52 Olearia Dr Bongaree</i>	<i>[Signature]</i>
<i>Maria Anderson</i>	<i>33 Purneysone St. Bellara</i>	<i>[Signature]</i>
<i>FLAVIA LAWSON</i>	<i>71 ENDEAVOUR DR. BANKSIA BEACH</i>	<i>[Signature]</i>
<i>DROTHY MICHELL</i>	<i>44 Accaranda Dr, Bongaree</i>	<i>[Signature]</i>
<i>Samela Hollett</i>	<i>Adey St Bongaree</i>	<i>[Signature]</i>
<i>Fiona Stewart</i>	<i>7 Caracki St. Bellara</i>	<i>[Signature]</i>
<i>CHERYL EVANS</i>	<i>71 ISLAND PDE BANKSIA BEACH.</i>	<i>[Signature]</i>
<i>MARY McGRATH</i>	<i>316 WATTLE AVE BONGAREE</i>	<i>[Signature]</i>
<i>Jean Seymour</i>	<i>30 MARIA RIVD Banksia beach</i>	<i>[Signature]</i>
<i>Cheryl Humphreys</i>	<i>78 Jasmine Dr Bongaree</i>	<i>[Signature]</i>
<i>Carol Walker</i>	<i>37 Marina Blvd B.B.</i>	<i>[Signature]</i>
<i>Carol Steley</i>	<i>46 Bibimulca St Bellara</i>	<i>[Signature]</i>
<i>Del Midson</i>	<i>28 BARKLYN CRESENT</i>	<i>[Signature]</i>
<i>Walter Monaghan</i>	<i>55 Carmes Ave Banksia Beach</i>	<i>[Signature]</i>
<i>Linda McVeigar</i>	<i>61 Coronation Ave Beachmere</i>	<i>[Signature]</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

MORETON BAY
REGIONAL COUNCIL

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

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

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NAME	ADDRESS	SIGNATURE
JUNE CASEY	CANAL BREEZES.	J Casey
DEIDRE NELSON	PARADISE PARADE BONGAREE	Deidre Nelson
Helen HALL	18 SPWERS 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
Anne Bon	4/16 bestman ave bongaree	Anne 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 ave Bongaree	Russ Abel
Nirmala Raju	Dolphin view	N 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. MOORE	10 KITTYHAWK ST BONGAREE	E Moore

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

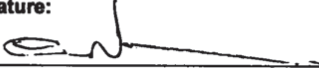
Name:	Russell Peter Noonan	- 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507	
Postal Address:	as above	CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815	
Email:	russ.noonan@gmail.com	
Signature:		Date: 15.4.2019

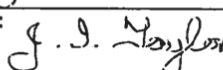
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

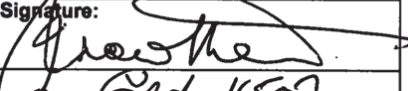
DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea 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.


(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:	lynnk2901@yahoo.com.au

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	JANICE ROSE	Signature:	[Signature]
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	[Signature]
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAYLE KRIEDEMANN	Signature:	[Signature]
Address:	15 MELROSE AVE BELLARA		
Phone:	0413808493	Email:	—

Name: (please print)	JOSIE SCOTT	Signature:	[Signature]
Address:	49 ACARDIA AVE WOODRIM.		
Phone:	34081275	Email:	—

Name: (please print)	MARIA ERNST.	Signature:	[Signature]
Address:	UNIT 8-197 WELSBY PDE BONGAREE.		
Phone:	0408075166.	Email:	

Name: (please print)	KAY BATT	Signature:	[Signature]
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	ELVA HENDERSON	Signature:	[Signature]
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARREN DONDUAN	Signature:	[Signature]
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	[Signature]
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	[Signature]
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	[Signature]
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSEN	Signature:	[Signature]
Address:	3 BANKSIA ST BELLARA BRIBIE ISL		
Phone:	0430351146	Email:	—

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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)	SANDRA MORTON	Signature:
Address:	44 TRITON COURT VINGI	
Phone:	—	Email: —

Name: (please print)	Lynda madden	Signature:
Address:	74 Cotterill Ave	
Phone:	34081697	Email: —

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

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

Name: (please print)	M. HAIR	Signature:
Address:	62 BESTMAN RD SANDBSTONE POINT	
Phone:	—	Email: —

Name: (please print)	M. HEARD	Signature:
Address:	28/7 COOHARRA AVENUE	
Phone:	—	Email: —

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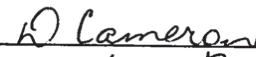
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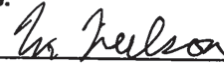
Name: (please print)	S. ERHART	Signature:	
Address:	63 MOSSMAN WAY. SANDSTONE POINT		
Phone:		Email:	

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

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0422546896	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:	

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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 PDE BONGAREE B ISLAND.		
Phone:		Email:	

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

Name: (please print)	Dot Dawe	Signature:	
Address:	9 AZALEA DR		
Phone:		Email:	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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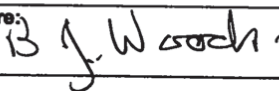
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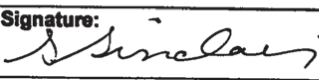
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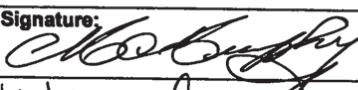
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Signature of Petitioners: (please complete all boxes)


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

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

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARBIE IS.		
Phone:	34086611	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

Moreton Bay Regional Council

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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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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 BIBIMULYA ST BRIBIE ISLAND 9 4507		
Phone:		Email:	

Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	M Castles
Address:	17 BIBIMUYA ST BELLARA.		
Phone:		Email:	

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

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

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

Name: (please print)	JOHN SOUTHWELL	Signature:	John Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

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

Moreton Bay Regional Council

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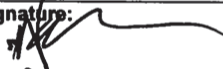
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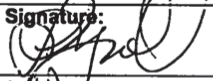
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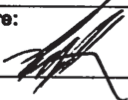
Name: (please print)	WANT PETER	Signature:	
Address:	105 COTTERIAL AV BONGAREE		
Phone:	3410 1693	Email:	

Name: (please print)	Mercia Want	Signature:	
Address:	105 COTTERIAL AVE, BONGAREE 4507		
Phone:	34101693	Email:	

Name: (please print)	ELLEN OUSTON	Signature:	
Address:	6 CASUARINA ST BELLARA		
Phone:	34097837	Email:	

Name: (please print)	DAVID WILKS	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	0432342477	Email:	

Name: (please print)	LYNDA PYWELL	Signature:	
Address:	3 CASUARINA ST BELLARA		
Phone:	0402603309	Email:	

Name: (please print)	Maureen Lorenzer	Signature:	
Address:	7 Casuarina Street Bellara		
Phone:	0417371251	Email:	

Moreton Bay Regional Council

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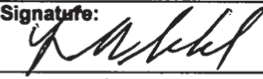
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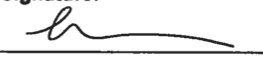
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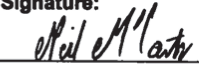
Name: (please print)	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 797 175	Email:	

Name: (please print)	Lorraine Davidson. 0408 307459	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307459	Email:	

Name: (please print)	Rowan Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0423 307459	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

Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

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

Name: (please print)	KAY GRAY	Signature:	
Address:	1/22 CASAURINA 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

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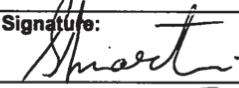
Scanned By:NaomiSteel@MBRCDOM On: 09/05/2019 PM Moreton Bay Regional Council

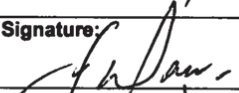
Petition to the Moreton Bay Regional Council..... (subsequent page/s)


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

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

Name: (please print)	JIM WARN	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:	

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 QLD 4507

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 TOORPUL ST, BONGAREE	[Signature]
Eileen Bahgat	8 Sun Ct Banksia Beach	[Signature]
ADERYL MORTIMER	70 GOOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMANN	1-15 Tully St Bongaree	[Signature]
DANNE HEILIG	9 Monnahe Ct SANDSTONE Point	[Signature]
Vicki Goulett	8 Kingfisher St Kroong	[Signature]
Barbara Stott	8 Gumtree Pocket Court Hillside Mountain Estate	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALBY COSIER	94 Cosier Ave Banksia	[Signature]
JORIS HIRSCH	910 BETHANN ROAD	[Signature]
Jeannette Bray		[Signature]
Nello DeLomborg	19 LARROUL ST BLAIR	[Signature]
BRIAN KENNEDY	15 LARROUL AV BELL AIR	[Signature]

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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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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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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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.

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
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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

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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21 January 2020

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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PAGE 1 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
Evan Anderson	Bestman Rd Sandstone Point	E Anderson
GRAHAM ANDERSON	" " "	G. Anderson

Moreton Bay Regional Council

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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

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NAME	ADDRESS	SIGNATURE
Catherine Brice	1 Taylor St Bongaree	(C Brice)
JOSIE POTTER	13 Cassia Ave Banksia Beach	J Potter
Rebecca Guest	8158 Jibiru St, Bellara	Rebecca Guest
Alice Brown	Lilac Ct Bongaree	Alice Brown
Jessica Tranner	First ave Woolim	J Tranner
Tania Chapman	Doodmba Drive	T Chapman
Karen Healy	127 Bishop Road Beachmere	K Healy
Kathleen Gardier	35 Hill Ave Bongaree	K Gardier
Doreen Higgins	74 BIBMULYA ST	D Higgins
Memory Kaneka	2 Wobara Avenue	M Kaneka
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 Protant drive	K Cook
Marie Bell	65 Kakadu Cr Banksia B.	M Bell
Jayne Pepene	10 Indra Ave Bellara	J Pepene
Shemak Pepene	" "	S Pepene
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 Goughy	[Signature]
JUNE McDERMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Junction St	[Signature]
Trudie Burton	Junction	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Phil Kunciman	91 PARKWAY DR. WOODMARK	[Signature]
Chris Markoch	31 Parkway Dr Woodmark	[Signature]
Cheryl Humphreys	78 Jasmine Dr Bongaree	[Signature]
Lillian Wadell-Tan	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenholme	6 Bluepin Court Sandstone	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Caitlyn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 massman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CLIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St, Bongaree	[Signature]
Glenda Lamb	123 Welsby Pde Bongaree	[Signature]
Kate Daw	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 Allu Av Bongaree	[Signature]
R Woodhill	5 Arnyville Street Brisbane Beach	[Signature]
A America	4 Cumming St Bongaree	[Signature]
H Plunk	Gen Cafe	[Signature]
Suzette Edwards	SILVER SILVER SANDSTONE ST.	[Signature]
W Goldsmith	48 ELKHORN AVE Ballara	[Signature]
Tamara Gosses	31 Schooner Ct Banksia	[Signature]
MATHEW JACUVO	31 Schooner Ct Banksia	[Signature]
A. KEVNEOY	WINNIE 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]

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

NA -
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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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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.

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

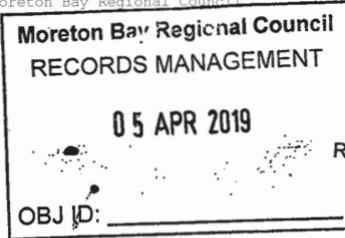
Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 PDE BAWLSIA RCH	[Signature]
ALAN CARTY	43 MICHAEL ST. SANDSTONE QT	[Signature]
LELBA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JEWEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANICE MASON	42 Hill ST Bongaree	[Signature]
MARG MCGARRY	11/85 COTTERILL AVE BONGAREE	[Signature]
MARLEEN FERGUSON	86 Kangaroo Ave Bongaree	[Signature]
JULY HINGRENS	7-6-10 Wattle Ave Bongaree	[Signature]
JOE FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBLILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 Kangaroo Ave BONGAREE	[Signature]
MIKE HANSEN	1137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1137/9 Dux Drive Bongaree	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](#)



Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

From:Lyn <lyn paul2@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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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 10/05/2019 11:41 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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

From:Lyn <lyn paul2@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

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(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.)
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(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)
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 - 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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 is 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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savige@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

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

NA -
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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

GENERAL MEETING
21 January 2020

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](#)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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...

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s.greacen@bigpond.com

www.remedialmassagebribie.com

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 used 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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

GENERAL MEETING
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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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**

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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
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

MW Robinson

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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-savige-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

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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
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Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
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on infrastructure our fragile environment.

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of the

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strive to preserve

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



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

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s.greacen@bigpond.com

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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)

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

From:Lyn <lyn paul2@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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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Council building height limit of 15 meters.

Yours sincerely

Bill and Sophia McCullough

3 North Point, Banksia Beach 4507

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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.**

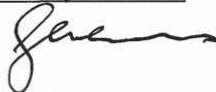
***The proposal is for 10 Units which means 10 (or 20) vehicles driving in
and out of the building while the abovementioned traffic is negotiating
the turning into Ferguson Ave. which has limited street parking now.**

***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 Old.4507

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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](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 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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Council building height limit of 15 mtrs.
Regards

MW Robinson



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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

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

From:Lyn <lyn paul2@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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WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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 is 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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (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-savige-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

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savige@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

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A19459371 : 11 December 2019 - **Refer Supporting Information A19459335**
Responsible Officer: AD, Management Accountant (FCS Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 30 November 2019.

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 30 November 2019 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 30 November 2019 is contained within the supporting information to this report.

This package contains a number of financial statements with relevant commentary to provide a breakdown of key financial data and includes:

- ✓ Financial Statements
 - Statement of Comprehensive Income shows all income and expenditure as at the end of the November period.
 - The Statement of Financial Position highlights Council's position at the end of November and itemises assets, liabilities and community equity.
 - Statement of Cash Flows which represents the cash inflows and outflows during the month.
 - Statement of sources and applications of capital funding.
- ✓ Treasury Report
 - The Treasury Report highlights key areas of performance relating to Council's investments and borrowings.

2. Explanation of Item

The financial results for the month of November are complete. A commentary is provided on significant matters that occurred during the month.

3. Strategic Implications

3.1 Legislative / Legal Implications

Part 9, section 204 of the Local Government Regulation 2012, (regulation) states the following:

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
 - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
 - (b) otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Compliance to the Council's Investment Policy is confirmed for the month of November.

3.4 Risk Management Implications

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. Risks are documented and evaluated as part of the operational plan preparation in conjunction with the annual budget cycle and are monitored throughout the year.

3.5 Delegated Authority Implications

Nil identified

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

3.6 Financial Implications

As at the end of November 2019, Council's operating result is \$72.78 million and the capital expenditure incurred amounted to \$62.84 million (excluding the University Project).

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Director Finance and Corporate Services and Acting Accounting Services Manager

SUPPORTING INFORMATION

Ref: [A19459335](#)

The following list of supporting information is provided for:

ITEM 3.1

MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL

#1 Monthly Reporting Package - November 2019

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

#1 Monthly Reporting Package - November 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 30 November 2019

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Moreton Bay Regional Council

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21 January 2020

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 30 November 2019

42% of the year
elapsed

	2019/20 Original Budget \$'000	2019/20 Amended Budget \$'000	2019/20 YTD Actuals \$'000	Actuals to Amended Budget 2019/20
Revenue				
Operating Revenue				
Rates and utility charges	313,151	313,151	160,268	51.18%
Fees and charges	37,272	37,272	17,958	48.18%
Grants, subsidies and contributions	20,149	20,149	12,786	63.46%
Interest revenue	45,426	45,426	17,021	37.47%
Other revenue	39,452	39,452	15,203	38.53%
Share of profit of associate	72,000	72,000	30,000	41.67%
Total Operating Revenue	527,449	527,449	253,235	48.01%
Expenses				
Operating Expenses				
Employee benefits	(140,406)	(140,406)	(59,378)	42.29%
Materials and services	(190,790)	(190,790)	(68,657)	35.99%
Depreciation and amortisation	(97,721)	(97,721)	(42,924)	43.92%
Finance costs	(22,409)	(22,409)	(9,501)	42.40%
Total Operating Expenses	(451,326)	(451,326)	(180,460)	39.98%
Operating Result	76,122	76,122	72,775	95.60%
Capital Revenue	96,868	96,868	55,676	57.48%
Capital Expenses	-	-	(5,664)	No Budget
NET RESULT	172,991	172,991	122,788	70.98%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	-	-	-	No Budget
Changes in the fair value of financial assets at fair value through other comprehensive income	-	-	1,876	No Budget
Total other comprehensive income for the year	-	-	1,876	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	172,991	172,991	124,664	72.06%

Moreton Bay Regional Council

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 30 November 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actual \$'000
Assets		
Current Assets		
Cash and cash equivalents	330,445	400,133
Trade and other receivables	48,848	34,681
Inventories	1,081	1,231
Total Current Assets	380,374	436,045
Non-Current Assets		
Trade and other receivables	677,576	677,685
Investments	1,357,637	1,362,245
Property, plant and equipment	4,837,717	4,903,453
Total Non-Current Assets	6,872,930	6,943,383
Total Assets	7,253,304	7,379,429
Liabilities		
Current Liabilities		
Trade and other payables	44,918	46,410
Borrowings	37,334	26,403
Provisions	12,888	14,302
Other	21,427	7,775
Total Current Liabilities	116,567	94,890
Non-Current Liabilities		
Borrowings	332,801	344,307
Provisions	43,841	59,312
Total Non-Current Liabilities	376,642	403,619
Total Liabilities	493,209	498,509
NET COMMUNITY ASSETS	6,760,095	6,880,920
Community Equity		
Retained surplus	5,889,554	5,944,162
Asset revaluation surplus	870,541	936,757
TOTAL COMMUNITY EQUITY	6,760,095	6,880,920

Moreton Bay Regional Council

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 30 November 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actuals \$'000
Cash flows from operating activities		
Receipts from customers	413,708	198,787
Payments to suppliers and employees	(341,034)	(156,867)
Interest received	45,426	20,034
Non capital grants and contributions	20,567	12,720
Borrowing costs	(20,379)	(8,674)
Net cash inflow/(outflow) from operating activities	118,288	65,999
Cash flows from investing activities		
Payments for property, plant and equipment	(227,389)	(68,764)
Payments for investment property	-	(76)
Proceeds from sale of property, plant and equipment	21,800	1,276
Net movement in loans to community organisations	-	(148)
Grants, subsidies and contributions	56,868	48,685
Net cash inflow/(outflow) from investing activities	(148,721)	(19,027)
Cash flows from financing activities		
Proceeds from borrowings	25,000	-
Repayment of borrowings	(33,916)	(8,283)
Net cash inflow/(outflow) from financing activities	(8,916)	(8,283)
Net increase/(decrease) in cash held	(39,349)	38,689
Cash and cash equivalents at the beginning of the financial year	369,794	361,444
Cash and cash equivalents at the end of the period	330,445	400,133

Moreton Bay Regional Council

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 30 November 2019

	Original Budget 2019/20 \$'000	Amended Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000
<u>Capital Funding Sources</u>			
Cash Utilised	203,011	203,011	63,935
Capital Grants and Subsidies received	33,368	33,368	15,025
Contributed Assets and assets not previously recognised	40,000	40,000	18,257
Loans received	25,000	25,000	-
Total Capital Funding Sources	301,380	301,380	97,216
<u>Capital Funding Applications</u>			
Capital Expenditure	227,464	227,464	70,677
Contributed Assets and assets not previously recognised	40,000	40,000	18,257
Loan Redemption	33,916	33,916	8,283
Total Capital Funding Applications	301,380	301,380	97,216

Moreton Bay Regional Council

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Analysis of Results by Segment

For the period ended 30 November						
Operational Plan	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Engineering, Construction & Maintenance	32,295	(63,436)	(31,141)	6,540	491	(24,110)
Community & Environmental Services	16,273	(25,677)	(9,404)	-	700	(8,704)
Governance and Corporate Services	178,859	(86,009)	92,850	62,303	(6,855)	148,299
Planning	4,141	(5,338)	(1,197)	8,500	-	7,303
Total Council	231,568	(180,460)	51,109	77,343	(5,664)	122,788

Analysis of Results by Entity

For the period ended 30 November						
Entity	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
General	201,259	(161,165)	40,094	77,159	(5,581)	111,672
Waste	30,309	(19,295)	11,014	184	(83)	11,115
Total Council	231,568	(180,460)	51,109	77,343	(5,664)	122,788

The Performance at a Glance **as at 30 November 2019**

Synopsis

- * 42% of the financial year is complete.
- * The operating result is \$72.78 million.

Operating Revenue

- * Rates and Utility Charges are slightly above budget following the second quarterly rates levy.
- * Fees and Charges are tracking above budget due to animal registrations and health and environmental license fees being issued for the year and a significant portion of these fees have been received. Development application fees, and building and plumbing fees are tracking close to budget.
- * Operating Grants and Subsidies are above budget at this time of year.
- * Interest revenue is tracking below budget while all other revenue categories are performing closely to budget at this time of the year.

Operating Expenditure

- * Employee Expenses are aligning to budget at this point in the year while Materials and Services are tracking below budget.
- * Finance Costs are tracking slightly below budget at this time of the year.
- * Depreciation is slightly over budget and is expected to continue to exceed budget.

Capital Revenue

- * Infrastructure cash contributions are tracking well above the budget at this stage.
- * Contributed Assets are tracking above budget and is expected to continue to exceed budget.
- * Capital grants and subsidies are tracking above budget at this time of year.

Capital Expenditure

- * To date \$62.84 million has been spent on capital works, (which represents 39.90% of the capital program). This excludes the University project costs.

Moreton Bay Regional Council

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21 January 2020

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council

Comparative Table 2017/18 and 2018/19 to 2019/20*

Year to date result as at: 30 November 2019

42% of the year elapsed

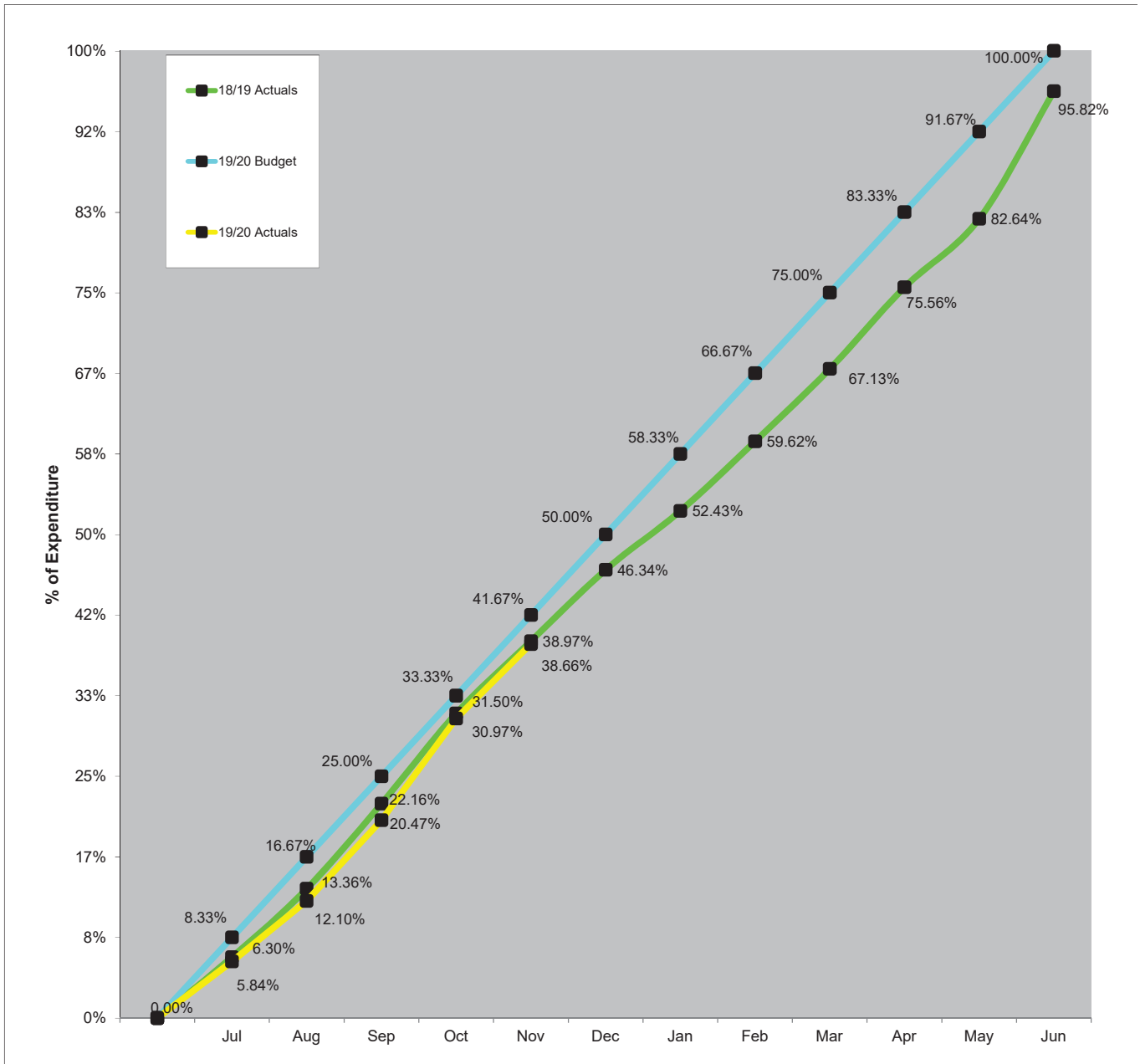
	Original Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000	Actuals to Original Budget 2019/20 %	Actuals to Original Budget 2018/19 %	Actuals to Original Budget 2017/18 %	Comments
Operating Revenue						
Rates & Utility Charges	313,151	160,268	51%	50%	50%	Revenue is slightly above target after the second quarter rates levy.
User Fees & Charges	37,272	17,958	48%	54%	55%	Revenue is tracking over budget but is below the previous years.
Interest Revenue	45,426	17,021	37%	39%	43%	The % for 2019/20 is tracking below budget and is below the previous years.
Operating Expenses						
Employee Expenses & Material and Services	331,196	128,035	39%	39%	37%	Expenditure is tracking below budget but is comparable to the previous year.
External Loan Interest Expense	20,379	8,674	43%	43%	43%	Expenditure is tracking to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	23,500	22,395	95%	79%	83%	Infrastructure cash contributions are tracking above the previous years and exceeding budget.
Contributed Assets	40,000	18,257	46%	85%	26%	All contributed assets have been recognised to date.
Grants & Subsidies	33,368	15,025	45%	19%	37%	The % of grants and subsidies received is tracking above budget and is above the prior year.
Capital Expenditure						
Total Capital Expenditure**	157,464	62,839	40%	25%	28%	Capital expenditure is slightly behind budget.
<p>* The data presented reflects the position of Council as at 30 November 2019 compared to the position of Council as at 30 November 2018 and 30 November 2017. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2019/20 and 2018/19 years. The graph includes continuing service delivery expenses and operating initiative expenses.

The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.

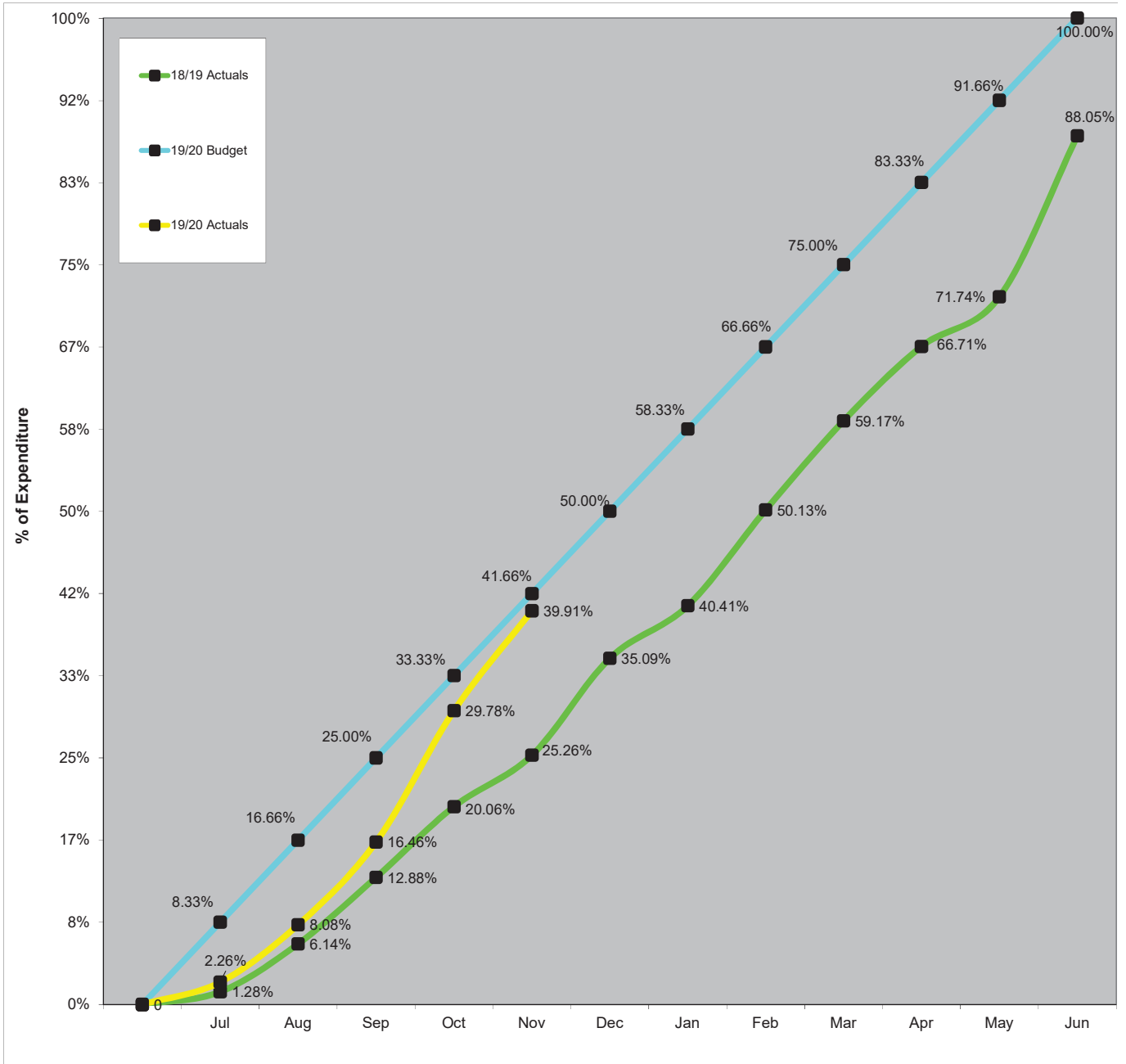


	Budget \$'000	Actuals to November \$'000	Actuals to Budget % spent
2018/19	297,746	116,023	38.97%
2019/20	331,196	128,035	38.66%

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2019/20 and 2018/19 years. The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure. The graph excludes capital expenditure associated with the University Project.



	Budget \$'000	Actuals to November \$'000	Actuals to Budget % spent
2018/19	185,554	46,864	25.26%
2019/20	157,464	62,839	39.91%

Moreton Bay Regional Council

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21 January 2020

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

TREASURY REPORT

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

Investments

At 30 November 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 70.05% of funds outside of the Queensland Treasury Corporation (QTC).

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 30 November 2019	Interest earned YTD
A1+	Qld Treasury Corp*	1.66%	Short Term (45 days)	120,012,828	827,506
A1+	ANZ	1.22%	At Call	11,595,300	67,081
A1+	National Australia Bank	1.25%	At Call	112,974,765	170,940
A1+	ANZ	1.6% to 2.7%	180 to 364 days	40,550,035	373,289
A1+	Bankwest				65,342
A1+	National Australia Bank	1.55% to 1.7%	91 to 92 days	30,000,000	293,263
A1+	Westpac	1.6% to 2.77%	210 to 364 days	40,000,000	533,921
A1	Suncorp				21,781
A2	Bank of Queensland	1.6% to 1.75%	180 to 182 days	30,000,000	282,301
A2	IMB	1.6%	92 days	5,000,000	50,938
A2	AMP Bank	1.9% to 2%	180 to 185 days	10,000,000	107,096
	Petrie Paper Mill Site Funds Trust Investments				49,586
					73,648
				*	
				400,132,929	2,916,692

* The QTC rate presented is the annualised interest rate for the month as provided by the Queensland Treasury Corporation.

Council has achieved a weighted average interest rate on all cash held of 1.59% pa in 2019/20.

Non-Current Investments				
Institution	Product	Term	Invested Value \$'000	Realisable Value \$'000
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	100,000	110,431

Performance to Budget - Year to Date (YTD) Summary

42% of the year has elapsed

	Original Budget \$'000	Amended Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	10,391	10,391	2,917	28%	Interest rates are very low
Interest on Debt held in Unitywater	34,000	34,000	13,710	40%	Tracking slightly below budget
Total Investment Income	44,391	44,391	16,626	37%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2019	378,992
New borrowings	0
Borrowings repaid	(8,283)
Debt held as at 30 November 2019	370,710

As at 30 November 2019 the weighted average interest rate of all Council debt is 5.61%

ITEM 3.2
MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A19559834 : 14 January 2020 - **Refer Supporting Information A19559857**
Responsible Officer: AD, Management Accountant (FCS Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 31 December 2019.

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 31 December 2019 be received.

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 31 December 2019 is contained within the supporting information to this report.

This package contains a number of financial statements with relevant commentary to provide a breakdown of key financial data and includes:

- ✓ Financial Statements
 - Statement of Comprehensive Income shows all income and expenditure as at the end of the December period.
 - The Statement of Financial Position highlights Council's position at the end of December and itemises assets, liabilities and community equity.
 - Statement of Cash Flows which represents the cash inflows and outflows during the month.
 - Statement of sources and applications of capital funding.
- ✓ Treasury Report
 - The Treasury Report highlights key areas of performance relating to Council's investments and borrowings.

2. Explanation of Item

The financial results for the month of December are complete. A commentary is provided on significant matters that occurred during the month.

3. Strategic Implications

3.1 Legislative / Legal Implications

Part 9, section 204 of the Local Government Regulation 2012, (regulation) states the following:

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
 - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
 - (b) otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Compliance to the Council's Investment Policy is confirmed for the month of December.

3.4 Risk Management Implications

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. Risks are documented and evaluated as part of the operational plan preparation in conjunction with the annual budget cycle and are monitored throughout the year.

3.5 Delegated Authority Implications

Nil identified

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

3.6 Financial Implications

As at the end of December 2019, Council's operating result is \$56.95 million and the capital expenditure incurred amounted to \$78.25 million (excluding the University Project).

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Director Finance and Corporate Services and Accounting Services Manager

SUPPORTING INFORMATION

Ref: [A19559857](#)

The following list of supporting information is provided for:

ITEM 3.2

MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL

#1 Monthly Reporting Package - December 2019

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

#1 Monthly Reporting Package - December 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 31 December 2019

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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

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

50% of the year
elapsed

	2019/20 Original Budget \$'000	2019/20 Amended Budget \$'000	2019/20 YTD Actuals \$'000	Actuals to Amended Budget 2019/20
Revenue				
Operating Revenue				
Rates and utility charges	313,151	313,151	160,275	51.18%
Fees and charges	37,272	37,272	20,339	54.57%
Grants, subsidies and contributions	20,149	20,149	14,704	72.98%
Interest revenue	45,426	45,426	20,462	45.04%
Other revenue	39,452	39,452	18,517	46.94%
Share of profit of associate	72,000	72,000	36,000	50.00%
Total Operating Revenue	527,449	527,449	270,296	51.25%
Expenses				
Operating Expenses				
Employee benefits	(140,406)	(140,406)	(69,302)	49.36%
Materials and services	(190,790)	(190,790)	(81,173)	42.55%
Depreciation and amortisation	(97,721)	(97,721)	(51,493)	52.69%
Finance costs	(22,409)	(22,409)	(11,375)	50.76%
Total Operating Expenses	(451,326)	(451,326)	(213,343)	47.27%
Operating Result	76,122	76,122	56,953	74.82%
Capital Revenue	96,868	96,868	73,624	76.00%
Capital Expenses	-	-	(11,154)	No Budget
NET RESULT	172,991	172,991	119,423	69.03%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	-	-	-	No Budget
Changes in the fair value of financial assets at fair value through other comprehensive income	-	-	1,073	No Budget
Total other comprehensive income for the year	-	-	1,073	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	172,991	172,991	120,496	69.65%

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

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

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actual \$'000
Assets		
Current Assets		
Cash and cash equivalents	330,445	346,295
Trade and other receivables	48,848	35,921
Inventories	1,081	1,277
Total Current Assets	380,374	383,493
Non-Current Assets		
Trade and other receivables	677,576	677,680
Investments	1,357,637	1,368,317
Property, plant and equipment	4,837,717	4,924,546
Total Non-Current Assets	6,872,930	6,970,544
Total Assets	7,253,304	7,354,037
Liabilities		
Current Liabilities		
Trade and other payables	44,918	33,180
Borrowings	37,334	18,043
Provisions	12,888	14,424
Other	21,427	7,973
Total Current Liabilities	116,567	73,620
Non-Current Liabilities		
Borrowings	332,801	344,307
Provisions	43,841	59,358
Total Non-Current Liabilities	376,642	403,665
Total Liabilities	493,209	477,285
NET COMMUNITY ASSETS	6,760,095	6,876,752
Community Equity		
Retained surplus	5,889,554	5,939,995
Asset revaluation surplus	870,541	936,757
TOTAL COMMUNITY EQUITY	6,760,095	6,876,752

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

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

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actuals \$'000
Cash flows from operating activities		
Receipts from customers	413,708	207,838
Payments to suppliers and employees	(341,034)	(200,499)
Interest received	45,426	20,732
Non capital grants and contributions	20,567	14,704
Borrowing costs	(20,379)	(10,398)
Net cash inflow/(outflow) from operating activities	118,288	32,377
Cash flows from investing activities		
Payments for property, plant and equipment	(227,389)	(94,271)
Payments for investment property	-	(76)
Proceeds from sale of property, plant and equipment	21,800	1,358
Net movement in loans to community organisations	-	(137)
Grants, subsidies and contributions	56,868	62,242
Net cash inflow/(outflow) from investing activities	(148,721)	(30,883)
Cash flows from financing activities		
Proceeds from borrowings	25,000	-
Repayment of borrowings	(33,916)	(16,642)
Net cash inflow/(outflow) from financing activities	(8,916)	(16,642)
Net increase/(decrease) in cash held	(39,349)	(15,149)
Cash and cash equivalents at the beginning of the financial year	369,794	361,444
Cash and cash equivalents at the end of the period	330,445	346,295

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

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

	Original Budget 2019/20 \$'000	Amended Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000
<u>Capital Funding Sources</u>			
Cash Utilised	203,011	203,011	88,845
Capital Grants and Subsidies received	33,368	33,368	24,136
Contributed Assets and assets not previously recognised	40,000	40,000	22,582
Loans received	25,000	25,000	-
Total Capital Funding Sources	301,380	301,380	135,563
<u>Capital Funding Applications</u>			
Capital Expenditure	227,464	227,464	96,339
Contributed Assets and assets not previously recognised	40,000	40,000	22,582
Loan Redemption	33,916	33,916	16,642
Total Capital Funding Applications	301,380	301,380	135,563

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Analysis of Results by Segment

For the period ended 31 December	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Operational Plan						
Engineering, Construction & Maintenance	34,680	(77,237)	(42,556)	8,651	527	(33,377)
Community & Environmental Services	18,572	(29,879)	(11,307)	-	746	(10,560)
Governance and Corporate Services	212,145	(99,781)	112,364	49,473	(12,428)	149,409
Planning	4,898	(6,446)	(1,548)	15,500	-	13,952
Total Council	270,296	(213,343)	56,953	73,624	(11,154)	119,423

Analysis of Results by Entity

For the period ended 31 December	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Entity						
General	237,688	(188,928)	48,761	73,441	(11,071)	111,130
Waste	32,607	(24,415)	8,192	184	(83)	8,293
Total Council	270,296	(213,343)	56,953	73,624	(11,154)	119,423

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

Synopsis

- * 50% of the financial year is complete.
- * The operating result is \$56.95 million.

Operating Revenue

- * Rates and Utility Charges are slightly above budget following the second quarterly rates levy due to continued growth in new properties.
- * Fees and Charges are tracking above budget due to animal registrations and health and environmental license fees being issued for the year and a significant portion of these fees have been received. Development application fees, and building and plumbing fees are tracking close to budget.
- * Operating Grants and Subsidies are above budget at this time of year, however this is expected as it relates to the timing of when the grants are received.
- * Interest revenue and Other Revenue are tracking below budget while all the remaining revenue categories are performing closely to budget at this time of the year.

Operating Expenditure

- * Employee Expenses are aligning to budget at this point in the year while Materials and Services are tracking below budget.
- * Finance Costs are tracking closely to budget at this time of the year.
- * Depreciation is slightly over budget and is expected to continue to exceed budget due to the revaluation effects of assets from the previous financial year.

Capital Revenue

- * Infrastructure cash contributions have exceeded budget and this will continue to be a permanent difference for the remainder of the financial year.
- * Contributed Assets are tracking above budget and is expected to continue to exceed budget.
- * Capital grants and subsidies are tracking above budget at this time of year, however this is expected as it relates to the timing of when the grants are received.

Capital Expenses

- * Capital expenses represents the disposal value of assets as they are decommissioned and renewed through capital works.

Capital Expenditure

- * Capital expenditure increased by 22% in the month due to the large volume of invoices received and processed prior to Christmas.
- * To date \$78.25 million has been spent on capital works, (which represents 49.69% of the capital program). This excludes the University project costs.

Moreton Bay Regional Council

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council

Comparative Table 2017/18 and 2018/19 to 2019/20*

Year to date result as at: 31 December 2019

50% of the year elapsed

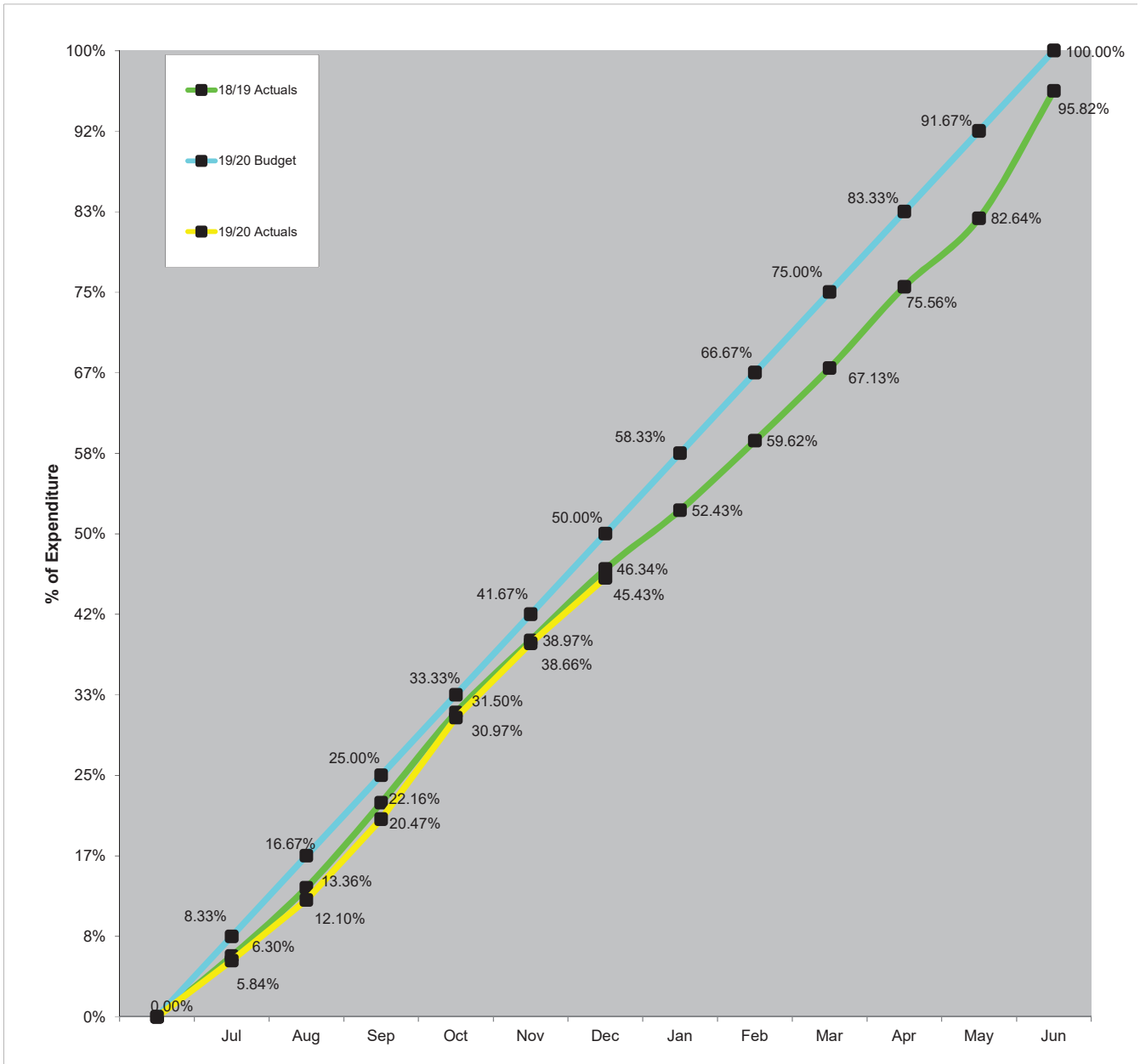
	Original Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000	Actuals to Original Budget 2019/20 %	Actuals to Original Budget 2018/19 %	Actuals to Original Budget 2017/18 %	Comments
Operating Revenue						
Rates & Utility Charges	313,151	160,275	51%	50%	50%	Revenue is slightly above target after the second quarter rates levy.
User Fees & Charges	37,272	20,339	55%	60%	62%	Revenue is tracking over budget but is below the previous years.
Interest Revenue	45,426	20,462	45%	47%	52%	The % for 2019/20 is tracking below budget and is below the previous years..
Operating Expenses						
Employee Expenses & Material and Services	331,196	150,475	45%	46%	43%	Expenditure is tracking below budget but is comparable to the previous year.
External Loan Interest Expense	20,379	10,398	51%	52%	52%	Expenditure is tracking closely to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	23,500	26,906	114%	92%	98%	Infrastructure cash contributions are tracking above the previous years and exceeding budget.
Contributed Assets	40,000	22,582	56%	117%	26%	All contributed assets have been recognised to date.
Grants & Subsidies	33,368	24,136	72%	19%	39%	The % of grants and subsidies received is tracking above budget and is above the prior years.
Capital Expenditure						
Total Capital Expenditure**	157,464	78,249	50%	35%	35%	Capital expenditure is tracking to budget.
<p>* The data presented reflects the position of Council as at 31 December 2019 compared to the position of Council as at 31 December 2018 and 31 December 2017. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2019/20 and 2018/19 years. The graph includes continuing service delivery expenses and operating initiative expenses.

The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.

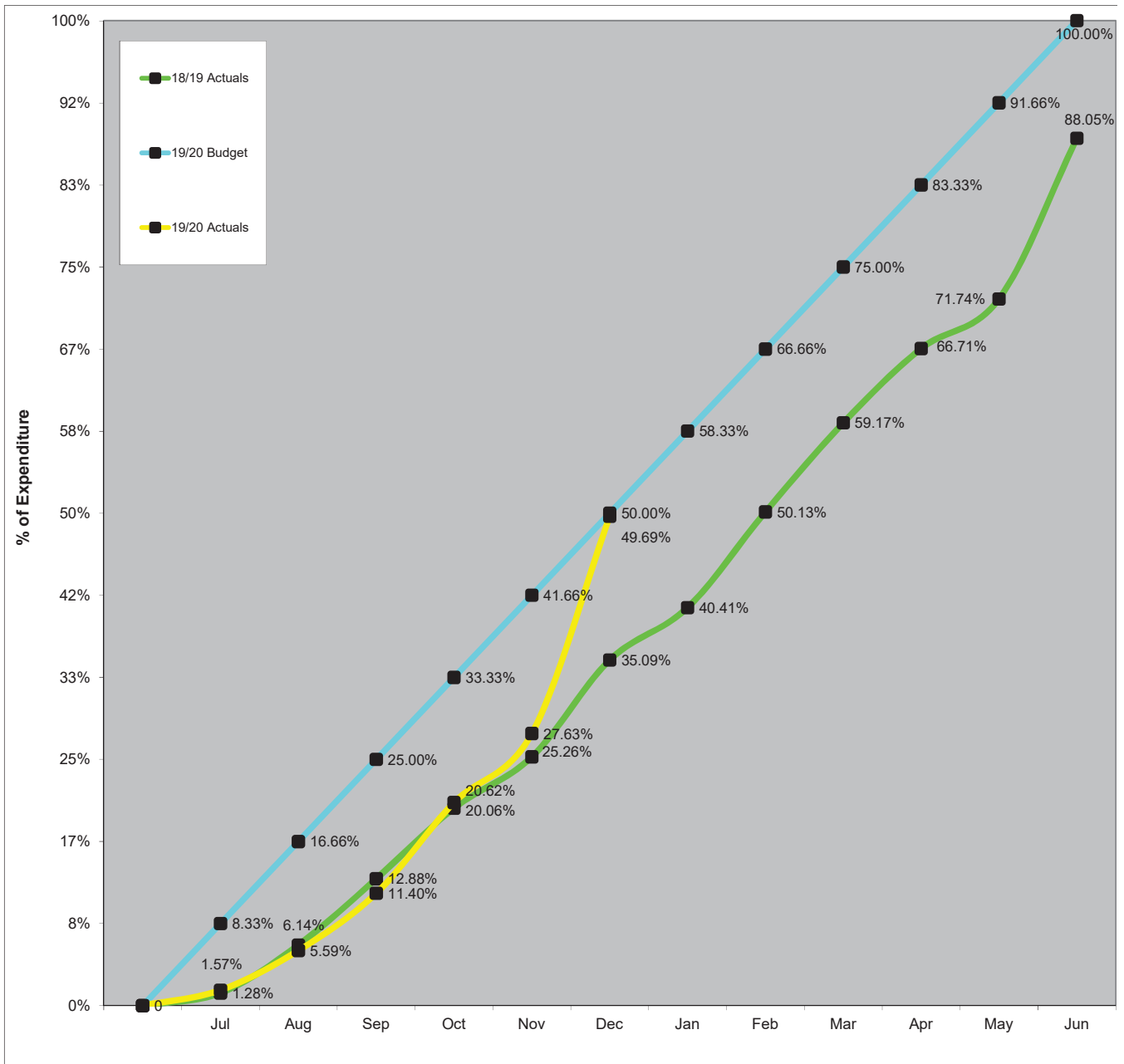


	Budget \$'000	Actuals to December \$'000	Actuals to Budget % spent
2018/19	297,523	137,868	46.34%
2019/20	331,196	150,475	45.43%

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2019/20 and 2018/19 years. The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure. The graph excludes capital expenditure associated with the University Project.



	Budget \$'000	Actuals to December \$'000	Actuals to Budget % spent
2018/19	185,777	65,186	35.09%
2019/20	157,464	78,249	49.69%

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

TREASURY REPORT

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

Investments

At 31 December 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 69.30% of funds outside of the Queensland Treasury Corporation (QTC).

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 31 December 2019	Interest earned YTD
A1+	Qld Treasury Corp*	1.49%	Short Term (45 days)	106,492,530	971,048
A1+	ANZ	1.22%	At Call	11,607,703	79,483
A1+	National Australia Bank	1.25%	At Call	72,644,882	279,639
A1+	ANZ	1.6% to 2.7%	180 to 364 days	40,550,035	445,065
A1+	Bankwest				65,342
A1+	National Australia Bank	1.55% to 1.6%	92 to 98 days	30,000,000	333,825
A1+	Westpac	1.6% to 2.77%	210 to 364 days	40,000,000	617,068
A1	Suncorp				21,781
A2	Bank of Queensland	1.6% to 1.75%	180 to 182 days	30,000,000	325,192
A2	IMB	1.6%	92 days	5,000,000	57,733
A2	AMP Bank	1.9% to 2%	180 to 185 days	10,000,000	123,658
	Petrie Paper Mill Site Funds				49,586
	Trust Investments				87,035
				346,295,149	3,456,455

* The QTC rate presented is the annualised interest rate for the month as provided by the Queensland Treasury Corporation.

Council has achieved a weighted average interest rate on all cash held of 1.61% pa in 2019/20.

Non-Current Investments				
Institution	Product	Term	Invested Value \$'000	Realisable Value \$'000
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	100,000	110,504

Performance to Budget - Year to Date (YTD) Summary

50% of the year has elapsed

	Original Budget \$'000	Amended Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	10,391	10,391	3,456	33%	Interest rates are very low
Interest on Debt held in Unitywater	34,000	34,000	16,452	48%	Tracking slightly below budget
Total Investment Income	44,391	44,391	19,908	45%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2019	378,992
New borrowings	0
Borrowings repaid	(16,642)
Debt held as at 31 December 2019	362,350

As at 31 December 2019 the weighted average interest rate of all Council debt is 5.55%

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19466856 : 20 December 2019 - **Refer Supporting Information A19510415 and Confidential Supporting Information A19307928**
Responsible Officer: BB, Manager Project Management (ECM Project Management)

Executive Summary

Tenders were invited for the 'MBRC - Bus Stop DDA Compliance Program (MBRC008453/VP159980)' project. The tender closed on 22 November 2019, with a total of six tenders received, all of which were conforming.

It is recommended that the tender for the 'MBRC - Bus Stop DDA Compliance Program (MBRC008453/VP159980)' project be awarded to Conbro Pty Ltd T/A Moreton Bay Civil Contractors for the total sum of \$279,062.50 (excl. GST), as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for 'MBRC - Bus Stop DDA Compliance Program (MBRC008453/VP159980)' project be awarded to Conbro Pty Ltd T/A Moreton Bay Civil Contractors for the total sum of \$279,062.50 (excluding GST).
2. That the Council enters into an agreement with Conbro Pty Ltd T/A Moreton Bay Civil Contractors as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Conbro Pty Ltd T/A Moreton Bay Civil Contractors for 'MBRC - Bus Stop DDA Compliance Program (MBRC008453/VP159980)' project and any required variations of the agreement on Council's behalf.

ITEM 4.1 MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL - (Cont.)

REPORT DETAIL

1. Background

The project is located regionally across the Moreton Bay Regional Council's existing bus stop facilities. The scope of works includes the upgrade of 14 bus stops that will meet compliance with the Disability Discrimination Act (DDA). Refer supporting information #1 for the location of each bus stop, by division.

Works will commence in February 2020 and take 14 weeks to complete, weather permitting.

2. Explanation of Item

Tenders for the 'MBRC - Bus Stop DDA Compliance Program (MBRC008453/VP159980)' project closed on 22 November 2019 with a total of six tenders received, all of which were conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Conbro Pty Ltd T/A Moreton Bay Civil Contractors	98.60
2	THD Civil Pty Ltd	98.15
3	AllenCon Pty Ltd	91.65
4	Queensland Civil Group Pty Ltd	85.91
5	Auzcon Pty Ltd	83.93
6	Ryan Civil Contracting Pty Ltd	45.37

Conbro Pty Ltd T/A Moreton Bay Civil Contractors (Conbro) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 10 December 2019 at which Conbro demonstrated their relevant experience, construction methodology, environmental considerations, safety track record and subcontractors. Conbro have previously completed similar projects including the 17/18 - MBRC - Bus Shelter New Infrastructure Program (\$211,061.40), 16/17 MBRC - Public Transport Bus Shelter Installations (\$191,000) and previously the 17/18 MBRC - Truck Turnarounds - Local Access Improvements (\$150,000).

THD Civil Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

AllenCon Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council called a select tender for the work through Council's Prequalified Civil Construction Panel (MBRC008453), in accordance with the *Local Government Act 2009*.

There is a federal legislative requirement for local governments to bring current bus stops up to the required Disability Discrimination Act requirement which is the basis for this ongoing project.

Moreton Bay Regional Council

ITEM 4.1 MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL -
(Cont.)

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

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

Financial Risks:

The tenderers were sourced from Council's Prequalified Civil Construction Panel (MBRC008453).

Construction Risks:

- a. The recommended tenderer will provide a detailed program of works, site specific traffic management plan, Translink and DTMR approvals and notifications, site specific environmental management plan, tree management and protection plans and safety plans including work method statements for the project management team to consider and audit.
- b. The recommended tenderer has demonstrated their understanding of the project and the need to manage the impact of the works on pedestrians and vehicles in accordance with the tender conditions. In addition, temporary bus stops will be placed adjacent to the work site in accordance with Translink's requirements. The contractor will be required to provide a minimum 21 days' notice regarding each site to Translink via their online portal. Residents/businesses who will be directly affected by the works will be advised two weeks prior to works commencing, utilising Council's project notice and project signage.
- c. There are no Development Approvals related to this project.
- d. There are no procurement risks associated with this project. Sufficient lead time has been allowed with regard to items and materials.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated a total of \$390,000 (excl. GST) in the 2019/20 FY Capital Projects Program for the design and construction activities for this project. External revenue of \$195,000 from Translink has also been provided to this project. All financial information below is excluding GST.

Tender Price (Construction)	\$ 279,062.50
Contingency (10%)	\$ 27,906.25
QLeave (0.475%)	\$ 1,326.00

Total Project Cost	\$ 308,294.75
	=====
Estimated ongoing operational/maintenance costs	\$12,000 per F/Y.

The budget amount for this project is sufficient.

ITEM 4.1 MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL - (Cont.)

3.7 Economic Benefit Implications

The expected outcome is to increase DDA compliant bus stops across the Moreton Bay Region.

3.8 Environmental Implications

The tender assessment included a review of the recommended tenderer's environmental policy and procedures concerning environmental protection. The recommended tenderer has appropriate environmental policies and procedures in place to undertake the works and has demonstrated knowledge in managing the approved environmental conditions during the construction period.

3.9 Social Implications

The project is to improve access for all bus users at the nominated bus stops.

3.10 Consultation / Communication

A detailed communications plan has been prepared. Project stakeholders and residents who will be directly affected by the works will be advised two weeks prior to works commencing, utilising Council's project notice and project signage. Consultation has been undertaken by Integrated Transport Planning and Design (ITPD) with residents/businesses affected including Translink and the Department of Transport and Main Roads. The Divisional Councillors have been consulted and are supportive of this project.

SUPPORTING INFORMATION

Ref: [A19307928](#)

The following list of supporting information is provided for:

ITEM 4.1

MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL

#1 Bus Stop List

Confidential #2 Tender Assessment

Moreton Bay Regional Council

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ITEM 4.1 MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL - (Cont.)

#1 Bus Stop List

2019/20 - MBRC - Bus Stop DDA Compliance Program				
Division 1				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Sandstone Point	18-983	HAS313182	TL600116	Sandstone Point - Bestmann Road East - Bus Stop DDA Compliance Improvements Program - H313182
Sandstone Point	18-1055	HAS313192	-	Sandstone Point - Lachlan Crescent - Bus Stop DDA Compliance Improvements - H313192
Division 2				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Narangba	18-1056	HAS312708	TL600413	Narangba - Mackie Road - Bus Stop DDA Compliance Improvements - H312708
Division 3				
Nil				
Division 4				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Mango Hill	18-981	HAS312567	TL600519	Mango Hill - Chermside Road - Bus Stop DDA Compliance Improvements Program - H312567
Division 5				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Scarborough	18-987	HAS310976	TL600572	Scarborough - Scarborough Road - Bus Stop DDA Compliance Improvements Program - H310976
Kippa Ring	18-986	HAS312461	TL600548	Kippa Ring - Klingner Road - Bus Stop DDA Compliance Improvements Program - H312461
Division 6				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Redcliffe	18-988	HAS312988	-	Redcliffe - Trilby Street - Bus Stop DDA Compliance Improvements Program - H312988
Clontarf	18-1053	HAS310404	TL600758	Clontarf - Hornibrook Esplanade - Bus Shelter and Stop DDA Upgrade - H310404
Margate	18-1054	HAS310722	TL600002	Margate - Victoria Avenue - Bus Stop DDA Compliance Improvements - H310722
Division 7				

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ITEM 4.1 MBRC - BUS STOP DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE PROGRAM - REGIONAL - (Cont.)

2019/20 - MBRC - Bus Stop DDA Compliance Program				
Nil				
Division 8				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Joyner	18-976	HAS312348	TL600349	Joyner - Youngs Crossing Road - Bus Stop DDA Compliance Improvements - H312348
Lawnton	18-978	HAS310646	TL600448	Lawnton - Gympie Road - Bus Stop DDA Compliance Improvements Program - H310646
Joyner	18-979	HAS312345	TL600346	Joyner - Samsonvale Road - Bus Stop DDA Compliance Improvements - H312345
Division 9				
Nil				
Division 10				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Albany Creek	19-253	HAS301855	-	Albany Creek - Thiess Drive - DDA Bus Stop DDA Upgrade - H14069
Division 11				
Suburb	MBRC Plan Reference	Hastus Number	Translink Number	Project Name
Samford Village	18-982	HAS313180	TL600781	Samford Village, Samford Road - Bus Stop DDA Compliance Improvements Program - H313180
Division 12				
Nil				

**ITEM 4.2
REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS
IMPROVEMENTS - DIVISION 6**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19508404 : 13 January 2019 - Refer **Confidential** Supporting Information
A19336750
Responsible Officer: BB, Manager Project Management (ECM Project Management)

Executive Summary

Tenders were called for the 'Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148)' project. The tender closed on 5 November 2019, with a total of five conforming tenders received.

It is recommended that the tender for the 'Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148)' project be awarded to SMC Marine Pty Ltd for the total sum of \$234,000 (excl. GST) as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for 'Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148)' be awarded to SMC Marine Pty Ltd for the amount of \$234,000 (excluding GST).
2. That the Council enters into an agreement with SMC Marine Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with SMC Marine Pty Ltd for 'Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148)' and any required variations of the agreement on Council's behalf.
4. That to allow the project to continue, Council commits an additional \$150,000 in funding in the Quarter Two 2019/20 FY Capital Projects Program budget review towards the Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148) project.

ITEM 4.2 REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS IMPROVEMENTS - DIVISION 6 - A19508404 (Cont.)

REPORT DETAIL

1. Background

The Redcliffe Jetty Finger and Pontoon Access improvements are required to the two existing inner public pontoons to allow vessels of different sizes and freeboards to berth at these pontoons.

The pontoon on the southern finger (northern side) and the pontoon on the northern finger (southern side) are to both have two additional berthing piles installed, with the northern finger's existing platform raised to increase the berthing height of the pontoon.

This contract was originally awarded to another contractor who was unable to complete the works within the given timeframes and the contract was subsequently cancelled by Council.

The recommended tenderer has provided a construction duration of eight weeks including wet weather. Off-site (pontoon) manufacturing works will commence upon contract award and are expected to take six weeks. On-site works are expected to commence after Easter (mid-late April 2020) following the pontoon manufacturing and be completed within two weeks, weather permitting.

These works will not affect any jetty activity during the whale watching season, which commences in June 2020. The jetty itself will remain open during the on-site works. To complete the works, there will be a partial closure of the fingers and pontoon whilst the on-site installation of the additional fender piles/pontoon are constructed.



Figure 1: Redcliffe Jetty Finger and Pontoon works location

ITEM 4.2 REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS IMPROVEMENTS - DIVISION 6 - A19508404 (Cont.)

2. Explanation of Item

Tenders for the 'Redcliffe - Redcliffe Jetty - Finger and Pontoon Access Improvements (MBRC009148)' project closed on 5 November 2019 with a total of five conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	SMC Marine Pty Ltd	100.00
2	Marine Civil Contractors Pty Ltd	97.96
3	Atoll Logistics Pty Ltd	85.43
4	CES Civil SEQ Pty Ltd	78.03
5	The Marina Specialist (trading as The Jetty Specialist)	77.11

SMC Marine Pty Ltd (SMC) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 13 January 2020, at which SMC demonstrated their relevant experience, construction methodology, understanding of the project and capability to deliver this project. SMC have previously completed similar projects including Grasstree Beach Boat Ramp Upgrade (\$830K) and River Heads Boat Ramp Upgrade (\$2M) for the Department of Transport and Main Roads and the Urangan Harbour Boat Ramp Works (\$590K) for North Queensland Bulk Ports. The evaluation panel considered this submission to be the best value for money for Council.

Marine Civil Contractors Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

Atoll Logistics Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to value of work being greater than \$200,000, Council called a public tender for the work through the LG Tender system in accordance with the *Local Government Act 2009*. The contract for additional works to the pontoons and piles, which was awarded in January 2019, was cancelled following legal advice and the issuing of two show cause notices, when the contractor was unable to comply with the delivery of the works as specified in the contract.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

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

ITEM 4.2 REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS IMPROVEMENTS - DIVISION 6 - A19508404 (Cont.)

3.4 Risk Management Implications

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

Financial Risks:

A third-party review of financial status has been undertaken on the recommended tenderer and the company has received a rating of 'very strong'.

Construction Risks:

- a. The recommended contractor will provide a detailed program of works, site specific Traffic Management Plan including Maritime Safety Queensland approvals and notifications, site specific Environmental Management Plan and safety plans including Work Method Statements, all of which will be reviewed and audited by the Project Management team.
- b. The proposed works will be undertaken in accordance with the current Marine Parks Permit to ensure compliance with the approval conditions.
- c. The contractor will provide a Construction Plan and associated program of works that will ensure all works will be conducted in an appropriate manner and adhere to requirements of works within a marine park environment. Works will be coordinated prior to the whale watching season with alternative berthing arrangements to be implemented when necessary.
- d. A site-specific Environmental Management Plan will be developed and submitted as a requirement of the Marine Parks Permit, for approval prior to commencing work on site. This plan will be monitored throughout the construction phase to ensure compliance with permit requirements.
- e. There are no development approvals applicable to this project.
- f. There are no procurement risks associated with this project. Sufficient lead time has been allowed with regard to items and materials.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Reprovided capital funds of \$116,637.00 have been set aside for this project. All financials are excluding GST.

Funds reprovioned into 19-20	\$116,637.00
Internal charges 19-20	\$ 6,247.00
Total 19-20 FY funds available	\$110,390.00
Tender Price (Construction)	\$234,000.00
Contingency (10%)	\$ 23,400.00
QLeave (0.475%)	\$ 1,111.50

Total Project Cost	\$258,511.50
	=====

Estimated ongoing operational/maintenance costs (including inspections) are \$2,500 per F/Y.

The budget amount for this project is insufficient. Additional funds will be required from the 2019-2020 FY Capital Projects Program of \$150,000.

ITEM 4.2 REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS IMPROVEMENTS - DIVISION 6 - A19508404 (Cont.)

3.7 Economic Benefit Implications

The project once completed will provide for a greater range of boats to use the facility and potentially develop new boating based commercial opportunities for the local economy.

3.8 Environmental Implications

The project is located within the Moreton Bay Marine Park. A site-specific Environmental Management Plan will be required to be submitted to Council and the Department of National Parks Recreation, Sport and Racing (Marine Parks Permit) for approval prior to works commencing on site. This plan will be monitored throughout the construction phase to ensure compliance.

3.9 Social Implications

The project once completed will provide accessibility for a range of boats to use the Redcliffe Jetty.

3.10 Consultation / Communication

Consultation has been undertaken with Brisbane Whale Watching regarding the timing of the works. In addition, notification will be provided to marine vessel operators who have mooring permits at the Redcliffe Jetty. Project Notices and signage will also be issued well in advance, to advise the general public of the partial closure of the jetty fingers/pontoons. The jetty to the half-way house will remain open during construction. The Divisional Councillor has been consulted regarding this project and is supportive of the project and its outcomes.

SUPPORTING INFORMATION

Ref: [A19336750](#)

The following list of supporting information is provided for:

ITEM 4.2

REDCLIFFE - REDCLIFFE JETTY - FINGER AND PONTOON ACCESS IMPROVEMENTS - DIVISION 6

Confidential #1 Tender Assessment

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEWPORT PARK PROPOSED DOG OFF-LEASH AREA - DIVISION 5

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19442616 : 6 December 2019
Responsible Officer: BS, Technical Officer (IP Parks & Recreation Planning)

Executive Summary

The purpose of this report is to seek Council support for the installation of a fenced dog off-leash area (DOLA) in Newport Park, Scarborough.

The developer of the Isles of Newport development, Stockland, has prepared designs and offered to construct the facility at no cost to the community. Council sought feedback from residents living near Newport Park, with a petition and several objections being received.

This matter was discussed at a workshop held on 3 December 2019 where Council provided feedback regarding the installation.

OFFICER'S RECOMMENDATION

That a fenced dog off-leash area within Newport Park, to be installed and funded by Stockland, be approved as shown in Figure 2 of this report.

ITEM 5.1 NEWPORT PARK PROPOSED DOG OFF-LEASH AREA - DIVISION 5 - A19442616 (Cont.)

REPORT DETAIL

1. Background

Council has received an offer from the Isles of Newport developer, Stockland, via the Division 5 Councillor to install a fenced DOLA within Newport Park at no cost to Council. Council officers investigated the proposal finding it to be an acceptable outcome when assessed against Council's Desired Standards of Service for this park type and location.

The matter was discussed at a Council workshop on 3 December 2019 where Council provided feedback regarding the installation of a fenced DOLA and dog agility equipment within Newport Park, noting it would be fully funded by the developer.

2. Explanation of Item

Newport Park is an established District Park, located between the established Newport community and the emerging Isles of Newport development at Scarborough (refer Figure 1).



Figure 1 Locality Plan

The park contains a range of recreation infrastructure and the inclusion of a DOLA is consistent with Council's Desired Standards of Service for a District Park. There is strong demand on the Redcliffe Peninsula for additional DOLA's and Council officers have had difficulty finding suitable locations for such infrastructure due primarily to the small size of suggested parks.

Newport Park is approximately 4.3Ha in area and the proposed site for the DOLA enables appropriate separation from other park uses as well as adjacent residences. There are no parks large enough to support such a facility within the Isles of Newport development or the wider Scarborough area. The proposal enables improved utilisation of an underdeveloped existing District level facility and on this basis, it is supported by Council officers.

ITEM 5.1 NEWPORT PARK PROPOSED DOG OFF-LEASH AREA - DIVISION 5 - A19442616 (Cont.)

Section 10(1) of MBRC Local Law No. 2 (Animal Management) 2011 contains the following requirement.

10 Dog off-leash areas

- (1) The local government may, by resolution, designate an area within a public place as an area where a dog is not required to be on a leash (a **dog off-leash area**).
- (2) The local government must take reasonable steps to provide notice to members of the public regarding the designation of an area as a dog off-leash area.
- (3) In this section— **reasonable steps** include, as a minimum, the display of a notice at a prominent place within the dog off-leash area indicating the extent of the area.
- (4) The local government must keep a record available for public inspection identifying areas that are designated dog off-leash areas.

MBRC has the right to designate an area within a public place as an area where dogs are not required to be on a leash. This makes dog off-leash area's a legitimate use on public lands.

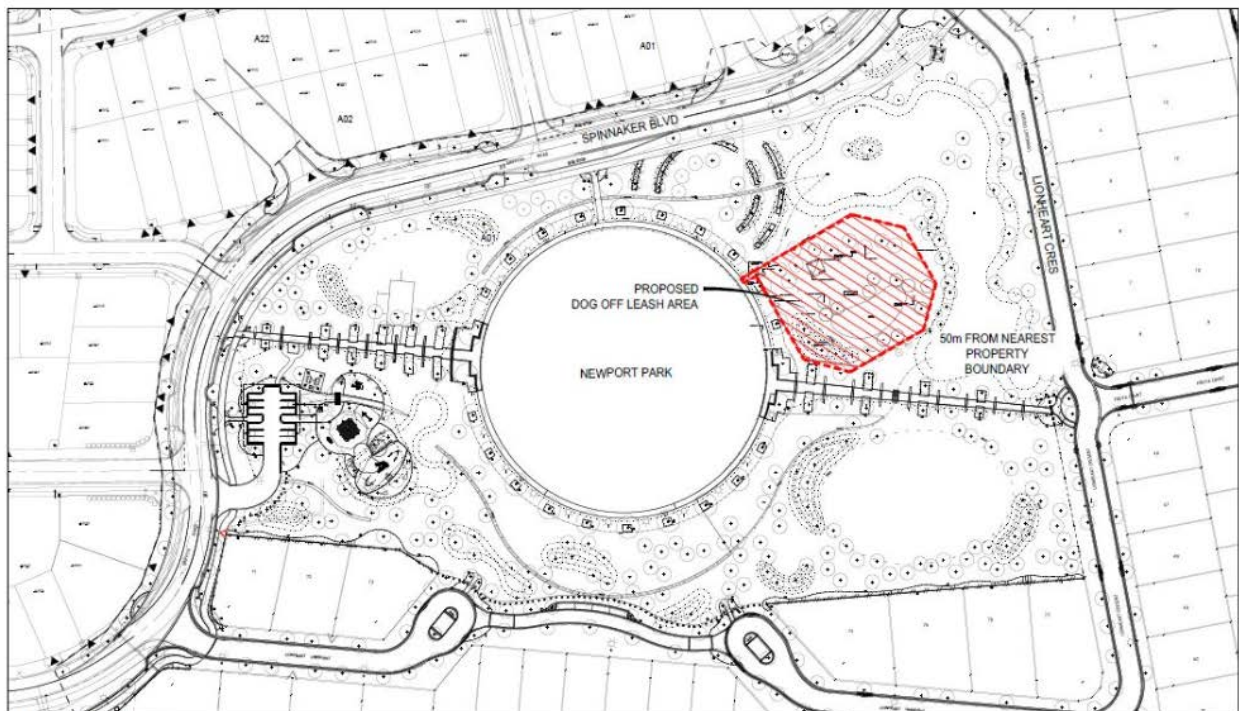


Figure 2 Proposed dog off-leash area within Newport Park, Newport

It is noted that some resident concerns were raised regarding the proposed facility including:

- Proximity to nearby homes
- Noise (barking dogs)
- Perceived increased traffic and parking of vehicles leading to inconvenience to residents
- Lack of consultation with residents
- 37 signatures from objectors were received from approximately 30 households

Council officers have considered the potential impacts raised by nearby residents and are satisfied that the facility is appropriately located for the following reasons:

- The proposed facility is approximately 2500sqm in area (roughly 50 x 50m) which compares favourably with Councils preferred facility size for this park type. It will occupy an under-utilised area within the park.

ITEM 5.1 NEWPORT PARK PROPOSED DOG OFF-LEASH AREA - DIVISION 5 - A19442616 (Cont.)

- The facility is to be located more than the minimum 40 metre offset requirement from the closest adjacent residences as outlined in Councils draft DOLA guidelines.
- Facility users are anticipated to primarily be local residents who are likely to walk to the facility rather than drive. There is also formal parking within the park should patrons choose to drive.
- Adjacent streets can support on street parking noting that it is a low speed design environment and that residents and their visitors may also choose to park on street from time to time.
- The Division 5 Councillor advised residents in the local area of the proposal in his regular newsletter and 2 further letters were distributed to the immediate surrounds of the park initially advising residents of the proposal and subsequently seeking their comments.
- There are approximately 70 residences with frontage to the park however the service catchment for the facility of 1.5km meets the needs of many hundreds of properties. For a district level park facilities Council officers have observed over time that not all adjacent residents will be in favour of all park facilities. However due to the large service catchment, the level of objection is not considered enough to prevent the proposed installation. The initiative is supported by the Division 5 Councillor due to persistent demand for such a facility by the wider community within this catchment.

3. Strategic Implications

3.1 Legislative / Legal Implications

This proposal is in accordance with Moreton Bay Regional Council – Local Law No. 2 (Animal Management) 2011.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

By gaining formal Council approval for the selected site, it will ensure that Council can effectively manage dog behaviour in accordance with Council's Local Law No 2.

3.5 Delegated Authority Implications

That the Director ECM is authorised to liaise with the developer of the Isles of Newport development, Stockland, to permit the installation of a fenced DOLA within Newport Park, Newport.

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

There is significant benefit to the community as the developer Stockland has agreed to fully fund the installation.

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Dog off-leash areas provide excellent gathering places where residents can meet while exercising and socialising their dogs.

3.10 Consultation / Communication

This matter was workshopped with Council on 3 December 2019.

The Division 5 Councillor provided newsletter advice and 2 mail outs were also undertaken for residents living in the general area where the proposed details of the dog off-leash area were provided. While a number of objections were received, the park is of an appropriate scale to accommodate the installation noting the Division 5 Councillor has received numerous requests for such a facility in the Scarborough area.

ITEM 5.2
NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION
- DIVISION 5

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308062 : 6 November 2019 - **Refer Supporting Information A19308064**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a trustee lease (lease) to Queensland Police-Citizens Youth Welfare Association (QPCYC) at 100 - 166B Maine Terrace, Deception Bay (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 100 - 166B Maine Terrace, Deception Bay (refer Supporting Information #1) for a period of five years, commencing at the expiry of their existing lease at this location.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5 - A19308062 (Cont.)

REPORT DETAIL

1. Background

QPCYC has historically held a lease with Council over an area at 100 - 166B Maine Terrace, Deception Bay (refer Supporting Information #1) for the purpose of operating a Police Citizens Youth Club.

In March 2015, the organisation constructed a building extension to the east of the main PCYC facility for a gymnasium, however this area of occupation was never formalised under a lease agreement.

The current lease to QPCYC at this location will expire on 31 March 2020 and is due for renewal consideration by Council. In accordance with Council's Community Lease Renewals Policy Directive (No. 2160-024), as the proposed new lease area will include both the current lease area and the additional area of occupation (gymnasium), consideration by Council at a General Meeting is required.

2. Explanation of Item

The QPCYC has made application to Council seeking renewal of its lease at 100 - 166B Maine Terrace, Deception Bay under Council's Community Leasing Policy. In accordance with the provision of Council's Community Lease Renewals Policy Directive (No. 2160-024), officers have assessed this application and have no objections to the requested renewal.

Accordingly, this report recommends that Council approve the provision of a new lease to QPCYC over all areas of their occupation at the site, inclusive of the current lease area and the gymnasium area to the east (refer Supporting Information #1) under the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079). Further, it is recommended that this lease be for a period of five years, commencing at the expiry of their existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

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ITEM 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5 - A19308062 (Cont.)

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to Queensland Police-Citizens Youth Welfare Association will provide the organisation with facilities to support its continued operations at this site.

3.10 Consultation / Communication

Councillor Houghton (Division 5)

Relevant Council Departments

Queensland Police-Citizens Youth Welfare Association

SUPPORTING INFORMATION

Ref: [A19308064](#)

The following list of supporting information is provided for:

ITEM 5.2

NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5

#1 Queensland Police-Citizens Youth Welfare Association - 100 - 166B Maine Terrace, Deception Bay - Current and proposed additional lease area

ITEM 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION (Cont.)

#1 Queensland Police-Citizens Youth Welfare Association - 100 - 166B Maine Terrace, Deception Bay - Current and proposed additional lease area



**ITEM 5.3
NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC -
DIVISION 11**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19283417: 31 October 2019 - **Refer Supporting Information A19283426**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Samford & Districts Rugby League Football Club Inc located at Lot 5 Main Street, Samford Village (refer Supporting Information #1). The proposed lease would take effect following the organisation's surrender of its existing lease at this location.

OFFICER'S RECOMMENDATION

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

ITEM 5.3 NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 11 - A19283417 (Cont.)

REPORT DETAIL

1. Background

Since 15 February 2003, Samford & Districts Rugby League Football Club Inc has held a current lease with Council over an area, including a clubhouse, bar/canteen, storage shed and car park at Lot 5 Main Street, Samford Village (refer Supporting Information #1) for the purpose of operating a rugby league club. This lease is due to expire on 14 February 2028.

Following the adoption of Council's consolidated Community Leasing Policy (No. 14-2150-079) on 1 April 2014, existing lessees were provided the opportunity to transition to a lease under Council's new policy provisions.

2. Explanation of Item

Samford & Districts Rugby League Football Club Inc has recently advised Council of their desire to transition to a new lease under the provision of Council's Community Leasing Policy (No. 14-2150-079). To enable this transition, Samford & Districts Rugby League Football Club Inc will be required to surrender its existing lease at this location and enter into a new lease with Council.

Under Council's Community Leasing policy, leases are generally provided over areas of exclusive occupation, and do not include areas of non-exclusive use such as sports fields, car parks and general open spaces. Following consultation with Samford & Districts Rugby League Football Club Inc it was agreed that their new lease area be reduced to include only the clubhouse, bar/canteen and storage shed areas, with a separate sports field permit to be issued for use of the sports field. Council approval is not required for the issuing of sports field permits.

Accordingly, this report recommends that Council approves the granting of a new five-year lease, under the terms and conditions of Council's Community Leasing Policy (2150-079), over the area identified in Supporting Information #1. Further, it is recommended that this lease be subject to the organisation surrendering its existing lease at this location.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Nil identified

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ITEM 5.3 NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 11 - A19283417 (Cont.)

3.7 Economic Benefit Nil identified

3.8 Environmental Implication Nil identified

3.9 Social Implications Nil identified

The issuing of a lease to Samford & Districts Rugby League Football Club Inc will provide the organisation with facilities to support its continued operations.

3.10 Consultation / Communication

Councillor Grimwade (Division 11)

Samford & Districts Rugby League Football Club Inc

SUPPORTING INFORMATION

Ref: [A19283426](#)

The following list of supporting information is provided for:

ITEM 5.3

NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 11

#1 Samford & Districts Rugby League Football Club Inc. - Current and proposed lease areas

ITEM 5.3 NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC (Cont.)

#1 Samford & Districts Rugby League Football Club Inc. - Current and proposed lease areas



**ITEM 5.4
NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH
INC - DIVISION 11**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308076: 6 November 2019 - **Refer Supporting Information A19308078**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to The Scout Association of Australia Queensland Branch Inc. at Dayboro Showgrounds, 3512 Mt Mee Road, Dayboro (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendation 3, The Scout Association of Australia Queensland Branch Inc be granted a lease over an area at 3512 Mt Mee Road, Dayboro (refer Supporting Information #1) for a period of five years, commencing at the expiry of their existing lease at this location.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.4 NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 11
- A19308076: (Cont.)

REPORT DETAIL

1. Background

Since 1 July 1984, The Scout Association of Australia Queensland Branch Inc (Scouts Queensland) has held a lease with Council over an area at Dayboro Showgrounds, 3512 Mt Mee Road, Dayboro with frontage to Don Kerr Memorial Drive (refer Supporting Information #1) for the purpose of operating a scout group. The most recent lease to the organisation at this location expired on 3 September 2019, with the organisation continuing to occupy the site on holding over terms.

In accordance with Council's Community Lease Renewals Policy Directive (No. 2160-024), Council is required to consider lease renewal requests at a General Meeting in all instances where a lease boundary change is proposed.

2. Explanation of Item

Scouts Queensland has made application to Council seeking renewal of its lease at 3512 Mt Mee Road, Dayboro under Council's Community Leasing Policy. In accordance with the provision of Council's Community Lease Renewals Policy Directive (No. 2160-024), officers have assessed this application and have no objections to the requested renewal.

Under Council's Community Leasing policy, leases are generally provided over areas of exclusive occupation (such as building footprints), and do not include open space areas. As such, Scouts Queensland have agreed to reduce their lease area to that of the building footprint only (refer Supporting Information #1), bringing this lease into line with all other Scouts Queensland leases within the Moreton Bay Region.

Accordingly, this report recommends that Council approve the provision of a new lease, under the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079), over the area identified in Supporting Information #1. Further, it is recommended that the term of this lease be for a period of five years, commencing at the expiry of their existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

Nil identified

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*ITEM 5.4 NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 11
- A19308076: (Cont.)*

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to The Scout Association of Australia Queensland Branch Inc will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Cr Grimwade - Division 11

Relevant Council departments

The Scout Association of Australia Queensland Branch Inc

SUPPORTING INFORMATION

Ref: [A19283426](#)

The following list of supporting information is provided for:

ITEM 5.4

**NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION
11**

***#1 The Scout Association of Australia Queensland Branch Inc - 3512 Mt Mee Road, Dayboro - current
and proposed new lease area***

ITEM 5.4 NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC (Cont.)

#1 The Scout Association of Australia Queensland Branch Inc - 3512 Mt Mee Road, Dayboro - current and proposed new lease area



**ITEM 5.5
NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC -
DIVISION 9**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308059 : 6 November 2019 - **Refer Supporting Information A19308061**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Bunya Community Environmental Association Inc. at Yuraba Community Centre, 240 Church Road, Eatons Hill (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendation 3, Bunya Community Environment Association Inc. be granted a lease over an area at 240 Church Road, Eatons Hill (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.5 NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC - DIVISION 9 - A19308059
(Cont.)

REPORT DETAIL

1. Background

Since 1 February 2009, Bunya Community Environmental Association Inc has held a lease with Council over a large area inclusive of a community centre, amenities building and vegetated open space at 240 Church Road, Eatons Hill (refer Supporting Information #1) for the purpose of conducting environmental programs. The most recent lease to the organisation at this location expired on 31 January 2018, with the group continuing to occupy the site on holding over terms.

In accordance with Council's Community Lease Renewals Policy Directive (No. 2160-024), Council is required to consider lease renewal requests at a General Meeting in all instances where a lease boundary change is proposed.

2. Explanation of Item

Bunya Community Environmental Association Inc has made application to Council seeking renewal of its lease at 240 Church Road, Eatons Hill under Council's Community Leasing Policy. In accordance with the provision of Council's Community Lease Renewals Policy Directive (No. 2160-024), officers have assessed this application and have no objections to the requested renewal.

Under Council's Community Leasing policy, leases are generally provided over areas of exclusive occupation (such as building footprints), and do not include open space areas. As such, Bunya Community Environmental Association Inc have agreed to reduce their lease area to that of the community centre and amenities building footprints only (refer Supporting Information #1).

Accordingly, this report recommends that Council approve the provision of a new lease, under the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079), over the areas identified in Supporting Information #1. Further, it is recommended that the term of this lease be for a period of five years.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Nil identified

Moreton Bay Regional Council

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*ITEM 5.5 NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC - DIVISION 9 - A19308059
(Cont.)*

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to Bunya Community Environmental Association Inc. will provide the organisation with facilities to support its continued operations.

3.10 Consultation / Communication

Councillor Charlton (Acting Mayor and Division 9)
Relevant Council Departments
Bunya Community Environmental Association Inc.

SUPPORTING INFORMATION

Ref: [A19308061](#)

The following list of supporting information is provided for:

ITEM 5.5

NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC - DIVISION 9

#1 Bunya Community Environmental Association Inc. - Current and proposed lease area

ITEM 5.5 NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC (Cont.)

#1 Bunya Community Environmental Association Inc. - Current and proposed lease area



ITEM 5.6
NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION
- DIVISION 5

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308070 : 6 November 2019 - **Refer Supporting Information A19308071**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a trustee lease to Queensland Police-Citizens Youth Welfare Association at Talobilla Park, 170 Klingner Road, Kippa-Ring (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 170 Klingner Road, Kippa-Ring (refer Supporting Information #1) for a period of five years, commencing at the expiry of their existing lease at this location.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.6 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5 - A19308070 (Cont.)

REPORT DETAIL

1. Background

Since 1 July 1998, Queensland Police-Citizens Youth Welfare Association has held formal tenure with Council over an area at 170 Klingner Road, Kippa-Ring (refer Supporting Information #1) for the purpose of operating a Police Citizens Youth Club. This lease is due to expire on 30 April 2020.

The lease provides the Queensland Police-Citizens Youth Welfare Association the facilities to support the delivery of its various community services.

2. Explanation of Item

The Queensland Police-Citizens Youth Welfare Association has confirmed its desire to renew its lease under Council's Community Leasing Policy. A qualitative assessment of the renewal application has been undertaken, with no objections received.

Council's PCYC Network Facility Development Plan identifies that there is an opportunity to expand the building footprint at the front to construct a new covered outdoor fitness area. This proposed covered outdoor fitness area is outside the current lease area.

Accordingly, this report recommends that Council approve the provision of a new lease, under the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079), over the areas identified in Supporting Information #1. Further, it is recommended that the term of this lease be for a period of five years, commencing at the expiry of their existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

ITEM 5.6 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5 - A19308070 (Cont.)

3.9 Social Implications

The issuing of a lease to Queensland Police-Citizens Youth Welfare Association will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Cr Houghton - Division 5
Relevant Council departments
Queensland Police-Citizens Youth Welfare Association

SUPPORTING INFORMATION

Ref: [A19308071](#)

The following list of supporting information is provided for:

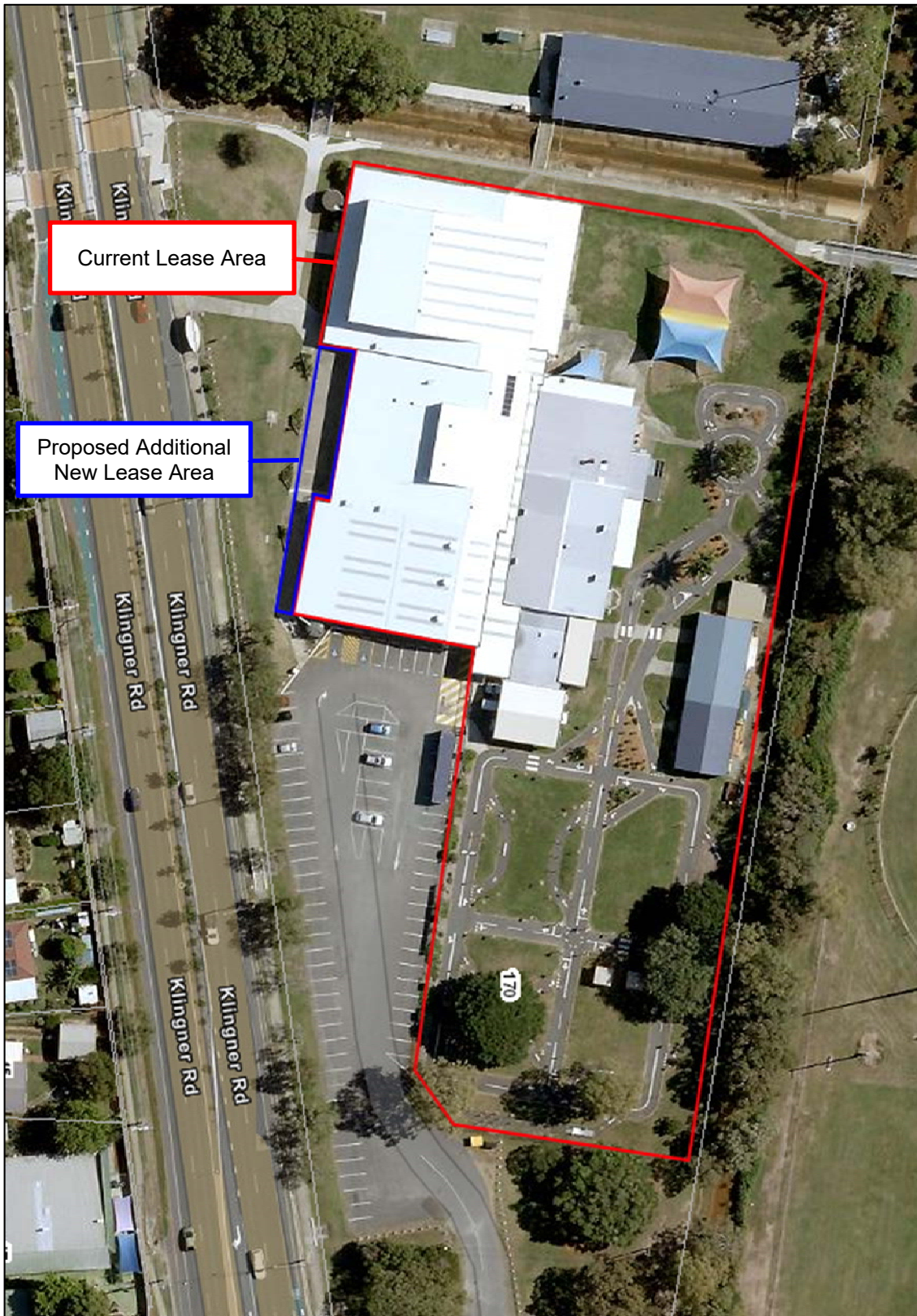
ITEM 5.6

NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5

#1 Queensland Police-Citizens Youth Welfare Association - Talobilla Park - current and proposed additional new lease area

ITEM 5.6 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOICATION (Cont.)

#1 Queensland Police-Citizens Youth Welfare Association - Talobilla Park - current and proposed additional new lease area



ITEM 5.7

NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC - DIVISION 9

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308060 : 6 November 2019 - **Refer Supporting Information A19308057**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Albany Creek Kindergarten Association Inc at Wolter Park, 16 Ernie Street, Albany Creek (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendation 3, Albany Creek Kindergarten Association Inc be granted a lease over an area at 16 Ernie Street, Albany Creek (refer Supporting Information #1) for a period of five years, commencing at the expiry of their existing lease at this location
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.7 NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC - DIVISION 9 - A19308060 (Cont.)

REPORT DETAIL

1. Background

The Albany Creek Kindergarten Association Inc has historically held a lease with Council over an area at 16 Ernie Street, Albany Creek (refer Supporting Information #1) for the purposes of operating a kindergarten.

In January of 2017, the organisation undertook an extension to their veranda on the north-east side of the main building, however this area of occupation was never formalised under a lease agreement.

The current lease to Albany Creek Kindergarten Association Inc at this location will expire on 31 March 2020 and is due for renewal consideration by Council. In accordance with Council's Community Lease Renewals Policy Directive (No. 2160-024), as the proposed new lease area will include both the current lease area and the additional veranda area, consideration by Council at a General Meeting is required.

2. Explanation of Item

The Albany Creek Kindergarten Association Inc has made application to Council seeking renewal of its lease at Wolter Park, 16 Ernie Street, Albany Creek under Council's Community Leasing Policy. In accordance with the provision of Council's Community Lease Renewals Policy Directive (No. 2160-024), officers have assessed this application and have no objections to the requested renewal.

Accordingly, this report recommends that Council approve the granting of a new lease to Albany Creek Kindergarten Association Inc over all areas of occupation at the site (inclusive of the current lease area and the extended veranda area), under the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079). Further, it is recommended that this lease be for a period of five years, commencing at the expiry of their existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine

3.3 Policy Implications

The terms and conditions of the proposed lease agreement will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

ITEM 5.7 NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC - DIVISION 9 - A19308060 (Cont.)

3.9 Social Implications

The issuing of a lease to Albany Creek Kindergarten Association Inc will provide the organisation with facilities to support its continued operations.

3.10 Consultation / Communication

Councillor Charlton (Division 9)
Relevant Council departments
Albany Creek Kindergarten Association Inc.

SUPPORTING INFORMATION

Ref: [A19308057](#)

The following list of supporting information is provided for:

ITEM 5.7

NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC - DIVISION 9

#1 Albany Creek Kindergarten Association Inc. - Current and proposed additional lease area

ITEM 5.7 NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC (Cont.)

#1 Albany Creek Kindergarten Association Inc. - Current and proposed additional lease area



ITEM 5.8
OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE - DIVISION 5

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19530193 : 6 November 2019 - **Refer Supporting Information A19530192**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

Council called for expressions of interest (EOI) from not-for-profit community organisations to lease the hall and shed located at Bellevue Park, 51 Sportsground Street, Redcliffe (refer Supporting Information #1) under the provision of Council's Community Leasing Policy (No. 2150-079). Five applications were received and assessed through this process.

This report seeks Council's approval to grant a lease to the recommended applicant, being the Lions Club of Redcliffe Kippa-Ring Inc.

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That subject to recommendation 3, the Lions Club of Redcliffe Kippa-Ring Inc be granted a lease over an area at 51 Sportsground Street, Redcliffe (refer Supporting Information #1) for a period of five years, following the relocation of the S Triple C Redcliffe Inc.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE - DIVISION 5 - A19530193 (Cont.)

REPORT DETAIL

1. Background

In 2019, Council commenced a redevelopment of the Redcliffe Council Administration Centre building located at 1 Irene Street, Redcliffe. Once complete, the redeveloped facility will accommodate the Redcliffe Art Gallery (tenancy 1), University of the Third Age Redcliffe (tenancy 2) and the S Triple C Redcliffe Inc (Redcliffe Seniors Computer Club) (tenancy 3).

The Redcliffe Seniors Computer Club have historically occupied the hall at Bellevue Park, Redcliffe for the conduct of their community activities. Following completion of the Redcliffe Council Administration Centre redevelopment (estimated April 2020), the group will relocate to their new tenancy area, vacating their tenancy at Bellevue Park.

On 27 September 2019, Council called for Expressions of Interest (EOI) from not-for-profit community organisations to lease the Bellevue Park hall along with an adjacent shed currently being utilised by the Lions Club of Redcliffe Kippa-Ring Inc, under short term tenancy arrangements, for their Recycle for Sight program (refer Supporting Information #1). The new lessee would commence occupation of the facilities following the relocation of the Redcliffe Seniors Computer Club (expected April 2020).

2. Explanation of Item

Applications under the EOI process were received from the following community organisations:

- Lions Club of Redcliffe Kippa-Ring Inc.;
- The Breakfast Club Redcliffe Inc;
- Chameleon Regional Community Housing Accommodation & Welfare Association Inc;
- Redcliffe Musical Theatre Inc; and
- SPADEwerx Community Theatre.

All applications were reviewed against the following criteria by a panel consisting of senior Council officers:

- facility usage and community benefit;
- facility maintenance development capacity;
- facility management experience; and
- financial capacity.

As an outcome of this assessment process, it is recommended that a lease be offered to the Lions Club of Redcliffe Kippa-Ring Inc in accordance with the terms and conditions of Council's Community Leasing Policy, for a period of five (5) years.

Lions Club of Redcliffe Kippa-Ring Inc.

Established in 1990, the Lions Club of Redcliffe Kippa-Ring Inc is a local community organisation providing a variety of community services within the Moreton Bay Region. One such area of service is the Lions Recycle for Sight Australia program which provides recycled spectacles to people in need throughout the world.

Since 2000, the Lions Club of Redcliffe Kippa-Ring Inc have held tenure with Council over an area at Lamington Drive, Redcliffe (refer Supporting Information #2) for the purpose of storing club equipment, running weekly community markets and housing the Recycle for Sight operations. At this site the club occupy:

- A main building to store incoming spectacles, refurbish spectacles and to store spectacles ready for export;
- A single garage to store spectacles ready for export;
- A double garage to store market furniture and equipment, and incoming spectacles ready for washing and grading; and
- External storage space.

ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE - DIVISION 5 - A19530193 (Cont.)

Since April 2019, the Lions Club of Redcliffe Kippa-Ring Inc have also occupied the shed at Bellevue Park (refer Supporting Information #1) for the purposes of storing incoming spectacles to reduce overcrowding at the Lamington Drive site.

The club have identified a need for additional space to further expand the Recycle for Sight program. Specifically, the club proposes to utilise the Bellevue Park hall to receive, grade, wash and box spectacles for export. The Club have identified that the additional facilities will enable an increase in spectacle turnover from 400,000 to 700,000 per year and support increased participation in their Work for the Dole programs.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Healthy and supportive communities - a healthy and inclusive community.

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to the Lions Club of Redcliffe Kippa-Ring Inc will provide the organisation with additional facilities to support its Recycle for Sight operations.

3.10 Consultation / Communication

Councillor Houghton (Division 5)
Councillor Winchester (Division 6)

SUPPORTING INFORMATION

Ref: [A19530192](#)

The following list of supporting information is provided for:

ITEM 5.8

**OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
- DIVISION 5**

#1 Bellevue Park, Redcliffe - Hall currently occupied by S Triple C Redcliffe Inc, shed currently occupied by Lions Club of Redcliffe Kippa-Ring Inc and proposed new lease area

#2 Lamington Drive, Redcliffe - The Lions Club of Redcliffe Kippa-Ring Inc - Current lease area

ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
(Cont.)

#1 Bellevue Park, Redcliffe - Hall currently occupied by S Triple C Redcliffe Inc, shed currently occupied by Lions Club of Redcliffe Kippa-Ring Inc and proposed new lease area



ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
(Cont.)

#2 Lamington Drive, Redcliffe - The Lions Club of Redcliffe Kippa-Ring Inc - Current lease area



6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION SESSION

(Cr D Grimwade)

No items for consideration.

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

Consideration of general business matters as raised at the meeting, or responses to questions taken on notice.

12. CLOSED SESSION

(s275 of the Local Government Regulation 2012)

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

No items for consideration.

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.



MINUTES

GENERAL MEETING

Thursday 12 December 2019
commencing at 9.03am

Strathpine Chambers
220 Gympie Road, Strathpine

UNCONFIRMED

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1. OPENING PRAYER

The Mayor recited the Opening Prayer and invited Councillors to join him in the recitation of the Lord's Prayer.

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Allan Sutherland (Mayor) (Chairperson)
Cr Brooke Savige
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
Cr Koliانا Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Mike Charlton (Deputy Mayor)
Cr Matthew Constance
Cr Darren Grimwade

Officers:

Acting Chief Executive Officer	(Mr Graeme Kanofski)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Finance & Corporate Services	(Ms Donna Gregory)
Director Planning	(Mr David Corkhill)
Director Planning (former)	(Mr Mike Pickering)
Director Infrastructure Planning	(Mr Andrew Ryan)
Manager Strategic Planning & Placemaking	(Mr David Hood)
Manager Strategy & Engagement	(Mr Joshua O'Keefe)
Project Director The Mill	(Mr Paul Cunningham)
Meeting Support	(Hayley Kenzler)

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Cr James Houghton made special mention of the late **Mr Tom Maule**, who had recently passed away at the age of 95 years. Tom had been part of the inaugural meeting to establish the Redcliffe Dolphins Rugby League Football Club (RDRLFC) in 1947 (originally known as 'Shellgrit') and was also the first representative player for Redcliffe. Tom was made a life member of both the RDRLFC and Redcliffe Leagues Club - an honour only ever awarded to very few people, and continued to be actively involved with the club for the remainder of his life.

Cr Houghton said that the community had lost another great citizen and offered his condolences.

3. Memorials or condolences (cont'd)

Cr Denise Sims conveyed her sympathy at the passing of the late **Mr Ian 'Watto' Watson** at 74 years old, a resident who moved to Strathpine in the 1960's and a well-known presence in the community and beyond, travelling all over the country to help men as part of his Shed Nights Ministry. Ian was a successful business operator, author, radio broadcaster and most importantly, dedicated his time changing and encouraging the lives of others. Cr Sims expressed her sincere condolences to Ian's family, wife Margaret, sons Haydn, Brendan and Luke, and his six grandchildren.

Cr Allan Sutherland (Mayor) echoed the sentiments of Cr Sims and Cr Houghton, saying that the Region had lost two great champions. On speaking about Ian, the Mayor said he had changed so many lives and as a testament to his character, always had time for others even when he was unwell.

Cr Brooke Savige advised of the passing of the late **Mr Tony Reading**, a Bribie Island Lions Club member after a battle with cancer. Cr Savige said that Tony was volunteering his time across the community up until only a few weeks ago and would be very much missed by the Lions Club, the community and in particular his wife, Julie and family.

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

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 3 December 2019 (Pages 19/2464 - 19/2626)

RESOLUTION

Moved by Cr Koliana Winchester

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

That the minutes of the General Meeting held 3 December 2019, be confirmed.

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

5.1. Petition: Ms Jennifer Topp - Road and Drainage Upgrades to the Mango Hill Village Streets (A19444156)

Cr Julie Greer tabled a petition containing 100 signatures, received from Ms Jennifer Topp, reading as follows:

"We, the undersigned residents of Moreton Bay Regional Council, request that Council: In relation to the Road and Drainage upgrades to the Mango Hill Village Streets, commencing with Alice Street in 2020 and in relation to subsequent upgrades in other streets including easements and pathways - Preserve the existing Mature trees to provide shade and shelter not only to the residents and visitors of the "Village" but also to the abundant birdlife and wildlife. In the last few weeks these trees have become shelter for more species of birds due to the catastrophic fires in the Moreton Region. Wildlife use these trees as corridors to move around the neighbourhood. If footpaths are installed we request that plans include the mature existing trees rather than destroy and replace with smaller street vegetation. Very few native birdlife use these smaller trees and we as a community feel that to lose the Trees, this important ecosystem would be damaged beyond repair and would be detrimental to the Village lifestyle and environment for us and future generations."

Council received the petition, referring it to the Director Engineering, Construction & Maintenance for investigation and report to Council, if required.

6. CORRESPONDENCE

There was no correspondence tabled.

7. COMMUNITY COMMENT

In accordance with Council's Policy 2150-062, Community Comment was not conducted as this was the last General Meeting of Council for the calendar year.

8. NOTIFIED MOTIONS

There were no Notified Motions.

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

(s262 of the Local Government Regulation 2012)

There were no Notices of Motion.

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

(as referred by the Chief Executive Officer)

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

The Session Chairperson and designated Spokesperson for the respective portfolio, is as follows:

Session	Spokesperson
1 Governance	Cr Allan Sutherland (Mayor)
2 Planning & Development	Cr Mick Gillam
3 Corporate Services	Cr Matt Constance
4 Asset Construction & Maintenance	Cr Adam Hain
5 Parks, Recreation & Sport	Cr Koliana Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade

ITEM 1.1 - CLARIFICATION BY THE ACTING CHIEF EXECUTIVE OFFICER

The Acting Chief Executive Officer clarified that the sentence contained within the Executive Summary of the officer's report - 'Cr Matt Constance would like to support this initiative through the discretionary funds program.' should read 'Cr Matt Constance would like Council to consider supporting this initiative through the discretionary funds program.'

ITEM 1.1 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Matt Constance

Pursuant to s175E of the *Local Government Act 2009*, Cr Matt Constance declared a perceived conflict of interest in Item 1.1 as he is a member of the Golden Valley Keperra Lions Club Inc (the applicant) and is a volunteer member of The Hills Community Carols Committee.

Cr Matt Constance retired from the meeting at 9.17am taking no part in the debate or recommendation regarding same.

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

**ITEM 1.1
DISCRETIONARY FUNDS - GOLDEN VALLEY KEPERRA LIONS CLUB INC -
DIVISION 10**

Meeting / Session: 1 GOVERNANCE
Reference: A19433415 : 5 December 2019
Responsible Officer: LK, Executive Support Officer (FCS Executive Services)

Executive Summary

The Council makes discretionary funds available each financial year to community organisations for community purposes in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

An eligible application for discretionary funds has been received as follows:

- Golden Valley Keperra Lions Club Inc in the amount of \$3,000 for the annual 'The Hills Community Carols' event.

Cr Matt Constance would like Council to consider supporting this initiative through the discretionary funds program.

A perceived conflict of interest has been declared by Cr Matt Constance in relation to this application.

This report seeks Council's direction in accordance with Council's adopted procedure. Where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting.

RESOLUTION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Mick Gillam

CARRIED 11/0

Cr Matt Constance had declared a conflict of interest and had left the meeting

That the application by Golden Valley Keperra Lions Club Inc under Council's Discretionary Funds Policy, for 'The Hills Community Carols', be approved in the amount of \$3,000 from the Division 10 allocation.

ITEM 1.1 DISCRETIONARY FUNDS - GOLDEN VALLEY KEPERRA LIONS CLUB INC - DIVISION 10 - A19433415
(Cont.)

OFFICER'S RECOMMENDATION

That the application by Golden Valley Keperra Lions Club Inc under Council's Discretionary Funds Policy, for 'The Hills Community Carols', be approved in the amount of \$3,000 from the Division 10 allocation.

REPORT DETAIL

1. Background

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Unless otherwise approved by Council, each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3,000 in discretionary funds to the Mayor and Councillors respectively. Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

2. Explanation of Item

A perceived conflict of interest has been declared by Cr Matt Constance in relation to this application.

As mentioned above, in accordance with Council's adopted procedure, where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting. Therefore, Council direction is sought in relation to Cr Constance's support of the Golden Valley Keperra Lions Club Inc 'The Hills Community Carols' event.

Golden Valley Keperra Lions Club Inc

Golden Valley Keperra Lions Club Inc applied on 13 November 2019 for \$3,000 under the discretionary funds policy in support of the event. This application is for 'The Hills Community Carols' which is a well-known annual free event held for the community in the Hills District and surrounds. The event includes amusement rides, food vendors and stage performances. The event is run by volunteers from the PCYC Hills District, Ferny Districts Amateur Fishing Club Inc, Arana Hills Church of Christ and Golden Valley Keperra Lions Club Inc.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications
Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications
Appropriate funds have been provided in the 2019/20 budget and the application for funding is eligible under the 2019/20 Discretionary Funds guidelines.

*ITEM 1.1 DISCRETIONARY FUNDS - GOLDEN VALLEY KEPERRA LIONS CLUB INC - DIVISION 10 - A19433415
(Cont.)*

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

The Acting Chief Executive Officer, Director Finance and Corporate Services and Manager Executive Services have been consulted in relation to the preparation of this report.

ATTENDANCE

Cr Matt Constance returned to the meeting at 9.19am after Item 1.1

2 PLANNING & DEVELOPMENT SESSION**(Cr M Gillam)**

ITEM 2.1**TENDER FOR STRATEGIC NETWORK PLANNING - TRANSPORT - REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19254371 : 19 November 2019 - Refer **Confidential Supporting Information A19385909**
Responsible Officer: EM, Coordinator Strategic Infrastructure Planning (IP Strategic Infrastructure Planning)

Executive Summary

In 2018, Council resolved to commence the process to amend the Local Government Infrastructure Plan (LGIP) (refer to MP18/1477).

There are three major infrastructure networks Moreton Bay Regional Council is responsible for planning and implementing as part of the LGIP:

1. Transport;
2. Open Space and Community Facilities; and
3. Stormwater

The Strategic Network Planning - Transport project requires the engagement of a suitably qualified and experienced consultancy team to undertake modelling and infrastructure investigations for the transport network across the region.

As the total project cost will be in excess of \$250,000 (excluding GST), Council approval is required in accordance with Corporate Directive 2180-011 *Tendering and Contract Guidelines*. Six consultancies were invited to tender on the project, with responses received from five consultancies. The tender submission has been assessed and it is recommended that Council award the contract to GHD Pty Ltd for the amount of \$246,629.00 (excluding GST). In addition to the fixed price component of the tender, a schedule of rates was also requested from all tenderers.

RESOLUTION

Moved by Cr Koliانا Winchester**Seconded by Cr Matt Constance****CARRIED 12/0**

1. That the tender for MBRC Strategic Network Planning - Transport be awarded to GHD Pty Ltd for the amount of \$246,629 (excluding GST).
2. That Council approves the schedule of rates for additional work required as part of the project, as described in this report.
3. That the Council enters into an agreement with GHD Pty Ltd as described in this report.
4. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with GHD Pty Ltd for MBRC Strategic Network Planning - Transport and any required variations of the agreement on Council's behalf.

ITEM 2.1 TENDER FOR STRATEGIC NETWORK PLANNING - TRANSPORT - REGIONAL - A19254371 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for MBRC Strategic Network Planning - Transport be awarded to GHD Pty Ltd for the amount of \$246,629 (excluding GST).
2. That Council approves the schedule of rates for additional work required as part of the project, as described in this report.
3. That the Council enters into an agreement with GHD Pty Ltd as described in this report.
4. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with GHD Pty Ltd for MBRC Strategic Network Planning - Transport and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

A Local Government Infrastructure Plan (LGIP) is that part of a planning scheme that identifies the Local Government's plans for trunk infrastructure that are necessary to service urban development at the desired standard of service in a coordinated, efficient and financially sustainable manner.

Under section 25(3) of the *Planning Act 2016* (PA), a local government must review any LGIP within five years of the LGIP being included in the planning scheme and, if the LGIP has been reviewed, within five years of when the LGIP was last reviewed.

In September 2018, Council entered into a funding agreement with the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) under the Maturing the Infrastructure Project Pipeline (MIPP) Program, phase 2 or 'MIPP2'. The agreement includes funding of up to \$300,000 (excluding GST) by DSDMIP for the '*Prioritisation, Staging and Costing of Future Trunk Infrastructure*'.

Following Council's resolution in July 2018 (MP18/1477) to commence the process of amending the LGIP and the successful funding application under the MIPP2 Program, Officers have developed a comprehensive project scope to meet the requirements for both the LGIP as outlined in the *Ministers Guidelines and Rules* and Council's MIPP2 agreement obligations.

The scope of the project includes:

- A regional analysis of Moreton Bay Region's current and future transport needs;
- Identification of new and existing arterial and sub-arterial upgrades;
- Assessment of proposed transport infrastructure, including corridor options assessment;
- Concept layouts of the identified corridors and infrastructure including any upgrades; and
- Prioritised and staged delivery program including concept cost estimates for each stage.

Tender responses include a fixed price component (for modelling and reporting) and a schedule of rates component for concept designs and scenario testing.

The project will utilise the new Moreton Bay 4 Step Transport Model (MB4STM) developed in conjunction with the Department of Transport and Main Roads (DTMR).

This project has a current budget allocation of \$200,000 for the 2019/20 financial year and grant funding of \$300,000 (excluding GST), from the MIPP program. A budget amendment will be sought at Q2.

ITEM 2.1 TENDER FOR STRATEGIC NETWORK PLANNING - TRANSPORT - REGIONAL - A19254371 (Cont.)

2. Explanation of Item

Council invited the following six (6) consultancies from Local Buy Contract BUS262-0317 - Engineering and Environmental to tender on the project:

- Arup Pty Ltd
- Aurecon Australia Pty Ltd
- Bitzios Consulting
- GHD Pty Ltd
- Point8 Pty Ltd
- SMEC Australia Pty Ltd.

These consultancies were selected due to Council's confidence that they have the capability and experience with the applicable modelling software, Visum.

At the close of the tender period on 11 October 2019, five responses were received with Aurecon Australia Pty Ltd declining to respond (no explanation was provided). All responses were considered conforming.

The responses received were assessed by the evaluation panel in accordance with Council's Procurement Policy and the assessment criteria outlined in the tender documentation. Officers sought clarification on a number of matters to ensure evaluation of proposals was comparable. To evaluate the schedule of rates into the price considerations of the tender assessment, the quantity and category of transport projects included in Council's current LGIP was utilised.

All tenders and their evaluation scores are tabled below (ranked from highest to lower):

RANK	TENDERER	EVALUATION SCORE
1	GHD Pty Ltd	96.31
2	SMEC Australia Pty Ltd	96.06
3	Bitzios Consulting	90.61
4	Point8 Pty Ltd	87.94
5	Arup Pty Ltd	87.01

GHD Pty Ltd submitted a comprehensive tender and demonstrated its methodology and experience on similar projects. GHD's proposal represented the best value for money and provided a well-resourced project team. GHD did not declare a conflict of interest.

SMEC Australia Pty Ltd submitted a comprehensive tender and demonstrated its methodology and experience on similar projects. SMEC offered a comprehensive design process and has experience with the new MB4STM. SMEC did not declare a conflict of interest.

Bitzios Consulting submitted a comprehensive tender. While Bitzios would undertake the modelling components of the project, concept designs were to be subcontracted to RMA Engineers. Bitzios declared a conflict of interest as part of its submission. Officers sought clarification from Bitzios on how its conflict was proposed to be managed.

Point 8 Pty Ltd demonstrated that it has broad experience with transport projects, however it did not provide enough examples of projects of similar magnitude and complexity. The breadth of staff experience and personnel redundancy to adequately handle the LGIP/MIPP2 project has not been sufficiently demonstrated. Point8 did not declare a conflict of interest.

ARUP Pty Ltd demonstrated a good level of experience based on similar projects and its proposed project team had a suitable breadth of relevant experience. However, ARUP's offer was significantly more expensive in comparison to other tenderers. ARUP did not declare a conflict of interest.

ITEM 2.1 TENDER FOR STRATEGIC NETWORK PLANNING - TRANSPORT - REGIONAL - A19254371 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of the work being greater than \$200,000, a competitive request for tender was undertaken through Vendor Panel, using Local Buy Contract BUS262-0317, Engineering and Environmental, in accordance with the Local Government Regulation 2012.

Under the *Planning Act 2016*, a Local Government Infrastructure Plan must be reviewed within five years of commencement. The current LGIP commenced on 3 July 2017. The LGIP amendment including the supporting network planning must be undertaken in accordance with the requirements outlined in the *Ministers Guidelines and Rules*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

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

Financial

A third party review of financial status has been carried out and the successful tenderer was rated strong.

Scope

To minimise the risk of the project outputs not meeting the requirements for the LGIP, the scope of the project has been developed with reference to the *Ministers Guidelines and Rules*. The project scope has also been reviewed by Council's appointed reviewer to ensure compliance.

Timing

This project has a specific timeline to provide the required inputs to support the LGIP amendment. Council has a statutory requirement under the *Planning Act 2016* to review the LGIP every 5 years.

In addition to Council's risk assessment, the preferred consultancy has also undertaken an assessment of project risks with key risks and mitigation approaches identified for:

- Modelling;
- Strategy development; and
- Consultation.

The evaluation panel considered this risk assessment in reviewing the proposal and considered the responses satisfactory.

3.5 Delegated Authority Implications Nil identified

ITEM 2.1 TENDER FOR STRATEGIC NETWORK PLANNING - TRANSPORT - REGIONAL - A19254371 (Cont.)

3.6 Financial Implications

This project will be debited to job/project number 108171.

The budget amount for this project is sufficient for 2019/20 noting an additional \$300,000 is to be received in grant funding from DSDMIP.

The fixed price component of the successful tenderer is \$246,629 (excluding GST), with the concept design element (utilising the current LGIP Transport schedule of works to inform the number of designs required) is estimated at \$167,888 (excluding GST).

Additional funds may be sought in future quarterly reviews once modelling has been completed and the number of concept designs required are confirmed (pricing to be informed from the schedule of rates for the tender).

Due to delays in receiving the new joint model from DTMR, this project will now be split across the 2019/20 and 2020/21 financial years.

3.7 Economic Benefit Implications

Well planned infrastructure supports the economic growth and safety of our communities

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Consultation / Communication

The tender specifications were developed as a collaboration between Strategic Planning and Integrated Transport Planning.

Public consultation will occur for the broader LGIP project in accordance with the requirements of the *Planning Act 2016*. No specific public consultation is proposed for this project.

**ITEM 2.2 - DEFERRED (REFER PAGE 19/2674)
MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 -
ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE -
REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19297787 : 1 October 2019 - Refer Supporting Information A19422838 &
fA838473 (provided separately)
Responsible Officer: LF, Team Leader - Strategic Planning (PED Strategic Planning)

Council deferred discussion on the item to a later stage of the meeting to allow the former Director Planning to be in attendance for same. (refer Page 19/2674).

**ITEM 2.3 - DEFERRED (REFER PAGE 19/2680)
MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR
AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A
COMMENCEMENT DATE - REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19384235 : 1 October 2019 - Refer Supporting Information fA838710
(provided separately)
Responsible Officer: LF, Team Leader - Strategic Planning (PED Strategic Planning)

Council deferred discussion on the item to a later stage of the meeting to allow the former Director Planning to be in attendance for same. (refer Page 19/2680).

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

ITEM 4.1 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest could exist in the following matter as the Councillor resides on the Newport Waterways canal.

Cr Allan Sutherland (Mayor) retired from the meeting at 9.22am taking no part in the debate or recommendation regarding same.

Cr Mike Charlton (Deputy Mayor) assumed the Chair at this time.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

**ITEM 4.1
NEWPORT WATERS ACCESS CHANNEL DREDGING - DIVISION 5**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19236994 : 12 December 2019 - Refer **Confidential Supporting Information A19210765**
Responsible Officer: BB, Manager Project Management (ECM Project Management)

Executive Summary

Tenders were called for the 'Newport Waters Access Channel Dredging - (MBRC009078)' project. The tender closed on 8 October 2019, with a total of eight tenders received, seven of which were conforming.

It is recommended that the tender for the 'Newport Waters Access Channel Dredging - (MBRC009078)' project be awarded to Port of Brisbane Pty Ltd for the total sum of \$766,930.52 (excl. GST) as this offer represents the best overall value to Council.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Koliana Winchester

CARRIED 11/0

Cr Allan Sutherland (Mayor) had declared a conflict of interest and had left the meeting

1. That the tender for 'Newport Waters Access Channel Dredging - (MBRC009078)' project be awarded to Port of Brisbane Pty Ltd for the total sum of \$766,930.52 (excl. GST).
2. That the Council enters into an agreement with Port of Brisbane Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Port of Brisbane Pty Ltd for the 'Newport Waters Access Channel Dredging - (MBRC009078)' project and any required variations of the agreement on Council's behalf.

ITEM 4.1 NEWPORT WATERS ACCESS CHANNEL DREDGING - DIVISION 5 - A19236994 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for 'Newport Waters Access Channel Dredging - (MBRC009078)' project be awarded to Port of Brisbane Pty Ltd for the total sum of \$766,930.52 (excl. GST).
2. That the Council enters into an agreement with Port of Brisbane Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Port of Brisbane Pty Ltd for the 'Newport Waters Access Channel Dredging - (MBRC009078)' project and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

Moreton Bay Regional Council (MBRC) is responsible for maintaining navigable water depths for the access channel which provides access to and from the Newport Waters residential canals and marina. Hydrographic surveys of the channel have identified sections of the channel which are above the original design profile and do not provide safe navigable depths, as required by the relevant standards.

The scope of work involves the maintenance dredging of the Newport Waterways Access Channel with disposal of dredge spoil at the Mud Island seabed disposal grounds.

Works are expected to commence 9 January 2020 and take 14 weeks to complete, weather permitting.



Figure 1: Location of Newport Waters Access Channel dredging works

ITEM 4.1 NEWPORT WATERS ACCESS CHANNEL DREDGING - DIVISION 5 - A19236994 (Cont.)

2. Explanation of Item

Tenders for the 'Newport Waters Access Channel Dredging - (MBRC009078)' project closed on 8 October 2019 with a total of eight tenders received, seven of which were conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Port of Brisbane Pty Ltd	100.00
2	Synergy Resource Management Pty Limited (5 Days) Conforming	93.64
3	Auzcon Pty Ltd	82.30
4	Hall Contracting Pty Ltd	78.76
5	East Coast Maritime Pty Ltd	76.19
6	McQuade Marine No 2 Pty Ltd	67.33
7	Birdon (QLD) Pty Ltd	61.59
8	Synergy Resource Management Pty Limited (7 Days) Alternate	Non-conforming

Port of Brisbane Pty Ltd (Port of Brisbane) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 24 October 2019 at which Port of Brisbane demonstrated their relevant experience, construction methodology, understanding of the project and capability in delivering the project. Port of Brisbane have previously completed similar projects including Maintenance Dredging Raby Approach Channel (\$1.82M), Scarborough Boat Harbour Maintenance Dredging (\$1.35M) and previously completed the lengthening, widening and deepening of the Newport Waters Access Channel in 2012.

Synergy Resource Management Pty Limited (conforming) submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

Auzcon Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

The non-conforming submission did not meet the approved normal hours of operation and included work on Saturday/Sunday, which was not in line with a Department of Environment and Science condition.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Healthy and natural environment - a clean and healthy environment.

ITEM 4.1 NEWPORT WATERS ACCESS CHANNEL DREDGING - DIVISION 5 - A19236994 (Cont.)

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

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

Financial Risks:

A third-party review of financial status has been undertaken on the recommended tenderer and the company has received a rating of 'sound'.

Construction Risks:

- a. The recommended contractor will provide a detailed program of works, site specific traffic management plan including Maritime Safety Queensland approvals and notifications, site specific environmental management plan and safety plans including work method statements.
- b. The project has the necessary State Government Agency approvals in place including Marine Park approval and approval from the Department of Transport and Main Roads for disposal of dredge spoil at Mud Island seabed disposal grounds.
- c. The contractor has provided a program with an allowance of 14 days for wet weather.
- d. There are no Development Approval risks associated with this project.
- e. There are no Procurement risks associated with this project.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated a total of \$1,482,000 (excl. GST) in the 19-20 FY Operational Projects Program for this project. All financials below are excluding GST.

Design (18/19)	\$ 13,243.50
Design (19/20)	\$ 6,950.00
Tender Price (Construction)	\$ 766,930.52
Contingency 10%	\$ 76,693.05
Consultant (Construction Phase)	\$ 16,789.00
Q-Leave (0.475%)	\$ 3,642.92

Total Project Cost	\$ 884,248.99
	=====

Maintenance costs are funded from the Newport Canal Levy Fund and will be debited to budget/project number 20739.101. The budget amount for the Newport Waters Access Channel Dredging and spoil disposal project is sufficient.

3.7 Economic Benefit Implications Nil identified

ITEM 4.1 NEWPORT WATERS ACCESS CHANNEL DREDGING - DIVISION 5 - A19236994 (Cont.)

3.8 Environmental Implications

The project has the necessary environmental approvals in place. Environmental monitoring, as required by the approvals, will be undertaken throughout the construction period by Council's consultant and a site-based environmental management plan will be required to be prepared by the contractor and approved by the Department of Environment and Science prior to works commencing.

3.9 Social Implications

There may be minor impacts to the movement of recreational and commercial vessels both in and out of the main entrance channel while work is progressing. Direct consultation with the Harbour Master and Newport Waterways Property Owners Association will be undertaken in advance, to advise of the potential impacts to vessel movements.

3.10 Consultation / Communication

A detailed communications plan has been prepared. Project stakeholders and residents who will be directly affected by the works will be advised four weeks prior to works commencing, utilising Council's project notice newsletter. Maritime Safety Queensland will also be notified by the contractor. The Divisional Councillor has been consulted and is supportive of the project and the consultation plan and will be updated by e-mail on a weekly basis.

ATTENDANCE

Cr Allan Sutherland (Mayor) returned to the meeting at 9.25am after Item 4.1 and resumed the Chair at that time.

ITEM 4.2
AQUATIC EQUIPMENT PORTFOLIO ASSET MANAGEMENT PLAN - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19405460 : 28 November 2019 - **Refer Supporting Information A16444696**
Responsible Officer: JF, Asset Management Manager (IP Asset Management)

Executive Summary

In accordance with section 167(1) of the Local Government Regulation 2012, Council is to prepare and adopt a Long-Term Asset Management Plan. An Aquatic Equipment Portfolio Asset Management Plan (AEP-AMP) has been prepared and was workshopped with Council on 31st October 2019. This plan outlines Moreton Bay Regional Council's (MBRC) approach to the management of aquatic equipment within the 14 aquatic facilities located throughout the MBRC region. Council's aquatic equipment is valued at \$23.3 million and includes the following asset types:

- Pool shells (41 assets)
- Dosing, filtration & plant (438 assets)
- Heat banks (34 assets)
- Pool equipment (137 assets)

The purpose of this report is to present the AEP-AMP to Council for adoption.

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Brooke Savige

CARRIED 12/0

1. That the Aquatic Equipment Portfolio Asset Management Plan be adopted, as tabled.
2. That provision be made in the 2020/21 Council budget for the capital and operational funding required, on an ongoing basis, to progressively upgrade Council's aquatic facilities to meet the standards of service outlined in the Aquatic Equipment Portfolio Asset Management Plan.

ITEM 4.2 AQUATIC EQUIPMENT PORTFOLIO ASSET MANAGEMENT PLAN - REGIONAL - A19405460 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Aquatic Equipment Portfolio Asset Management Plan be adopted, as tabled.
2. That provision be made in the 2020/21 Council budget for the capital and operational funding required, on an ongoing basis, to progressively upgrade Council's aquatic facilities to meet the standards of service outlined in the Aquatic Equipment Portfolio Asset Management Plan.

REPORT DETAIL

1. Background

The original Long-Term Asset Management Plan (2012-2021) adopted by Council in June 2012, provided the initial framework for the management of Moreton Bay Regional Council's (MBRC) infrastructure assets, including aquatic equipment assets. The Queensland Audit Office has highlighted that the financial data for asset renewal, upgrades and new assets, needs to be revised annually to inform Council's Long-term Financial Forecast (LTFF). The Strategic Asset Management Framework and supporting portfolio asset management plans will be updated annually to inform the LTFF.

The revised Strategic Asset Management Framework was adopted by Council in 2017, and encompasses the following items:

- Infrastructure Asset Management Policy (Policy No. 2150-043)
- Strategic Asset Management Plan (SAMP)
- Portfolio Asset Management Plans (representing 19 asset portfolios)

The SAMP is supported by 19 portfolio asset management plans, of which Aquatic Equipment represents one asset portfolio. The SAMP is based on the following strategies:

- Optimising maintenance and renewal practices
- Prioritising investment to achieve maximum value
- Validating investment decisions to confirm funds are being spent effectively
- Identifying lower lifecycle cost solutions
- Managing risk to an appropriate level
- Capturing and monitoring the condition of infrastructure assets now and predicting future condition

The attached AEP-AMP outlines MBRC's approach to managing and maintaining aquatic equipment assets. The processes and principles outlined in this plan are intended to drive improvements in the management of MBRC's aquatic equipment assets and the service delivered to the community. The attached plan is presented to Council for adoption in keeping with legislative requirements.

The adoption of the AEP-AMP will assist Council in meeting its legislative compliance obligations and assist MBRC in achieving continuous improvement in the management of its Aquatic Equipment Asset Portfolio.

The table below summarises Council's asset base, asset condition, financial value and expected useful life for each asset type within this portfolio.

Aquatic Equipment Asset Type	Qty	Expected Useful Life	Average Condition	Average Remaining Useful Life	Qty Condition 4's	Qty Condition 5's	Value
Pool Shell	41	50 years	3	16	22	8	\$18.2 million
Dosing, Filtration & Plant	438	10 - 15 years	3	5	92	32	\$2.3 million
Heating	34	15 years	3	6	12	1	\$1.6 million
Pool Equipment (e.g. Lane ropes, diving blocks)	137	5-20 years	3	4	46	13	\$1.2 million

ITEM 4.2 AQUATIC EQUIPMENT PORTFOLIO ASSET MANAGEMENT PLAN - REGIONAL - A19405460 (Cont.)

Aquatic Equipment Asset Type	Qty	Expected Useful Life	Average Condition	Average Remaining Useful Life	Qty Condition 4's	Qty Condition 5's	Value
Total Assets	650				172	54	\$23.3 million

The key issues with the aquatic equipment asset portfolio are summarised below:

- Up to a third of the aquatic equipment assets will reach the end of their useful life and potentially fail in the next 5-10 years (i.e. condition 4 & 5)
- Most assets have a much shorter lifespan than most civil assets making the window of opportunity to intervene much smaller
- Based upon the recent condition audit, and the ageing asset base, current budget allocations are insufficient and need to increase otherwise a large portion of the asset base will reach a condition state beyond repair requiring an expensive full replacement
- If budget allocations are not increased to address the maintenance backlog, there is a much greater risk of pool closures, health and safety risks, and service delivery risk due to potential asset failures and a substantial financial risk due to significantly elevated maintenance and replacement costs. This represents a significant risk to the Council's financial position, budget cashflow and service delivery.

2. Explanation of Item

It is important to ensure that MBRC's aquatic equipment assets are managed in the most cost-effective manner over the complete asset lifecycle to provide the required level of service to the community while managing risk appropriately. Additionally, it is particularly important that adequate renewal funding is allocated to ensure the sustainability of these assets in the long term.

The recommended budget allocations are outlined below:

- Increase of maintenance budget to \$425k p.a.
- Increase average renewal funding to \$2.1 million p.a as follows:
 - Dosing, Filtration & Plant \$800k p.a.
 - Heating \$200k p.a.
 - Pool Equipment \$150k p.a.
 - Pool Shell Tiling/Replacement \$850k p.a.
 - Pool Shell Repainting \$100k p.a.

The adoption of these recommended budget allocations into the next long term financial forecast will significantly improve the condition profile of these assets and will avoid the risk of pool closures and future expensive lump sum replacements.

Additionally, the adoption of the AEP-AMP will ensure legislative compliance and assist Council in better achieving continuous improvement in the management of its aquatic equipment as well as directly linking asset management plans, actions, resources and operations to the budget and the LTFF.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

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

ITEM 4.2 AQUATIC EQUIPMENT PORTFOLIO ASSET MANAGEMENT PLAN - REGIONAL - A19405460 (Cont.)

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

3.2 Corporate Plan / Operational Plan

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

The SAMP and supporting AEP-AMP have direct linkages with other corporate documents as illustrated in the diagram below:

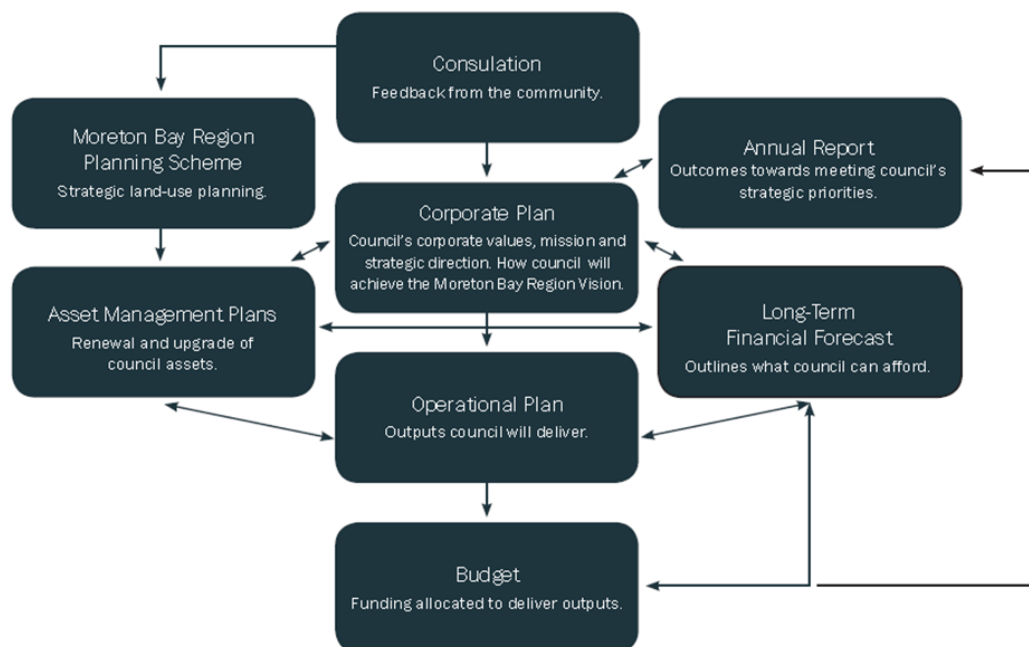


Figure 1 - Asset Management within MBRC Statutory Planning Context

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

3.3 Policy Implications

The Infrastructure Asset Management Policy (Policy No. 12-2150-043) was adopted by Council on 18 April 2017.

3.4 Risk Management Implications

Risk management associated with the aquatic equipment assets are included in the plan.

ITEM 4.2 AQUATIC EQUIPMENT PORTFOLIO ASSET MANAGEMENT PLAN - REGIONAL - A19405460 (Cont.)

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The SAMP and associated PAMPs inform Council's LTFF. The current budget for this asset portfolio is summarised below:

- Maintenance \$334k p.a.
- Average renewals of \$1.2 million p.a. comprising of:
 - Dosing, Filtration & Plant \$450k p.a.
 - Heating \$150k p.a.
 - Pool Equipment \$100k p.a.
 - Pool Shell \$500k p.a.

Should the current budget allocations continue, predictive modelling has confirmed that the condition profile of the asset portfolio will deteriorate to a state beyond repair requiring an expensive full replacement. This presents a much greater risk of pool closures, health & safety risks, service delivery risk, financial risk and political/reputational risk due to asset failure.

The recommended budget allocations are summarised below:

- Increase of maintenance budget to \$425k p.a.
- Increase average renewal funding to \$2.1 million p.a as follows:
 - Dosing, Filtration & Plant \$800k p.a.
 - Heating \$200k p.a.
 - Pool Equipment \$150k p.a.
 - Pool Shell Tiling/Replacement \$850k p.a.
 - Pool Shell Repainting \$100k p.a.

The adoption of these recommended budget allocations into the next long term financial forecast will significantly improve the condition profile of these assets and will reduce the risk of pool closures, health & safety risks, service delivery risks, political/reputational risks and future expensive lump sum replacements.

3.7 Economic Benefit Implications

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

3.8 Environmental Implications

The effective management of MBRC's aquatic equipment assets assists in improving environmental outcomes.

3.9 Social Implications

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

3.10 Consultation / Communication

MBRC officers and Councillors have been consulted in the preparation of this plan.

**ITEM 4.3
BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE -
DIVISION 8**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19418182 : 26 November 2019 - Refer **Confidential Supporting Information A19377889**
Responsible Officer: BB, Manager Project Management (ECM Project Management)

Executive Summary

Tenders were invited for the 'Bray Park - Les Hughes Sports Complex - Precinct Upgrade (MBRC009165)' project. The tender closed on 20 November 2019 with a total of seven conforming tenders and one non-conforming tender received.

It is recommended that Council award the contract to Main Constructions (Building) Pty Ltd for the sum of \$5,652,208.03 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Julie Greer

CARRIED 12/0

1. That the tender for the *Bray Park - Les Hughes Sports Complex - Precinct Upgrade* project (MBRC009165) be awarded to Main Constructions (Building) Pty Ltd for the sum of \$5,652,208.03 (excluding GST).
2. That the Council enters into an agreement with Main Constructions (Building) Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Main Constructions (Building) Pty Ltd for the *Bray Park - Les Hughes Sports Complex - Precinct Upgrade (MBRC009165)* and any required variations of the agreement on Council's behalf.

ITEM 4.3 BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE - DIVISION 8 - A19418182
(Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the *Bray Park - Les Hughes Sports Complex - Precinct Upgrade* project (MBRC009165) be awarded to Main Constructions (Building) Pty Ltd for the sum of \$5,652,208.03 (excluding GST).
2. That the Council enters into an agreement with Main Constructions (Building) Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Main Constructions (Building) Pty Ltd for the *Bray Park - Les Hughes Sports Complex - Precinct Upgrade (MBRC009165)* and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The project is located at Les Hughes Sports Complex (LHSC), Francis Road, Bray Park. The project scope involves the demolition of the existing rugby union clubhouse (safety and structural issues) and the extension of the existing baseball clubhouse to accommodate rugby union as a shared use facility. Works also include the reconfiguration of the southern section of the sports precinct including conversion of one existing field to a senior rugby union field with irrigation and field lighting; realignment of internal road ways, construction of carparks.



Figure 1: Artist's impression south-west view - Les Hughes Multi-Purpose Building

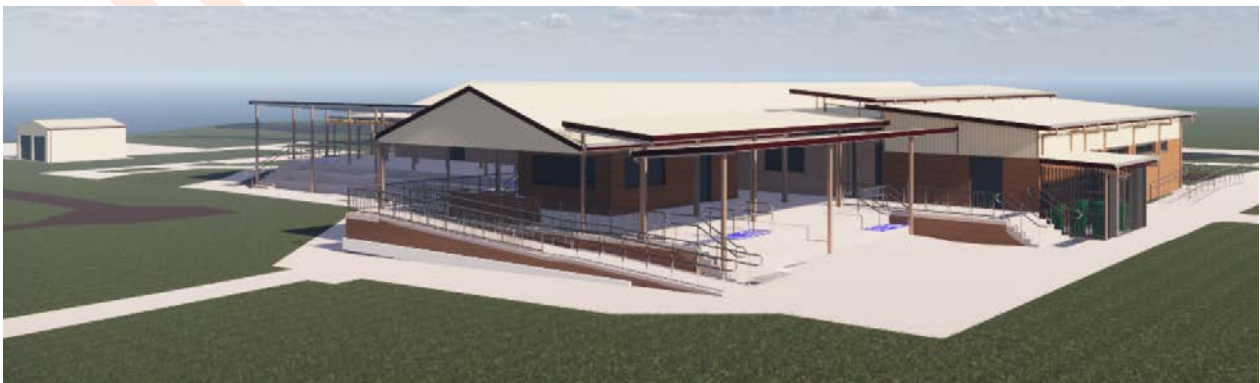


Figure 2: Artist's impression south-east view - Les Hughes Multi-Purpose Building

*ITEM 4.3 BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE - DIVISION 8 - A19418182
(Cont.)*

The objective of the project is to provide facilities that appropriately service existing and future demands at the site.

A master plan for the site was endorsed by Council in 2013. The highest priority works identified in the master plan required reconfiguration of the rugby union and baseball area. These works included establishment of a rugby union field, realignment of the internal road, car parking, provision for stormwater and extension of the existing building.

The complex is situated on a landfill site which has led to significant areas of uneven settlement that has impacted on areas of car parking, roads, sports fields and some of the buildings. Currently the site contains two senior rugby union fields and two baseball fields. Both rugby union and baseball have separate clubhouses; however, the rugby union clubhouse is in poor condition due to subsidence. The new building foundations will be piled to prevent the effects of subsidence. The second baseball diamond has limited use and it is proposed to redevelop an additional rugby union field in this location.

The roads and carparks are in poor condition due to subsidence. The southern portion of the site containing the rugby union and baseball facilities is degraded and requires upgrade. This project enables redevelopment of the precinct while consolidating club facilities and creating opportunities for more efficient and effective use of the playing fields.

The reconfiguration of the southern precinct at the LHSC will enable more efficient and effective use of the sports fields and consolidate club facilities.

Construction of the project is scheduled to commence in March/April 2020 and be concluded in February 2021 (38 weeks duration).

In consultation with Sport and Recreation and the clubs, the lessees to the north of the site will be accommodated throughout the project works including the Police Citizens Youth Club (PCYC), Netball and Rugby League. Demountables will be hired to provide facilities in the baseball and rugby seasons for the duration of the project, noting that for safety reasons, baseball will not be able to use the current building or field until major earthworks are complete. A large portion of the works has been scheduled outside of the baseball season; however, for safety it is not recommended that the site be opened up for public access until major works are completed.



Figure 3: Location of works - Les Hughes Sports Complex - Precinct Upgrade

ITEM 4.3 BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE - DIVISION 8 - A19418182
(Cont.)

2. Explanation of Item

Tenders were invited for the 'Bray Park - Les Hughes Sports Complex - Precinct Upgrade (MBRC009165)' and closed on 20 November 2019, with seven conforming tenders and one non-conforming tender received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Main Constructions (Building) Pty Ltd	100.00
2	Naric Pty Ltd	96.71
3	LEAF Building Group Pty Ltd	93.97
4	Koppens Developments Pty Ltd	87.20
5	NF Corbett Pty Ltd	86.15
6	Peter Fardoulys Pty Ltd (trading as Fardoulys Constructions)	86.04
7	Epoca Constructions Pty Ltd	78.55
8	Hanson Construction Materials Pty Ltd	Non-conforming

Main Constructions (Building) Pty Ltd (Main) submitted a comprehensive tender. A tender clarification meeting was held on 27 November 2019, at which Main demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. Main has undertaken construction work for the Moreton Bay Regional Council including Stages 1 and 2 of the South Pine Sports Complex AFL valued at \$9,825,000 (building and fields); the James Drysdale Reserve - Baseball Field Construction (fields and amenities building) valued at \$3,000,000 and the North Ocean Shores Sports Facility for Byron Shire Council valued at \$2,230,000. The panel evaluated the tender from Main as the best overall value submission and was the lowest price tender received.

Naric Pty Ltd (Naric) submitted a comprehensive tender. A tender clarification meeting was held on 2 December 2019 at which Naric demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project; however, there were no additional benefits for the higher price.

LEAF Building Group Pty Ltd (LEAF) submitted a comprehensive tender. A tender clarification meeting was held on 29 November 2019 at which LEAF demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project; however, there were no additional benefits for the higher price.

The non-conforming tender did not provide the mandatory tender documentation.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

ITEM 4.3 BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE - DIVISION 8 - A19418182
(Cont.)

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

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

A third-party review of financial status has been carried out and the successful tenderer was rated 'sound'. Main Constructions Pty Ltd have provided a cross company guarantee for the subsidiary company Main Constructions (Building) Pty Ltd.

Construction Risks:

- a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental plan as part of the contract to identify and detail how it will manage and mitigate project construction risks.
- b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and the ability for lessees and the community to access the surrounding facility.
- c. The recommended contractor has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works efficiently.
- d. Inclement weather may impact on the duration of the works in the early stages of the project, particularly earthworks and works prior to installation of roofing for the building extension. An allowance for wet weather is included in the contractor's construction duration.
- e. There is risk associated with the presence of waste due to historic landfill activities undertaken on the site; however, the project has been designed so that works are generally above the landfill layer and a provisional sum has been allocated for reinstatement of the clay cap if encountered.
- f. Methane gas level monitoring will be incorporated in the contractor's WHS Management Plan and undertaken by the contractor during construction.
- g. There are no development approval risks relating to this contract.
- h. There are no procurement risks relating to this contract. The timeframe from awarding the contract and commencement of works has been clarified with the contractor and there is sufficient lead time for material procurement so as not to delay the project.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated a total of \$6,800,000 in the Capital Projects Program for this project. The allocation comprises \$300,000 for design in the 2018/19 FY; \$1,000,000 in the 2019/20 FY and \$5,500,000 in the draft 2020/21 FY for construction of the project. All financial information below is excluding GST.

18/19 design	\$ 255,721.00
19/20 design	\$ 81,606.00
Tender price (construction)	\$ 5,652,208.03
Contingency (12.5%)	\$ 706,526.00
Consultancy services	\$ 40,000.00
QLeave (0.475%)	\$ 26,847.99

ITEM 4.3 BRAY PARK - LES HUGHES SPORTS COMPLEX - PRECINCT UPGRADE - DIVISION 8 - A19418182
(Cont.)

Total project cost	\$6,762,909.02 =====
Estimated ongoing operational/maintenance costs	\$40,000 per F/Y

The budget amount for this project is sufficient.

3.7 Economic Benefit Implications

The expected outcome of the project is to increase capacity of the facility to meet the demands of growth.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

3.9 Social Implications

This project will have positive social implications by providing extra sporting facilities and will promote sport and a healthy lifestyle to the community.

3.10 Consultation / Communication

A detailed communication plan has been prepared for this project. Communication strategies include project notices, project signs, monthly online website updates and fortnightly updates to the Divisional Councillor which will be implemented once the tender is awarded. The Divisional Councillor has been consulted and is supportive of the project.

ITEM 4.4

MORETON BAY REGIONAL COUNCIL LIFT UPGRADE WORK - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19408518 : 27 November 2019 - Refer **Confidential Supporting Information A18855502 & A19418921**
Responsible Officer: MK, Principal Engineer Buildings and Facilities (IP Directorate)

Executive Summary

Tenders were invited for the “Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)” project. The tender closed on 26th July 2019 with a total of 3 conforming tenders received.

The project scope includes lift modernisation and controller upgrades at three Council buildings including Strathpine Community Centre, Redcliffe Administration Building and Redcliffe Sutton Centre. The project will increase the reliability of the lifts as well as ensure they are compliant with the current Lift Code and Building Code of Australia.

It is recommended that Council awards the contract for the “Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)” to Thyssenkrupp Elevator Australia Pty Ltd, for the sum of \$191,682.00 (excluding GST) as this tender was evaluated as representing the best value to Council.

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That the tender for “Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)” be awarded to Thyssenkrupp Elevator Australia Pty Ltd for the amount of \$191,682.00 (excluding GST).
2. That the Council enters into an agreement with Thyssenkrupp Elevator Australia Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Thyssenkrupp Elevator Australia Pty Ltd for “Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)” and any required variations of the agreement on Council's behalf.

ITEM 4.4 MORETON BAY REGIONAL COUNCIL LIFT UPGRADE WORK - REGIONAL - A19408518 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for "Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)" be awarded to Thyssenkrupp Elevator Australia Pty Ltd for the amount of \$191,682.00 (excluding GST).
2. That the Council enters into an agreement with Thyssenkrupp Elevator Australia Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Thyssenkrupp Elevator Australia Pty Ltd for "Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)" and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The project was initiated as a result of the lift controllers installed at Strathpine Community Centre, Redcliffe Administration Building and Redcliffe Sutton Centre becoming obsolete and no longer being supported by suppliers. If one of these lift controllers was to unexpectedly fail, it could result in an extended period of downtime for the lift.

In addition to the lift controller upgrade, works are required on all three lifts to ensure they are compliant with the current Lift Code and Building Code of Australia. These compliance items include new LCD car position indicators, new handrails and inspection station safety upgrades as well as various other minor lift specific modifications.

Additional works are included as part of the projects' scope which will improve the reliability of Councils three lifts. These works include door operator equipment upgrade/repairs, landing track upgrade/repairs, new car and landing buttons, valve block overhauls, new emergency lowering control and various other minor lift specific modifications.

A budget allocation was provided in the 2019/2020 Council budget to fund the lift modernisation and controller replacement works. The budget covers the development of a detailed scope of works as well as the corresponding installation works.

2. Explanation of Item

Tenders for the "Moreton Bay Regional Council Lift Upgrades Work (MBRC008401)" project closed on 26th June 2019 with a total of 3 conforming tenders and zero non-conforming tenders. A site inspection at all three sites for all tenderers was mandatory. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents. All tenderers and their evaluation scores are tabled below (ranked from highest to lowest).

RANK	TENDERER	EVALUATION SCORE
1	Thyssenkrupp Elevator Australia	97.22
2	KONE Elevators Pty Ltd	92.57
3	Liftronic Pty Ltd	62.57

ITEM 4.4 MORETON BAY REGIONAL COUNCIL LIFT UPGRADE WORK - REGIONAL - A19408518 (Cont.)

Thyssenkrupp Elevator Australia (Thyssenkrupp) submitted a comprehensive tender and demonstrated their methodology and experiences on similar lift controller replacement and modernisation projects. Thyssenkrupp has successfully undertaken similar works for Logan City Council, Brisbane City Council and Redland City Council. They also hold the current lift maintenance agreement with Moreton Bay Regional Council indicating their capability in carrying out works on Council lifts. At a tender clarification meeting held on 14th October 2019, Thyssenkrupp demonstrated their experience completing similar projects including the management of all affected occupants within the building throughout the duration of the installation works. The tender assessment panel evaluated the offer from Thyssenkrupp and determined that this offer will result in the best overall value to Council.

KONE Elevators Pty Ltd (Kone) submitted a comprehensive tender and demonstrated their ability on projects of a similar scale and complexity. Kone has undertaken similar works for QRail, Queensland Health and the Queensland Government. At a tender clarification meeting held on 14th October 2019, Kone demonstrated their methodology to complete the project on time and well as their ability to manage all affected occupants within the building. The tender assessment panel evaluated the offer from Kone, and the final evaluation score is outlined in the table above.

Liftronic Pty Ltd (Liftronic) submitted a comprehensive tender and demonstrated their ability to complete all works as per the specification. Liftronic have undertaken similar modernisation and lift controller replacement works at Milton Station, Springfield Station as well as Tattersall Brisbane City. Liftronic submitted a conforming tender and demonstrated they are highly capable of completing the works, however there are no additional benefits to Council for the higher price.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to value of work being greater than \$50,000 and less than \$200,000, Council called a select tender inviting five experienced suppliers to provide quotations through the LG Tender system in accordance with the Local Government Act 2009.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications

This project has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

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

Financial Risk:

- a. A third-party review of financial status has been carried out and the successful tenderer was rated 'satisfactory or above'.

Construction Risks:

- a. The recommended contractor will provide a detailed program of works, a staging plan, site specific pedestrian management, environmental management and safety plans. Work areas will be isolated to protect site personnel, the public, and to meet workplace health and safety requirements.
- b. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works at this location.

ITEM 4.4 MORETON BAY REGIONAL COUNCIL LIFT UPGRADE WORK - REGIONAL - A19408518 (Cont.)

Insurance Risks:

- a. *The recommended contractor will list MBRC as an interested party in its public liability insurance policy. This is common practice within the vertical transportation industry.*

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated \$221,000.00 for this project which includes development of the specification as well as the installation/construction works.

Planning/Design	\$	5,080.00
Tender Price (Construction)	\$	191,682.00

Total Project Cost	\$	196,762.00
		=====

Estimated ongoing operational/maintenance costs \$ per F/Y.
This project will be debited to project number 106707.

The budget amount is sufficient for the tendered price.

3.7 Economic Benefit Implications

The project will increase the reliability of the lifts as well as significantly reduce the lead time if a controller was to unexpectedly fail.

3.8 Environmental Implications Nil identified

3.9 Social Implications

The project will result in all three lifts complying with the Building Code Australia. Although there will be a three week lift outage in each of the three buildings for the installation of the new controller and associated components, the works will significantly reduce the likelihood of future lift failure, as well as the length of downtime associated with such an event.

3.10 Consultation / Communication

Building & Facilities Planning will be in continuous communication with the contractor throughout the entire project at all three sites. Additionally, Building & Facilities Planning will be negotiating with the contractor and the appropriate stakeholders to determine a lift outage time which will have minimal disruption to ongoing building operations.

ITEM 4.5 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item 4.5 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, contributed \$10,000 to Moreton Futures Trust.

However, Cr Sutherland has considered his position and is firmly of the opinion that he could participate in the debate and discussions on the matter in the public interest.

Conflict of Interest - Declaration - Cr Peter Flannery

Pursuant to s175E of the *Local Government Act 2009*, Cr Peter Flannery declared a perceived conflict of interest in Item 4.5 as during the Councillors 2016 Election campaign, he received in-kind support in the amount of \$160 from Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area was one of nine businesses in total who made a donation to Moreton Futures Trust.

However, Cr Peter Flannery has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Julie Greer

Pursuant to s175E of the *Local Government Act 2009*, Cr Julie Greer declared a perceived conflict of interest in Item 4.5 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, was a contributor to Moreton Futures Trust who in turn contributed part of the \$2488.35 to Cr. Greer's 2016 election campaign.

However, Cr Greer has considered her position and is firmly of the opinion that she could participate in the debate and discussions on the matter in the public interest.

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the *Local Government Act 2009*, Cr James Houghton declared a perceived conflict of interest in Item 4.5 as the Councillor received in kind support amount of \$2873 from Moreton Futures Trust of which Philip Usher Constructions was a contributor. Philip Usher Constructions owns land across the river to The Mill and which is included in the Priority Development Area.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Councillors not voluntarily left meeting - other Councillors who are entitled to vote must decide

Pursuant to s175E(3) of the Local Government Act 2009, the other Councillors who are entitled to vote at the meeting have been informed about the Councillors personal interests in the matter and the Councillors have not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillors have a real or perceived conflict of interest in the matter and what action the Councillors must take.

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Denise Sims

CARRIED 8/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton have a perceived conflict of interest in the matter however, may participate in the meeting including voting on the matter as it is considered that this is in the public interest.

Cr Allan Sutherland (Mayor), Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton remained in the meeting.

**ITEM 4.5
TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - TRUNK SEWER
AUGMENTATION AND PUMP STATION CONSTRUCTION (MBRC009077) -
DIVISION 7**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19148685 : 6 December 2019 - Refer **Confidential** Supporting Information
A19105103
Responsible Officer: HT, Project Engineer (ECM Major Projects)

Executive Summary

Tenders were invited for the 'Trunk Sewer Augmentation Construction (MBRC009077)' for the augmentation and connection of a trunk sewer main and the construction of a pump station within the Petrie Mill Redevelopment. Tenders closed on 15 October 2019 with one conforming and one non-conforming tender received.

It is recommended that Council award the contract for the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' to Diona Pty Ltd for the sum of \$4,581,850.52 (ex GST), as this tender was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That the tender for the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' be awarded to Diona Pty Ltd for the sum of \$4,581,850.52 (excl. GST).
2. That the Council enters into an agreement with Diona Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Diona Pty Ltd for the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' and any required variations of the agreement on Council's behalf.

ITEM 4.5 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - TRUNK SEWER AUGMENTATION AND PUMP STATION CONSTRUCTION (MBRC009077) - DIVISION 7 - A19148685 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' be awarded to Diona Pty Ltd for the sum of \$4,581,850.52 (excl. GST).
2. That the Council enters into an agreement with Diona Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Diona Pty Ltd for the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The Trunk Sewer Augmentation and Pump Station Construction works are part of Stage 1 of the Petrie Mill Redevelopment project and provide an upgrade to Unitywater's existing infrastructure to meet future capacity requirements and includes the connection to the trunk sewer network for Stage 1 via a crossing of Yebri Creek.

During site planning phase, Unitywater identified that the existing gravity sewerage network required capacity upgrades to meet future demands external to the Petrie Mill Redevelopment site. Council and Unitywater entered into a Heads of Agreement (Petrie Mill Redevelopment Trunk Sewer Upgrade MDN 143), where both parties agreed to jointly fund the design and construction of the proposed trunk sewer augmentation. Council will be reimbursed by Unitywater for most of the costs for the trunk sewer augmentation portion of the works, upon the achievement of mutually agreed milestones.

The pump station construction is required to service the Mill Central (east) component of the Petrie Mill Development.

The Heads of Agreement required that the successful contractor working on live sewer to be a Unitywater approved contractor. Nine companies attended the tender information and site visit; however, only two of the companies submitted tenders.

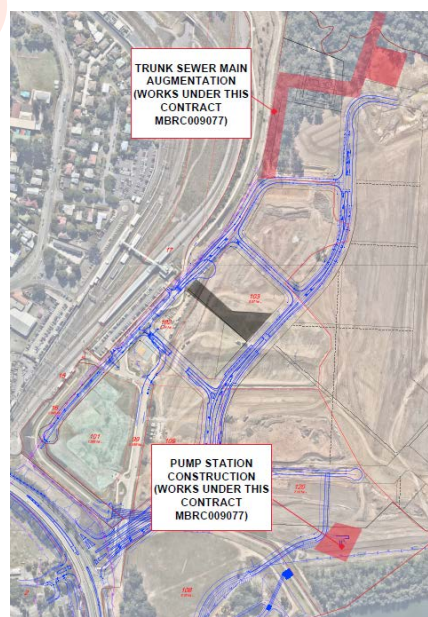


Figure 1 - Locality Plan - trunk sewer augmentation and pump station construction

ITEM 4.5 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - TRUNK SEWER AUGMENTATION AND PUMP STATION CONSTRUCTION (MBRC009077) - DIVISION 7 - A19148685 (Cont.)

2. Explanation of Item

Tenders were invited for 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' project.

The tender closed on 15 October 2019 with one conforming and one non-conforming tender received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Diona Pty Ltd	100
2	Comdain Civil Construction	Non-conforming

Diona Pty Ltd (Diona) submitted a comprehensive and detailed tender that demonstrated their construction methodology and experience on projects of similar scale and complexity. At the clarification meeting held on 13 November 2019, Diona confirmed their pricing and detailed construction methodology with a clear understanding of the project constraints. The tender submission program detailed the major construction activities in the contract scope of works with a construction period that meets Council's requirements. Diona demonstrated understanding of the project complexity and satisfied the mandatory criteria requirements. The evaluation panel considered the offer was sound; that the offer reflected an understanding of the site and its conditions, provided good construction methodology, was a prequalified Unitywater contractor and the prices were comparable to that of that provided by the quantity surveyor. Overall the panel was satisfied that this offer provided value to Council.

Comdain Civil Construction (Comdain) failed to satisfy the mandatory criteria requirements that were specified within the tender documentation.

Of the nine companies who attended the tender information and site visit, only two provided a tender submission. The other companies who did not submit tenders advised they did not do so due to current workload and prequalification requirements.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This contract has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

The key risks associated with the Petrie Mill Redevelopment 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' have been assessed and the following outlines those risks and the way the possible impact of these risks can be minimised.

ITEM 4.5 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - TRUNK SEWER AUGMENTATION AND PUMP STATION CONSTRUCTION (MBRC009077) - DIVISION 7 - A19148685 (Cont.)

Pump Station:

Delivery of the pump station construction is linked to the functionality of the adjacent 'The Oval' contract works. The project team will work closely with the two contactors to ensure that good communication and planning is ongoing for the duration of the contract work overlaps.

Unitywater

Council entered a Heads of Agreement (Petrie Mill Redevelopment Trunk Sewer Upgrade MDN 143) with Northern SEQ Distributor - Retailer Authority (trading as Unitywater) where Council will construct the Trunk Sewer Augmentation to satisfy increased capacity requirements for future development. Council will be reimbursed by Unitywater at the agreed milestones for costs associated with delivery of the Trunk Sewer Augmentation.

Asset Acceptance

The assets constructed under the 'Trunk Sewer Augmentation and Pump Station Construction (MBRC009077)' will be handed over to Unitywater for ongoing maintenance and management. The tender documents included the relevant specifications, standard drawings, commissioning, inspecting and as constructed requirements to ensure the assets will be accepted by Unitywater once construction is complete. Unitywater will be managed as a stakeholder by both the Principal Contractor and Council throughout the delivery of the project in accordance with the requirements of the Heads of Agreement and the Operational Works permits.

Financial Capacity

In accordance with Council's practice, a third-party review of financial status has been carried out and the recommended tenderer's financial capacity has been rated as 'sound'.

Communication:

The project team have developed a Communications Plan to ensure all stakeholders have and will be appropriately managed and consulted. Engagement with relevant stakeholders will be conducted in advance of the works in accordance with the Stakeholder Management Plan. Unitywater will be managed by the Principal Contractor and Council to ensure there are no delays to project delivery and that they are provided with adequate opportunity to attend site for inspections, commissioning and asset acceptance.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The works associated with the Trunk Sewer Augmentation and Pump Station Construction will be debited to Project Number 105223 and in agreement with Unitywater as established in the Heads of Agreement. There are sufficient budget funds to undertake this project. The financial information below is exclusive of GST.

Tender Price		\$ 4,581,850.52
Contingency (12.5%)		\$ 572,731.32
QLeave (0.475%)		\$ 21,763.79

Estimated Total Cost		\$ 5,176,345.63
		=====
Less Unitywater Reimbursement (QS estimate)	-	\$ 1,880,875.00
Total Project Cost		\$ 3,295,470.63
		=====

ITEM 4.5 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - TRUNK SEWER AUGMENTATION AND PUMP STATION CONSTRUCTION (MBRC009077) - DIVISION 7 - A19148685 (Cont.)

3.7 Economic Benefit

This development has significant regional economic benefits and is a catalyst for overall outcomes for the site as part of the broader 'The Mill at Moreton Bay' PDA.

3.8 Environmental Implications

The Operational Works submission includes management plans for fauna, vegetation, acid sulphate and erosion and sediment. The recommended contractor will be required to implement a Construction Environmental Management Plan incorporating relevant provisions of these plans.

3.9 Social Implications

The overall Petrie Mill Redevelopment project will provide significant positive social benefit and will facilitate construction of a university campus along with other facilities.

3.10 Consultation / Communication

The works will be managed by Council's Major Projects team in line with communication policies and protocols.

ITEM 4.6 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item 4.6 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, contributed \$10,000 to Moreton Futures Trust.

However, Cr Sutherland has considered his position and is firmly of the opinion that he could participate in the debate and discussions on the matter in the public interest.

Conflict of Interest - Declaration - Cr Peter Flannery

Pursuant to s175E of the *Local Government Act 2009*, Cr Peter Flannery declared a perceived conflict of interest in Item 4.6 as during the Councillors 2016 Election campaign, he received in-kind support in the amount of \$160 from Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area was one of nine businesses in total who made a donation to Moreton Futures Trust.

However, Cr Peter Flannery has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Julie Greer

Pursuant to s175E of the *Local Government Act 2009*, Cr Julie Greer declared a perceived conflict of interest in Item 4.6 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, was a contributor to Moreton Futures Trust who in turn contributed part of the \$2488.35 to Cr. Greer's 2016 election campaign.

However, Cr Greer has considered her position and is firmly of the opinion that she could participate in the debate and discussions on the matter in the public interest.

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the *Local Government Act 2009*, Cr James Houghton declared a perceived conflict of interest in Item 4.6 as the Councillor received in kind support amount of \$2873 from Moreton Futures Trust of which Philip Usher Constructions was a contributor. Philip Usher Constructions owns land across the river to The Mill and which is included in the Priority Development Area.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Councillors not voluntarily left meeting - other Councillors who are entitled to vote must decide

Pursuant to s175E(3) of the Local Government Act 2009, the other Councillors who are entitled to vote at the meeting have been informed about the Councillors personal interests in the matter and the Councillors have not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillors have a real or perceived conflict of interest in the matter and what action the Councillors must take.

Moved by Cr Koliانا Winchester

Seconded by Cr Mick Gillam

CARRIED 8/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton have a perceived conflict of interest in the matter however, may participate in the meeting including voting on the matter as it is considered that this is in the public interest.

Cr Allan Sutherland (Mayor), Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton remained in the meeting.

ITEM 4.6**TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19198709 : 6 December 2019 - Refer **Confidential** Supporting Information A19079573
Responsible Officer: AJB, Engineer (ECM Major Projects)

Executive Summary

Tenders were invited for the 'Adventure Play Design & Construct (MBRC009018)' project for the design and construction of the adventure playground within the Petrie Mill Redevelopment Oval regional park. Tenders closed on 3 September 2019, with five companies providing nine submissions, two of which were non-conforming.

It is recommended that Council award the contract for the 'Adventure Play Design & Construct (MBRC009018)' project to M & N Enterprises Pty Ltd (trading as Playscape Creations) for the sum of \$749,876.00 (excl. GST), as this submission was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

1. That the tender for the 'Adventure Play Design & Construct (MBRC009018)' project be awarded to M & N Enterprises Pty Ltd (trading as Playscape Creations) for the sum of \$749,876.00 (excl. GST).
2. That the Council enters into an agreement with M & N Enterprises Pty Ltd (trading as Playscape Creations) as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with M & N Enterprises Pty Ltd (trading as Playscape Creations) for the 'Adventure Play Design & Construct (MBRC009018)' project and any required variations of the agreement on Council's behalf.

ITEM 4.6 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7 - A19198709 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Adventure Play Design & Construct (MBRC009018)' project be awarded to M & N Enterprises Pty Ltd (trading as Playscape Creations) for the sum of \$749,876.00 (excl. GST).
2. That the Council enters into an agreement with M & N Enterprises Pty Ltd (trading as Playscape Creations) as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with M & N Enterprises Pty Ltd (trading as Playscape Creations) for the 'Adventure Play Design & Construct (MBRC009018)' project and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The adventure playground is situated within The Oval regional park. The Oval forms a key aspect of the overall Petrie Mill Redevelopment Stage 1 project, being that it frames the entry to the redevelopment from Gympie Road and is opposite the University of Sunshine Coast (USC) foundation building.

The adventure playground is an integral component of The Oval which will provide a regional recreation facility consisting of passive and active recreational uses blending into the surrounding open spaces and revegetation areas.

The Adventure Play component was tendered separately from The Oval works as this portion of the development required specialist design and construction input from specialist play equipment suppliers in the market. A budget ceiling was specified within the tender document with emphasis on factors such as play value and performance.



Figure 1 - Locality plan - The Oval

ITEM 4.6 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7 - A19198709 (Cont.)



Figure 2 - Adventure Play location within The Oval



Figure 3 - Adventure Play layout plan

Legend - Mill Adventure Play - play elements	
Item	Description
1	Custom entry feature
2	Junior play
3	All abilities
4	Senior play
5	Vent stack feature (integrated with senior play)
6	Flying fox
7	Pathways
8	Junior and senior play swing elements
9	Junior play spinner
10	Junior play cone climber
11	Junior play slide
12	Mega swing

ITEM 4.6 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7 - A19198709 (Cont.)

2. Explanation of Item

Tenders were invited for the 'Adventure Play Design & Construct (MBRC009018)' project for the design, supply and installation of an adventure playground for Stage 1 of the Petrie Mill Redevelopment project. The tender closed on 3 September 2019 with five companies providing nine submissions, two of which were non-conforming.

The submissions were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

All tenderers and their final weightings are tabled below (ranked from highest to lowest).

RANK	SUBMISSION	EVALUATION SCORE
1	M & N Enterprises Pty Ltd (trading as Playscape Creations)	96.88
2	Fleetwood Urban Pty Ltd - Option 1	92.01
3	Urban Play Pty Ltd - Option 2	90.35
4	Urban Play Pty Ltd - Option 1	89.14
5	Austek Constructions Pty Ltd (trading as Austek Play) - Option 1	87.61
6	Scapex Landscapes Pty Ltd	87.25
7	Austek Constructions Pty Ltd (trading as Austek Play) - Option 2	84.34
8	Fleetwood Urban Pty Ltd - Option 2	Non-conforming
9	Fleetwood Urban Pty Ltd - Option 3	Non-conforming

M & N Enterprises Pty Ltd - trading as Playscape Creations (M&N) - M&N's tender submission was comprehensive and demonstrated a high level of experience in the delivery of this type of project. The submission and subsequent clarification meeting demonstrated quality play value and durability, and their capability to deliver a clearly defined scheme to the required program and cost. M&N's concept design and proposal was well defined and had a clear advantage in meeting the essential criteria design, play value, durability etc. The design concept matches in well with the modern architectural style of the Mill.

In contrast, Fleetwood's concept design and proposal was lacking in detail, and despite tender clarifications, is nearly all timber with high associated maintenance costs and does not match in with the architectural style of the Mill.

M&N received the highest overall ranking based on their response to the selection criteria and were considered by the panel as best overall value for Council.

Fleetwood Urban Pty Ltd Option 1 (Fleetwood) - Fleetwood's tender submission was comprehensive and demonstrated a high level of experience in the delivery of this type of project; however, was not as clear in terms of included play value as the preferred tenderer. Fleetwood received the second highest overall ranking based on their response to the selection criteria.

Urban Play Pty Ltd Option 2 (Urban) - Urban's tender submission was comprehensive and demonstrated a good level of experience in the delivery of this type of project; however, was not as strong in terms of play value and innovation as the preferred tenderer. Urban received the third highest overall ranking based on their response to the selection criteria.

ITEM 4.6 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7 - A19198709 (Cont.)

The non-conforming submissions exceeded the budget specified within the tender document and also failed to provide sufficient details within their tender in relation to what they were offering.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

This contract has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

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

The Oval:

Delivery of the Adventure Play project is linked to the functionality of the adjacent 'The Oval' contract works. The project team will work closely with the two contractors to ensure that good communication and planning is ongoing for the duration of the contract work overlaps.

Public safety traffic and pedestrian management:

The recommended contractor will be responsible for managing public safety during construction of the works in accordance with a Construction Safety Management Plan and approved Traffic Guidance Scheme.

Financial status:

A third-party review of financial status has been undertaken and the successful tenderer's financial capacity has been rated as 'satisfactory'.

Communication:

The project team have developed a Communications Plan, and engagement with relevant stakeholders will be conducted in advance of the works in accordance with the Stakeholder Management Plan.

There are no project risks associated with development approvals or procurement.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The works associated with this project will be debited to Project Number 105223. The cost of the project is within the overall project budget allocation. The financial information shown below is exclusive of GST.

ITEM 4.6 TENDER - PETRIE MILL REDEVELOPMENT STAGE 1 - ADVENTURE PLAY DESIGN & CONSTRUCT (MBRC009018) - DIVISION 7 - A19198709 (Cont.)

Tender price	\$749,876.00
Contingency (20%)	\$149,975.20
QLeave (0.475%)	\$3,561.91
Total project cost	<u>\$903,413.11</u>

The budget amount for this project is sufficient.

3.7 Economic Benefit

This redevelopment has significant regional economic benefits and is a catalyst for overall outcomes for the site as part of the broader 'The Mill at Moreton Bay' PDA.

3.8 Environmental Implications

The Operational Works submission includes management plans for fauna, vegetation, acid sulphate, erosion and sediment control and other environmental factors. The recommended contractor will be required to implement a Construction Environmental Management Plan incorporating relevant provisions of these plans.

3.9 Social Implications

The overall Petrie Mill Redevelopment project will provide significant social benefits and will facilitate development of a university campus along with associated facilities.

3.10 Consultation / Communication

The works will be managed by Council's Major Projects team in line with communication policies and protocols.

ATTENDANCE

Mr Mike Pickering and Mr David Hood attended the meeting at 9.42am for discussion on Item 2.2 and Item 2.3.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

MBRC PLANNING SCHEME AMENDMENT - RECORDED THANKS

Cr Mick Gillam commended staff on their incredible effort in finalising the Planning Scheme amendment, particularly over the last eight months, and provided special thanks to former Director Planning, Mr Mike Pickering for stepping-up and guiding Council through the process.

The Mayor echoed Cr Gillam's sentiments, saying that it was no doubt the organisation was in a transition phase, however thanked Mike and his team for picking up the pieces and delivering during a time when there was a lot of criticism surrounding the process.

The Mayor wished Mike a happy retirement and said that Council would be indebted to him for his efforts, and sincerely thanked him on behalf of Council.

Mike Pickering responded stating that it had been an organisation-wide effort, and proudly advised that Council had been informed this amendment had been the fastest approved amendment in Queensland's history.

Manager Strategic Planning & Placemaking, Mr David Hood offered his special thanks to the State Government, in particular Mr Kerry Doss (Deputy Director-General, Planning) who had provided significant support to Council. David also made special mention of Strategic Planning Officers' Lauren Fishburn, Kate Ung and Emma-Jayne Leckie, and noted his appreciation to Development Services, Manager Environmental Services, Robyn Moffat, the Media team, Information Communication & Technology, Team Leader Meeting Support and team for assisting during the amendment.

In conclusion, David conveyed his appreciation to Mike Pickering, the Mayor and Councillors for the endless hours of work put in to achieve such a great outcome.

Cr Peter Flannery thanked the staff for working closely with the State Government throughout the process.

Council resumed discussion on the following item, as deferred previously in the meeting (refer Page 19/2638).

**ITEM 2.2 - DEFERRED FROM PAGE 19/2638
MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 -
ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE -
REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19297787 : 1 October 2019 - Refer Supporting Information A19422838 & fA838473 (provided separately)
Responsible Officer: LF, Team Leader - Strategic Planning (PED Strategic Planning)

Executive Summary

At the Coordination Committee Meeting held 13 December 2018, Council resolved to make an amendment to the MBRC Planning Scheme under section 18 (S18 Tailored Amendment) of the *Planning Act 2016* (the Act).

On 7 May 2019, Council received a Notice (Notice) from the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning under section 18(3) of the Act which outlined the tailored process for making the proposed amendment to the planning scheme.

On 29 November 2019, Council received Notice from the Minister advising that Council may adopt the proposed planning scheme amendment (refer Attachment A).

The purpose of this report is to seek Council approval to adopt and commence the S18 Tailored Amendment.

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Adam Hain

CARRIED 12/0

1. That Council adopt Amendment Instrument - Tailored Amendment No. 1 as contained in Attachment B.
2. That the Tailored Amendment No. 1 commence on 29 January 2020 and this date be reflected in the Amendment Instrument - Tailored Amendment No. 1.
3. That the Chief Executive Officer be authorised to reflect the Amendment Instrument - Tailored Amendment No. 1, including any related consequential amendments, in a new version of the Moreton Bay Regional Council Planning Scheme, to be known as Version 4.
4. That the Chief Executive Officer be authorised to:
 - a) publish a public notice in the gazette, a newspaper circulating in the Region and on Council's website in accordance with step 15 of the State's Chief Executive Notice (Notice) of 3 May 2019; and
 - b) make publicly available the Amendment Instrument and Version 4 of the Moreton Bay Regional Council Planning Scheme by placing a copy on Council's website for viewing and downloading.

ITEM 2.2 - DEFERRED FROM PAGE 19/2638 MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19297787 (Cont.)

5. That within 10 business days of publishing the public notice and gazette, the Chief Executive Officer is authorised to provide the State's Chief Executive with a copy of the public notice and amended planning scheme including; a certified copy of the instrument and a copy of all electronic planning scheme amendment spatial data files (mapping) relevant to the instrument.
6. That the Chief Executive Officer be authorised to do all things reasonable and necessary in order to follow the process in the Notice in relation to the completion of the Tailored Amendment No. 1.

ITEM 2.2 - DEFERRED FROM PAGE 19/2638 MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19297787 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council adopt Amendment Instrument - Tailored Amendment No. 1 as contained in Attachment B.
2. That the Tailored Amendment No. 1 commence on 29 January 2020 and this date be reflected in the Amendment Instrument - Tailored Amendment No. 1.
3. That the Chief Executive Officer be authorised to reflect the Amendment Instrument - Tailored Amendment No. 1, including any related consequential amendments, in a new version of the Moreton Bay Regional Council Planning Scheme, to be known as Version 4.
4. That the Chief Executive Officer be authorised to:
 - (a) publish a public notice in the gazette, a newspaper circulating in the Region and on Council's website in accordance with step 15 of the State's Chief Executive Notice (Notice) of 3 May 2019; and
 - (b) make publicly available the Amendment Instrument and Version 4 of the Moreton Bay Regional Council Planning Scheme by placing a copy on Council's website for viewing and downloading.
5. That within 10 business days of publishing the public notice and gazette, the Chief Executive Officer is authorised to provide the State's Chief Executive with a copy of the public notice and amended planning scheme including; a certified copy of the instrument and a copy of all electronic planning scheme amendment spatial data files (mapping) relevant to the instrument.
6. That the Chief Executive Officer be authorised to do all things reasonable and necessary in order to follow the process in the Notice in relation to the completion of the Tailored Amendment No. 1.

REPORT DETAIL

1. Background

At the Coordination Committee Meeting held 13 December 2018, Council resolved to make an amendment to the MBRC Planning Scheme under section 18 (S18 Tailored Amendment) of the *Planning Act 2016* (the Act).

On 10 April 2019, Council wrote to the Chief Executive of the Department of State Development, Manufacturing, Infrastructure and Planning (the Department) advising of Council's intent to make a Tailored Amendment to the Moreton Bay Regional Council Planning Scheme (planning scheme).

On 7 May 2019, Council received a Notice (Notice) from the Chief Executive of the Department under section 18(3) of the Act. The Notice outlines the tailored process for making the proposed amendment to the planning scheme as well as the communications strategy that Council must implement.

On 11 June 2019, Council resolved to commence the State interest review and public consultation processes concurrently in accordance with the Notice.

On 29 October 2019, Council resolved to comply with the Chief Executive's conditions; make changes to the planning scheme in response to feedback from submissions and the State interest review response; notify the State of Council's response to the State interest review comments; notify submitters about the outcomes of the submission consideration process; and request the Minister allow Council to adopt the proposed planning scheme amendment.

On 29 November 2019, Council received notice from the Minister advising that Council may adopt the proposed planning scheme amendment (refer Attachment A).

ITEM 2.2 - DEFERRED FROM PAGE 19/2638 MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19297787 (Cont.)

2. Explanation of Item

Having now received the notice from the Minister under Step 12, Council must now finalise Steps 13 to 16, in order to adopt and commence the planning scheme amendment in accordance with the Notice.

Step	Summary of Action	Entity responsible for task
Step 12	Minister provides approval to adopt.	Minister
Step 13	Compliance with any conditions.	Minister/ MBRC
Step 14	Local government decides to adopt or not proceed with the proposed planning scheme amendment.	MBRC
Step 15	Local government publicly notifies adoption / or publicly notifies decision not to adopt.	MBRC
Step 16	Local government provides a public notice and copy of the planning scheme amendment to the Chief Executive.	MBRC

Step 12 - Minister provides approval to adopt

On 29 November 2019 Council received the notice from the Minister advising that Council may adopt the proposed amendment to the MBRC Planning Scheme (refer Attachment A).

Step 13 - Compliance with any conditions

The notice from the Minister did not include any conditions (refer Attachment A).

Step 14 - Local government decides to adopt or not proceed with the proposed planning scheme amendment

The specific actions under Step 14 specifies that Council must decide to adopt or not proceed with the proposed planning scheme amendment.

It is recommended that Council adopt the proposed amendment, including the planning scheme document and maps.

It is also recommended that a new version of the Moreton Bay Regional Council Planning Scheme be prepared to reflect the Amendment Instrument - Tailored Amendment No. 1. This version will be known as Version 4.

The S18 Tailored Amendment, forms an Amendment Instrument, which consists of the following parts:

- Amendment Instrument - Tailored Amendment No. 1
- Appendix A - Moreton Bay Regional Council Planning Scheme - Amendment Document
- Appendix B - Moreton Bay Regional Council Planning Scheme - Amendment Maps

The Amendment Instrument is attached to this report (refer Attachment B). Below is a description of each part.

- *Amendment Instrument* - This document consists of a cover page including the title of the amendment, the section of the Act it was made under and the commencement date (to be completed). It also contains a short title; purpose; amendments table (which outlines components of the planning scheme being amended and identifies where the amendment is); and a consequential amendments table (which outlines consequential changes to the planning scheme related to the amendment).

ITEM 2.2 - DEFERRED FROM PAGE 19/2638 MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19297787 (Cont.)

As the proposed changes are not isolated to a specific area of the planning scheme the amendment is documented in the format of a marked-up version of the full planning scheme. The Amendment Instrument includes details of how the amendment is shown (e.g. black text with yellow highlight - new text identified etc.) and explains that the changes to maps are outlined in a summary and the changes are reflected in each amended map.

- *Appendix A - Moreton Bay Regional Council Planning Scheme - Amendment Document* - This document is the planning scheme document including marked-up changes that form the amendment.
- *Appendix B - Moreton Bay Regional Council Planning Scheme - Amendment Maps* - This is a number of documents consisting of a summary of all map changes that form the amendment and each amendment map with the change reflected.

Step 15 - Local government publicly notifies adoption of planning scheme amendment

The specific actions under Step 15 specifies that after Council has decided to adopt the proposed planning scheme amendment it must publish a public notice in accordance with the requirements of the Act (Schedule 2 definition of public notice, paragraph (c)) that must state-

- a) The name of the Local Government
- b) The decision made by the Local Government about the planning scheme amendment;
- c) The date the planning scheme was adopted;
- d) The commencement date for the planning scheme amendment (if different to the adoption date);
- e) The title of the planning scheme amendment;
- f) If the planning scheme amendment only applies to part of the local government area, a description of the location of that area
- g) The purpose and general effect of the planning scheme amendment; and
- h) Where a copy of the planning scheme amendment may be inspected and purchased.

The requirements of a public notice in accordance with the requirements of the Act (Schedule 2 definition of public notice, paragraph (c)) specify that for a public notice about an amendment of a local planning instrument the notice is to be published:

- a) In the gazette; and
- b) In a newspaper circulating in the local government area; and
- c) On the local government's website.

It is recommended that the adoption date be the date of this report as per the officer's recommendation.

It is also recommended the S18 Tailored Amendment commence on 29 January 2020. It is considered that this date will provide time for relevant preparations including the publication of a public notice and gazette, and required amendments to Councils' systems, operations and processes.

The proposed commencement date will also be less disruptive to those who have been preparing development applications for lodgement prior to the end of the year or early in the new year based on the current version, being Version 3.

Step 16 - Local Government provides public notice and copy of the planning scheme amendment to the Chief Executive

The specific actions under Step 15 specifies that Council must give the Chief Executive a copy of the public notice; and if adopted, a certified copy of the amended planning scheme including:

- a) A certified copy of the instrument; and
- b) A copy of all electronic planning scheme amendment spatial data files (mapping) relevant to the instrument.

ITEM 2.2 - DEFERRED FROM PAGE 19/2638 MBRC PLANNING SCHEME - PROPOSED TAILORED AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19297787 (Cont.)

Council needs to formally provide the S18 Tailored Amendment to the State's Chief Executive. This is required to occur within 10 business days of the public notice being published.

Superseded version of the planning scheme

Under section 29 of the Act, as Council are making an amendment to the planning scheme a superseded planning scheme will be created. The Act also specifies that a person may, within 1 year of the creation of a superseded planning scheme, make a request to Council for their application to be accepted and assessed under the superseded planning scheme. If Council agrees to the request to accept an application for assessment under the superseded planning scheme the application must be made within 6 months. Therefore, applications may be received under the superseded planning scheme until mid-2021.

3. Strategic Implications

3.1 Legislative / Legal Implications

Progression of the proposed amendment to the Planning Scheme has been undertaken in accordance with the Act and the process prescribed in the Notice.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The proposed amendment to the Planning Scheme includes updated information, provides current policy direction and further guidance and clarity on how to interpret the intended scope and intent of provisions of the Planning Scheme.

3.4 Risk Management Implications

Keeping the Planning Scheme up to date reduces the risk of inappropriate development occurring within the Region.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications

Keeping the Planning Scheme up to date assists in attracting appropriate development into the Region.

3.8 Environmental Implications

Keeping the Planning Scheme up to date assists in maintaining the appropriate balance between protecting the environment and accommodating growth within the Region.

3.9 Social Implications

Keeping the Planning Scheme up to date assists in facilitating optimum social outcomes.

3.10 Consultation / Communication

The proposed amendments have been discussed internally, with Council and with State Agencies. The proposed amendments have also undergone a period of public consultation with community feedback provided.

Council resumed discussion on the following item, as deferred previously in the meeting (refer Page 19/2639).

**ITEM 2.3 - DEFERRED FROM PAGE 19/2639
MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19384235 : 1 October 2019 - Refer Supporting Information fA838710 (provided separately)
Responsible Officer: LF, Team Leader - Strategic Planning (PED Strategic Planning)

Executive Summary

On 11 June 2019, Council resolved to amend existing planning scheme policies and make a new planning scheme policy (Planning Scheme Policies Major Amendment No. 1) and commence the public consultation process in accordance with section 22 of the *Planning Act 2016* (the Act).

On 29 October 2019, Council resolved to make changes to the planning scheme policies in response to feedback from submissions and notify submitters about the outcomes of the submission consideration process.

The purpose of this report is to seek Council approval to adopt and set a commencement date for the planning scheme policies amendment.

RESOLUTION

Moved by Cr Koliانا Winchester

Seconded by Cr James Houghton

CARRIED 12/0

1. That Council adopt Amendment Instrument - Planning Scheme Policies Major Amendment No.1 as contained in Attachment A.
2. That the Planning Scheme Policies Major Amendment No. 1 commence on 29 January 2020 and this date be reflected in the Amendment Instrument - Planning Scheme Policies Major Amendment No.1.
3. That the Chief Executive Officer be authorised to reflect the Amendment Instrument - Planning Scheme Policies Major Amendment No. 1, including any related consequential amendments, in a new version of each amended planning scheme policy and new planning scheme policy.
4. That the Chief Executive Officer be authorised to:
 - a) publish a public notice in the gazette, a newspaper circulating in the Region and on Council's website in accordance with the requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules; and
 - b) make publicly available the Amendment Instrument and amended versions of the planning scheme policies and new planning scheme policy by placing a copy on Council's website for viewing and downloading.

ITEM 2.3 - DEFERRED FROM PAGE 19/2639 MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19384235 (Cont.)

5. That within 10 business days of publishing the public notice and gazette, the Chief Executive Officer is authorised to provide the State's Chief Executive with a copy of the public notice; a certified copy of the planning scheme policies including an electronic copy of the instrument and a copy of all electronic planning scheme policies amendment spatial data files (mapping) relevant to the planning scheme policies.
6. That the Chief Executive Officer be authorised to do all things reasonable and necessary in order to follow the process in the *Planning Act 2016* and the Minister's Guidelines and Rules in relation to the completion of the Planning Scheme Policies Major Amendment No. 1.

ITEM 2.3 - DEFERRED FROM PAGE 19/2639 MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19384235 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council adopt Amendment Instrument - Planning Scheme Policies Major Amendment No.1 as contained in Attachment A.
2. That the Planning Scheme Policies Major Amendment No. 1 commence on 29 January 2020 and this date be reflected in the Amendment Instrument - Planning Scheme Policies Major Amendment No.1.
3. That the Chief Executive Officer be authorised to reflect the Amendment Instrument - Planning Scheme Policies Major Amendment No. 1, including any related consequential amendments, in a new version of each amended planning scheme policy and new planning scheme policy.
4. That the Chief Executive Officer be authorised to:
 - (a) publish a public notice in the gazette, a newspaper circulating in the Region and on Council's website in accordance with the requirements of the *Planning Act 2016* and the Minister's Guidelines and Rules; and
 - (b) make publicly available the Amendment Instrument and amended versions of the planning scheme policies and new planning scheme policy by placing a copy on Council's website for viewing and downloading.
5. That within 10 business days of publishing the public notice and gazette, the Chief Executive Officer is authorised to provide the State's Chief Executive with a copy of the public notice; a certified copy of the planning scheme policies including an electronic copy of the instrument and a copy of all electronic planning scheme policies amendment spatial data files (mapping) relevant to the planning scheme policies.
6. That the Chief Executive Officer be authorised to do all things reasonable and necessary in order to follow the process in the *Planning Act 2016* and the Minister's Guidelines and Rules in relation to the completion of the Planning Scheme Policies Major Amendment No. 1.

REPORT DETAIL

1. Background

Amendments are proposed to 14 existing planning scheme policies (PSPs) and 1 new PSP is also proposed.

The new PSP and amendments to existing PSPs support the proposed Moreton Bay Regional Council (MBRC) Planning Scheme Tailored Amendment No.1 content and the general operation of the PSPs. Specifically, the proposed new and amended PSPs update information, provide clarity on current policy direction and further guidance on how to interpret the intended scope and intent of provisions of the MBRC Planning Scheme.

While not all the amendments are considered to be major in nature, for completeness and transparency they all follow the same major amendment process, including public consultation in accordance with the *Minister's Guidelines and Rules* (MGR).

The proposed new and amended PSPs that underwent public consultation are:

1. Advertising devices
2. Centre and neighbourhood hub design
3. Environmental areas and corridors
4. Flood hazard, coastal hazard and overland flow
5. Heritage and landscape character
6. Integrated design

ITEM 2.3 - DEFERRED FROM PAGE 19/2639 MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19384235 (Cont.)

- Appendix A
 - Appendix B
 - Appendix C
 - Appendix D
 - Appendix F
 - Appendix G
 - Appendix H
7. Integrated transport assessment
 8. Landslide hazard
 9. Neighbourhood design
 10. Noise
 11. Operational works inspection, maintenance and bonding procedures
 12. Residential design
 13. Stormwater management
 14. Township character - **New**
 15. Waste

On 11 June 2019, Council resolved to amend existing planning scheme policies and make a new planning scheme policy and commence the public consultation process in accordance with section 22 of the Act.

On 29 October 2019, Council resolved to make changes to the planning scheme policies in response to feedback from submissions and notify submitters about the outcomes of the submission consideration process.

Having now finalised the consultation process and any further changes to the new and amended PSPs in accordance with the Act and the MGR Chapter 3, Part 1, Section 3.1, 3.2, 4.1, and 4.2, Council must now decide to adopt the proposed PSP and PSP amendment.

It should be noted this report and attachment are related to another report being considered by Council on this day, being the proposed amendment to the MBRC Planning Scheme, referred to as the Tailored Amendment No. 1.

2. Explanation of Item

The process to adopt the Planning Scheme Policies Major Amendment No. 1 is outlined in MGR, Chapter 3, Part 1, section 5. In accordance with MGR the relevant steps are as follows:

5.1. After completing the relevant actions under this part, the local government must decide to adopt or not to proceed with the proposed PSP or PSP amendment.

5.2. Public notice about the decision must be given in accordance with the requirements in the Act and as prescribed in Schedule 5.

5.3. The local government must, within 10 days of giving public notice under this section, give the chief executive—

- a) a copy of the public notice; and*
- b) if adopted, a certified copy of the PSP as adopted or amended, including—*
 - i. an electronic copy of the amendment or instrument; and*
 - ii. a copy of all electronic*

It is recommended that Council adopt the proposed amendment.

ITEM 2.3 - DEFERRED FROM PAGE 19/2639 MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19384235 (Cont.)

The Planning Scheme Policies Major Amendment No. 1, forms an Amendment Instrument, which consists of the following parts:

- Amendment Instrument - Planning Scheme Policies Major Amendment No. 1
- Amendment Instrument - Appendix A, Moreton Bay Regional Council Planning Scheme Policies

Below is a description of each document.

- *Amendment Instrument (Attachment A to this report)* - This document consists of a cover page including the title of the amendment, the section of the Act it was made under and the commencement date (to be completed). It also contains a short title; purpose; amendments table (which outlines components of the planning scheme policies being amended and identifies where the amendment is); and a consequential amendments table (which outlines consequential changes to the planning scheme policies related to the amendment).

Also, as the proposed changes are not isolated to a specific area of each planning scheme policy the amendment is documented in the format of a marked-up version (where relevant) of the full planning scheme policy. The Amendment Instrument includes details of how the amendment is shown (e.g. track changes or black text with yellow highlight - new text identified etc.).

- *Amendment Instrument - Appendix A - Moreton Bay Regional Council Planning Scheme Policies (Attachment A to this report)* - This is each planning scheme policy being amended, including marked-up changes that form the amendment, and the new planning scheme policy.

The specific actions under section 5.2 specifies that after Council has decided to adopt the proposed planning scheme policy amendment it must publish a public notice in accordance with the requirements of the Act (Schedule 5, paragraph (3)), which outlines that the notice must state-

- a) the name of the local government;
- b) the title of the adopted PSP or PSP amendment;
- c) the commencement date for the PSP or PSP amendment;
- d) the purpose and general effect of the PSP or PSP amendment;
- e) if the PSP or PSP amendment applies only to part of a local government area- a description about the location of that area;
- f) if the adopted PSP replaces an existing PSP, the title of the existing PSP; and
- g) where a copy of the PSP or PSP amendment may be inspected and purchased.

The requirements of a public notice in accordance with the requirements of the Act (Schedule 2 definition of public notice, paragraph (c)) specify that for a public notice about an amendment of a local planning instrument the notice is to be published:

- a) In the gazette; and
- b) In a newspaper circulating in the local government area; and
- c) On the local government's website.

It is recommended that the adoption date be the date of this report as per the officer's recommendation.

It is also recommended the amendment commence on 29 January 2020. It is considered that this date will provide time for relevant preparations including the publication of a public notice and gazette, and required amendments to councils' systems, operations and processes.

The proposed commencement date will be less disruptive to those who have been preparing development applications for lodgement prior to the end of the year or early in the new year based on the current PSP versions.

ITEM 2.3 - DEFERRED FROM PAGE 19/2639 MBRC PLANNING SCHEME - PROPOSED PLANNING SCHEME POLICIES MAJOR AMENDMENT NO.1 - ADOPTION OF AMENDMENT AND SETTING OF A COMMENCEMENT DATE - REGIONAL - A19384235 (Cont.)

Council also needs to formally provide Planning Scheme Policies Major Amendment No. 1 to the State's Chief Executive. This is required to occur within 10 business days of the public notice being published.

Superseded version of the planning scheme

Under section 29 of the Act, as Council are making an amendment to the planning scheme (refer report on Tailored Amendment No.1) a superseded planning scheme will be created. This superseded version will include the planning scheme policies that will be superseded as part of this amendment.

3. Strategic Implications

3.1 Legislative / Legal Implications

Progression of the proposed amendment to the Planning Scheme Policies has been undertaken in accordance with the Act and the process prescribed in the MGR.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The proposed amendment to the Planning Scheme Policies includes updated information, provides current policy direction and further guidance and clarity on how to interpret the intended scope and intent of provisions of the Planning Scheme.

3.4 Risk Management Implications

Keeping the Planning Scheme and its Policies up to date reduces the risk of inappropriate development occurring within the Region.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications

Keeping the Planning Scheme and its Policies up to date assists in attracting appropriate development into the Region.

3.8 Environmental Implications

Keeping the Planning Scheme and its Policies up to date assists in maintaining the appropriate balance between protecting the environment and accommodating growth within the Region.

3.9 Social Implications

Keeping the Planning Scheme and its Policies up to date assists in facilitating optimum social outcomes.

3.10 Consultation / Communication

The proposed amendments have been discussed internally, and with Council. The proposed amendments have also undergone a period of public consultation with community feedback provided.

ATTENDANCE

Mr Mike Pickering and Mr David Hood left the meeting at 9.59am after Item 2.3.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

OUTDOOR RECREATION PLAN 2019-2031 - REGIONAL

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19354725 : 18 November 2019 - Refer Supporting Information A19089188 & Confidential Supporting Information A19089187
Responsible Officer: HM, Outdoor Recreation Officer (IP Parks & Recreation Planning)

Executive Summary

The benefits of recreation and physical activity including economic, social and environmental benefits are well documented. As a service provider in our community, Council has a significant role to play in providing access to recreation opportunities. Council has invested heavily in conventional recreation facilities such as coastal pathways, swimming pools and sporting facilities, however, as new trends emerge, it is important that Council adapts its planning to meet community expectations.

In relation to physical activity in Australia, the largest growing trend is outdoor recreation. Outdoor recreation activities fall outside the scope of traditional organised sport and are typically undertaken in natural settings and require little built infrastructure.

The requirement for an Outdoor Recreation Plan 2019-31 (ORP) was identified as a key outcome of Council's Open Space Strategy 2012-2031. The ORP is intended to guide the future strategic direction of outdoor recreation in the region and to provide a framework that:

- balances the region's environmental values with access to natural areas for recreational purposes;
- considers the potential for outdoor recreation in Moreton Bay to attract participants from other parts of SEQ; and
- considers the potential for facilities in other parts of SEQ to meet participant demand from Moreton Bay.

Specifically, this plan addresses popular outdoor recreational activities such as bushwalking, mountain biking, trail horse riding, birdwatching and canoeing. It does not address intensive motorised recreation.

Key objectives identified in the strategy include:

- Improving quality and capacity of existing recreation sites;
- Facilitating establishment of equipment hire services that support participation;
- Promoting environmental awareness when participating in outdoor recreation;
- Improving marketing opportunities for outdoor recreation (website and other media); and
- Improving take up of opportunities in Council's existing Healthy and Active Moreton programs.

In addition to the ORP which highlights key objectives, an 'Action for Internal Use' report has also been prepared. This document, intended for internal use only, contains details of some potentially commercially sensitive actions for specific locations.

The Outdoor Recreation Plan 2019-2031 (ORP) and Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use* (ORPA) are Council's key policy documents for the planning and development of outdoor recreation opportunities over the next 20 years.

The purpose of this report is to inform Council of:

- Community feedback from the second and final stage of Community Consultation;
- Updates and amendments made to both documents; and
- To seek formal endorsement for both documents, with budgetary requirements to be assessed separately through the annual budget review process.

ITEM 5.1 OUTDOOR RECREATION PLAN 2019-2031 - REGIONAL - A19354725 (Cont.)

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Julie Greer

CARRIED 12/0

1. That having regard to the information provided within this report, the Outdoor Recreation Plan 2019-2031 be approved for publishing and public release.
2. That having regard to the commercially sensitive nature of the information contained in the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use* document, it be approved but not released to the public.
3. That Council continues to support resource requirements to enable implementation of the Outdoor Recreation Plan 2019-2031 and the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use*.

ITEM 5.1 OUTDOOR RECREATION PLAN 2019-2031 - REGIONAL - A19354725 (Cont.)

OFFICER'S RECOMMENDATION

1. That having regard to the information provided within this report, the Outdoor Recreation Plan 2019-2031 be approved for publishing and public release.
2. That having regard to the commercially sensitive nature of the information contained in the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use* document, it be approved but not released to the public.
3. That Council continues to support resource requirements to enable implementation of the Outdoor Recreation Plan 2019-2031 and the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use*.

REPORT DETAIL

1. Background

The draft Outdoor Recreation Plan 2019-31 (ORP) was tabled at a Council workshop held on 20 June 2019. The report was updated and presented to Council at a subsequent workshop on 23 July 2019. Council provided in-principle support for the draft ORP and agreed to the commencement of the second round of community consultation. Public consultation subsequently commenced on 26 August 2019 and concluded 23 September 2019 during which time the document was promoted utilising numerous platforms including:

- Media release and newspaper print;
- MBRC's consultation webpage;
- MBRC's Healthy & Active Moreton e-newsletter;
- Queensland Outdoor Recreation Federation webpage; and
- Email lists comprising previous respondents and key stakeholders.

The key findings of the ORP include a detailed analysis of the existing provision of outdoor recreation in the region, gaps and opportunities for improving current facilities and partnerships with land owners and community groups that facilitate outdoor recreation.

In addition to the draft ORP (the public document which highlights key objectives), an internal report has also been prepared. This document, the '*Draft Outdoor Recreation Plan 2019-2031 - Actions for Internal Use*' (ORPA), contains details of commercially sensitive actions for specific locations.

The draft ORP includes a detailed analysis of the existing provision of outdoor recreation in the region, gaps and opportunities for improving current facilities and partnerships with land owners and community groups that facilitate outdoor recreation. The key findings of the ORPA, include actions for improving existing facilities and recommendations for new activities (including potential acquisition investigations). It also considers resource distribution and objectives for maintaining and enhancing partnerships with relevant stakeholders.

The ORPA has not been released for community comment or viewing as it contains commercially sensitive information, however, it has been reviewed by relevant Council departments to ensure an integrated approach has been achieved.

Internal stakeholders included the following Council departments:

- Strategic Planning;
- Sports and Recreation;
- Park and Recreation Planning;
- Environmental Services; and
- Community Planning and Policy (Cultural Heritage).

ITEM 5.1 OUTDOOR RECREATION PLAN 2019-2031 - REGIONAL - A19354725 (Cont.)

Public consultation on the ORP was undertaken at the same time as consultation for the Mill Guidelines by the Strategic Planning and Place Making Department. The Strategic Planning Department had an ongoing dialogue with the Parks and Recreation Planning Department about submissions that were relevant to the guidelines and visa-versa.

2. Explanation of Item

The purpose of this report is to seek Council approval for both the Outdoor Recreation Plan 2019-2031 and the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use* with budgetary and resource requirements to be assessed during the annual budget review period.

The ORP is intended to guide the future strategic direction of outdoor recreation in the region and to provide a framework that:

- a) balances the region's environmental values with access to natural areas for recreational purposes;
- b) considers the potential for outdoor recreation in Moreton Bay to attract participants from other parts of SEQ; and
- c) considers the potential for facilities in other parts of SEQ to meet participant demand from Moreton Bay.

The ORP achieves this by identifying the regions participation levels within the broader outdoor recreation spectrum. It was evident that three activities, mountain biking, horse riding and bushwalking, are the most popular amongst MBRC residents, with bushwalking also recognised as the number one recreational activity within Australia.

Similarly, the three activities also received the most requests for improvements in supporting infrastructure including trails. Examples of these requests include: improved quality of trails, suitable parking facilities for horse floats and more opportunities for trail linkages which increase the length of the journey and recreation experience.

The ORP also identifies the potential future trends impacting the delivery of outdoor recreation within MBRC by identifying the key variables influencing the rates of participation in types of physical activity within Australia. Some of these variables include changing population demographics, the loss of private green space and the emerging trends brought about through new technology.

3. Strategic Implications

- 3.1 Legislative / Legal Implications Nil identified
No legislative/legal implications arising as a direct result of this report.
- 3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.
- 3.3 Policy Implications Nil identified
- 3.4 Risk Management Implications
There is a risk associated with release of information to the public contained within the Outdoor Recreation Plan 2019-2031 - *Actions for Internal Use* which means that it should remain confidential.
- 3.5 Delegated Authority Implications Nil identified
- 3.6 Financial Implications
Funding allocations will be included in Council's long-term financial plan to enable delivery of future outdoor recreation infrastructure.

ITEM 5.1 OUTDOOR RECREATION PLAN 2019-2031 - REGIONAL - A19354725 (Cont.)

3.7 Economic Benefit Implications

The draft ORP identifies a range of economic benefits that can be attributed to higher levels of community participation in outdoor recreation, including personal health benefits and small business development through niche support industries.

3.8 Environmental Implications

The draft ORP identifies a number of areas that increased outdoor recreation leads to enhanced environmental benefits, through increased awareness, advocacy and stewardship for areas utilised.

3.9 Social Implications

Outdoor recreation is important in facilitating healthy lifestyle choices for the region's community.

3.10 Consultation / Communication

Extensive stakeholder engagement has been undertaken consistent with Council's Think Out Loud strategy.

**ITEM 5.2
NAMING OF 'SERGE TESTA PLACE' - SCARBOROUGH - PROPOSED PARK
NAMING - DIVISION 5**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19391997 : 26 November 2019
Responsible Officer: BS, Technical Officer (IP, Parks & Recreation Planning)

Executive Summary

An application has been received requesting that an area of parkland located on the foreshore at Scarborough (Queens Beach Park at Scarborough), be named in recognition of Serge Testa.

This report provides Council with background information relevant to the application and recommends that an area of parkland identified in Figure 1, be named 'Serge Testa Place'.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Adam Hain

CARRIED 12/0

1. That having regard to the information provided within this report and subject to the outcome of public advertising, that an area of Queens Beach parkland identified in Figure 1, be named as 'Serge Testa Place'.
2. That the proposal to name an area of parkland in recognition of Serge Testa be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising; the matter be referred back to Council in a subsequent report.

ITEM 5.2 NAMING OF 'SERGE TESTA PLACE' - SCARBOROUGH - PROPOSED PARK NAMING - DIVISION 5 - A19391997 (Cont.)

OFFICER'S RECOMMENDATION

1. That having regard to the information provided within this report and subject to the outcome of public advertising, that an area of Queens Beach parkland identified in Figure 1, be named as 'Serge Testa Place'.
2. That the proposal to name an area of parkland in recognition of Serge Testa be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising; the matter be referred back to Council in a subsequent report.

REPORT DETAIL

1. Background

An application has been received by Council requesting that an area of parkland located within Queens Beach Park at Scarborough (Figure 1), be named in recognition of Serge Testa.



Figure 1 Area of Queens Beach Park to named Serge Testa Place

Queens Beach Park extends along the Redcliffe foreshore from Klingner Road in the south to Kennedy Esplanade in the north, a distance of approximately 2 kilometres. The foreshore park is not comprised of any property lots. It is proposed to name the area shown in Figure 1, 'Serge Testa Place'.

2. Explanation of Item

The application to name a place within a park or recreation reserve under Council control was lodged by Elizabeth Williams. The applicant has requested naming a place within the park adjacent to 129 Flinders Avenue, Scarborough.

Information received notes that Mr Testa was recognised as breaking the world record in 1987 for sailing the smallest sail boat, 3.6m, around the world, solo. Mr Testa also built the boat, named Acroh, himself.

On the 9th of June 1984, after launching Acroh in the Brisbane River, Mr Testa entered Moreton Bay with Scarborough being his first stop before sailing into the open ocean.

ITEM 5.2 NAMING OF 'SERGE TESTA PLACE' - SCARBOROUGH - PROPOSED PARK NAMING - DIVISION 5 - A19391997 (Cont.)

Mr Testa has also volunteered at the Redcliffe Museum and is active at the Redcliffe and District Woodcraft society.

Under Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), applicants are required to provide documentation to substantiate the good character of the person or persons being acknowledged. In this instance several newspaper articles have been presented which have illustrated the community involvement by Mr Testa. Mr Testa also received a letter of acknowledgment from then Prime Minister, Bob Hawke, congratulating him on his achievement.

The recommendation to name the area after Serge Testa complies with the policy's guideline as outlined below:

- Names of respected community members of considerable service who are or were residents or working within the region.

Council internal policy requires that any proposal to name a park, reserve or place be advertised in local newspapers for a period of up to 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

A history board is proposed to be installed in conjunction with the place name signage to explain the connection Mr Testa had with the area. The proposed wording is as follows:

"Serge broke the world record in 1987 for sailing the smallest sail boat, 3.6m, around the world, solo. Scarborough was his first stop off before entering the open ocean."

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

3.3 Policy Implications
The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads).

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications
Subject to no adverse submissions being received, the matter should be referred to the Director Engineering Construction and Maintenance for implementation.

3.6 Financial Implications
The estimated cost of fabricating and installing a new sign in accordance with the draft Park and Open Space Signage Guidelines is approximately \$2,000.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

ITEM 5.2 NAMING OF 'SERGE TESTA PLACE' - SCARBOROUGH - PROPOSED PARK NAMING - DIVISION 5 - A19391997 (Cont.)

3.9 Social Implications

Formal naming will provide improved awareness of, and the ability to recognise distinct locations within the region.

3.10 Consultation / Communication

The proposed naming is supported by the Division 5 Councillor. The proposed naming will be advertised in local newspapers for a period of 28 days during which time public submissions can be made and will be received. If adverse comments are received, then the matter will be reported back to Council for final consideration and direction. Where no adverse comments are received, the matter will be delegated to the Director Engineering, Construction and Maintenance for implementation.

ITEM 5.3

**NEW LEASE (MORAYFIELD) - THE SCOUT ASSOCIATION OF AUSTRALIA
QUEENSLAND BRANCH INC - DIVISION 3**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19088029 : 8 November 2019 - Refer **Supporting Information A19088028**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a trustee lease (lease) to The Scout Association of Australia Queensland Branch Inc. at 30 Caboolture River Road, Morayfield (refer Supporting Information #1). The proposed lease would take effect following the organisation's surrender of its existing lease at this location.

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Julie Greer

CARRIED 12/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, The Scout Association of Australia Queensland Branch Inc. be granted a lease over an area at 30 Caboolture River Road, Morayfield (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the granting of this lease be subject to The Scout Association of Australia Queensland Branch Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.3 NEW LEASE (MORAYFIELD) - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 3 - A19088029 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, The Scout Association of Australia Queensland Branch Inc. be granted a lease over an area at 30 Caboolture River Road, Morayfield (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the granting of this lease be subject to The Scout Association of Australia Queensland Branch Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since 1 October 2008, The Scout Association of Australia Queensland Branch Inc. has held a lease with Council over an area at 30 Caboolture River Road, Morayfield (refer Supporting Information #1) for the purpose of operating a scout den. This lease is due to expire on 30 September 2028.

Following the adoption of Council's consolidated Community Leasing Policy (2150-079) on 1 April 2014, existing lessees were provided the opportunity to transition to a lease under Council's new policy provisions.

2. Explanation of Item

The Scout Association of Australia Queensland Branch Inc. has recently advised Council that its Morayfield Scout Group is seeking to transition to a new lease under the provision of Council's Community Leasing Policy (2150-079). To enable this transition, The Scout Association of Australia Queensland Branch Inc. will be required to surrender its existing lease with Council at this location (refer Supporting Information #1) and enter into a new lease with Council.

In addition to its request for a new lease under Council's Community Leasing Policy, the group has also sought Council's approval via an Improvement Works Application (IWA) to carry out an extension to the scout den to further support its activities. This application has been assessed by Council's key stakeholder departments, with no objections received.

At the recommendation of Council officers, The Scout Association of Australia Queensland Branch Inc. has agreed for its new lease area be reduced to include only the building footprint of its current den and the proposed extension area (refer Supporting Information #1). Accordingly, this report recommends that Council approves the granting of a new five-year lease, under the terms and conditions of Council's Community Leasing Policy (2150-079), over the area identified in Supporting Information #1. Further, it is recommended that this lease be subject to the organisation surrendering its existing lease at this location.

ITEM 5.3 NEW LEASE (MORAYFIELD) - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 3 - A19088029 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to The Scout Association of Australia Queensland Branch Inc. will provide the organisation with facilities to support its continued operations.

3.10 Consultation / Communication

Councillor Hain (Division 3)

The Scout Association of Australia Queensland Branch Inc.

ITEM 5.4

**NEW LEASE (NARANGBA) - THE SCOUT ASSOCIATION OF AUSTRALIA
QUEENSLAND BRANCH INC - DIVISION 11**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A18874013 : 13 September 2019 - **Refer Supporting Information A18874012**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a trustee lease (lease) to The Scout Association of Australia Queensland Branch Inc. at McCullagh Park, 44 McCullagh Crescent, Narangba (refer Supporting Information #1).

The proposed lease would take effect following the organisation's surrender of its existing lease at this location.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, The Scout Association of Australia Queensland Branch Inc. be granted a lease over an area at 44 McCullagh Crescent, Narangba (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the granting of this lease be subject to The Scout Association of Australia Queensland Branch Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.4 NEW LEASE (NARANGBA) - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 11 - A18874013 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, The Scout Association of Australia Queensland Branch Inc. be granted a lease over an area at 44 McCullagh Crescent, Narangba (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the granting of this lease be subject to The Scout Association of Australia Queensland Branch Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since 1 August 2012, The Scout Association of Australia Queensland Branch Inc. has held a lease with Council over an area at 44 McCullagh Crescent, Narangba (refer Supporting Information #1) for the purpose of operating a scout den. This lease is due to expire on 31 July 2022.

Following the adoption of Council's consolidated Community Leasing Policy (2150-079) on 1 April 2014, existing lessees were provided the opportunity to transition to a new lease under the provisions of Council's policy.

2. Explanation of Item

The Scout Association of Australia Queensland Branch Inc. has recently advised Council that its Narangba Scout Group is seeking to transition to a new lease under the provisions of Council's Community Leasing Policy (2150-079). Further, the group has requested that a revised lease area be provided, consisting of the building footprint only.

To enable this transition, The Scout Association of Australia Queensland Branch Inc. would be required to surrender its existing lease with Council at this location (refer Supporting Information #1) and enter a new lease with Council over the revised lease area. Accordingly, this report recommends that Council approves the provision of a new lease, under the terms and conditions of Council's Community Leasing Policy (2150-079), over the area identified in Supporting Information #1. Further, it is recommended that the term of this lease be for a period of five years and be subject to the organisation's surrender of its existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

ITEM 5.4 NEW LEASE (NARANGBA) - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION 11 - A18874013 (Cont.)

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

Nil identified

3.8 Environmental Implications

Nil identified

3.9 Social Implications

The issuing of a lease to The Scout Association of Australia Queensland Branch Inc. will provide the organisation with facilities to support its continued operations.

3.10 Consultation / Communication

Councillor Grimwade (Division 11)

The Scout Association of Australia Queensland Branch Inc.

ITEM 5.5

BRIBIE ISLAND - FAIRWEATHER TRAIL - NAMING PATHWAYS - DIVISION 1

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19398378 : 27 November 2019
Responsible Officer: BS, Technical Officer (IP Parks & Recreation Planning)

Executive Summary

A request has been received to formalise the name of the existing walking trail which runs parallel to First Avenue between Lions Park at Woorim and Foley Street, Bongaree. It is clear that a sign has been installed acknowledging that the community has historically referred to the trail as the Fairweather Trail. The origin of the sign is unknown.

This report provides Council with background information relevant to the request and recommends that the trail (identified in Figure 1), be named "Fairweather Trail".

RESOLUTION

Moved by Cr Brooke Savige

Seconded by Cr Peter Flannery

CARRIED 12/0

1. That having regard to the information provided within this report, that the existing walking trail which runs parallel to First Avenue between Lions Park at Woorim and Foley Street, Bongaree (identified in Figure 1), be named "Fairweather Trail".
2. That the requirement to publicly advertise the proposal to name the trail in recognition of Ian Fairweather be waived noting the significant contribution he made to the arts and his well-documented international acclaim.
3. That an appropriate name sign be installed including interpretive information identifying the trail route.

ITEM 5.5 BRIBIE ISLAND - FAIRWEATHER TRAIL - NAMING PATHWAYS - DIVISION 1 - A19398378 (Cont.)

OFFICER'S RECOMMENDATION

1. That having regard to the information provided within this report, that the existing walking trail which runs parallel to First Avenue between Lions Park at Woorim and Foley Street, Bongaree (identified in Figure 1), be named "Fairweather Trail".
2. That the requirement to publicly advertise the proposal to name the trail in recognition of Ian Fairweather be waived noting the significant contribution he made to the arts and his well-documented international acclaim.
3. That an appropriate name sign be installed including interpretive information identifying the trail route.

REPORT DETAIL

1. Background

A request was received from Anthony Fowkes for Council to formalise the existing Fairweather Trail. It has been reported that the community has known the trail as Fairweather Trail for many years and a sign identifying the trail exists, however there has never been a formal acknowledgement of this name by Council. The existing sign is located adjacent to the trail and within the road reserve, adjacent to Foley Street, Bongaree see figure 2.

Ian Fairweather lived and worked on Bribie Island as an artist for 21 years from 1953 until 1974. A brief history is provided below:

Information received notes that Ian was the son of a doctor, the youngest of nine children, reared in London and Jersey. He was born on September 29th, 1891, in the town of Bridge of Allen, Stirling, Scotland. Most commentators report that he endured a difficult childhood. Educated initially on the Isle of Jersey, then Switzerland, from the age of 20, Ian's life involved one continual hardship after another. He was extremely poor, starving, and often had no money in his pocket. Sadly, this kind of luck did not improve as he grew older. Captured by the Germans on the first day of World War I, Ian successfully broke out of several Prison Camps on five occasions, was recaptured, spent four years in foreign jails, then was sent on to billets within neutral Holland, from where, in 1918, he began his preliminary art training at the Hague Academy.

Ian spent many years travelling the world, living in China, Bali, India, and the Philippines, before eventually settling down on Bribie Island in 1953. Ian lived in very modest accommodations in the location now know as Ian Fairweather Park. He spent most of his time living on Bribie Island as a recluse who enjoyed his art.

Ian's art is displayed in Australian galleries, Parliament House, the Tate Gallery, London, Leicester Art Gallery, Ulster Museum, Belfast and by private collectors around the world. Ian is regarded as an artist of world renown, one of the most important abstract expressionist painters of his time in the latter half of the 20th century.



Figure 1 Fairweather Trail

ITEM 5.5 BRIBIE ISLAND - FAIRWEATHER TRAIL - NAMING PATHWAYS - DIVISION 1 - A19398378 (Cont.)



Figure 2 Existing trail signage opposite Foley Street, Bongaree

2. Explanation of Item

Under Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), applicants are required to provide documentation to substantiate the good character of the person or persons being acknowledged. In this instance there are many different documents which support the naming. Council's local libraries historian has also provided information which highlights the high esteem with which Mr Fairweather was held by the art community. The Bribie Island Historical Society has also provided information which supports the naming of the trail. The Councillor for Division 1 supports the proposed naming.

Fairweather Trail is a shared walking and bicycle trail which runs parallel to First Avenue, Bribie Island. It runs parallel to First Avenue between Lions Park at Woorim and Foley Street, Bongaree. A footpath then continues to the Bongaree Jetty.

The recommendation to name the trail after Mr Fairweather complies with the policy's guideline as outlined below:

- *Names of respected community members of considerable service who are, or were, residents or working within the region.*
- *Persons with a historical connection to the land or area;*

Council policy requires that any proposal to name a park, reserve or place be advertised in local newspapers for a period of 28 days during which time submissions can be received. This process is intended to allow Council to assess any possible objections to the proposed naming. Noting Mr Fairweather has been deceased for some time, and that the trail is already locally referred to as the Fairweather Trail, and in recognition of the significant information available that attests to the contribution he has made to the arts in Australia, Council officers recommend the advertising period be waived in this instance. While a name sign of sorts exists, it does not comply with Council's adopted open space signage and should be upgraded.

ITEM 5.5 BRIBIE ISLAND - FAIRWEATHER TRAIL - NAMING PATHWAYS - DIVISION 1 - A19398378 (Cont.)

Interpretive information is proposed to be installed in conjunction with the trail signage to explain the connection Mr Fairweather had with the area. The proposed wording reads as follows:

Ian Fairweather lived on Bribie island and was an internationally acclaimed artist whose work is displayed in galleries around the world; he frequently walked this trail.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

3.3 Policy Implications

The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads). Officers have recommended waiving the public notification period.

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

The Director Engineering Construction and Maintenance be authorised to implement appropriate signage as resolved by Council noting there is not to be any public advertising on this matter.

3.6 Financial Implications

The estimated cost of fabricating and installing 2 new trail signs in accordance with the draft Park and Open Space Signage Guidelines is approximately \$4,000.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

Formal naming will provide improved awareness of, and the ability to recognise distinct locations within the region. Ian Fairweather is an internationally acclaimed artist and his association with Bribie Island is celebrated by the local community.

3.10 Consultation / Communication

The proposed naming is supported by the Division 1 Councillor.

ITEM 5.6

NEW LEASE - ALBANY CREEK EXCELSIOR FOOTBALL CLUB INC - DIVISION 9

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19161033: 1 October 2019 - **Refer Supporting Information A19161034**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a new lease to Albany Creek Excelsior Football Club Inc. at Wolter Park, 42 Jacaranda Drive, Albany Creek (refer Supporting Information #2). This lease will consolidate all of the Club's existing and planned areas of occupation under the one five-year lease.

RESOLUTION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Julie Greer

CARRIED 12/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Albany Creek Excelsior Football Club Inc. be granted a lease over areas at 42 Jacaranda Drive, Albany Creek (refer Supporting Information #2) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease be subject to Albany Creek Excelsior Football Club Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM 5.6 NEW LEASE - ALBANY CREEK EXCELSIOR FOOTBALL CLUB INC - DIVISION 9 - A19161033 (Cont.)

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Albany Creek Excelsior Football Club Inc. be granted a lease over areas at 42 Jacaranda Drive, Albany Creek (refer Supporting Information #2) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease be subject to Albany Creek Excelsior Football Club Inc. surrendering its existing lease at this location.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

Since 1 January 1987, Albany Creek Excelsior Football Club Inc. has held a lease (expiry October 2020) with Council over a clubhouse and amenities building at 42 Jacaranda Drive, Albany Creek to support its club activities. In addition to these leased areas, the Club also occupies a storage shed at this location, however, there are currently no formal tenure arrangements in place over this area (refer Supporting Information #1).

The club has identified a need to construct a permanent filming tower to further support its activities, and has submitted an Improvement Works Application (IWA) for Council's consideration. Officers from Council's key stakeholder departments have assessed this application, with no objections received.

2. Explanation of Item

The location identified by Albany Creek Excelsior Football Club for the construction of the proposed filming tower is outside of the Club's existing lease areas (refer Supporting Information #1). Accordingly, to enable the Club to proceed with its project, Council would need to provide the group with a lease over this area.

With consideration to the identified need to formalise tenure over the storage shed, as well as the upcoming expiry of its existing lease at this location (October 2020), it is proposed that Council grants a new lease to the Club over all its areas of occupation (refer Supporting Information #2). Further, it is proposed that this new lease be in accordance with the terms and condition of Council's Community Leasing Policy, for a period of five (5) years, and be subject to the Albany Creek Excelsior Football Club surrendering its existing lease at this location.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

ITEM 5.6 NEW LEASE - ALBANY CREEK EXCELSIOR FOOTBALL CLUB INC - DIVISION 9 - A19161033 (Cont.)

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to Albany Creek Excelsior Football Club Inc. will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Councillor Charlton (Division 9)
Relevant Council departments
Albany Creek Excelsior Football Club Inc.

ATTENDANCE

Mr Joshua O'Keefe attended the meeting at 10.25am for discussion on Item 6.1.

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

ITEM 6.1

RED ROSE FOUNDATION - RED BENCH PROJECT- REGIONAL

Meeting / Session: 6 LIFESTYLE & AMENITY
Reference: A19417222 : 28 November 2019
Responsible Officer: NS, Coordinator - Community and Cultural Programs (CES Community Services, Sport & Recreation)

Executive Summary

In early 2019, the Red Rose Foundation launched the Red Bench project to build a permanent reminder that domestic violence occurs within all communities. The presence of a red bench in a public location aims to raise public awareness and provide an opportunity for this important issue to remain visible.

All local governments in Queensland have been invited to join the movement by painting a public bench red. With consideration to the prevalence of domestic and family violence within the community, this report recommends that Council supports the Red Bench project through the delivery of twelve red benches across the region, one in each Council division.

RESOLUTION

Moved by Cr Brooke Savige

Seconded by Cr Matt Constance

CARRIED 12/0

1. **That the Red Rose Foundation's 'Red Bench' project be supported through the delivery of 12 red benches across the Moreton Bay Region, one in each Council division.**
2. **That the red benches be delivered in partnership with the Red Rose Foundation and local community organisations prior to Domestic and Family Violence Prevention Month in May 2020.**

ITEM 6.1 RED ROSE FOUNDATION - RED BENCH PROJECT- REGIONAL - A19417222 (Cont.)

OFFICER'S RECOMMENDATION

1. That the Red Rose Foundation's 'Red Bench' project be supported through the delivery of 12 red benches across the Moreton Bay Region, one in each Council division.
2. That the red benches be delivered in partnership with the Red Rose Foundation and local community organisations prior to Domestic and Family Violence Prevention Month in May 2020.

REPORT DETAIL

1. Background

Domestic and Family Violence

Domestic and family violence is a major national issue that can have lifelong impacts for victims, perpetrators and communities. The latest findings from the Australian Bureau of Statistics report that:

- 1 in 6 women and 1 in 16 men in Australia have experienced physical or sexual violence from a current or previous cohabitating partner;
- 1 woman is killed every 9 days and 1 man is killed every 29 days by a partner;
- 17 adults are hospitalised every day due to assault by a partner or other family member;
- Indigenous people are 32 times more likely to be hospitalised from family violence than non-Indigenous people; and
- 42% of specialist homelessness service clients have experienced family and domestic violence.

Data from the Queensland Police Service indicates that in the Moreton District (Caboolture, Bribie and Redcliffe) the rate of Domestic Violence Order Applications and breaches of these orders is increasing year on year. Furthermore, the Centre Against Domestic Abuse (CADA) recently reported a 25% increase in people seeking support across the Moreton Bay Region.

The Queensland and Australian Governments have both implemented initiatives in response to the increasing prevalence of domestic and family violence in the community. In January 2019 the State Government formed a High-Risk Team to facilitate an integrated response to domestic and family violence in the Moreton Bay Region. The team is one of only eight in Queensland, and was formed as a result of recommendations from the 2015 *Not Now, Not Ever* report. Further, in July 2019 the Australian Government announced that it will fund the Women's Legal Service Queensland to open a high-risk Domestic Violence Unit and Health Justice Partnership in Caboolture.

Red Bench project

The Red Rose Foundation is a not-for-profit community organisation which works towards ending domestic and family violence-related deaths across Australia through advocacy, research, and awareness-raising initiatives.

Earlier this year, the Red Rose Foundation launched the Red Bench project to build a permanent reminder that domestic violence occurs within all communities across Australia. Local governments and community groups are invited to participate in the project by painting a bench seat red. The presence of a red bench in a public location aims to raise public awareness and provide an opportunity for the issue to remain visible.

At the 2019 Local Government Association of Queensland (LGAQ) conference, the Red Rose Foundation promoted their Red Bench project and encouraged local governments to assist in the delivery of at least one Red Bench in each Council area. There are now over 40 red benches across the state in local government areas including, but not limited to Brisbane City Council, Redland City Council, Toowoomba Regional Council, Bundaberg Regional Council and Rockhampton Regional Council.

ITEM 6.1 RED ROSE FOUNDATION - RED BENCH PROJECT- REGIONAL - A19417222 (Cont.)

2. Explanation of Item

The Red Rose Foundation has invited every local government across Queensland to join the Red Bench project to raise awareness of domestic and family violence in their local communities. Further, Council has been approached by various community stakeholders seeking Council's participation in the initiative.

Awareness-raising initiatives such as the Red Bench project are considered to make a valuable contribution towards the fight to end domestic and family violence within the community. Accordingly, it is recommended that Council partner with the Red Rose Foundation and local community organisations to deliver twelve red benches across the region, one in each Council division. Further, it is recommended that all benches be delivered prior to Domestic and Family Violence Prevention Month in May of 2020.

3. Strategic Implications

- 3.1 Legislative / Legal Implications Nil identified
- 3.2 Corporate Plan / Operational Plan
Strengthening Communities: Healthy and supportive communities - a healthy and inclusive community.
- 3.3 Policy Implications Nil identified
- 3.4 Risk Management Implications Nil identified
- 3.5 Delegated Authority Implications Nil identified
- 3.6 Financial Implications
Funds required for the delivery of the proposed twelve red benches are provided for within Council existing 2019/20 Asset Maintenance budget.
- 3.7 Economic Benefit Implications Nil identified
- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications
Council's participation in the Red Bench project will support domestic and family violence awareness-raising activities within the Moreton Bay Region.
- 3.10 Consultation / Communication
Director Community and Environmental Services
Director Engineering, Construction and Maintenance
Manager Asset Maintenance

ATTENDANCE

Mr Joshua O'Keefe left the meeting at 10.26am after Item 6.1.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION SESSION

(Cr D Grimwade)

No items for consideration.

ADJOURNMENT

The meeting adjourned at 10.27am for a comfort break.

The meeting resumed at 10.46am.

**11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE -
DEFERRED (REFER PAGE 19/2718)**

Consideration of General Business or Response to Questions Taken on Notice was deferred to a later stage of the meeting (refer Page 19/2718)

12. CLOSED SESSION

(s275 of the Local Government Regulation 2012)

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

CLOSED SESSION

RESOLUTION

Moved by Cr Julie Greer

Seconded by Cr Koliانا Winchester

CARRIED 12/0

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

Members of the press and public gallery left the Chambers.
The closed session commenced at 10.46am.

OPEN SESSION

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Adam Hain

CARRIED 12/0

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

The open session resumed at 10.51am.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PROPOSED LEASE - REDCLIFFE AERODROME - DIVISION 5

Meeting / Session: 7 Economic Development, Events & Tourism (Cr P Flannery)
Reference: A19430985 : 4 December 2019 - Refer **Confidential** Supporting Information
A19431083
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

This report seeks a Council resolution to enter into a lease with an existing lessee at the Redcliffe Aerodrome, on the terms outlined in this report.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

1. That the exception contained in section 236(1)(c)(iii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the property referred to in this report.
2. That a lease be granted over part of Lot 2 in RP123472 on SP310831 on the terms outlined in this report.
3. That the granting of this lease be subject to Sunshine Aerobatics Pty Ltd surrendering its existing lease at this location.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

ITEM C.2 AND C.3 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the Local Government Act 2009, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item C.2 and C.3 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, contributed \$10,000 to Moreton Futures Trust.

However, Cr Sutherland has considered his position and is firmly of the opinion that he could participate in the debate and discussions on the matter in the public interest.

Conflict of Interest - Declaration - Cr Peter Flannery

Pursuant to s175E of the Local Government Act 2009, Cr Peter Flannery declared a perceived conflict of interest in Item C.2 and C.3 as during the Councillors 2016 Election campaign, he received in-kind support in the amount of \$160 from Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area was one of nine businesses in total who made a donation to Moreton Futures Trust.

However, Cr Peter Flannery has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Julie Greer

Pursuant to s175E of the Local Government Act 2009, Cr Julie Greer declared a perceived conflict of interest in Item C.2 and C.3 as Philip Usher Constructions who owns land across the river to The Mill and which is included in the Priority Development Area, was a contributor to Moreton Futures Trust who in turn contributed part of the \$2488.35 to Cr. Greer's 2016 election campaign.

However, Cr Julie Greer has considered her position and is firmly of the opinion that she could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the Local Government Act 2009, Cr James Houghton declared a perceived conflict of interest in Item C.2 and C.3 as the Councillor received in kind support amount of \$2873 from Moreton Futures Trust of which Philip Usher Constructions was a contributor. Philip Usher Constructions owns land across the river to The Mill and which is included in the Priority Development Area.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Councillors not voluntarily left meeting - other Councillors who are entitled to vote must decide

Pursuant to s175E(3) of the Local Government Act 2009, the other Councillors who are entitled to vote at the meeting have been informed about the Councillors personal interests in the matter and the Councillors have not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillors have a real or perceived conflict of interest in the matter and what action the Councillors must take.

Moved by Cr Mick Gillam

Seconded by Cr Adam Hain

CARRIED 8/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton have a perceived conflict of interest in the matter however, may participate in the meeting including voting on the matter as it is considered that this is in the public interest.

Cr Allan Sutherland (Mayor), Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Julie Greer and Cr James Houghton remained in the meeting.

CLOSED SESSION

RESOLUTION

Moved by Cr Koliana Winchester
Seconded by Cr James Houghton

CARRIED 12/0

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Items C.2 and C.3.

Members of the press and public gallery left the Chambers.
The closed session commenced at 10.58am.

ATTENDANCE

Mr Paul Cunningham attended the meeting at 10.59am for discussion on Item C.2 and C.3.

OPEN SESSION

RESOLUTION

Moved by Cr Koliana Winchester
Seconded by Cr Mick Gillam

CARRIED 12/0

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

The open session resumed at 11.03am.

ITEM C.2 – CONFIDENTIAL

**PETRIE MILL REDEVELOPMENT - THE UNIVERSITY OF THE SUNSHINE COAST
INFRASTRUCTURE CONTRIBUTIONS - DIVISION 7**

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)
Reference: A19381955 : 14 November 2019
Responsible Officer: RP, Executive Development Manager (ECM Major Projects)

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (h), as the matter involves other business for which a public discussion would be likely to prejudice the interests of the Council or someone else, or enable a person to gain a financial advantage.

Executive Summary

The University of the Sunshine Coast (**USC**) have requested that Council waive the requirement on them for infrastructure contributions in relation to the Foundation Facilities at the USC Moreton Bay Campus.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Koliانا Winchester

CARRIED 11/1

Cr Brooke Savige voted against the motion

1. That, subject to there being no objection by Minister for Economic Development Queensland, Council uses the credits it has available to it under the Mill at Moreton Bay Priority Development Area Development Charges and Offset Plan (DCOP) to exempt the payment of the infrastructure charges for the Foundation Facility by the University of the Sunshine Coast, being for a sum of \$1,726,955.90.
2. That this decision by Council only applies to the University of Sunshine Coast's Foundation Facility building.

ITEM C.3 – CONFIDENTIAL**PETRIE MILL REDEVELOPMENT STAGE 1 - MASTER PLAN CHANGES - DIVISION 7**

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)

Reference: A19426892 : 11 November 2019 - Refer **Confidential** Supporting Information A19426897

Responsible Officer: PC, Project Director, The Mill (ECM Major Projects)

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

A master plan review was conducted on the Petrie Mill Redevelopment Project by Archipelago (lead urban design consultant). The review outcomes and way forward were presented to Council at a workshop held on 4 July 2019. It was determined that there were significant benefits to be made through the modification of some key elements that would realise more flexibility in the staging of the development going forward and provide improved amenity, legibility in the road hierarchy, adaptability to accommodate varied built form outcomes and redundancy in the network to activate streets for events.

This report recommends that Council determines to make (and adopt) a quote or tender consideration plan for the changes to the Master Plan as part of the Petrie Mill Redevelopment Civil Works Stage 1 (MBRC007974) contract.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Koliana Winchester

CARRIED 12/0

1. That Council prepares a Tender Consideration Plan for the large-sized contractual arrangement with Shadforth Pty Ltd (Shadforth) for the construction of the revised Stage 1 Scope.
2. That the Tender Consideration Plan for the large-sized contractual arrangement with Shadforth for the revised Stage 1 scope be adopted, as tabled.
3. That the construction of the changes to the Stage 1 works, based on the new Master plan, be awarded to Shadforth as a variation to the Petrie Mill Redevelopment Civil Works Stage 1 (MBRC007974) contract, as described in this report.
4. That Council enters into the variation of the agreement with Shadforth for the construction of the alterations to the Stage 1 works, based on the new Master plan in respect of the Petrie Mill Redevelopment Civil Works Stage 1 (MBRC007974) as described in this report.
5. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging a variation to the agreement with Shadforth for the revised Stage 1 scope and any further required variations of the agreement on Council's behalf.

ATTENDANCE

Mr Paul Cunningham left the meeting at 11.04am after Item C.3.

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

Council resumed discussion on General Business or Response to Questions Taken on Notice, as deferred previously in the meeting (refer Page 19/2711).

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE - DEFERRED FROM PAGE 19/2711

ITEM 11.1

DROUGHT DECLARATION - MORETON BAY REGIONAL COUNCIL - REQUEST FOR WATER TANK INSTALLATION SAMFORD

Cr Grimwade spoke in relation to the significant issues that residents in Samford, including Mt Nebo and Mt Glorious are currently facing regarding water accessibility.

Cr Grimwade advised that there is only one tap located in Samford Rugby League Club grounds that is difficult to access and has extremely long waiting times.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

1. That due to the worsening drought situation, and following the State Government's drought declaration of Moreton Bay Regional Council this week, that Council installs as soon as possible either a water tank similar to that currently operating in Dayboro, or an alternative solution (e.g. additional tap facilities) in the Samford Valley area to ensure emergency supply for Samford, Mt Glorious, Mt Nebo and surrounding areas.
2. That Council implores residents to order tank water immediately and continues to encourage residents to be water-wise given the worsening drought situation.
3. That Council seeks an urgent meeting with Unitywater and SEQ Water to develop a long-term strategy to support people in the Region not connected to the Unitywater network, including options such as permanent user-pay water refill stations.

11. General Business (Cont'd)

**ITEM 11.2
REGIONAL EVENTS**

Cr Koliana Winchester attended the **Scarborough Christmas Carols** on Sunday 8 December 2019, and was part of the **2019 Santa Sleigh** run by the Redcliffe Police Citizens Youth Club (PCYC), a great initiative for kids in the community. Cr Winchester conveyed her thanks to the Redcliffe PCYC for their efforts.

RESOLUTION

Moved by Cr Koliana Winchester

Seconded by Cr Julie Greer

CARRIED 12/0

That a Mayoral letter of congratulation be sent to the Redcliffe Police Citizens Youth Club for conducting the 2019 Santa Sleigh across Redcliffe.

Cr Julie Greer advised of her attendance at the **Griffin Christmas Carnival 2019** held Saturday 7 December 2019, noting the impressive laser light show. Cr Greer requested that a Mayoral letter of congratulation be sent to Vicki Baker (Principal) and the Griffin State School P & C on the successful Griffin Christmas Carnival 2019.

Cr Peter Flannery attended the **Official Opening of Lake Gkula, Woodford** on Saturday 7 December 2019, a freshwater lake filled with more than 400 native fish and 4000 plants. Cr Flannery said it was an amazing place and impressive infrastructure honouring the region's traditional owners, the Jinibara people, naming it after one of their principal spokespersons, Uncle Noel Blair.

Cr Flannery reported he had also attended various Christmas events across the Moreton Bay Region saying that it was great to see the community brought together, also noting the feedback received regarding Council's fireworks ban, and that the community were very appreciative of the initiative that has been well-accepted.

Cr James Houghton concurred, advising that the Redcliffe Dolphins would not be conducting fireworks for their 2019 events, and would also be donating money to the Queensland Bushfire Appeal.

Cr James Houghton reported on the **Scarborough Christmas Carols** held Sunday 8 December 2019 attended by approximately 5000 people. Cr Houghton said that a child from the Hummingbird House lit the Christmas tree, a tradition of approximately five years.

Cr Houghton, on speaking in regard to **Hummingbird House** advised that \$140,000 had been raised at the recent Convoy for Kids 2019 event.

Cr Houghton made special mention of the Dolphins Stadium, a multi-purpose venue advising that 16 teams would soon compete in an Australian Schoolboys Competition.

11. General Business (Cont'd)

ITEM 11.3
CR JULIE GREER - RETIREMENT
(A19465477)

Cr Julie Greer provided the following statement:

"I wish to advise you that I will not be standing for re-election at the March 2020 elections next year.

I have proudly served the community in local government for 33 years. I have enjoyed my time, as a staff member – and the following twelve plus years as a Councillor of both Pine Rivers Shire Council and Moreton Bay Regional Council.

I have made the choice to retire and will be looking forward to spending more time with my family.

To the Mayor and Councillors of Moreton Bay Regional Council, I value the support, advice and friendship that you have given me during my time as a Councillor. To all Council employees, past and present and especially my Personal Assistant Leanne Stewart I express my deepest thanks and appreciation for the amazing work that you do.

To those Councillors standing again, I wish you well for the coming election.

As a Councillor, I have been proud to represent and support individuals, communities, sporting and special interest groups across the region over the past 13 years. I appreciate the personal support they have provided to me, but more importantly, I thank them all for the valued contributions they have made in making Moreton Bay Region a better place to live.

Our region is such a wonderful place to live, work and play. It has been both an honour and pleasure to have had the opportunity to take lead roles in so many amazing positive changes.

Council has also worked with Westfield, Ikea, Costco and other major businesses to support jobs, growth and services across Division 4.

Other community development initiatives include; The Corso North Lakes Library and Community Centre, (as the first building to achieve five star green star rating in Queensland), The Space (YMCA Youth Facility), Kinsellas Sports Complex Fields, Aurora Boulevard Park , Sporting Fields and Skate Node, the regions first Splash Pad at Deception Bay, Dohles Rocks Foreshore redevelopment and the Redcliffe Peninsula Rail Line.

It will also be exciting to see the new Griffin Sports Complex and the new University - The Mill completed shortly.

I will be continuing in my role as Division 4 Councillor until the March 2020 election is declared. My best wishes to all for the exciting future in our wonderful region."

11. General Business (Cont'd)

**ITEM 11.4
THANKS TO STAFF AND COUNCIL - CHRISTMAS WISHES**

Cr Denise Sims offered her thanks to the Division 7 community, saying that together, infrastructure to over 23 parks were added throughout the division, creating more green spaces and recreation areas for residents. Cr Sims made special mention of the residents, the youth who have personally written to her and those who had taken the time to attend her 'Meet the Councillor' Sessions to share ideas, or chat while out in the community, or those disability advocates like Elisha Wright who patiently showed Council a better way to be inclusive in its venues, events and open spaces. Cr Sims also provided her gratitude to Council staff for their hard work, dedication and commitment saying that it had been a changing and challenging space, and looked forward to 2020.

Cr Mike Charlton (Deputy Mayor), on behalf of Councillors wished the Mayor and his family all the best for the Christmas break, and thanked him for his leadership during the year.

Cr Allan Sutherland (Mayor) conveyed his thanks to staff, saying that 2019 had been particularly hard on the organisation. The Mayor advised that it was Acting Chief Executive Officer (ACEO), Mr Graeme Kanofski's last Council meeting and wished to put on record how greatly Council was indebted to him. Mr Kanofski came on board at a challenging time and the Mayor thanked him for the way he had worked with Council, staff and senior management, saying that it had been an absolute pleasure to work with him. The Mayor further wished staff and Councillors a merry Christmas and happy new year.

The ACEO thanked Council for the opportunity and said that that Moreton Bay Regional Council was a great organisation because of the people, and achievements would not be possible without the dedicated Council and Executive Management Team. Mr Kanofski wished Council and staff all the best for the Christmas break and future.

13. CLOSURE

There being no further business the meeting closed at 11.38am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 19/2627 to 19/2721 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 12 December 2019.

Graeme Kanofski
Acting Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 21 January 2020.

Greg Chemello
Chief Executive Officer

Councillor Mike Charlton
Acting Mayor