



AGENDA

GENERAL MEETING

Tuesday 11 February 2020

commencing at 10.30am

Caboolture Chambers
2 Hasking Street, Caboolture

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a General Meeting of the Moreton Bay Regional Council will be held on Tuesday 11 February 2020 commencing at 10.30am in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Greg Chemello
Chief Executive Officer

6 February 2020

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

1. OPENING PRAYER	5
2. ATTENDANCE & APOLOGIES	5
3. MEMORIALS OR CONDOLENCES	5
4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING	5
General Meeting - 4 February 2020 (Pages 20/153 - 20/180)	5
Attachment #1 Unconfirmed Minutes - General Meeting 4 February 2020	
5. PRESENTATION OF PETITIONS	5
<i>(Addressed to the Council and tabled by Councillors)</i>	
6. CORRESPONDENCE	5
7. COMMUNITY COMMENT	5
7.1. Community Comment: Noel Wendt (A19633613)	
7.2. Community Comment: Dean Teasdale (A19639706)	
8. NOTIFIED MOTIONS	6
9. NOTICES OF MOTION (Repeal or amendment of resolutions)	6
<i>(s262 of the Local Government Regulation 2012)</i>	
10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)	6
<i>(as referred by the Chief Executive Officer)</i>	
1 GOVERNANCE SESSION (Cr M Charlton, Acting Mayor)	7
ITEM 1.1	7
CARETAKER PERIOD ARRANGEMENTS - DELEGATION TO CHIEF EXECUTIVE OFFICER - REGIONAL	
REPORT DETAIL	
2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)	9
ITEM 2.1	9
TEMPORARY DELEGATION OF AUTHORITY FOR CARETAKER PERIOD - REGIONAL	
REPORT DETAIL	

ITEM 2.2	12
DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5	
REPORT DETAIL	
SUPPORTING INFORMATION	
#1 Aerial photograph	
#2 Zoning plan	
#3 Locality plan	
#4 Proposal plans	
#5 Properly made submissions	
3 CORPORATE SERVICES SESSION (Cr M Constance)	251
ITEM 3.1	251
QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL	
REPORT DETAIL	
SUPPORTING INFORMATION	
#1 Quarter 2 - Operational Plan	
#2 Quarter 2 - Amended Budget	
ITEM 3.2	349
PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES	
REPORT DETAIL	
4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)	354
ITEM 4.1	354
REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6	
REPORT DETAIL	
SUPPORTING INFORMATION	
Confidential #1 Tender Evaluation	
5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)	362
ITEM 5.1	362
NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5	
REPORT DETAIL	
SUPPORTING INFORMATION	
#1 Nathan Road Sports Precinct - Redcliffe Tigers AFC Inc - Proposed new lease area	
#2 Rothwell Park - Redcliffe Tigers AFC Inc - Existing lease area	
6 LIFESTYLE & AMENITY SESSION (Cr D Sims)	368
7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)	368
8 REGIONAL INNOVATION SESSION (Cr D Grimwade)	368
11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE	368

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 4
Agenda

12. CLOSED SESSION	369
<i>(s275 of the Local Government Regulation 2012)</i>	
12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL	369
ITEM C.1 – CONFIDENTIAL	369
LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT 1 (LGIP2) APPOINTED REVIEWER - REGIONAL REPORT DETAIL	
ITEM C.2 – CONFIDENTIAL	373
ACQUISITION OF LAND FOR ROAD PURPOSES - KALLANGUR - DIVISION 7 REPORT DETAIL SUPPORTING INFORMATION	
12b. CONFIDENTIAL GENERAL BUSINESS	387

1. OPENING PRAYER

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Mike Charlton (Acting Mayor) (Chairperson)

Apologies:

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 - 4 February 2020 (Pages 20/153 - 20/180)

RESOLUTION that the minutes of the General Meeting held 4 February 2020, be confirmed.

Attachment #1 Unconfirmed Minutes - General Meeting 4 February 2020

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

The following residents/ratepayers, having made the appropriate application in accordance with Council's Community Comment Session Policy (2150-062), have been approved to participate in the Community Comment session.

CHAIRPERSON'S REMINDER TO PARTICIPANTS

Participants of the Community Comment session are reminded that the speaker must provide an overview or dot-point of their presentation prior to making the presentation.

7. Community Comment (Cont'd)

Speakers are allowed a maximum of 5 minutes and must act and speak with decorum. If the address is considered irrelevant, offensive or unduly long, the speaker will be required to cease.

Speakers must also note that at the conclusion of the presentation, no debate will be entered into.

7.1. **Community Comment: Noel Wendt (A19633613)**

As part of the Community Comment session, Noel Wendt, as approved by the Chief Executive Officer, has been invited to address the Council in respect of Bribie Gardens Waterway.

7.2. **Community Comment: Dean Teasdale (A19639706)**

As part of the Community Comment session, Dean Teasdale, as approved by the Chief Executive Officer, has been invited to address the Council in respect of development and the planning scheme in the Moreton Bay region.

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

CARETAKER PERIOD ARRANGEMENTS - DELEGATION TO CHIEF EXECUTIVE OFFICER - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A19613539 : 28 January 2020
Responsible Officer: DD, Manager Executive Services (FCS Executive Services)

Executive Summary

The Caretaker Period for the upcoming quadrennial local government elections is expected to commence on Saturday 22 February 2020 and Council will conduct its final meeting for the current term on Tuesday, 25 February 2020.

This report recommends that the powers given to the Council under legislation be delegated to the Chief Executive Officer for the period 26 February 2020 until the end of the election as determined by the Electoral Commission Queensland.

OFFICER'S RECOMMENDATION

1. That subject to those limitations under sections 90B and 257(2) and (3) of the *Local Government Act 2009*, Council delegates to the Chief Executive Officer the powers given to the Council under the *Local Government Act 2009* and any other legislation for the period 26 February 2020 until the conclusion of this year's local government election for the Moreton Bay Region as determined by the Electoral Commission Queensland.
2. That the Chief Executive Officer report to the incoming council at the post-election meeting about decisions made under the delegation in Recommendation 1.

ITEM 1.1 CARETAKER PERIOD ARRANGEMENTS - DELEGATION TO CHIEF EXECUTIVE OFFICER - REGIONAL
- A19613539 (Cont.)

REPORT DETAIL

1. Background

Council will hold its final meeting for the current term on 25 February 2020. This will leave a period from that date until the end of the election where the Chief Executive Officer may be required to make decisions that would otherwise be made by the Council.

2. Explanation of Item

It is appropriate for the Council to delegate its powers to the Chief Executive Officer to ensure the continued operation of Council during an extended period when the Council will not be meeting. This delegation does not extend to a power that legislation specifies must be exercised by resolution.

It should also be noted that the restrictions imposed on Council during the caretaker period under s90B of the *Local Government Act 2009* (Prohibition on major policy decision in caretaker period) will apply to this delegation.

Any decisions taken during this period will be reported to the incoming Council.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

When powers are properly delegated to the Chief Executive Officer, these powers are subject to the same restrictions that may be imposed on the Council. For example, the Chief Executive Officer could not make a "major policy decision" in terms of s90B of the Act during the caretaker period without firstly obtaining Ministerial approval.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Office of the CEO - overall leadership and coordination of council activities.

3.3 Policy Implications Nil identified

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications

Delegation to be prepared giving delegated authority to the Chief Executive Officer to make decisions in relation to the operation of Council during the caretaker period.

3.6 Financial Implications

To be in accordance with the adopted budget.

3.7 Economic Benefit Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

The Council, Chief Executive Officer and Directors were consulted in the preparation of this report.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

TEMPORARY DELEGATION OF AUTHORITY FOR CARETAKER PERIOD - REGIONAL

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19620079 : 29 January 2020
Responsible Officer: Kate Wilson, Senior Development Planner (PL Development Services)

Executive Summary

The Council currently delegates authority to the Chief Executive Officer (CEO) to decide development applications and associated administrative functions, under relevant planning legislation and the *Economic Development Act 2012*, pursuant to section 257 of the *Local Government Act 2009* (Council-025, Council-105, and Council-107).

However, in certain circumstances, impact assessable development applications with submissions, preliminary approvals and preliminary approvals including variation approvals, and certain Precinct and Sector Plans for North Lakes are required to be determined by Council.

Due to the upcoming local government elections, a caretaker period applies to ensure that there are no significant policy decisions made near the end of the council term that bind future elected councils. The Caretaker Period for the upcoming quadrennial local government elections is expected to commence on Saturday 22 February 2020 and Council will conduct its final meeting for the current term on Tuesday, 25 February 2020.

As the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and the *Economic Development Act 2012* require decisions to be made within specific periods, it is recommended the Council delegate authority to the CEO for those matters currently not delegated, during this period.

OFFICER'S RECOMMENDATION

1. That subject to recommendation 3, pursuant to section 257 of the *Local Government Act 2009*, Council delegate its powers under the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and *Economic Development Act 2012* to the Chief Executive Officer to decide:
 - (a) impact assessable development applications under the Moreton Bay Regional Council Planning Scheme for which submissions have been received
 - (b) impact assessable development applications and/or Plan of Developments under The Mill at Moreton Bay Priority Development Area Development Scheme for which submissions have been received
 - (c) development applications for preliminary approval
 - (d) precinct and Sector Plans for North Lakes.
2. That the delegation of powers under recommendation 1 does not include any major policy decision.
3. That the delegation of powers made under recommendation 1 operate for the period 26 February 2020 until the conclusion of this year's local government election for the Moreton Bay Region as determined by the Electoral Commission Queensland.
4. That a report be presented to Council outlining any delegations exercised under this temporary delegation once the delegation ceases.

ITEM 2.1 TEMPORARY DELEGATION OF AUTHORITY FOR CARETAKER PERIOD - REGIONAL - A19620079
(Cont.)

REPORT DETAIL

1. Background

The *Integrated Planning Act 1997* (IPA), the *Sustainable Planning Act 2009* (SPA), the *Planning Act 2016* (PA) and *Economic Development Act 2012* (EDA) require decisions to be made within specific periods. In the event applications are not decided within time, certain applications can be taken to be a deemed refusal and appeal rights apply. It is noted applications subject to the deemed approval provisions of SPA and PA (code assessable applications) are already covered under Council's existing delegations.

Current delegated authority extends to Development Applications and associated administrative functions whilst in some circumstances impact assessable applications with submissions, Preliminary Approvals and Precinct and Sector Plans for North Lakes require full Council consideration.

In accordance with section 90B of the *Local Government Act 2009*, a local government must not make a major policy decision during a caretaker period for the local government. A major policy decision is defined under PA as being a decision on a development application that includes a variation request that proposes to:

- vary the category of development or assessment;
- vary the assessment benchmarks for accepted development;
- facilitate development resulting in a greater demand on infrastructure than Council anticipated; or
- a change to a variation approval (not considered to be a minor change).

2. Explanation of Item

In order to comply with the timeframes specified in IPA, SPA, PA and EDA, it is suggested that delegated authority be granted for the Chief Executive Officer to decide those impact assessable applications with submissions, Preliminary Approvals and Precinct and Sector Plans for North Lakes where a decision is required during the election caretaker period for the period 26 February 2020 until the conclusion of this year's local government election for the Moreton Bay Region as determined by the Electoral Commission Queensland.

3. Strategic Implications

3.1 Legislative / Legal Implications

In the event that applications are not decided within statutory timeframes, certain applications can be taken to be a deemed refusal and appeal rights apply.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil identified

3.4 Risk Management Implications

In the event that applications are not decided within statutory timeframes, certain applications can be taken to be a deemed refusal and appeal rights apply.

3.5 Delegated Authority Implications

In order for non-delegated applications to be approved within the specified time as per the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and the *Economic Development Act 2012*, it is suggested that delegated authority be granted to the Chief Executive Officer during the election caretaker period as outlined in the report detail.

3.6 Financial Implications

Nil identified

3.7 Economic Benefit Implications

Nil identified

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 11
Agenda

*ITEM 2.1 TEMPORARY DELEGATION OF AUTHORITY FOR CARETAKER PERIOD - REGIONAL - A19620079
(Cont.)*

- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications Nil identified
- 3.10 Consultation / Communication Nil identified

ITEM 2.2

DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5

APPLICANT: Cyber Design & Drafting C/- DTS Group Qld Pty Ltd
OWNER: Mr Jason N P Wholton and Mrs Louise Wholton

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19563599 : 15 January 2020 - **Refer Supporting Information A19563606, A19563631, A19564524**
Responsible Officer: TS, Planner (PL 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 2009* and therefore Council is the authorised entity to decide the development application.

APPLICANTION DETAILS	
Applicant:	Cyber Design & Drafting
Lodgment Date:	25 September 2019
Decision Due Date:	11 February 2020
No. of Submissions:	Properly made: 88 Not Properly Made: 3

PROPERTY DETAILS	
Division:	Division 5
Property Address:	28 Fernlea Avenue, SCARBOROUGH QLD 4020
RP Description	Lot 2 RP 79886
Land Area:	627 m ²
Property Owner	Mr Jason N P Wholton and Mrs Louise Wholton

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General Residential Zone - Suburban Neighbourhood Precinct
Level of Assessment:	Impact Assessable - Consistent

The proposed development is for a Material Change of Use - Development Permit for a Dual Occupancy at 28 Fernlea Avenue, Scarborough formally described as Lot 2 RP79886. The proposed Dual Occupancy will be attached (side by side) and constructed as a two-storey development containing the following:

- Three (3) Bedrooms
- Two (2) car garage
- Laundry
- Two bathrooms and an additional toilet
- Open plan lounge, dining room and kitchen
- Upper storey deck
- Study nook
- Ground floor external private open space
- Landscaping and areas of deep planting
- Vehicle access via two (2) separate 3.0m wide crossovers from Fernlea Ave

Moreton Bay Regional Council

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

Dual Occupancies are a consistent use within the Suburban Neighbourhood Precinct however, as it is on a lot under 1000m² the application is Impact Assessable. The application was publicly advertised with 88 properly made submissions received. The proposed development is considered to be consistent with the intent of the MBRC Planning Scheme and is recommended to be approved, subject to conditions.

This report has been provided to Council as the matter is inconsistent with the Instrument of Delegation under the *Local Government Act 2009* and therefore Council is the authorised entity to decide the development application.

OFFICER'S RECOMMENDATION

1. That Council, in accordance with the *Planning Act 2016*, approve the development application for a Material Change of Use - Development Permit for Dual Occupancy at 28 Fernlea Avenue, Scarborough described as Lot 2 79886, subject to the following Plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Site Plan	18214 sheet 2 of 8 Revision F	Cyber Drafting & Design	18/09/2019
Proposed Ground Floor Plan	18214 sheet 3 of 8 Revision F	Cyber Drafting & Design	18/09/2019
Proposed First Floor Plan	18214 sheet 4 of 8 Revision F	Cyber Drafting & Design	18/09/2019
Proposed Elevations west & North	18214 sheet 5 of 8 Revision F	Cyber Drafting & Design	18/09/2019
Elevations east & South	18214 sheet 6 of 8 Revision F	Cyber Drafting & Design	18/09/2019
3 D Perspectives	18214 sheet 7 of 8 Revision F	Cyber Drafting & Design	18/09/2019
Sections	18214 sheet 8 of 8 Revision F	Cyber Drafting & Design	18/09/2019

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 commencement of use and to be maintained at all times.
2	Community Management Statement	
	Ensure that the Community Management Statement for the development reflects the following: <ol style="list-style-type: none"> 1. Car parking provisions; 2. Landscaping requirements; 3. Open Space and Recreation areas; and 4. Bin storage requirements and collection locations. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 14
Agenda

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
3	Extent of Dwellings
	Develop the Dual Occupancy as two (2) Dwellings each 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.
4	Clothes Drying Facilities
	Provide external clothes drying facilities that are screened from adjoining properties and the street.
	Prior to commencement of use and to be maintained at all times.
5	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.
	Prior to the commencement of the use and to be maintained at all times.
B	Treatments may consist of one or more of the following: <ol style="list-style-type: none"> 1. Sill heights at a minimum of 1.5 metres above floor level; or 2. Fixed, tinted or opaque glazing in at least any part of the fixed window or balcony balustrading between the floor level of the dwelling or balcony and 1.5m for windows and 1.2m for balconies; or 3. Sliding external screens (e.g. louvered panels), of durable weather resistant materials and with a maximum of 50% transparency.
	Prior to the commencement of the use and to be maintained at all times.
6	Street Numbering and Building Names
	Install dwelling and street numbering and lockable mail boxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.
	Prior to commencement of use and to be maintained at all times.
7	Front Fencing
	Ensure that any front fencing is constructed to no less than 50% transparency and a maximum height of 1.2 metres.
	Prior to commencement of the use and to be maintained at all times.
8	Screen Fencing
A	Construct a screen fence along the Northern, Eastern and Southern boundaries of the site where none already exists. Unless an alternative design is agreed to with the owner of the
	Prior to the commencement of the use or endorsement of any

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 15
Agenda

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
adjoining land, the screen fence is to be 1.8 metres in height and constructed of treated timber. Fencing along the Northern and Southern sides of the site that extends beyond the main building line is to taper to 1.2 metres; and	Community Management Statement whichever comes first and to be maintained at all times.
B Construct a screen fence between the private open spaces of each dwelling to the Dual Occupancy of the site. The screen fence is to be 1.8 metres in height and constructed of treated timber.	Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.
9 Waste Management	
Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
10 Landscaping Dual Occupancy	
Provide landscaping to both dwellings that is to include as a minimum: <ol style="list-style-type: none"> 1. Top dressing and turf to all areas that are not landscaped or paved; and 2. A landscape strip with an average depth of 1.0 metres that abuts the front boundary and runs for the entire length of the front property boundary for each dwelling, excluding driveway access areas. 	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
11 On Site Services	
Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: <ol style="list-style-type: none"> 1. Located in the rear setback; or 2. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 3. entirely underground where located in the front setback. <p>Note: Rainwater tanks are not permitted within easements.</p>	Prior to commencement of use and to be maintained.
12 Water and/or Sewerage	
Submit to Council a Certificate of Completion or Provisional Certificate of Completion (for each stage where there are stages) for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied. 	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
13 Fibre Ready Telecommunications – Single	

Moreton Bay Regional Council

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
<p>A Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that:</p> <ol style="list-style-type: none"> 1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and 2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO. 	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<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: A template for certification is available from council for the purpose of this condition.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
14	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 OR 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.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<p>B Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done.</p> <p>Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
15	Electricity
<p>Electricity to the Dual Occupancy is to be via a single overhead connection or via underground connection.</p> <p>Note: Private property poles are not accepted.</p>	To be maintained at all times.
DEVELOPMENT ENGINEERING	
16	Replace Existing Council Infrastructure
<p>Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of works carried out in association with the development to Council's standards.</p>	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 17
Agenda

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
17	Alterations and Relocation of Existing Services
	Ensure any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of an entity engaged in the provision of public utility services is to be carried out with the development and at no cost to Council unless agreed to in writing by the Council.
	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
18	Stormwater
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.
	To be maintained at all times.
19	Driveway Crossover
	Construct driveway crossovers to the site in accordance with the approved plans and documents of development and MBRC Standard Drawings RS-049 & RS050.
	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
20	Existing Driveway Crossover
	Remove completely all redundant driveway crossovers fronting the development site on Fernlea Avenue. Reinstate all disturbed areas (including kerb and channel) to Council's standards current at the time of development.
	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p> <p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>
2	Adopted Charges

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 18
Agenda

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 August 2018 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
--	--

2. 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*.
3. That the following information be included in the Decision Notice.

Decision Notice

	Details to Insert
Application Details	MBRC Planning Scheme
Application Type	Material Change of Use - Development Permit for Dual Occupancy
Other Necessary Permits	Building Works – Development Permit
Currency Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Variation Approval	Not applicable
Assessment Benchmarks	MBRC Planning Scheme <ul style="list-style-type: none"> • General Residential Zone, Suburban Neighbourhood Precinct Code; and • Residential Uses Code
Other Relevant Assessment Matters	Not applicable.
Reasons for the Decision	Assessment Report
Reasons for Approval Despite Non-Compliance with Assessment Benchmarks	Not applicable.
Referral Agencies	There are no Referral Agencies
Submissions	There were eighty-eight (88) properly made submissions about this application.
Other Details	Assessment Report

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

REPORT DETAIL

1. Background

On 25 March 2019 a Prelodgement Meeting was held, the proposal is consistent with advice provided at the meeting.

2. Explanation of Item

2.1 Proposal Details

The proposed development is for a Material Change of Use - Development Permit for a Dual Occupancy at 28 Fernlea Avenue, Scarborough formally described as Lot 2 RP79886. The proposed Dual Occupancy will be attached (side by side) and constructed as a two-storey development containing the following:

- Three (3) Bedrooms
- Two (2) car garage
- Laundry
- Two bathrooms and an additional toilet
- Open plan lounge, dining room and kitchen
- Upper storey deck
- Study nook
- Ground floor external private open space
- Landscaping and areas of deep planting
- Vehicle access via two (2) separate 3.0m wide crossovers from Fernlea Ave

2.2 Description of site and surrounds

The site currently contains a detached dwelling house with an ancillary domestic storage shed and is used for residential purposes.

Directions	Planning Scheme Zone	Current Land Use
North	General Residential Zone Suburban Neighbourhood Precinct General Residential Zone Next Generation Neighbourhood Precinct	Dwelling Houses Dwelling Houses, Dual Occupancy and Multiple Dwellings
South	General Residential Zone Suburban Neighbourhood Precinct	Dwelling Houses
East	General Residential Zone Suburban Neighbourhood Precinct	Dwelling Houses
West	General Residential Zone Next Generation Neighbourhood Precinct	Dwelling House and Multiple Dwelling

2.3 Assessment of Benchmarks related to the Planning Regulation 2017

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.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

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

Assessment benchmarks - livable communities	
Applicable to Development	SPP requirement
No	None
<u>Comment</u> Not applicable.	
Assessment benchmarks - mining and extractive resources	
Applicable to Development	SPP requirement
No	None
<u>Comment</u> Not applicable.	
Assessment benchmarks - water quality	
Applicable to Development	SPP requirement
No	None
<u>Comment</u> Not applicable.	
Assessment benchmarks - natural hazards, risk and resilience	
Applicable to Development	SPP requirement
Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(4) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

	(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.
Comment An assessment of the proposed development has been undertaken, and the proposal has been determined to comply. The site is mapped on the states mapping for Flood hazard area - Local Government flood mapping area however it is not covered under any MBRC mapping.	
Assessment benchmarks - strategic airports and aviation facilities	
Applicable to Development	SPP requirement
No	None
Comment Not applicable.	

2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint. The development proposal is for a residential development 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

2.4.1 Strategic Framework

The proposal is generally consistent with the Strategic Framework.

2.4.2 Assessment of Applicable Codes

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Suburban Neighbourhood precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO47
Development Codes		
Residential Uses Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO5, PO8

The assessment of the development proposal against the Performance Outcomes of the applicable codes is discussed below in section 2.4.3.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

2.4.3 Performance Outcome Assessment

Performance Outcome	Example
General Residential Zone Code - Suburban Neighbourhood precinct	
<i>Performance Outcome Assessment</i>	
PO47 Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual Occupancy.	E47 Are located on lots with an area of 1000m ² or greater.
<i>Performance Outcome Assessment</i>	
<p>Example E47 of the General Residential Zone Code - Suburban Neighbourhood Precinct provides that Dual Occupancies are located on site with an area of 1000m² or greater, as the proposed development does not meet the example assessment against the Performance Outcome PO47 is required</p> <p>Whilst Dual Occupancies are not common in the surrounding area and with the proposal are considered to be suitably dispersed, the proposed Dual Occupancy is located approximately 65m from an existing Dual Occupancy. As such, the proposal does not achieve the 200m separation required by the Performance Outcome.</p> <p>As the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	

Residential Uses Code							
PO5 Car parking areas do not adjoin the street frontage or public open space areas, or are designed to: <ul style="list-style-type: none"> a. not dominate the street frontage; b. maintain active frontages; c. contribute to the intended character of the streetscape; d. not compromise on-site landscaping. 	E5.1 Garage and carport openings are no greater than: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Primary lot frontage</th> <th>Covered car space opening(s) per street frontage and location of car parking areas</th> </tr> </thead> <tbody> <tr> <td>15m or greater</td> <td> <ul style="list-style-type: none"> a. 3m for every 7.5m of street frontage; b. every 6m of opening is separated by a minimum of 6m </td> </tr> <tr> <td>Less than 15m</td> <td> <ul style="list-style-type: none"> a. Single level: 3.0m wide; b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level. </td> </tr> </tbody> </table> <p style="text-align: center;">OR</p>	Primary lot frontage	Covered car space opening(s) per street frontage and location of car parking areas	15m or greater	<ul style="list-style-type: none"> a. 3m for every 7.5m of street frontage; b. every 6m of opening is separated by a minimum of 6m 	Less than 15m	<ul style="list-style-type: none"> a. Single level: 3.0m wide; b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.
Primary lot frontage	Covered car space opening(s) per street frontage and location of car parking areas						
15m or greater	<ul style="list-style-type: none"> a. 3m for every 7.5m of street frontage; b. every 6m of opening is separated by a minimum of 6m 						
Less than 15m	<ul style="list-style-type: none"> a. Single level: 3.0m wide; b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level. 						

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

Performance Outcome	Example
	<ul style="list-style-type: none"> a. For a laneway lot (Single or double level): 6m wide
<i>Performance Outcome Assessment</i>	
<p>Example E5.1 outlines that for a lot with a frontage 15m or greater every 6m of opening is separated by a minimum of 6m. As the proposed Dual Occupancy is attached it does not provide a separation of 6m with a total garage door opening of 9.6 m along the frontage (two double garages side by side). Therefore, assessment against the Performance Outcome is required</p> <p>The deck of the first storey overhangs the garages by approximately 1m which reduces the dominance of the garages on the street. The Dual Occupancies are two storeys which further reduces the impact of the garage doors as there is a floor above and the location of the deck provides an active interface with the street.</p> <p>The garage opening does not compromise landscaping with a landscaping strip provided along the frontage of the site.</p> <p>The garage door is setback behind the main building as the deck above overhangs the garage. Unit 1 is also setback behind Unit 2 which breaks up the appearance of the garage doors and provides variation in the building line.</p> <p>The proposed development is considered to comply with the Performance Outcome.</p>	
<p>PO8 Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ul style="list-style-type: none"> a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; 	<p>E8.1 Dual occupancies provide:</p> <ul style="list-style-type: none"> a. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

Performance Outcome	Example
<ul style="list-style-type: none"> i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. 	
<i>Performance Outcome Assessment</i>	
<p>The proposed Dual Occupancy includes two driveways at a width of 3m each which is below the 4m maximum of the Residential Uses Code Example E8.1. However, the two driveways are not separated by at least 12m therefore assessment against the corresponding Performance Outcome is required.</p> <p>The proposed driveways provide lawful access and do not detract from the active street frontage nor do they negatively impact on the adjoining uses. The proposed driveways are 3m wide at the crossover increasing in width at the garage opening to allow for manoeuvring in and out of the garage.</p> <p>The driveways do not result in excessive hardstand as they narrow to a width of 3m at the property boundary and allow for landscaping and turfed area along the frontage of the site.</p> <p>The design allows for space within the frontage for street trees, garbage collection and street infrastructure. Additionally, the on-street parking is not reduced by the driveways as there is no parking permitted on the eastern side of the street where the driveways will be located.</p> <p>The location of the driveways will not impact on pedestrian safety and there is sufficient space within the driveway for a third parking space to be provided for each of the dwellings within the Dual Occupancy.</p> <p>The proposed development is considered to comply with the Performance Outcome.</p>	

2.4.4 Overall Outcomes Assessment

The development proposal does not comply with Performance Outcome PO47 of the General Residential Zone Code Suburban Neighbourhood Precinct. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
The suburban neighbourhood precinct consists of a primarily residential urban fabric providing predominantly low density, low rise, detached housing on a variety of lot sizes with a maximum site density of 15 dwellings per hectare or a maximum site density of 75 dwellings per hectare if complying with b. v. below.	Y	The proposed development is a Dual Occupancy which is a low density, low rise residential development. Whilst the proposal is not detached and results in a site density of 32 dwellings/ha, the proposal is not an overdevelopment of the site with all setbacks and overall height complying with scheme requirements. The outcome suggests

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
		'predominantly' and does not mandate in every instance that dwellings must be detached or achieve a maximum density of 15 dwellings/ha. In this instance, the proposed development achieves built form, setbacks and height which could be achieved with a single large dwelling developed on the site.
Residential activities consist of: <ul style="list-style-type: none"> i. Detached dwelling houses, predominantly on traditional lots; ii. Detached dwelling houses on narrow lots and Dual Occupancies where they are dispersed within the streetscape or are located within easy walking distance to services (centre, public transport node, community facilities) or park; iii. Domestic outbuildings are subordinate in appearance and function to the dwelling; iv. Retirement facilities, Residential care facilities, and Relocatable home parks are located within easy walking distance of a centre; v. Multiple dwellings, Rooming accommodation, short-term accommodation and tourist park only establish where they will support a higher order or district centre or a train station by being adjacent (within 400m walking distance) to that higher order or district centre or train station. vi. The built form of concentrated residential uses and managed communities (e.g. townhouse developments, retirement facility, residential care facility, relocatable home parks) are designed to integrate with the surrounding neighbourhood. 	Y	The proposed development is a Dual Occupancy which is located within walking distance of a number of parks, including the foreshore.
The design, siting and construction of residential uses are to:	Y	The proposed Dual Occupancy provides low density residential development that maintains

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<ul style="list-style-type: none"> i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; iii. result in privacy and residential amenity consistent with the low density residential character of the area; iv. provide a diverse and attractive built form; v. provide a low rise built form compatible with its surrounds; vi. incorporate sub-tropical urban design principles that respond to local climatic conditions; vii. incorporate sustainable practices including maximising energy efficiency and water conservation; viii. incorporate natural features and respond to site topography; ix. cater for appropriate car parking and manoeuvring areas on site; x. be of a scale and density consistent with the low density residential character of the area; xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure. 		<p>the amenity of the area. The development incorporates subtropical design and creates opportunities for passive surveillance. At two storeys, the development is low rise and consistent with the scale of large homes in the area.</p> <p>The Dual Occupancy provides for appropriate parking, provides urban services and is consistent with the anticipated character of the area.</p>
Non-residential uses in the suburban neighbourhood precinct take the form of community activities, corner stores, neighbourhood hubs or local centres	N/A	The proposed development is residential.
<p>Community activities:</p> <ul style="list-style-type: none"> i. establish in a location that may be serviced by public transport; ii. do not negatively impact adjoining residents or the streetscape; iii. do not undermine the viability of existing or future centres. 	N/A	The proposed development is residential.
<p>Corner stores may establish as standalone uses (not part of a neighbourhood hub) where:</p> <ul style="list-style-type: none"> i. the store is of a scale that remains subordinate to all centres and neighbourhood hubs within the region; ii. clear separation from existing neighbourhood hubs and centres 	N/A	The proposed development is residential.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>within the network are maintained to reduce catchment overlap. The corner store should not be within 1600m of another corner store, neighbourhood hub or centre measured from the centre of the corner store, neighbourhood hub or centre;</p> <p>iii. they are appropriately designed and located to include active frontages.</p>		
<p>Retail and commercial activities (forming part of a neighbourhood hub):</p> <p>i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub;</p> <p>ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange;</p> <p>iii. are of a small scale, appropriate for a neighbourhood hub;</p> <p>iv. do not negatively impact adjoining residents or the streetscape;</p> <p>v. are subordinate in function and scale to all centres within the region.</p>	N/A	The proposed development is residential.
<p>The design, siting and construction of non-residential uses:</p> <p>i. maintains a human scale, through appropriate building heights and form;</p> <p>ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces;</p> <p>iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;</p> <p>iv. promotes active transport options and ensures an oversupply of car parking is not provided;</p> <p>v. does not result in large internalised shopping centres (e.g. large blank external walls with tenancies only accessible from within the building) surrounded by</p>	N/A	The proposed development is residential.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
expansive areas of surface car parking.		
Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs where: <ul style="list-style-type: none"> i. it is of a scale that remains subordinate to all centres within the region; ii. the expansion (into adjoining lots) will strengthen the existing neighbourhood hub as an important neighbourhood activity node; iii. clear separation from existing neighbourhood hubs and centres within the network are maintained to reduce catchment overlap. New neighbourhood hubs are to service a currently unserved catchment. The centre of a neighbourhood hub should not be located within 1600m of another neighbourhood hub or centre measured from the centre of each hub or centre; iv. for a new neighbourhood hub, it is located on sub-arterial or collector road; v. they are appropriately designed and located to include active frontages around a 'main street' core and are staged where relevant to retain key (highly accessible) sites for long term development. 	N/A	The proposed development is residential.
General works associated with the development achieves the following: <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: 	Y	The proposed development provides the required services such as telecommunication, reticulated electricity, water and sewer as well as stormwater management. The proposed development will not have a negative impact on the road network and provides appropriate parking.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;</p> <p>B. prevent stormwater contamination and the release of pollutants;</p> <p>C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p>D. avoid off-site adverse impacts from stormwater.</p> <p>iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;</p> <p>iv. the development ensures the safety, efficiency and useability of access ways and parking areas;</p> <p>v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.</p>		
Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.	Y	The proposal is residential in nature and residential activity is anticipated in this zone and precinct.
Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance	N/A	The proposed development is residential and is not considered to be a noise generating use.
Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.	Y	The proposed residential development is not located in a position where it will receive unacceptable levels of noise. No noise generating uses are located nearby.
Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.	N/A	The site is not in a water supply buffer.

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<p>Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment; ii. ensuring no further instability, erosion or degradation of the land, water or soil resource; iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012. iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through: <ul style="list-style-type: none"> A. the provision of replacement, restoration, rehabilitation planting and landscaping; B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes; C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014. v. protecting native species and protecting and enhancing species habitat; 	N/A	<p>The subject site is not affected by any overlay constraints. The development will ensure no negative impacts on the water quality or natural environment.</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
<ul style="list-style-type: none"> vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance; vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities; viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat; ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure; x. ensuring effective and efficient disaster management response and recovery capabilities; xi. where located in an overland flow path: <ul style="list-style-type: none"> A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety; B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow; C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully developed upstream catchment; 		

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	Complies Y/N	Comments
D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.		

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

2.5 Trunk Infrastructure

The site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance with the Council's Charges Resolution No. 8 that commenced 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 and has been calculated as shown in the Infrastructure Charges Notice attached to this report taking into consideration any applicable credits or offsets.

2.5.2 *Levied Charge Credit*

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

(a) Payment of previous charges or contributions

There is no record of a previous charge or contribution having been made in relation to the land in accordance with section 14 of the CR. Accordingly, the credit available under this option is \$0.00.

(b) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$17,603.73 exists and has been calculated based on the existing residential use as one (1) dwelling. This credit has been given under (d) for residential lot credit.

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

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

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

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

The credit available under this option is \$17,603.73 based on the proportional split stated in Table 3 of the CR. This adopted charge rate is the prescribed amount in Schedule 16 of the *Planning Regulation 2017* as at 11 August 2017. This rate will be automatically indexed in accordance with section 112 of the Act

2.5.3 *Levied Charge Offset or Refund*

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

2.5.4 *Additional Trunk Infrastructure Costs*

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

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

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

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

2.6 Recording of Particular approval on the MBRC Planning Scheme

Not applicable in this instance.

2.7 Referrals

2.7.1 *Council Referrals*

The proposed development was assessed by Development Engineering who outlined no concerns.

2.7.2 *Referral Agencies*

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

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

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

2.8 Public Consultation

2.8.1 *Public Notification Requirements under the Development Assessment Rules*

The application was publicly notified for 15 business days between 8 November 2019 and 29 November 2019 in accordance with the requirements of the *Planning Act 2016* and the Development Assessment Rules.

A total of 91 submissions were received, of which 88 were 'properly made', and 3 were 'not properly made' (due to missing name/address, and/or being received after public notification had finished).

2.8.2 *Submissions Received*

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax	118	88
	Petition		0
Not Properly Made	Letter, Email, Fax	4	3
	Petition		0
Total			91

The matters raised within the submissions are outlined below:

Assessment of Submissions
<p>Issue - Density</p> <p>Discussion</p> <p>The submissions raise concerns regarding the density of the Dual Occupancy and that it exceeds 15 Dwellings per hectare.</p> <p>However, the General Residential Zone Code - Suburban Neighbourhood Precinct Performance Outcome PO1 advises that:</p> <p><i>'The Suburban neighbourhood precinct has a low residential density of a maximum of 15 dwellings per hectare (site density) except for Dual Occupancies.'</i></p> <p>As the proposed development is a Dual Occupancy the maximum of 15 dwellings per hectare does not apply. The surrounding suburban neighbourhood precinct features a number of small lots below 600m² with some as low as 294m² and 302m². These lots produce a higher density than the proposed development. Additionally, the Overall Outcomes of the suburban neighbourhood precinct include:</p> <p><i>'residential activities that consist of detached dwelling houses (on traditional and narrow lots) and Dual Occupancies where dispersed within the streetscape and located within walking distance of services or parks.'</i></p> <p>There is an existing Dual Occupancy located on the opposite side of Fernlea Avenue beyond the intersection of Michel Road, located on a service lane behind a nature strip. This Dual Occupancy is not visible from the proposed development and is approximately 65m away from the subject site. The proposed development is also located within proximity of services or parks. Four (4) parks are located within walking distance of the subject site with the closest located approximately 280m away and the furthest approximately 475m away. The site is also within 150m of pedestrian pathway network along the foreshore at Oyster Point Esplanade. The Suburban Precinct is one of the precincts where Dual Occupancies are listed as a consistent use and meets the intent of the precinct.</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

Assessment of Submissions
<p>The proposed Dual Occupancy does not exceed the intended density for the area and the development complies with the relevant Performance Outcome.</p> <p>This is not a reason for refusal of the application.</p>
Issue - Proximity to other Dual Occupancy
<p>Discussion</p> <p>The submission raises concern with the proximity of the proposed Dual Occupancy with the existing Dual Occupancy being located approximately 65m away.</p> <p>Example E47 of the General Residential Zone Code - Suburban Neighbourhood Precinct provides that Dual Occupancies are located on site with an area of 1000m² or greater, as the proposed development does not meet the example assessment against the Performance Outcome PO47 is required. Performance Outcome PO47 states: <i>'Dual Occupancies) are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual Occupancy'</i></p> <p>The proposed Dual Occupancy is located approximately 65m from an existing Dual Occupancy and the proposed development does not achieve the Performance Outcome. Assessment against the Overall Outcomes is required.</p> <p>As discussed under the previous Density issue, the Overall Outcomes of the suburban neighbourhood precinct include: <i>'residential activities that consist of detached dwelling houses (on traditional and narrow lots) and Dual Occupancies where dispersed within the streetscape and located within walking distance of services or parks.'</i></p> <p>The proposed development is also located within proximity of services and parks. Four (4) parks located within walking distance of the subject site with the closest located approximately 280m away and the furthest approximately 475m away.</p> <p>Furthermore, the proposed Dual Occupancy is designed with one slightly setback behind the building line of the other dwelling and gives the appearance of separate dwellings. From the streetscape the Dual Occupancy will appear no different than the detached dwellings located on narrow lots which are located throughout the precinct and within proximity such as Brennan Road, Michel Road, Palmtree Avenue and Herne Road. Therefore, the proposed Dual Occupancy achieves the intended character of the Suburban Precinct and complies with the Overall Outcomes.</p> <p>While the proposed Dual Occupancy is located within 65m of another Dual Occupancy, there is considered to be reasonable dispersal and the streetscape is not dominated by Dual Occupancies.</p> <p>Fernlea avenue is split between two precincts, with the Next Generation Precinct on the western side and Suburban Neighbourhood on the eastern side. The lots within the Next Generation Precinct have already begun further development into higher density residential uses, this has affected the character of the street with a move toward the higher density living. Three (3) Multiple Dwelling developments are located on Fernlea Avenue within 200m of the proposed Dual Occupancy.</p> <p>Dual Occupancies are a consistent use and the development is of a scale consistent with the precinct. The Dual Occupancy will appear no different than a number of the dwellings situated on narrow 10m wide lots within the neighbourhood. The Dual</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

<p>Assessment of Submissions</p>
<p>Occupancy will not result in overdevelopment of the site and is largely compliant with all the examples of the applicable codes such as setbacks and site cover. Proximity to other Dual Occupancies is the only Performance Outcome that is not achieved, and further assessment shows that the Proposed Dual Occupancy complies with the Overall Outcomes of the General Residential Zone - Suburban Neighbourhood Precinct.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Site Cover and impervious area</p>
<p>Discussion</p> <p>The submissions raise concern with the site cover of the proposed Dual Occupancy stating the proposed development does not provide sufficient pervious area and will cause stormwater and overland flow issues.</p> <p>The General Residential Zone Code - Suburban Neighbourhood Precinct Example E7 provides that site cover should not exceed 50%. The proposed development achieves the example with only 45% site cover and therefore further assessment against the Performance Outcome is not required.</p> <p>The proposed development includes 32m² of deep planting and an additional 1m wide landscaping strip along the frontage of the site and between the driveways. The impervious area of the site is the building, driveway and path. The remainder of the front yard and open space is pervious area. Unit 1 has 81.2m² and Unit 2 has 90.8m² of Private Open Space within the fenced rear yard which is turfed area as can be seen in the proposed plans and will absorb water flows. The site is not subject to overland flow, coastal or flood hazard overlays and additional stormwater management is not required for the site and the site will not cause stormwater to flood adjoining lots.</p> <p>The site has lawful point of discharge to Fernlea Avenue and incorporates best practice water within the development through the provision of pervious area and appropriate stormwater infrastructure within the development. The proposed development provides pervious area to absorb stormwater which will ensure no negative impact on surrounding development due to overland flow or stormwater issues.</p> <p>The proposed Dual Occupancy is under the Site Cover requirement and exceeds the private open space allocation required under the planning scheme.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Garage Openings</p>
<p>Discussion</p> <p>The submissions raise concern with the garage door opening exceeding 6m for the site which has a frontage of approximately 19m which is suggested will dominate the street frontage and compromises landscaping.</p> <p>As the proposed Dual Occupancy is attached it does not provide a separation of 6m with a total garage door opening of 9.6 m along the frontage. Therefore, it does not meet the Residential Uses Code Example E5.1. The corresponding Performance Outcome PO5 outlines that:</p> <p><i>'car parking areas are designed to not dominate the street frontage, maintain active frontage, contribute to the intended character of the streetscape and do not compromise on-site landscaping.'</i></p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

<p>Assessment of Submissions</p> <p>The proposed garages are setback 5.4m for unit 2 and 6.6m for unit 1 which meets and exceeds the minimum required setbacks. The deck of the first storey overhangs the garages by approximately 1m which reduces their visibility and dominance on the street. The Dual Occupancies are two storeys which further reduces the dominance of the garage doors as there is a floor above and the location of the deck and landscaping along the street frontage provides an active interface with the street. A landscaping strip along the frontage and between the driveways is also provided to soften the appearance of the driveways. The Dual Occupancy is not out of character with the area as there are a number of narrow lots 10m wide presenting double garages to the street which is over 50% of the frontage whereas the garage opening of the proposed dual occupancy is less than 50%. The garage door is setback behind the main building as the deck above overhangs the garage. Unit 1 is also setback behind Unit 2 which breaks up the appearance of the garage doors and provides variation in the building line. The garage doors comply with the Performance Outcome as they do not dominate the street and the site maintains an active interface.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Access and Driveways, Car Parking and Traffic</p> <p>Discussion</p> <p>The submission states concern with the access and driveways of the proposed Dual Occupancy and the two driveways which are only 1.5m apart and does not allow for on-street parking or parking on the driveway. They also raise concern with the manoeuvring for unit 2 and the size of the hardstand areas as well as pedestrian safety.</p> <p>The proposed Dual Occupancy includes two driveways at a width of 3m each which is below the 4m maximum of the Residential Uses Code Example E8.1. However, the two driveways are not separated by at least 12m therefore assessment against the corresponding Performance Outcome is required. The proposed driveways are providing lawful access and do not detract from the active street frontage nor do they negatively impact on the adjoining uses. The proposed driveways are 3m wide at the crossover increasing in width at the garage opening to allow for manoeuvring in and out of the garage. The driveways do not result in excessive hardstand as they narrow to a width of 3m at the property boundary and allow for landscaping and turfed area along the frontage of the site which can be seen on the proposal plans. The design allows for space within the frontage for street trees, garbage collection and street infrastructure. The on-street parking is not reduced by the driveways as there is no parking permitted on the eastern side of the street where the driveways will be located. The buildings are setback 5.4m for unit 2 and 6.6m for unit 1 which provides enough space for an additional car to be parked in the driveway of each dwelling of the Dual Occupancy. Therefore, three (3) car parking spaces have been provided per Dwelling exceeding the requirement for the Suburban Precinct which is two (2) per dwelling in a Dual Occupancy. A foot path is provided along the frontage of the dwelling which provides safe movement for pedestrians and cyclists along the street. Parking is only permitted along the western side of the street which on the opposite side as the foot path which avoids any conflict between cyclists, pedestrians and vehicles.</p> <p>Additionally, a site inspection and desktop analysis has been undertaken and there has not been evidence of many cars parked in the street that would cause a parking or traffic issue. While there is a restriction on parking on the eastern side of the road, Fernlea Avenue at this point is split into two roads. There is parking available on one side of each</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

<p>Assessment of Submissions</p> <p>of these roads which is ample space for any expected on-street parking for visitors or overflow from residents.</p> <p>The Dual Occupancy will not result in substantially higher traffic. Any additional traffic will be minor and is not considered to cause a traffic concern or result in undue congestion or conflict. With the provision of three (3) car parking spaces and the landscaping provided the Dual Occupancy complies with the relevant Performance Outcomes.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Setbacks, Subtropical Design and Casual Surveillance</p> <p>Discussion</p> <p>The submissions discuss concern with the casual surveillance and sub-tropical design of the dual occupancy.</p> <p>The proposed Dual Occupancy complies with the building setback requirements for all boundaries and will allow for airflow around and through the building. The setbacks of the proposed Dual Occupancy are approximately 2m to both the northern and southern boundary, this exceeds the setbacks of the current house which is approximately 1.5m. There will be approximately 0.5m more space on both side setbacks between each of the adjoining dwellings to allow for greater airflow and light. The backyard is positioned on the eastern elevation which follows the subtropical design practices. The deck which is located on the western elevation is roofed and partially screened to protect from the heat of the sun. The location of the deck to the west also screens the house from the western sun in line with Subtropical Design principles. The bathrooms, laundry and walk in robes have been located within the centre of the development along the party walls allowing for the bedrooms and habitable rooms to have windows and natural lighting. The design has also located living areas to the northern elevation in accordance with the Subtropical Design practices. All areas of private open space area adjoining living areas as well as veranda's and eaves protecting doorways from sun. The proposal complies with the Example E16 for Subtropical Design.</p> <p>The location of the deck along the street frontage increases the active interface and allows for casual surveillance over the street and public areas as outlined in the Crime Prevention Through Environmental Design guidelines. No example is provided, and the proposed development achieves the Performance Outcome PO15 for Casual Surveillance.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Landscaping and environmental impacts</p> <p>Discussion</p> <p>The submissions highlighted concerns that the dual occupancy may have a high reliance on electricity and that there isn't enough landscaping for the existing fauna in the area.</p> <p>The proposed Dual Occupancy complies with the Examples E10 of the Residential Uses Code. A 1m wide landscaping strip is provided along the frontage of the development and 16m² of deep planting is provided for each dwelling in addition to the open turfed space in the back and front yards. The design does not include any paved area in the backyard and is proposed to be entirely turfed pervious area. The site does not currently contain significant vegetation or environmental overlays and the proposed landscaping</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

<p>Assessment of Submissions</p>
<p>included in the proposal will provide vegetation within the designated landscaping and areas of deep planting for the existing wildlife in the area such as birds and lizards which was a concern of the submitters.</p> <p>The Dual Occupancy will be required to comply with the energy efficiency requirements which is administered through the Building Approval process and is not governed within the Planning Scheme. The design of the roof will not hinder the installation of solar panels if the owners should choose to install them however this is not a requirement administered under the Planning Scheme and is not a Planning matter. The design includes sky lights which will increase the light within the development and reducing reliance on electronic lighting which was another concern raised in the submissions. The submission also raised concern with the reliance of air-conditioning and heating, the Dual Occupancy follows the principles of the Subtropical Design as discussed above, the location and design of Private Open Space and building layout allows for airflow within and around the buildings.</p> <p>The proposed Dual Occupancy has provided landscaping and private open space and included design features as required by the Planning Scheme, however items like solar panels and energy efficiency are not matters that are regulated within the Planning Scheme and are not Planning matters that are assessed in the application process.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Appearance of the Dual Occupancy and views</p>
<p>Discussion</p> <p>Submissions have raised issues with the general appearance of the Dual Occupancy and that it does not look like the other dwelling houses in the street as well as views being restricted.</p> <p>While the appearance of the Dual Occupancy is of a more modern design compared to the neighbouring houses this is under the discretion of the applicant, the detailed design is not regulated under the planning scheme. The design features a range of materials, architectural features and variation in building line which is outlined in the Planning Scheme. However, whether a dwelling is timber or brick, has a high pitch roof or not is not within the jurisdiction of the Planning Scheme and is not a Planning matter.</p> <p>Views are also not regulated within the Planning Scheme and a property owner does not have a right to their view. However, the proposed Dual Occupancy is within the Building Height overlay of the area and is no higher than the two neighbouring dwellings. The existing dwelling on site is a two-storey development which is the same as the proposed Dual Occupancy. However, views are not regulated within the Planning Scheme and this is not a Planning matter that is considered in the assessment process.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Noise</p>
<p>Discussion</p> <p>A concern raised within the submissions was noise generated by the Dual Occupancy from air conditioning units, dogs and people using the back yards and potential installation of pools which will be closer to their windows and back yards.</p> <p>As discussed above the setbacks to the Dual Occupancy are increasing from the current dwelling that is on site. There will be a further 0.5m distance to each dwelling in the Dual</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

<p>Assessment of Submissions</p> <p>Occupancy from both the adjoining dwellings. The noise will not be substantially greater from the existing use and a pool could be installed in the existing back yard which would be just as close as one installed in one of the Dual Occupancies. The development is only increasing by one dwelling which is not considered to be a large increase in potential noise. Noise generated from residential uses is not a consideration under the planning scheme and beyond conditioning screening we cannot restrict peoples use of their private open space. Under the planning scheme we cannot restrict them from installing a pool in their private open space, if they choose to install a pool it will be regulated by swimming pool regulations and setbacks will need to comply with the applicable requirements.</p> <p>Barking dogs is not a matter that is regulated under the Planning Scheme. If there are noise concerns from barking dogs, there is a process that can be undertaken through councils' Local Laws area. Under the planning scheme we cannot restrict pets on property. Local Laws have set restrictions on the number of animals that can be on a lot however this is not a planning matter that is considered in the assessment process. However, dogs barking is not more likely to occur as a result of the proposed Dual Occupancy.</p> <p>In a residential suburban setting, it is expected that there will be a certain degree of noise from the use of recreation and private open space areas. As the proposed dwellings will be setback further than the existing dwelling it is not considered that this noise will exceed the expected noise generated from a residential use. Conditions for screening of private open space will be placed on the development.</p> <p>This is not a reason for refusal of the application.</p>
<p>Issue - Availability of the Code response document</p> <p>Discussion</p> <p>The submissions raise concern with the availability of the code response document on PD online.</p> <p>The plans and the planning report are the necessary documents that need to be available online for the public to have an understanding of what the proposed development is. The code response is the applicant's justification of the applicable codes. Council officers undertake their own review of the proposed development and whether it complies with the Performance Outcomes of the relevant codes. The error in viewing the document was rectified as soon as it was raised with council staff and there was sufficient time left in the notification period for the document to be read and reviewed by the public or alternatively it could have been viewed in person at the council offices. While concern was raised that the document is 90 pages it is simply a response to the code advising either yes it complies or providing an alternative that meets the Performance Outcome. The Planning Report included the few Performance Outcomes that required assessment and therefore there was no necessary information missing which could have affected the public's understanding of the proposed Dual Occupancy or their ability to provide a submission.</p> <p>This is not a reason for refusal of the application.</p>

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 3 December 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

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment Court against Council's decision, the Council will incur additional costs in defending its position.
- b) Should the application be approved, Infrastructure Charges are applicable.

3.7 Economic Benefit Implications

Appropriate development supports the growing Moreton Bay region.

3.8 Environmental Implications

New development contributes to sustainable management and protection of the natural environment in the region through compliance with the planning scheme 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 2.8

ITEM 2.2 DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 - A19563599 (Cont.)

SUPPORTING INFORMATION

Ref: [A19563606](#), [A19563631](#), [A19564524](#)

The following list of supporting information is provided for:

ITEM 2.2

DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5

#1 Aerial photograph

#2 Zoning plan

#3 Locality plan

#4 Proposal plans

#5 Properly made submissions

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH DIVISION 5 (Cont.)

#1 Aerial photograph



ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH DIVISION 5 (Cont.)

#2 Zoning plan



Zones

- General residential
- Centre
- Recreation and open space
- Environmental management and conservation
- Industry
- Community facilities
- Emerging community
- Extractive industry
- Limited development
- Rural
- Rural residential
- Township

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH DIVISION 5 (Cont.)

#3 Locality plan



ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH
- DIVISION 5 (Cont.)

#4 Proposal plans

property description

site: Lot 2
number: 28
street: Fernlea Avenue
locality: Scarborough
parish: REDCLIFF
county: Stanley
rp: 79886

area: 627m²
site cover: %

notes

Use written dimensions only. Do not scale drawings from plans

Building zone is to be cleared of any vegetation and trees to suit - check on site.

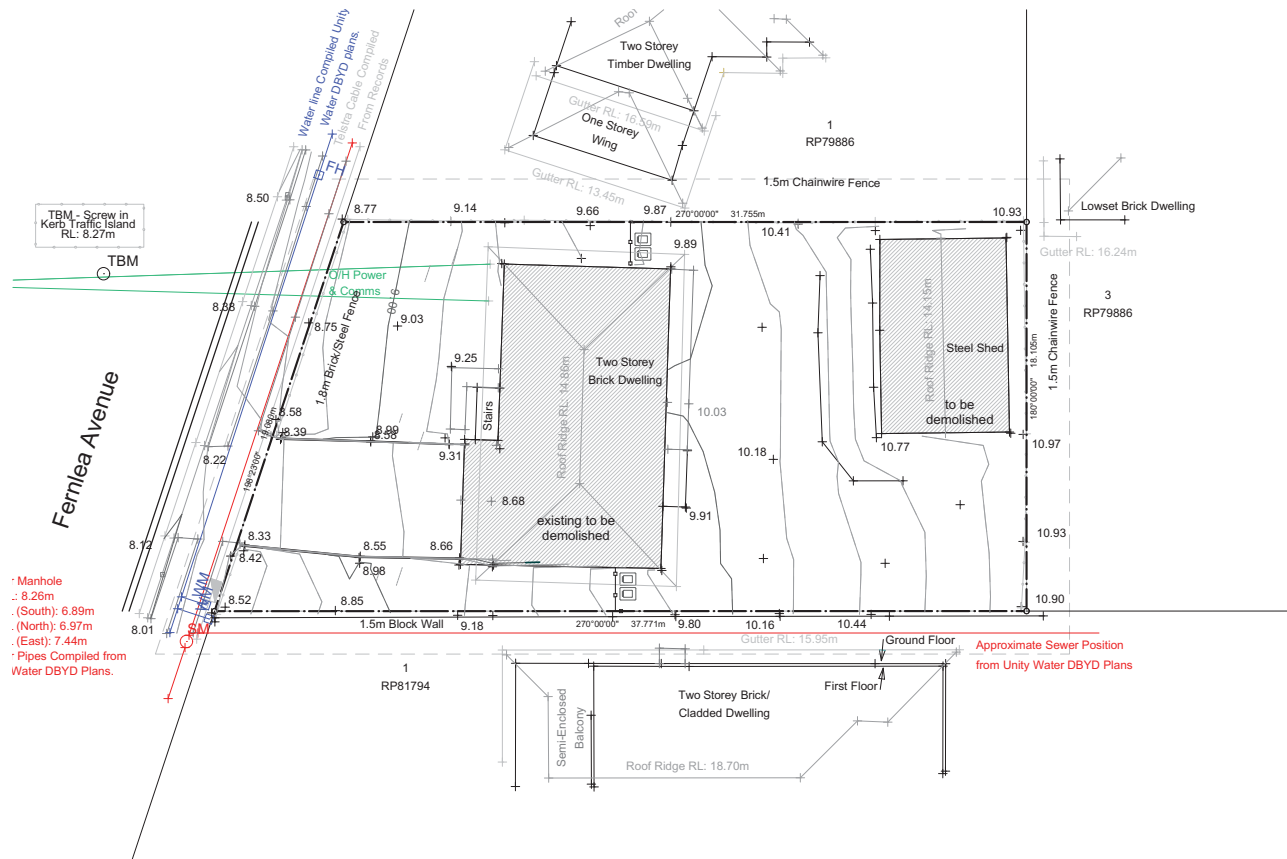
All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design take no responsibility of the proposed slab & pad levels due to the possibility of in-accuracy of the disclosure plan.

Verify all bearing and dimensions on site prior to construction. All missing pegs to be re-instated prior to any construction. Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.

Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.

All site drainage to be graded to rubble pits or approved site drainage pits at a min grade of 1:100 (1%) and connected to legal point of discharge in compliance with AS/NZ 3500 &/or NCC BCA vol. 2, parts 3.1.2 & 3.5.2

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



Manhole
: 8.26m
(South): 6.89m
(North): 6.97m
(East): 7.44m
Pipes Compiled from
Water DBYD Plans.

Existing Site Plan
Scale: 1:200

REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments

CYBER DRAFTING & DESIGN
6/1631 WYNNUM ROAD, TINGALPA QLD 4173 ACN: 620 422 166
PH: (07) 3393 9159 GBCD: 15939952

ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction.



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRCC

DRAWING:
EXISTING SITE PLAN
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

SHEET
1 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

property description

site: Lot 2
number: 28
street: Fernlea Avenue
locality: Scarborough
parish: REDCLIFF
county: Stanley
rp: 79886

area: 627m²
site cover: 45%

notes

Use written dimensions only. Do not scale drawings from plans

Building zone is to be cleared of any vegetation and trees to suit - check on site.

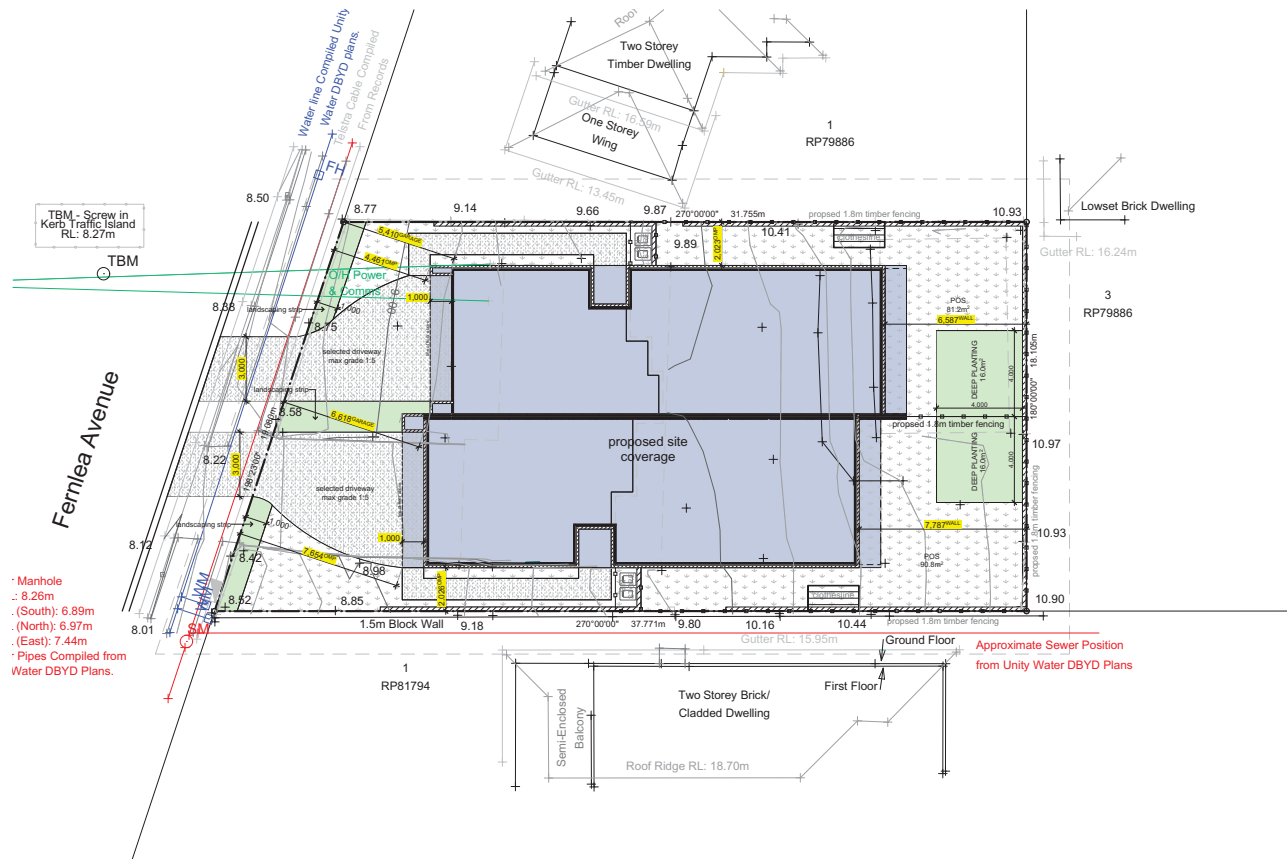
All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design take no responsibility of the proposed slab & pad levels due to the possibility of in-accuracy of the disclosure plan.

Verify all bearing and dimensions on site prior to construction. All missing pegs to be re-instated prior to any construction. Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.

Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.

All site drainage to be graded to rubble pits or approved site drainage pits at a min grade of 1:100 (1%) and connected to legal point of discharge in compliance with AS/NZ 3500 and/or NCC BCA vol. 2, parts 3.1.2 & 3.5.2

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



Proposed Site Plan
Scale: 1:200

REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments

CYBER DRAFTING & DESIGN

6/1631 WYNNUM ROAD, TINGALPA QLD 4173 ACN: 620 422 166
PH: (07) 3393 9159 GBCD: 15303952

ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling. All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction.



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
PROPOSED SITE PLAN
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

SHEET
2 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

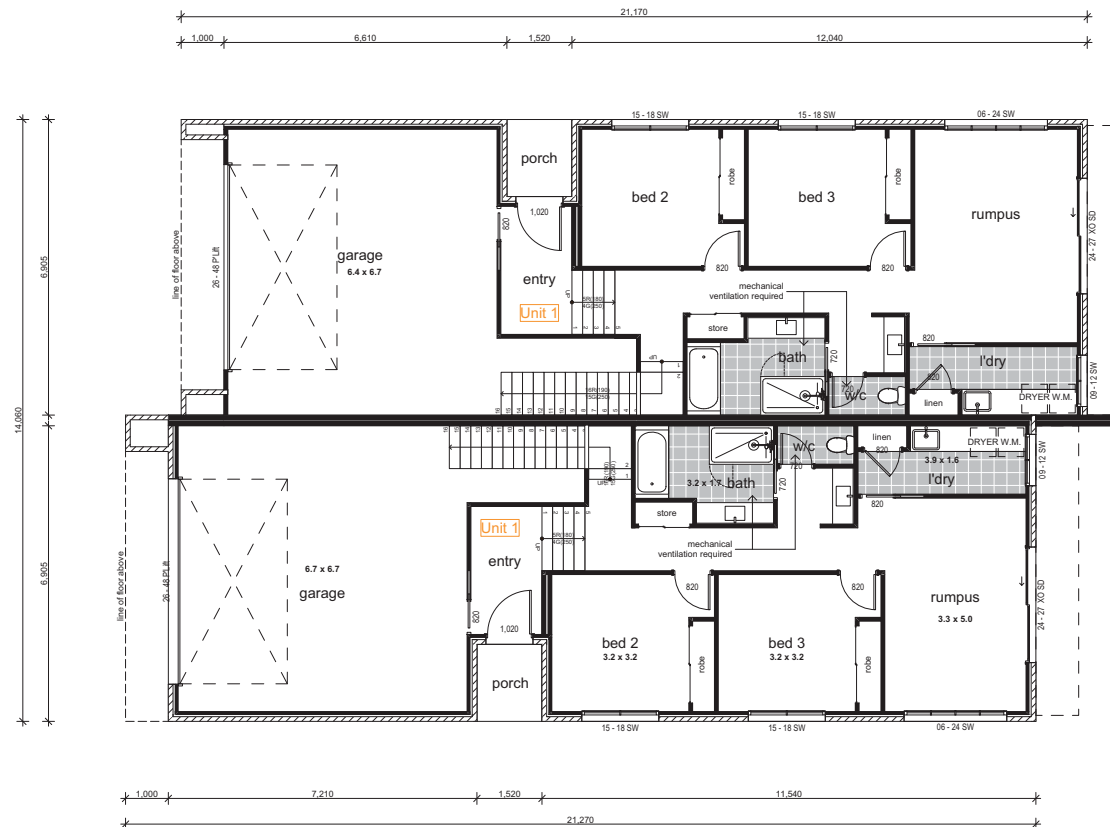
Legend:

- b bath
- vb vanity basin
- dw dish washer space
- ohc overhead cupboards
- cpt carpet
- fr refrigerator
- hws hot water service
- conc plain concrete
- shr shower
- tub laundry tub
- wm washing machine
- wc water closet
- sss stainless steel sink
- hp hot plate
- ubo under bench oven
- dp rainwater downpipe
- ef vented exhaust fan installed as per BCA 3.8.5 & to comply with AS 1668.2
- SD ceiling mounted smoke detectors hard-wired with battery back-up as per AS 3786-1993 & NCC 2014 BCA Vol. 2 3.7.2.2

AREA - New	
ID	Area
FIRST FLOOR	
U2-Living	117.0
U1-Living	117.0
U1-Deck	23.7
U2-Deck	22.8
GROUND FLOOR	
U2-Living	80.6
U1-Living	77.5
U1-Garage	62.5
U2-Garage	58.9
U1-Porch	2.7
U2-Porch	2.7
565.4 m²	

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

NOTE
EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED.
TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION



Proposed Ground Floor
Scale: 1:100



REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments



ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Sitout dimensions shall be verified on site prior to any work being carried out.
Any problems shall be directed to the builder for clarification & correction



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
PROPOSED GROUND FLOOR
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

SHEET
3 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

legend:

- b bath
- vb vanity basin
- dw dish washer space
- ohc overhead cupboards
- cpt carpet
- fr refrigerator
- hws hot water service
- conc plain concrete
- shr shower
- tub laundry tub
- wm washing machine
- wc water closet
- sss stainless steel sink
- hp hot plate
- ubo under bench oven
- dp rainwater downpipe
- ef vented exhaust fan installed as per BCA 3.8.5 & to comply with AS 1668.2
- SD ceiling mounted smoke detectors hard-wired with battery back-up as per AS 3786-1993 & NCC 2014 BCA Vol. 2 3.7.2.2

AREA - New	
ID	Area
FIRST FLOOR	
U2-Living	117.0
U1-Living	117.0
U1-Deck	23.7
U2-Deck	22.8
GROUND FLOOR	
U2-Living	80.6
U1-Living	77.5
U1-Garage	62.5
U2-Garage	58.9
U1-Porch	2.7
U2-Porch	2.7
565.4 m²	

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

NOTE
EXISTING LOAD BEARING MEMBERS HAVE NOT BEEN IDENTIFIED.
TO BE CONFIRMED ON SITE PRIOR TO ANY DEMOLITION



Proposed First Floor
Scale: 1:100



REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments



ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Slotted dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction.



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
PROPOSED FIRST FLOOR
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

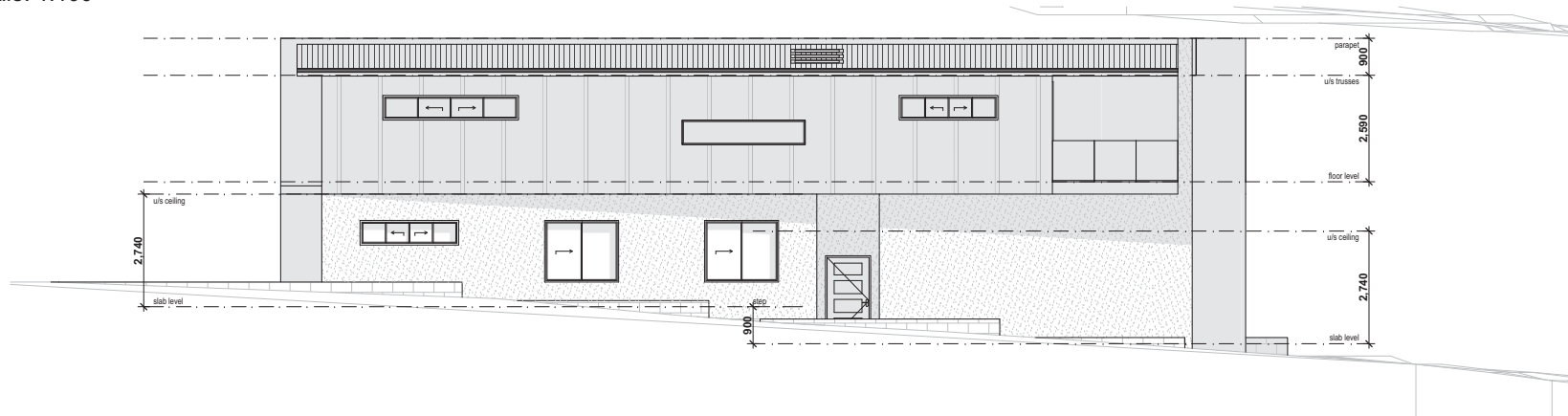
SHEET
4 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH
- DIVISION 5 (Cont.)

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



West Elevation
Scale: 1:100



North Elevation
Scale: 1:100

REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments

CYBER
DRAFTING & DESIGN

6/163 WYNNUM ROAD, TINGALPA QLD 4173 ACN 620 422 146
PH: (07) 3300 9159 GBCD: 15000960

ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out.
Any problems shall be directed to the builder for clarification & correction



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
PROPOSED ELEVATIONS
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

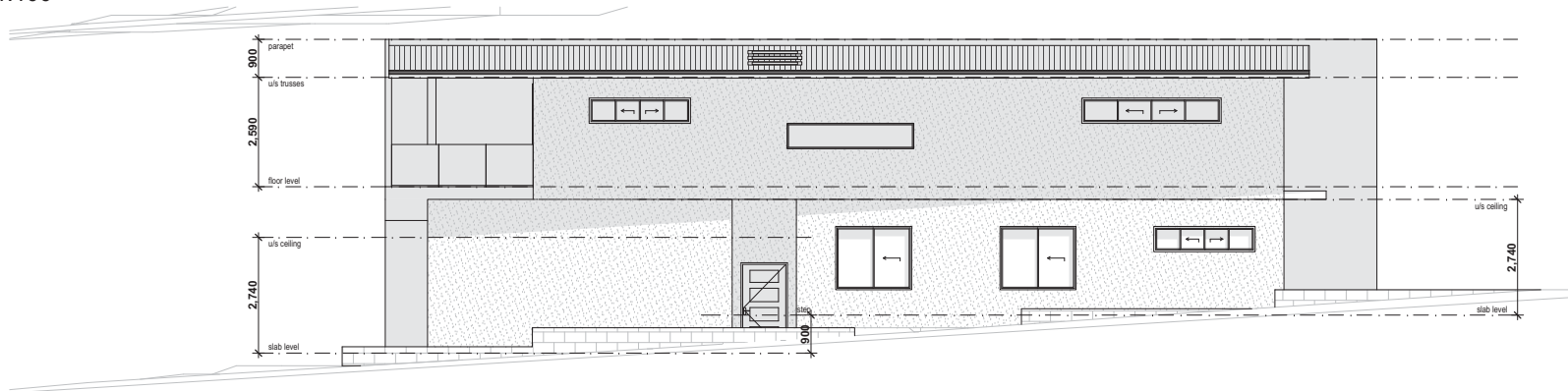
SHEET
5 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH
- DIVISION 5 (Cont.)

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.



East Elevation
Scale: 1:100



South Elevation
Scale: 1:100

REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments

CYBER
DRAFTING & DESIGN

6/1631 WYNUM ROAD, TINGALPA QLD 4173 ACN 620 422 166
PH: (07) 3300 9159 GBCD: 15000060

ERIN JENNER
e. erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out.
Any problems shall be directed to the builder for clarification & correction



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
PROPOSED ELEVATIONS
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

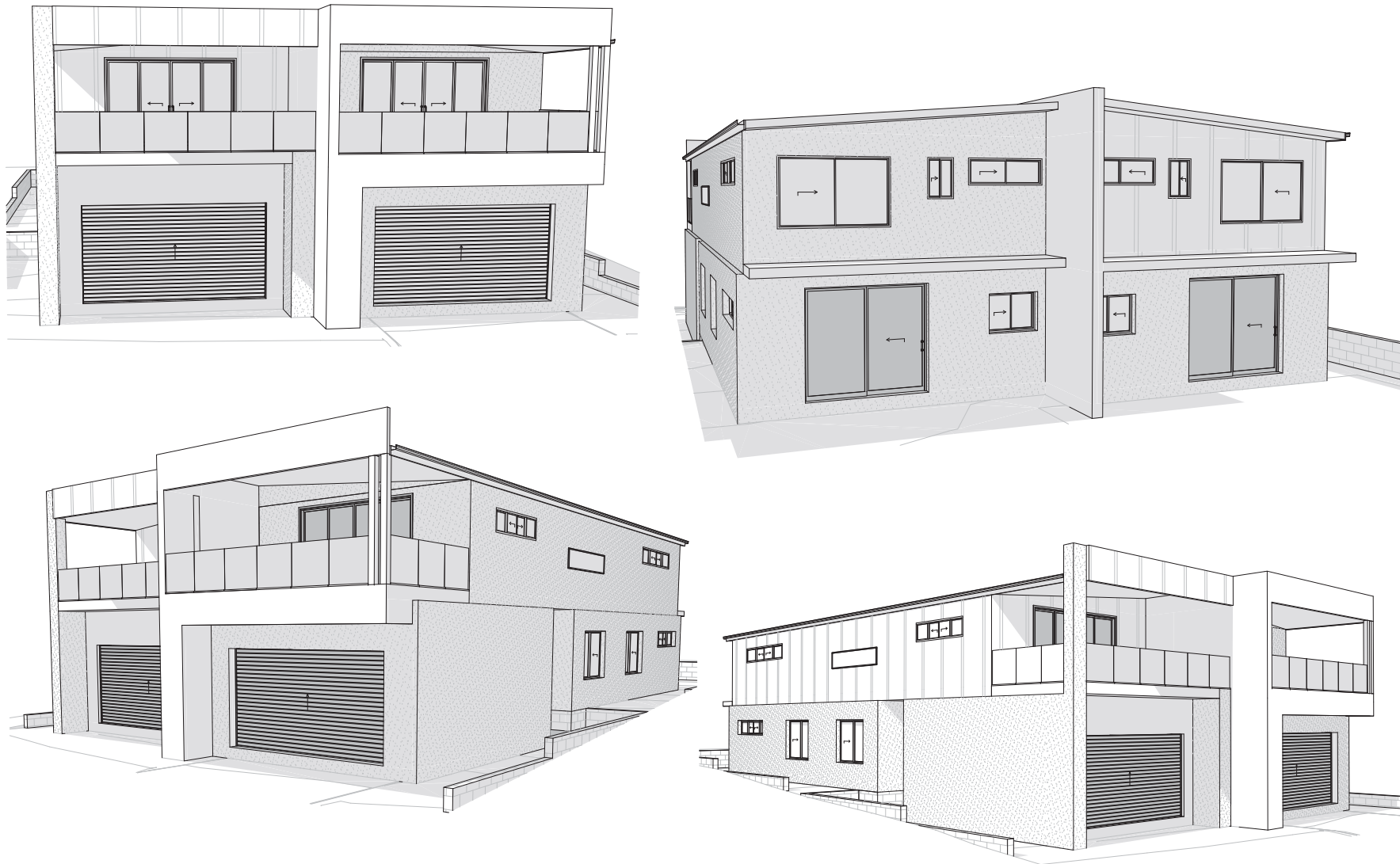
SHEET
6 | 8

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 52
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH
- DIVISION 5 (Cont.)



REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments



ERIN JENNER
e. erin@cyberdrafting.com.au
p. 07 3393 9159

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out. Any problems shall be directed to the builder for clarification & correction



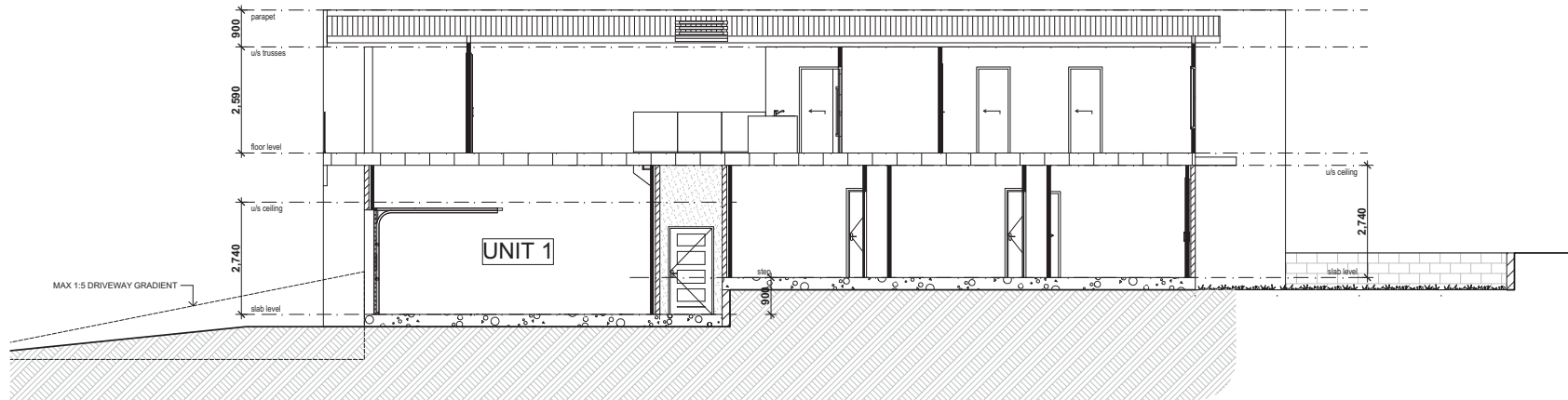
CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
3D PERSPECTIVE
SCALE
AS SHOWN @ A3

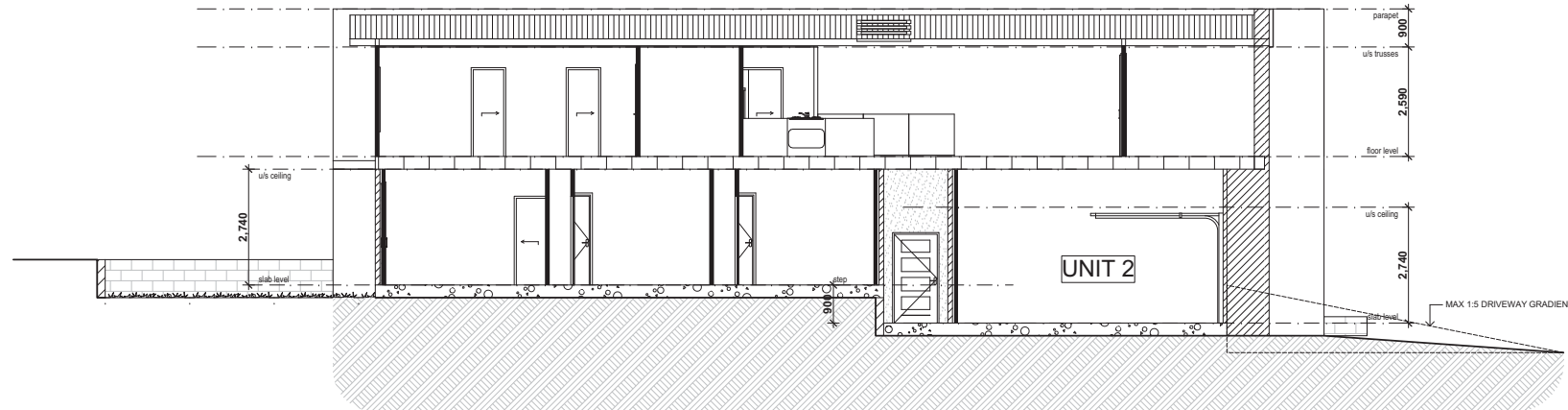
JOB No.
18214
DATE
18/09/2019

SHEET
7 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)



Unit 1 Section
Scale: 1:100



Unit 2 Section
Scale: 1:100

REV	DATE	DESCRIPTION
B	05/02/19	Amendments to Concept Drawings
C	15/02/19	Amendments to Concept Drawings
D	27/02/19	Amendments to Concept Drawings
E	03/04/19	Town Planning Amendments
F	18/09/19	Town Planning Amendments



ERIN JENNER
e.erin@cyberdrafting.com.au
p. 07 3393 9150

Dimensions shall not be obtained by scaling.
All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out.
Any problems shall be directed to the builder for clarification & correction



CLIENT
Jason Wholton
28 Fernlea Avenue
Scarborough
RP: 79886 local council: MBRC

DRAWING:
SECTIONS
SCALE
AS SHOWN @ A3

JOB No.
18214
DATE
18/09/2019

SHEET
8 | 8

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

#5 Properly made submissions

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2



MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: JOSABBE BURTON
Address: 15 WILDFIRE COURT
NEWBRT 4020
Signatures: [Signature]
Date: 27-11-2019.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. Appendix A – Code Assessment document was not released until 21st November.

This is a 90 page document and the public need to consider it with all other documents to understand the application properly.

We requested an extension of time to allow the public to make submissions until 13th December.

2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2

“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.

3. Dual Occupancies:

The proposal does not comply with PO47

“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”

There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement

The proposal does not comply with E47

“Are located on lots with an area of 1000m2 or greater”

Block size is 627 m2, 37% less than code requirement

4. Site Cover (Residential Uses):

The proposal does not comply with PO7 a, d.

“Residential buildings and structures will ensure that site cover:

a. Does not result in a site density that is inconsistent with the character of the area

d. Reflects the low density character of the area”

Typical site cover in Fernlea, Herne and Michel 25-30%

Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms

5. Garage Openings:

The proposal does not comply with PO5 a, d.

“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:

a. Not dominate the street frontage

d. not compromise on-site landscaping”

Proposal has 9.6m garage doors and there is almost no front gardens allowed

The proposal does not comply with E5.1

“Garage and carport openings are no greater than:

Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: PAUL BURTON
Address: 15 WINDFIRE COURT
Newport 4020
Signatures: P. Burton
Date: 27/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 58
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

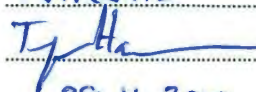
The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: A drive down Fernlea Avenue makes you realise how totally inappropriate the proposed development for number 28 really is for this area of Scarborough which is clearly suited for free standing properties.

Names: TONY HANNAN

Address: 1 DUNBAR STREET
MARCATE

Signatures: 

Date: 28.11.2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

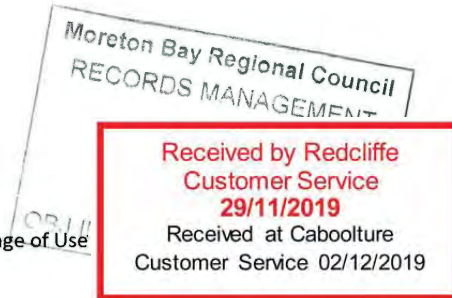
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: because it is not in keeping with the community look, there is insufficient parking and it will cause congestion.

.....

.....

.....

.....

.....

Names: Karen Lea

Address: 7 Sverige Ct
Newport

Signatures: *[Handwritten Signature]*

Date: 27/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 62
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

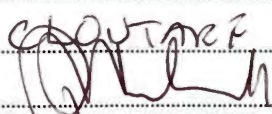
.....

.....

.....

Names: PETER MARSHALL

Address: 30 REDCLIFFE GARDENS DRIVE
CHOUTAUF 4019

Signatures: 

Date: 27/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 64
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Concerns over more traffic on the narrow road, also there has been a number of car accidents at the intersection of Fernlea Ave + Michel Road over the years (I have lived here and in the little house next door my whole life. Also there will be more noise from tenants and cars.

Names: Susan Lippiatt

Address: 55 Michel Road, Scarborough (corner of Michel Rd + Fernlea Ave.)

Signatures: Susan Lippiatt

Date: 27-11-19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 66
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: *This proposed Development is not consistent with the Amenity of the local area. Does not comply with spirit of Next Generation Neighbourhood Plans.*

.....

.....

.....

.....

Names: *Carol A. Morgan*

Address: *31 Courageous Ct
Newport 4020*

Signatures: *Charlotte*

Date: *28/1/2019*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

Moreton Bay Regional Council
RECORDS MANAGEMENT

Received by Redcliffe
Customer Service
29/11/2019
Received at Caboolture
Customer Service 02/12/2019

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: ROBYN OPIE

Address: 25 COURAGEOUS CT
NEWPORT QLD 4020

Signatures: [Signature]

Date: 27/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: This proposed development does not comply with requirements of Next Generation Neighbourhood Plan and is not in accord of the Local Area Advisory. Please do not approve this development as it may set a precedent for all properties zoned Next Generation Neighbourhood Plan

Names: Tony Robinson
 Address: 31 Courtenay Cr
 Newport 4020
 Signatures: [Signature]
 Date: 28/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with POS a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: TOO MUCH CONGESTION IN A NICELY LAID OUT NEIGHBOURHOODS.

MORE TRAFFIC LEADS TO MORE DANGER FOR PEDESTRIANS & CYCLISTS.

Names: IAN & LYNETTE RICHARDS

Address: 1 CRUISER CT NEWPORT

Signatures: [Signature] L. Richards

Date: 27/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

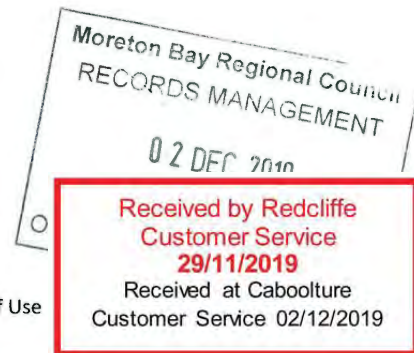
From: NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....

Names: JOHN PARRELLA

Address: 54 SEAVILLE AVE
SCARBOROUGH QLD 4020

Signatures: [Handwritten Signature]

Date: 28/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I AGREE WITH THE ABOVE OBJECTIONS
- 2 3/3 SQM BLOCKS ARE TOTALLY
INCONSISTANT WITH THE GENERAL AREA.
THE UNITS HAVE DRIVES MEETING AS ONE
ENTRY FROM STREET. AREA OF GARDEN
IS QUITE MINISCULE.

Names: W. REEVES
Address: 36 CENTRAL AVENUE
SCARBOROUGH 4020
Signatures: [Signature]
Date: 27th 11 2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
 b. *not detract from the creation of active street frontages and positively contribute to the intended streetscape character*
 e. *not result in excessive crossovers and hardstand areas"*
 Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
 b *"A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."*
 Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

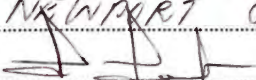
The proposal does not comply with PO10 b,f.
"Development includes landscaping that:
 b *Enhances the character of the streetscape*
 f. *contributes to reducing the urban heat island effect and improve micro-climate conditions"*
 The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
 The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

Names: Sergio Santos
 Address: 7 OFFENDER ST
NEWPORT Q 4020
 Signatures: 
 Date: 27.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: *We support the objections as clearly set out.*

Names: *K & E RILEY*
Address: *66 Sunnyvale Rd
Newport 4020*
Signatures: *K Riley* } *27/11/19*
Date: *E Riley* }

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

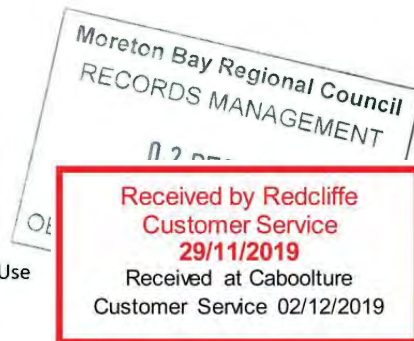
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I would like to see development rules followed by all.

Names: John Schultz

Address: 28 Snook St, Clontarf.

Signatures: [Handwritten Signature]

Date: 28/11/19.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

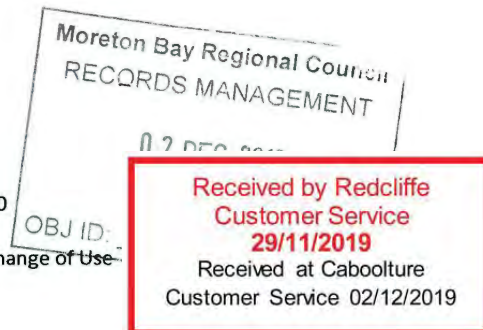
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Lisa Sidney

Address: 7 DEERBARK ST
 NEWPORT Q 4020

Signatures: [Signature]

Date: 27.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

.....

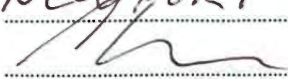
.....

.....

Names: PAUL WILLIAMS

Address: 16 HERITAGE COURT

NEWPORT QLD 4019

Signatures: 

Date: 27 11 19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....

Names: Catherina van Veen + Ernest van Soest
Address: 20 Fernlea Ave
Scarborough.
Signatures: [Handwritten signatures]
Date: 26/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

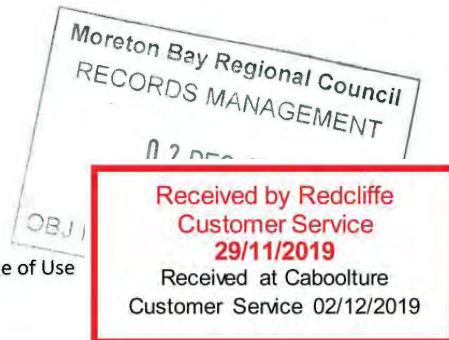
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

a. 3m for every 7.5m of street frontage
b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: JIM SNOW & RUTH SNOW
Address: 142 GRIFFITH ROAD
NEWPORT 4020
Signatures: [Signature] [Signature: Rob Snow]
Date: 27/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

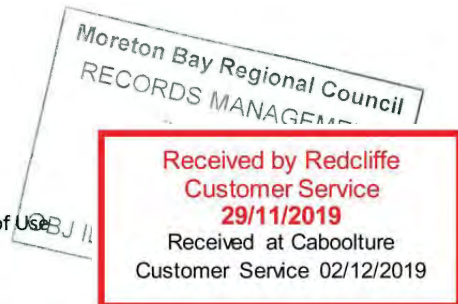
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
*“Garage and carport openings are no greater than:
Lot frontage over 15m:*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: GERARDINE YOUNG

Address: 28 CONSTANCE COURT
NEWPORT 4020

Signatures: [Signature]

Date: 27/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with POB b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
 b. *not detract from the creation of active street frontages and positively contribute to the intended streetscape character*
 e. *not result in excessive crossovers and hardstand areas"*
 Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
 The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
 b. *"A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."*
 Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.
"Development includes landscaping that:
 b. *Enhances the character of the streetscape*
 f. *contributes to reducing the urban heat island effect and improve micro-climate conditions"*
 The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
 The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....

Names: Andrew CRAIG
 Address: 32 Central Avenue, Scarborough

Signatures: Andrew Craig
 Date: 29/NOVEMBER/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m²

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area"*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping"*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.
 "Driveways, pedestrian entries and internal access ways are located and designed to:
 b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
 e. not result in excessive crossovers and hardstand areas"
 Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
 The proposal does not comply with E8.1 b.
 "Dual Occupancies provide:
 b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."
 Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.
 "Development includes landscaping that:
 b Enhances the character of the streetscape
 f. contributes to reducing the urban heat island effect and improve micro-climate conditions"
 The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
 "Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
 The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: _____

 ESTATE STREETS DO NOT HAVE
 ENOUGH WIDTH TO COPE WITH EXTRA
 PARKING OR TRAFFIC FLOW.
 STICK TO URBAN REGULATIONS

Names: MARINUS - C. DUYVESTYAN & Christine Duyvestyan
 Address: 26 NEWPORT DRIVE
 NEWPORT 4020
 Signatures:  
 Date: 29-11-19 29-11-19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with POS a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:



Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

2

a. 3m for every 7.5m of street frontage
b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I strongly reject the above

proposal on the grounds stated on this document

My Personal impact statement will be Emailed. & Please add it here.

Names: Michelle Morcombe

Address: 26 Fernlea Avenue

Signatures: M. Morcombe

Date: 29/11/19.

2

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 100
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

This is the second half of my submission 3
it continues on from here.
H. Morecombe

Parking ~ according to the plans submitted to Council in regards to 28 Fernlea Ave Scarborough there is only space to park in the garage. The Duplexes are too close to the footpath, especially #2 house there is nowhere for a car to be parked in front of their own homes. Our Street is already restricted to parking on one side only. The Proposed building will have 6 bedrooms which could equate to 6 cars or if Grown Children have partners living with them the number could blow out to 12 cars belonging to the block!! I speak from experience here as we had our Children's partners live with us at our previous address and we had 8 cars 2 motorbikes and a boat ~ before we had any visitors ~ when 28 Fernlea has visitors there will be nowhere for them to park either - All of the other residences in our street have generous off road parking; the proposed dwelling will be vastly different from those around it. With so many cars in the street I am afraid there will altercation about premium parking spots. Parking out the front of neighbours houses, opposite driveways etcetera. I am also aware of neighbours who have boats and caravans having trouble swinging them into their own driveways when cars are parked in the street. I would certainly be upset if I couldn't get in or out of my driveway because someone has parked opposite my house and gone away for the weekend.

(3)

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

4

With the combination of small yards and low ^{onsite} parking I can expect that there will be cars scratched on our Skirry Road also.

AND this is after the building process has happened - there are all the tradesmen going to park? generally there is a bit of land at the front of a building for supplies and compressors and a few cars to park. There is nowhere at 28 Fernlea to accommodate the number of tradesmen needed to complete this task. Earth moving trucks will create potholes also.

Children - The children of the surrounding streets use our street as a thoroughfare because it is not steep. Children ride their bikes to school and ride for fun in our St. I am afraid that if there are more cars ^{parked} on Fernlea Ave it will put our neighbourhood children at risk of being run over.

The blocks - Back yards on the proposal are very small and not in keeping with the other houses in our area. They will be too small to ride a bike in, or play backyard cricket in. The children will become bored and fight or go inside to play ~~electronic~~ electronic games - both unhealthy - Children can only go to our beautiful beaches and Parks if an adult takes them. These days both parents work hard and have to spend the weekend catching up on chores either leaving the children to their own devices or the kids may roam and create mischief

(A)

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

5

Flora and Fauna ~ Currently our neighbourhood supports many varieties of bird life. These birds range from migrating shore birds like Sandpipers & Terns also Eastern Koels can be found nesting at the rear of our property. We have 2 breeding pairs of Moreton Bay Parrots nesting near by and they come in for a feed. There is a family of Magpies nesting in the backyard of number 28 Fernlea Ave at the moment and I often see up to 6 drongos on the washing line at a time ~ these birds visit because of habitat - They can get a feed of bugs seeds & nectar in the yard. There is a Whip bird who is often in the murraya bushes. Possums eat the flowers I have seen some Black Cockatoos fly past my window today. 4 beautiful Black Cockatoos on their way to the trees at the rear of us.

There is also an abundance of large blue tongue lizards around us. They are here because the gardens supply food. I had hoped that the New owners would respect the beautiful block they purchased and the wild life on it but it seems that the lure of a quick buck is to be made at the expense of nature Again.....

Environmental impact. in a nutshell the proposal will be a poor environmental choice. It will raise ~~the~~ and change the micro climate of our immediate area ① by pumping out hot air from air conditioners. ② by having a roof that will not support Solar electricity. ③ by being hot in Summer and Cool in winter more fossil fuels will be used to make

(5)

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

6

it liveable (4) Electricity will need to be used in daytime in House 1 because it will be dark inside (5) Wildlife will suffer with loss of habitat. (6) By the time driveways are concreted and patios are paved there will be very little soil left to absorb the storm water - potentially causing flooding to existing dwellings, gardens and roadways. (7) Closing flight paths of native birds in search of food. (8) plunging 26 Fernlea into darkness by blocking the natural light. (9) Blocking all sea breezes from the North in Summer resulting in the need for 26 Fernlea to use airconditioning ~ again resulting in Extra use of Electricity ^{+ adding Heat}. (10) Blocking the winter sun from 26 Fernlea resulting in having to use heating in winter ~ more electricity wasted when Nature could provide. (11) adding extra light pollution to the area which will impact on nocturnal creatures such as Possums Bats and tree frogs. (12) adding extra noise pollution because the proposed will make 3 homes use heating & cooling throughout the year instead of using natural light & breeze and building accordingly

6

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

7

The size of the Dwellings in Relation to the block. if we combine all of the features of both homes into one building - which is how they are marketing this building in order to get it passed as a duplex it will contain

- 6 Bedrooms
- 2 Rumpus Rooms
- 2 large Decks
- 6 Toilets
- 4 Showers
- 2 Baths
- 4 Bathrooms
- 2 laundries
- 10 hand basins
- 2 laundry Sinks
- 2 kitchen sinks
- 2 Dining Rooms
- 2 Lounge Rooms
- 2 study nooks
- 2 walk in pantries
- 2 walk in wardrobes
- 2 Dishwasterspaces.
- 4 Car Garage

all of the above as one house $570m^2$ would immediately be disapproved by Council as being excessive on a $627m^2$ block.

OR if hypothetically we subdivided the block using the central wall as a dividing guide Block A would be $327m^2$ and the home would be $285m^2$ (actually bigger because of eaves + outer wall changes - Council would reject a home this size in our ~~zone~~ Current Zoning Policy (1))

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

8

House B is on an even smaller block

House B as a stand alone house would be Block 300m² with a 282m² (plus for eaves etc) This scenario is also ridiculous - A house this size would never be allowed under current town planning laws for our Street. There would be no room for the driveway cross overs, no front garden no room for a fence between the houses as this would take up too much ^{land} space. By the time Casements between houses are added the Individual houses would be way over spec and too big for the individual blocks. The fact that the developers are trying to get approval for these two big houses on a very small block suggests greed as the motive not enhancing the street or adding to the Community.

There is another Duplex similar on Fernlea Avenue - it is on a much bigger block 722m² however I believe there are not to be 2 of this style dwelling within 20 metres of each other. 28 Fernlea Ave and 47 Fernlea Ave are only 65 metres from each other - this also violates the building code if the Duplex at 28 Fernlea Ave was to be approved these two residences will be too close together. In addition to that the dwellings at 47 Fernlea are 189m² each whereas 28 Fernlea is 282m² proposal - that's an extra 93m² in each home!

(8)

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

9

We are not the 'Folky Rich' people on the Hill. Husband and I are honest hard working people who love where they live and picked Scarborough to live in over every other area Australia. We have scrimped and saved to buy our homes. We have waved friends off they holiday over seas so we have savings enough for the lifestyle we want. The life we want is low density living in a beautiful bay side suburb that hasn't been spoiled by over development, where people can sit on their verandas and have a beer without being careful of what they say. Where children can ride their bikes without being run over. play in their own backyard that is big enough for a tree to climb in. Where you can have your windows open and have the summer breeze shoot through your house and in every door on its way through. Where birds and wild life make homes in the garden. home where you can back your boat or van your driveway and keep it on your property not on the street or in storage. A yard big enough for a veggie patch and a couple of checks. After lengthy consultation of our neighbours we have found that we all want nearly all the same things - we want a little bit of space, and we certainly don't want to live like the people New Port (Stockland) will be living.

I suggest that this proposal of Duplex Housing 28 Fernlea Avenue would be more suited to New Port not low density Scarborough. (a)

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 107
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

10

I know my objection is quite lengthy but I needed to paint you a picture of what the proposal means to me and my family, how it impacts our close neighbours and how it frightens the neighbours in not only our street but in the nearby streets - The general feeling is that if this development goes ahead at 28 Fernlea Avenue Scarborough what next? Where does it stop. The community feeling is we want less oversize developments in Scarborough not more. We are ok with the House for House redevelopment but not the high density living that other councils such as Sydney are starting to abolish. As Rate Payers we urge you to follow Town Planning guide lines. We have to save our beautiful piece of paradise for the next generations and not just sell ourselves out to the highest bidder

Please Reject the Building application for 28 Fernlea Avenue Scarborough on the grounds that it breaches town planning codes on many points and it does not enhance the street scape it has no landscaping at the front, it throws the parking into the road and poses a risk to pedestrians cyclists and drivers alike. It is too big for the block its carbon footprint will be huge. The microclimate will suffer. The Flora and Fauna will be destroyed or homeless.

Sincerely Mitchell Morcombe
26 Fernlea Avenue Scarborough 4020
M. Morcombe

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Any material change of use linked to higher density building in this local area is going to reduce the quality of life in this neighbourhood

Names: K.L. McCabe + A.H. McCabe
Address: 10B Central Ave
Scarborough Qld 4020
Signatures: [Signatures]
Date: 29/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Proposal has 1.5m street frontage as shown in the attached site plan.
code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Annette & Brett Plummer
Address: 7 Thistle Ct
Newport 4020
Signatures: Annette Plummer Brett Plummer
Date: 29.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with POS a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 113
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

.....

.....

Names: Sandra Craig

Address: 32A Central Ave,
Scarborough

Signatures: Sandra Craig

Date: 28/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area"*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping"*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
 b. *not detract from the creation of active street frontages and positively contribute to the intended streetscape character*
 e. *not result in excessive crossovers and hardstand areas"*
 Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
 b. *"A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."*
 Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.
"Development includes landscaping that:
 b. *Enhances the character of the streetscape*
 f. *contributes to reducing the urban heat island effect and improve micro-climate conditions"*
 The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
 The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

Names: Courtney Quadwell
 Address: 33 central avenue
 Scarborough 4020, QLD.
 Signatures: [Signature]
 Date: 25/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area"*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping"*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape
- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

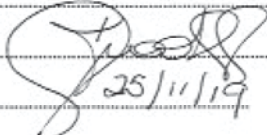
The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: This land is not big enough by at least 100% The land is supposed to be a minimum of 1000m² for dual occupancy along with respectable amount of green space. This is Scarborough not New Port!

Names: Karen QUADRELL
 Address: 33 CENTRAL AVENUE
 SCARBOROUGH SH & 4020
 Signatures: 
 Date: 25/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Tammara Scott

From: Jo Mooney <malta07@bigpond.com>
Sent: Thursday, 28 November 2019 9:39 PM
To: MBRC Incoming Mail
Subject: Dual Occupancy objection

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

✂ We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with POS a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m⁴
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m, 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles.

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b. "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b. Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

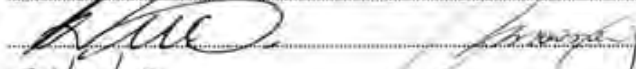
We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: WE OBJECT TO THIS PROPOSED DEVELOPMENT NOT ONLY FOR THE REASONS STATED ABOVE BUT ALSO WE FEEL THE CURRENT CHARM & CHARACTER OF SCARBOROUGH WILL CHANGE WE WERE ATTRACTED TO THIS AREA 16 YEARS AGO FOR THAT EXACT REASON IT IS TRULY A SPECIAL PLACE AND COUNCIL SHOULD ENDEAVOUR TO KEEP IT THAT WAY WE ARE OBJECTING BECAUSE WE FEAR THAT IF THE RULES ARE BROKEN NOW IT OPENS THE DOOR TO OTHER NON COMPLIANT DEVELOPMENT.

Names: KEITH VELLNAGEL & JO HANLEY

Address: 25 OYSTER PT ESP

NEWPORT, QLD 4020

Signatures: 

Date: 28/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 120
Agenda

*ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)*

Sent from [Mail](#) for Windows 10

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 121
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By: MarilynOCallaghan@MBRCDOM On: 29/11/2019 AM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

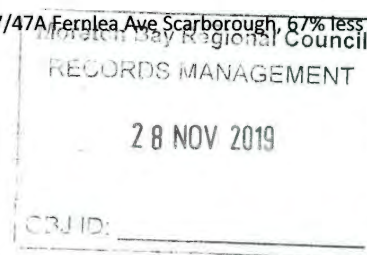
MORETON BAY
REGIONAL COUNCIL
27 NOV 2019
REDCLIFFE CUSTOMER
SERVICE CENTRE

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage



ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: The proposed dwellings on
28 Fernlea Ave, are situated on the
area of Fernlea Ave which is
split road the street is extremely
narrow not allowing street parking
that would not hinder through
traffic'

Names: Ronwan Coates

Address: 31a Central Avenue
Scarborough

Signatures: [Signature]

Date: 27.11.2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy;

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Based on the statutes above we wholeheartedly oppose the development application for 28 Fernlea Avenue. The proposed application does not remotely comply with the MRSC planning scheme. The council should abide / is required to uphold the laws and this is a clear violation. The application should be rejected and should have never been allowed.

Names: Eric Burrus and Ilea Stollenberg
Address: 79 Leaville Avenue
Scarborough 4020
Signatures: Eric Burrus Ilea Stollenberg
Date: 25th Nov 2019

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 125
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

28 November 2019

Angela & John Harvey
51 Michel Road
Scarborough Qld 4020

Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy
Where: 28 Fernlea Avenue Scarborough QLD 4020
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

RE: 28 FERNLEA AVENUE – DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (DUAL OCCUPANCY)

We own a property directly adjoining 28 Fernlea Avenue and reside at that property, 51 Michel Road, Scarborough.

By reference to the dts urban planning, surveying & development document dated September 2019 ("the Application") supporting the "Development", we submit as follows:

Appendix A – Code Assessment document was not released until 21 November 2019

This is a 90 page document and the community needed to consider it to understand the Application properly.

I understand Scott and Shelley Morecombe requested a reasonable extension to 13 December 2019 which has been refused or ignored. That is unacceptable.

Density: The Development does not comply with PO1 in Table 6.2.6.2.2

"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare". This is exceeded.

Para 3.3 Driveway Crossovers:

It is asserted the "the proposed crossovers do not affect the ability of the development to provide adequate on-street parking...."

The Development does not comply with PO8 b,e. The Development has two crossovers and is excessive. Hardstand areas, particularly unit 2 are too small to manoeuvre vehicles. This will impact on street parking discussed below.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

The Development does not comply with E8. 1b as there are two crossovers impacting on-street parking and street trees. Crossovers are only 1.5 m apart.

There will be a primary adverse impact of the proposed Development ie "on-street parking".

This section of Fernlea Ave is narrow and accordingly has "No Stopping" or "No Standing" signs on the Eastern side or Development side of the street. But they are not policed.

Nevertheless these have always been respected by the residents of the street. Except more recently, with rental tenants living at 28 Fernlea Ave, this has resulted in cars parked on both sides of the street at different times. If there were effectively two households located on the same site, then this situation is only going to worsen.

The provision of garages does not necessarily make any difference as with two x three bedroom residences and teenage or young adult children or shared tenancies, there could conceivably be six adults, each with cars to fit into two garages. We all know where they will end up.

Of course, similar situations can arise with single dwellings but allowing this Application and this Development can only make it worse. It will not improve it and it will certainly not remain the same as it is now.

It is the basic reason why it is a flawed Application. By changing the Material Use of the land, it will adversely impact upon legal and illegal congestion on the street and upon the amenity of the immediate neighbourhood. It is impossible to pass through the street if cars are parked carelessly on both sides.

Para 3.4 Proximity existing dual occupancy

Not only is the proposed Development within 200 metres of a dual occupancy dwelling at 47/47A Fernlea Ave, it is within 200 metres of a large dual occupancy dwelling located at 42 Oyster Point Esplanade.

There is not sufficient benefit to the neighbourhood to justify failing twice on this planning requirement. The purchaser knew or ought to have known of these limitations when 28 Fernlea Ave was bought.

It seems clear enough that the town planning intention is for such dual occupancy dwellings to be located close to services such as urban shopping centres. This is not the case here. It is an inappropriate location for this type of development.

Paras 5.1 Strategic intent, 5.1.1, 5.1.1.1 and 5.1.1.2

The proposed Development "maintains a compatible low intensity development so as not to compromise the character or amenity of the local area".

The Application fails on every count, despite the wordy submissions.

It is not compatible when every single dwelling but one, bounded by Fernlea Ave, Sunnyside Road (north side), Seaville Ave, and Michel Road is a single occupancy dwelling. That is incompatible.

It does not protect the local character of the area. It is not "consistent with the character of the local area maintaining a high level of residential amenity and privacy".

What is compatible and would maintain a high level of residential amenity and privacy would be a single occupancy dwelling.

There is no benefit to anyone in the proposed Development except for the developer. That is not a good enough reason for changing the Material Use.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Site Cover (Residential Uses)

The Development does not comply with PO7 a, d.

Typical site cover in in the immediate neighbourhood of Michel Rd, Fernlea Ave and Herne St is 25-30%. The Development is 45% site cover and 90% of allowable limit without additional driveways and paving leaving almost no soil to absorb storms. Drainage will be affected into Fernlea Avenue.

Garage Openings: The Development does not comply with E5.1

The Development has 19m street frontage so there should be a maximum 6 m of garage doors but 9.6 m is proposed. This is 60% more than the code requirement.

Casual Surveillance: The Development does not comply with PO16

The Development will look like a block of units, not in keeping with the neighbourhood appearance and amenity, with no apparent allowance for cooling and heating despite diminished air flow.

More General Considerations

We bought at this location and reside at this location directly because of the quiet suburban neighbourhood that exists here.

We find it frustrating and annoying that our elected Council members so readily approve development submissions that are contrary to the Town Plan such as the recent attempt to build a multi-storey development at Newport. How that could be seriously considered by Council is beyond comprehension, given the massive disruption to traffic flow which would ensue and the effect on the current residents of Newport.

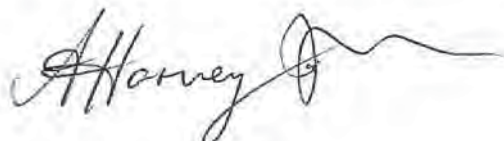
Purchasers of properties, including 28 Fernlea Avenue are well aware of the town planning requirements at the time of purchase. But evidently it has been purchased by a developer with no intention of living at the site but is perfectly happy to undermine the nature of the immediate urban environment. It is inappropriate for this section of Fernlea Avenue and for the entire greater block bounded by Michel Road, Seaville Avenue, and Sunnyside Road (north side).

We also note that the Brisbane City Council is now taking steps to alter planning requirements for certain communities where the residents of those communities seek to retain the character of their communities. That precludes spacious blocks being cut in two to build small, narrow buildings of high density and no space.

That Council is apparently beginning to listen to its existing residents and constituents. It would be heartening to see the MBRC take a similar approach as it is an excellent Council in many respects.

Yours faithfully

Angela and John Harvey



ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / ~~WE~~ object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. *Does not result in a site density that is inconsistent with the character of the area*
 - d. *Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. *Not dominate the street frontage*
 - d. *not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Specifically my concerns relate to:
① Density of the proposed development as it not complying with PO1 Table 6-2.6.2.2.
② Site coverage ~~not~~ complying with PO7a,d and being inconsistent with the character of the area.

Names: Mr Simon Rodat
Address: 42 Michel Road
Scarborough QLD 4020
Signatures: [Signature]
Date: 28 Nov 2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

From: [james langston](#)
To: [MBRC Incoming Mail](#)
Subject: Submission on Development: DA/39443/2019/V2D
Date: Thursday, 28 November 2019 10:12:33 AM

Attention: Chief Executive Officer, Moreton Bay Council
Submission on Proposed Development: DA/39443/2019/V2D
MBRC Zone: General Residential Zone -Suburban Neighbourhood Precinct
28 Fernlea Ave Scarborough QLD 4020 (Lot 2 on RP79886)
Approval Sought: Development Permit for a Material Change of Use Application

This development application is not consistent with the MBRC Planning Scheme - Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. It is expected that higher density is to occur where appropriately zoned.

If Council approves this development the result would be that the whole Scarborough General residential Zone will have a far higher density that allowed for, and is against what is reasonably expected by the community and zoning.

Councils LGIP does not account for this increased development yield if you factor in that all <700sqm blocks will have higher intensity development with higher density than assumed.

PO7 Site Cover:

The development has not addressed the PO in any way, just stating that the development has 45% site cover. Council cannot assume this development complies without a full assessment against the Performance Outcome, and given this site cover related to larger lots the development is far in excess of the allowable cover.

Importantly it does not comply with the PO:

- a) does result in a site density that is inconsistent with the character of the area. If Council applies two lots to a 627sqm site the actually density change throughout this area will increase drastically. The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare" which is exceeded.
- b). does result in an over development of the site;
- d). does not reflect the low density character of the area. Most lots in this area are larger and it only reflects that character if proposed in areas zoned for such development.

PO9 - WSUD:

The development has not incorporated any WSUD design. Without the use of stormwater treatment the only alternatives are more pervious areas, which the development works against by over developing lots.

While the development has a lawful point of discharge Council should consider the impact on stormwater flows due to increased intensification of the area. The site does not provide onsite detention and drains to areas impacted by overland flows, and/or streets with very little grade and tidal high tail-water conditions that will only become worse with climate change. The development should therefore include onsite detention to mitigate direct, indirect and cumulative impacts of development.

Dual Occupancies:

The proposal does not comply with P047 "Dual Occupancies are infrequent and dispersed

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy" There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement The proposal does not comply with [47 "Are located on lots with an area of 1000m2 or greater" Block size is 627 m2, 37% less than code requirement.

Access and Driveways:

The proposal does not provide enough room for on-street parking and street trees and is unsafe.

A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Where will residents park additional cars, boats etc. On others site frontages.

Fernlea Avenue is identified as a neighbourhood road. This hierarchy of road facilitates pedestrian movements and close proximity of cross overs is unsafe. Council should enforce the single crossover as per the codes.

The proposal does not comply with POIO b,f.

The development provide no room for landscaping or street trees to combat urban heat management and provides no enhancement to the streetscape. The two crossovers and small lot size provide no opportunity for such an outcome.

Overall, Council need to be targeting higher densities in the areas zoned for such uses. Furthermore, the development has not legally explained in detail how it does achieve the performance outcomes of the planning scheme.

Regards,

James Langston
7 Central Avenue
Scarborough 4020 QLD
Date of Submission by email: 28/11/2019

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 132
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 27/11/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

MORETON BAY
REGIONAL COUNCIL

26 NOV 2019

REDCLIFFE CUSTOMER
SERVICE CENTRE

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. Appendix A – Code Assessment document was not released until 21st November.

This is a 90 page document and the public need to consider it with all other documents to understand the application properly.

We requested an extension of time to allow the public to make submissions until 13th December.

2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2

"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.

3. Dual Occupancies:

The proposal does not comply with PO47

"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"

There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement

The proposal does not comply with E47

"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement

4. Site Cover (Residential Uses):

The proposal does not comply with PO7 a, d.

"Residential buildings and structures will ensure that site cover:

- a. Does not result in a site density that is inconsistent with the character of the area
- d. Reflects the low density character of the area"

Typical site cover in Fernlea, Herne and Michel 25-30%

Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms



5. Garage Openings:

The proposal does not comply with PO5 a, d.

"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:

- a. Not dominate the street frontage
- d. not compromise on-site landscaping"

Proposal has 9.6m garage doors and there is almost no front gardens allowed

The proposal does not comply with E5.1

"Garage and carport openings are no greater than:

Lot frontage over 15m:

- a. 3m for every 7.5m of street frontage

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I agree completely with the above comments. I do not want the low density appeal of the area destroyed

Names: Robert Pratt

Address: 18A Gays St Scarborough

Signatures: [Signature]

Date: 25/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 134
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By: MarilynOCallaghan@MBRCDOM On: 26/11/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

MORETON BAY
REGIONAL COUNCIL

26 NOV 2019

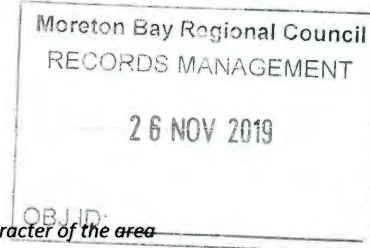
REDCLIFFE CUSTOMER
SERVICE CENTRE

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area"*
 - d. Reflects the low density character of the area"*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping"*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
 - a. 3m for every 7.5m of street frontage*



Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: DUE TO THE 8 OBJECTIONS
ABOVE

Names: KEVIN BOURKE

Address: 80 SEAVILLE AVE SCARBOROUGH

Signatures: [Signature]

Date: 26-11-19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Bethnie Wimberley
Address: 10 Herne Rd
Scarborough 4020
Signatures: [Signature]
Date: 25.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 139
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: In addition, this section of Fernlea already has parking restrictions placed on residents.

Intensifying on street parking demand will create a safety hazard for motorists and service vehicles (e.g. garbage trucks) alike

Names: Greg Watkins

Address: 24 Fernlea Ave
Scarborough

Signatures: [Signature]

Date: 26/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

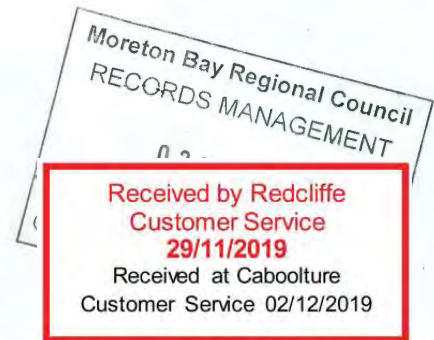
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 141
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.
- 6. Access and Driveways:**
The proposal does not comply with PO8 b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
e. not result in excessive crossovers and hardstand areas"
Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."
Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.
- 7. Landscaping**
The proposal does not comply with PO10 b,f.
"Development includes landscaping that:
b Enhances the character of the streetscape
f. contributes to reducing the urban heat island effect and improve micro-climate conditions"
The proposal has very little offered.
- 8. Casual Surveillance**
The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: RE: DA/39443/2019/V2D appears to not meet the planning requirements on many levels + I believe should be rejected on these grounds, unless it can be modified to comply. We have recently moved from NSW + one of the attractions was the low density of the area, particularly in regard to this part of the area

Names: Robert Kerr + Susan Kerr-Bailey

Address: 45 Oyster Point Esplanade Newport

Signatures: 

Date: 25/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: MR + MRS KENNEDY

Address: 50 OYSTER POINT ESPLANADE

SCARBOROUGH 4020 QLD

Signatures: J Kennedy Chandy

Date: 26/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: DON & JAN HEAZLEWOOD
Address: 12 DOLPHIN STREET
NEWPORT QLD 4020
Signatures: [Signature]
Date: 24/11/2019

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 146
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

a. 3m for every 7.5m of street frontage
b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: THE PENINSULA IS CHANGING RAPIDLY TO THE
DETREIMENT OF CURRENT RESIDENTS. THE ONLY
WAY TO STOP IT IS THROUGH CLOSE COLLABORATION
WITH COUNCIL AND RESIDENTS.

Names: ASHLEY YELLAND

Address: 22A SEAVILLE AVE SCARBOROUGH QLD

4020
Signatures: [Handwritten Signature]

Date: 29 NOV 2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Refer to attached sheet
.....
.....
.....
.....
.....
.....
.....
.....

Names: Amanda Cooley and Chris Greasley
Address: 24 A Palmtree Ave
Scarborough 4020 QLD
Signatures: [Handwritten Signatures]
Date: 27/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Scott and Shelly,

We purchased our home at 24A Palmtree Avenue in Scarborough approximately 18 years ago. For us it was a lifestyle choice, big blocks, children friendly, non-unit zoned, quiet and private with lots of trees and greenery. Over the years we have had to fight to keep the residential zoning in this area. In the past five years we have seen our lifestyle significantly changed for the worse through development in the area.

We strongly object to the proposed development to build 2 large joined dwelling on 28 Fernlea Avenue. We support you and would like to add the following information to the 8 proposal objections you have listed.

We have had a number of 1012m2 blocks subdivided in our area one directly behind us, four between us and Sunnyside Road and numerous in neighbouring streets (Brennan Road and Michel Road).

There are several issues that have arisen from these developments that have impacted the whole neighbourhood.

1. Parking, none of these new homes have adequate parking with some having four or five cars per residence. They park on the street close to the corners and driveways of neighbouring houses (sometimes illegally) blocking the street and a safe view of oncoming cars when you exit your residence.
There have been quite a few near misses between cars turning into Palmtree Avenue from Sunnyside Road and Brennan Road and cars that have to go on the wrong side of the road to navigate the parked cars.
Don't expect your visitors to be able to park outside or even close to your home. The residents of these developments because their kerbside parking is taken up by driveways park anywhere and everywhere. On the footpaths and they will occupy all parking in front of neighbouring homes. We have even had a Caravan and a boat to navigate around as we drive down the street.
2. Children playing on the street, these houses have little or no yard to kick a ball or play in. Combined with the excess cars there have been a few close calls. Don't get us wrong we have no objection to the children playing but combined with the parking issues a tragedy is not far off.
3. Loss of privacy. With little regard to neighbours these houses are so close to boundaries and often the blocks are built up so they overlook neighbouring houses and backyards.
4. Noise, More people, more cars and definitely more noise. The higher density of housing and removal of trees make the whole area echo.
5. Water Flow, when we first moved into the area we had no issue with our backyard and shed flooding. We had to put drainage across the front of our shed so as to not interfere with the 'natural flow of water'. Since the block splitting and new homes built behind us we now have regular flooding. The retaining walls, filling in and raising of blocks before they build has slowed the water flow. The high ratio of house cover to exposed soil also contributes to the problem.
6. Water Pressure, we have noticed a significant drop in water pressure during peak times to the point where we cannot run a dishwasher or washing machine when we want to shower. We have had to stand flat against the wall in the shower at times just to get wet. And yes, we have complained.

*ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)*

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

7. Removal of greenery and trees. So many full-grown trees and greenery has been removed. Our once green leafy suburb in some places resembles an inner-city street. Often blocks are stripped back bare impacting wildlife and the country 'feel' of the area. The minimal landscaping and plant choice is not adequate to replace them.

These are issues that impact the whole neighbourhood daily not just us. We are even more concerned that if this development is allowed to go ahead it will open a flood gate for similar future developments that go against the Planning Scheme for the area. In particular we are concerned with what may be built on the remaining 1012m2 blocks that still exist.

What is the point of having a Planning Scheme when greedy developers can keep challenging it. Why do we constantly have to object and fight for our way of life?

Scott and Shelly we are more than happy for you to put forward these points as part of the objection. We support you and our way of life fully.

Amanda Cooley and Chris Greasley

24A Palmtree Avenue

Scarborough, 4020

Qld

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Scott & Shelly Morcombe

Scottandshelly1922@hotmail.com

26 Fernlea Ave Scarborough 4020
0418 883 3350

Hi Neighbour,

This is a quick update about the Development Application at 28 Fernlea Ave Scarborough for a Material Change of Use - Dual Occupancy.

Here is our list of objections so if interested you can add your support by completing it and either emailing back or simply dropping into our letterbox at 26 Fernlea Ave Scarborough.

If you prefer, you can make your own objections directly with council and you can find all documents at PD Online on the link below.

<http://pdonline.moretonbay.qld.gov.au/Modules/ApplicationMaster/default.aspx?page=wrapper&key=1677473>

All objections must be made before 29th November 2019 or they will not be counted.

Contact me if you have any questions or I can assist you in any way.

Sincerely,

Scott & Shelly Morcombe

24th November 2019

Hi Scott & Shelly

Hope this helps.

Amanda

0417 631 608

Probably could add neighbour hood conflict as well. There have been a few arguments down near Brennan Road over parking issues.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: DANNY G. MOODY

Address: 32 SUNNYSIDE RD SCARBOROUGH

Signatures: [Signature]

Date: 25/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Dr. Stefan M. Ziege
Address: 1B Michel Rd
Scarborough QLD 4020
Signatures: [Signature]
Date: 27-11-2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

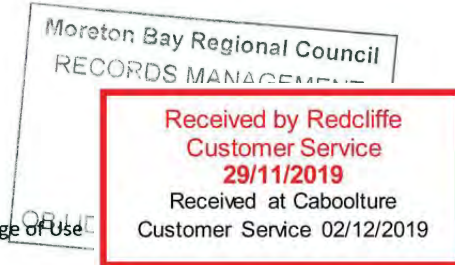
Where: 28 Fernlea Ave Scarborough QLD 4020

On: Lot 2 on RP79886

Approval Sought: Development Permit for a Material Change of Use

Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

Names: DEBORAH WILLOCKS
Address: 173 MEIN ST
SCARBOROUGH
Signatures: [Signature]
Date: 23-11-2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D



MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....
.....

Names: Jessica & Gregory Pearce
Address: 3a Brennan Rd
Scarborough Q 4020
Signatures: [Handwritten signatures]
Date: 26/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Susan Walker
Address: 1 Buckley Rd
Scarborough 4020
Signatures: S Walker
Date: 25/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Adrian Willocks
Address: 173 Fernlea St
Scarborough
Signatures: [Signature]
Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

- The proposal does not comply with PO8 b, e.**
"Driveways, pedestrian entries and internal access ways are located and designed to:
- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
 - e. not result in excessive crossovers and hardstand areas"
- Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
- The proposal does not comply with E8.1 b.**
"Dual Occupancies provide:
- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."
- Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

- The proposal does not comply with PO10 b,f.**
"Development includes landscaping that:
- b Enhances the character of the streetscape
 - f. contributes to reducing the urban heat island effect and improve micro-climate conditions"
- The proposal has very little offered.

8. Casual Surveillance

- The proposal does not comply with PO16**
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
- The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

Names: JONATHAN AND WENDY WARREN

Address: 59 LIONHEART CRESCENT, NEWPORT, 4020

Signatures: [Handwritten signatures]

Date: 28/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

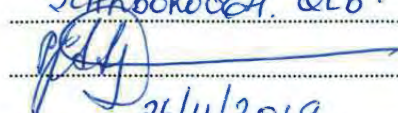
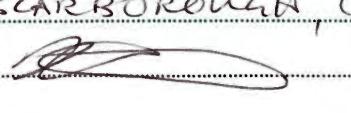
The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

WE STRONGLY AGREE WITH ALL OBJECTIONS ABOVE

.....
.....
.....
.....

Names:	PETER J STEPHENS	TRUDY STEPHENS
Address:	69 SEAVILLE AVENUE	69 SEAVILLE AVE
	SCARBOROUGH, QLD	SCARBOROUGH, QLD
Signatures:		
Date:	26/11/2019	

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: The block at 627 m² is too small to accommodate a dual living construction in this neighbourhood. It is more in keeping with the higher density living such as stocklands in Newport only.

Names: Dr Andrew Perry
Address: 15 Fernlea Ave
Scarborough QLD 4020
Signatures: A. Perry
Date: 25/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 171
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**

This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**

"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**

The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement

The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**

The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area"*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**

The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping"*
Proposal has 9.6m garage doors and there is almost no front gardens allowed

The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m”
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.
“Driveways, pedestrian entries and internal access ways are located and designed to:
b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
e. not result in excessive crossovers and hardstand areas”
Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
“Dual Occupancies provide:
b “A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees.”
Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.
“Development includes landscaping that:
b Enhances the character of the streetscape
f. contributes to reducing the urban heat island effect and improve micro-climate conditions”
The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
“Development incorporates subtropical design principles that respond to Moreton Bay’s climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living”
The proposal looks like a large block of units, does not look like neighbours’ houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 173
Agenda

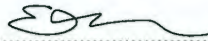
*ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)*

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Names: Emily Morcombe

Address: 1509/10 Stratton St, Newstead QLD, 4006

Signatures:



Date:

28 / 11 / 19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: STUART SAUNDERS
Address: 2 BRENNAN RD
SCARBOROUGH QLD 4020
Signatures: [Signature]
Date: 24-11-19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Will directly impact our comfort and way of living - view / breeze blocked, visually has negative impact on style, impact for possible 12 people (2x3BR) living at our back fence with possible pd & landscaping will directly effect our views, breeze, light, sun hours and peaceful / footprint

Names: STEPHEN & KATRINA MARTINER

Address: 49 MICHEL RD SCARBOROUGH

Signatures: [Handwritten signatures]

Date: 25-11-19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2



MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the lifestyle created by the low density planning.

Council await submissions from the public to consider impact from residents before making the decision. There is major public support against this development application. Over and over again we hear neighbours saying this is over development of the Suburban Neighbourhood Precinct.

The build is too big for the small block. Unit 2 is on 300 square metres because of the angled front and this is a ridiculous situation resulting in mostly concrete crossover and hardstand and no green space. Even then, you can't park or manoeuvre medium sized cars so everyone will park in the street but with excessive crossovers there will be none to use. It looks like Stocklands in Newport and we don't want it in this part of Scarborough. It is not appropriate.

The over development makes no serious attempt at managing green space, mostly concrete. At the back of 26 Fernlea Ave there is considerable vegetation, large trees, birds, wildlife. Lizards, spiders. It is everyone's combined back yards. It provides space, privacy, fresh air, lifestyle, drainage. This proposal to overdevelop 28 Fernlea Ave simply does not match, fit in or improve green space and urban footprint.

The parking in Fernlea Ave is already limited and has no parking signs on eastern side. However, some rental residents have parked there illegally. The corner with Michel Rd is blind and often has near misses. Powerlines were broken recently. Armco was replaced and traffic sign knocked over this week. We all know more people and cars will increase risks of pedestrian injuries in future.

I object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
We consider this matter unsatisfactory and has restricted the number of submissions substantially.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded. This creates many problems where over development does not meet the code for the area.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement. This is too many for no reason or benefit.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

The proposal does not comply with E47

"Are located on lots with an area of 1000m² or greater"

Block size is 627 m², 37% less than code requirement

4. Site Cover (Residential Uses):

The proposal does not comply with PO7 a, d.

"Residential buildings and structures will ensure that site cover:

a. Does not result in a site density that is inconsistent with the character of the area

d. Reflects the low density character of the area"

Typical site cover in Fernlea, Herne and Michel 25-30%

Proposed development is 45% site cover and 90% of allowable limit without additional driveways and paving leaving almost no soil to absorb storms creating runoff and flooding. Fernlea Ave already floods where roads create huge runoff from up the hills.

Proposal is inconsistent with the characteristic of the area and does not reflect the low density of the area.

5. Garage Openings:

The proposal does not comply with PO5 a, d.

"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:

a. Not dominate the street frontage

d. not compromise on-site landscaping"

Proposal has 9.6m garage doors and there is almost no front gardens allowed

The proposal does not comply with E5.1

"Garage and carport openings are no greater than:

Lot frontage over 15m:

a. 3m for every 7.5m of street frontage

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

Like Newport, this is how things look. All garage doors and no gardens.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

Proposal is a concrete jungle not like Scarborough properties.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

See above comments about lack of green space proposed.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look more like others and allow more airflow around it for neighbours and allow for aircond storage.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDDOM On: 02/12/2019 PM Moreton Bay Regional Council



Error! Reference source not found. - Cyber Drafting & Design

September 2019

Proposal

Detail and Design

The proposed development seeks approval for a Development Permit - Material Change of Use for a Dual Occupancy on land located at 28 Fernlea Avenue, Scarborough. The site currently consists of a single dwelling house and ancillary shed structure which is to be removed to facilitate the proposed development. More specifically, the development includes:

- Two (2) x three-bedroom dwelling units; *→ Too large*
- 2 storey built form; *→ TOO Square*
- 45% site coverage; *→ too much*
- ~~Access via two (2) new 3m wide crossovers servicing each dwelling unit.~~
- ~~Generous private open space areas;~~
- ~~Ample landscaping and deep planting areas.~~



Nothing looks like this with in 300m

Figure 5 Scarborough Avenue Perspective
Source: Excerpt from plans by Cyber Drafting & Design



Error! Reference source not found. - Cyber Drafting & Design

September 2019



Too Developed

Figure 2 Aerial Photography
Source: Nearemap, 2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
 LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION.

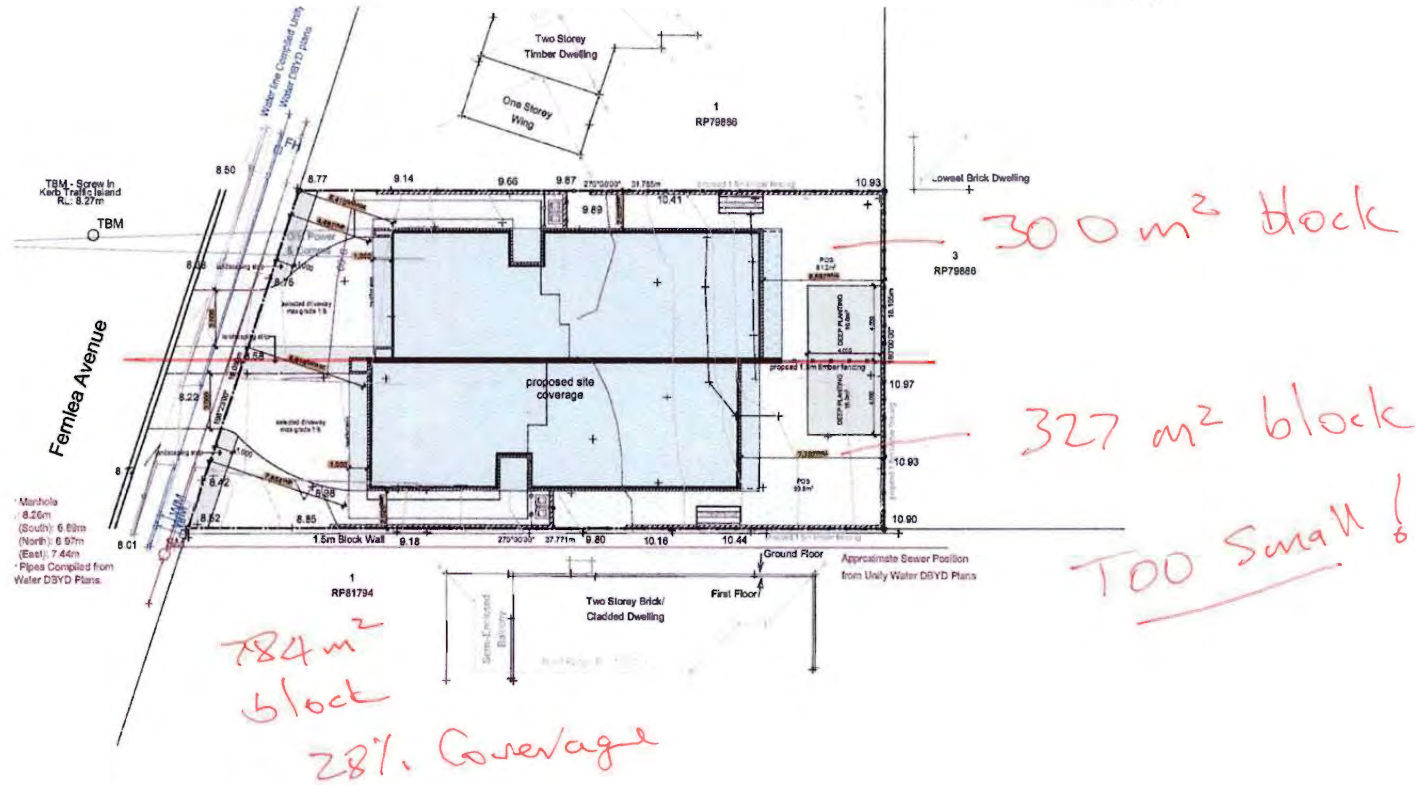
property description

site: Lot 2
 number: 28
 street: Fernlea Avenue
 locality: Scarborough
 parish: RECC, IFF
 county: Stanley
 rpi: 79896

area: 827m²
 site cover: 45%

notes

- Use waller dimensions only. Do not scale drawings from plans.
- Building zone is to be cleared of any vegetation and trees to suit - check on site.
- All survey data taken from DWG/PDF copy by others. Cyber Drafting & Design takes no responsibility of the proposed slab & pad levels due to the possibility of inaccuracy of the discourt plan.
- Verify all bearing and dimensions on site prior to construction. All missing pegs to be re-laid prior to any construction. Notify head contractor immediately of any discrepancies in setout dimensions. Do not start construction until all boundaries are confirmed.
- Ensure all drawings and accompanying details and/or specifications have been stamped as 'Approved' by the relevant local authorities prior to use.
- All site drainage to be graded to rubble pits or approved site drainage pits at a max grade of 1:100 (1%) and connect to legal point of discharge in compliance with AS/NZ 3500 & or NCC BCA vol. 2, parts 3.1.2 & 3.5.2



Proposed Site Plan
 Scale: 1:200

<p>REV DATE DESCRIPTION</p> <p>B 05/02/19 Amendments to Concept Drawings</p> <p>C 15/02/19 Amendments to Concept Drawings</p> <p>D 27/02/19 Amendments to Concept Drawings</p> <p>E 03/04/19 Town Planning Amendments</p> <p>F 18/09/19 Town Planning Amendments</p>	<p>CYBER</p> <p>ARCHITECTURE & ENGINEERING</p> <p>2/123 BIRCHMOUNT ROAD, FERNLEA, QLD 4113 07 428 42146</p> <p>PH: 07 3393 9156 GST: 1003969</p>	<p>ERIN JOHNER</p> <p>e.erin@cyberdrafting.com.au P: 07 3393 9155</p>	<p>Dimensions shall not be obtained by scaling.</p> <p>All dimensions are in millimeters unless noted otherwise. Setout dimensions shall be verified on site prior to any work being carried out.</p> <p>Any problems shall be directed to the builder for confirmation & correction.</p>	<p>CLIENT</p> <p>Jason Wholton 28 Fernlea Avenue Scarborough RP 78895 Local Council: MBRC</p>	<p>DRAWING</p> <p>PROPOSED SITE PLAN</p> <p>SCALE</p> <p>AS SHOWN @ A3</p>	<p>JCB No:</p> <p>18214</p> <p>DATE</p> <p>18/09/2019</p>	<p>SHEET</p> <p>2 8</p>
--	---	--	---	--	--	--	----------------------------------

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (cont)

Google Maps 28 Fernlea Ave

*Looking here at urban density,
site coverage, proximity to other dual occ.
Proposal is nothing like current situation.*



Imagery ©2019 CNES / Airbus, Maxar Technologies, Map data ©2019 20 m

<https://www.google.com/maps/place/28+Fernlea+Ave,+Scarborough+QLD+4020/@-27.1996056,153.104...a=!3m1!1e3!4m5!3m4!1s0x6b93ef4a439d9cc9:0x24672eff41ee5892!8m2!3d-27.1995869!4d153.1050976>

Page

Scanned By: Naomisteel1@BRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 183
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Community Comment Session MBRC:

26th November 2019

Scott Morcombe 26 Fernlea Ave Scarborough 4020

Mayor Sutherland,

Councillors.

I am letting you know about a Development Application at 28 Fernlea Ave Scarborough for a Material Change of Use - Dual Occupancy.

I have included some basic information on the back of this. It is to develop 2 x 3 bedroom 2 storey attached houses on a 627 square metres block in a General Residential Zone – Suburban Neighbourhood Precinct in Scarborough.

We are very disappointed that there has been no consultation prior to this.

The DA is now at the Public Notification period ending on 29th November 2019 but we have requested an extension of time because the Code Assessment document was not posted online until 21st November and await confirmation.

I live next door but today I am speaking on behalf of my community because we all chose to live in Scarborough because of the lifestyle and low-density zoning and do not think this development is suitable. It looks like something from Newport not Scarborough.

I confirm today significant community concerns about this matter after meeting with many of them last week. We are not against all development. One for one is fine.

This development application for a material change of use proposes to build 2 substantial dwellings on this small site is not supported by residents and not in keeping with the MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat and impacting flora and fauna.

There are many breaches of zoning requirements that we have identified in support of our claims that we will confirm soon.

We want this DA rejected immediately.

Scott Morcombe

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 184
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)


Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

I strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

In summary, this proposal affects me directly. It lowers the value of the area and blocks breezes and sunlight that we currently love. Our views north will be blocked. Privacy that we have will be stopped because we will look at each other and hear each other. 300 square metres is where unit 2 sits so how can cars function and how can kids play. Answer: in the street! Reject this proposal.

No attempt to communicate with us about possible shared benefits. Just a sign and a lot of stress having to try to enforce accepted residential zoning.

Other various attachments included to assist council to reject this proposal.

Names: SCOTT MORCOMBE
Address: 26 FERNLEA AVE
SCARBOROUGH 4020
Signatures: 
Date: 29/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

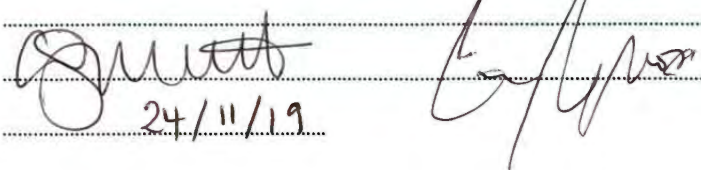
The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Carly and Cameron MURFETT
Address: 21 Fernlea Ave - Scarborough
Signatures: 
Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I am not at all in agreement with this property being turned into a dual dwelling. Due to increased traffic + lack of parking space in our street.

Name: MRS. ELISABETH MEULENBROEK
Address: 35 FERNLEA AV.
SCARBOROUGH 4020
Signature: [Handwritten Signature]
Date: 26 NOV. 2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

/ / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....

Names: JAMES + MARGARET LEATHART
Address: 3 SEAVILLE AVE
SCARBOROUGH 4020
Signatures: [Signature] M. Leathart
Date: 25/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area"*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping"*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: *We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave. Scarborough*

Names: *JUAN & OLIVE MARTIN Gil*
Address: *5 HERNE RD., SCARBOROUGH QLD 4020*
Signatures: *Olive Martin Gil [Signature]*
Date: *25/11/2019*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020

On: Lot 2 on RP79886

Approval Sought: Development Permit for a Material Change of Use

Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: MARK AND NANCY McNAULHON

Address: 3 HIBERN ROAD, SCARBOROUGH 4020

Signatures: [Handwritten Signature]

Date: 24 NOV 19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 195
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape
- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Michelle Lea

Address: 7 Sverige Crt
..... Newport

Signatures: Michelle Lea

Date: 26/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 197
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: *This Development would destroy the local Amenities of this Area and set a dangerous precedent to destroy our Land = Next Generation Neighbourhood Plan Zoned Areas of the Rurale Peninsula!*

Names: *Wendy Kelly*

Address: *16 COURAGEOUS CT*
Newport, Oct 4020

Signatures: *Wendy Kelly*

Date: *28/11/2019*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....

Names: JOANNA LINCOLNE & TERRY DOWNES
Address: 31 MICHEL RD
SCARBOROUGH
Signatures: [Handwritten signatures]
Date: 25/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 201
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

- e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape

- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

.....

.....

.....

Names: Natasha Lea

Address: 7 Svenige CRT

..... Newport Qld 4020

Signatures: Natasha Lea

Date: 26/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area"*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping"*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

I AM CONCERNED AS IF THIS APPLICATION IS APPROVED THEN WHAT NEXT FOR THIS AREA.

I AM ALL FOR GROWTH BUT THIS APPLICATION IS SIMPLY NOT IN THE BEST INTEREST OF THE EXISTING RESIDENTS

Names: R MARTIN

Address: 21 SEAVILLE AVE

Signatures: [Signature]

Date: 26 NOV 2019

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 205
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. Appendix A – Code Assessment document was not released until 21st November.

This is a 90 page document and the public need to consider it with all other documents to understand the application properly.

We requested an extension of time to allow the public to make submissions until 13th December.

2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2

"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.

3. Dual Occupancies:

The proposal does not comply with PO47

"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"

There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement

The proposal does not comply with E47

"Are located on lots with an area of 1000m2 or greater"

Block size is 627 m2, 37% less than code requirement

4. Site Cover (Residential Uses):

The proposal does not comply with PO7 a, d.

"Residential buildings and structures will ensure that site cover:

a. Does not result in a site density that is inconsistent with the character of the area

d. Reflects the low density character of the area"

Typical site cover in Fernlea, Herne and Michel 25-30%

Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms

5. Garage Openings:

The proposal does not comply with PO5 a, d.

"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:

a. Not dominate the street frontage

d. not compromise on-site landscaping"

Proposal has 9.6m garage doors and there is almost no front gardens allowed

The proposal does not comply with E5.1

"Garage and carport openings are no greater than:

Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"


The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

Names: Jason Lea

Address: 7 Svenige Crt
Newport QLD 4020

Signatures: 

Date: 26/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 207
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

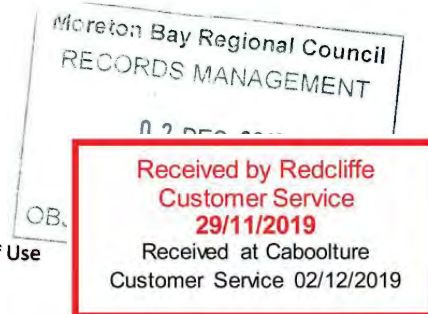
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 208
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Does not comply with Next Generation Neighbourhood Plan and will affect amenity of area.

Do Not Set a precedent for all Next Generation 1.0v Zoned Property, to be destroyed by Developers who only think about profit, not people!!

Names:

Tony Kelly

Address:

16 Courtenay Court

Napier QLD 4020

Signatures:



Date:

28/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Gillian Hentschel
Address: 25 PINewood ST
REDCLIFFE 4020
Signatures: [Signature]
Date: 24-11-2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

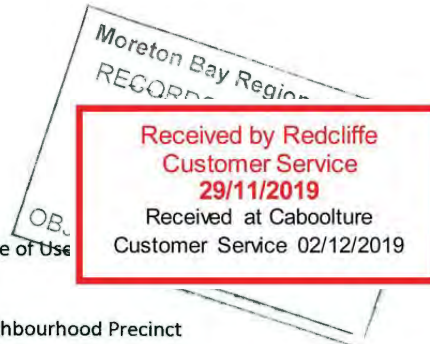
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: SHARISE HEARLEWOOD
Address: 7 HERNE ROAD
SCARBOROUGH QLD 4020
Signatures: [Signature]
Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with POS a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: ... PAMELA HEAZLEWOOD
Address: ... 7 HERNE ROAD
... SCARBOROUGH QLD 4020
Signatures: ... P.J. Heazlewood
Date: ... 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

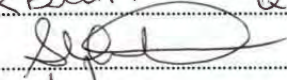
The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: STUART HEWISCHER
Address: 25 PINELAND ST,
REDCIFFE QLD 4020
Signatures: 
Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: The objections appear to be valid!

I would not support the proposal in its current form.
Low density housing needs to be maintained.

Names: Chris Greenwood

Address: 41, Palmtree Avenue,
Scarborough, 4020.

Signatures: 

Date: 25.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: Celena Heazlewood
Address: 7 Herne Road
Scarborough QLD 4020
Signatures: [Signature]
Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Clear breaches of the code as highlighted above.

Surprised it has got this far through council approval gates -

Names: D & T Fuller

Address: 16 Herne Road
Scarborough, QLD, 4020

Signatures: [Handwritten signatures]

Date: 22/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: BRUCE HEAZLEWOOD

Address: 7 HERNE ROAD

SCARBOROUGH QLD 4020

Signatures: [Handwritten Signature]

Date: 24/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct

This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage



Moreton Bay Regional Council

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- b. Every 6m of opening is separated by a minimum of 6m".
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.
- 6. Access and Driveways:
The proposal does not comply with PO8 b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
e. not result in excessive crossovers and hardstand areas"
Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."
Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.
- 7. Landscaping
The proposal does not comply with PO10 b,f.
"Development Includes landscaping that:
b Enhances the character of the streetscape
f. contributes to reducing the urban heat island effect and improve micro-climate conditions"
The proposal has very little offered.
- 8. Casual Surveillance
The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

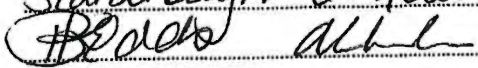
We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

We value our area & community as the family-friendly "safe zone" that it presently is. The greater environmental impacts the Council & big developers have already put on our peninsular is getting out of hand with the Stockland Developments - please dont continue the trend to our already established streets.

Names: Belinda & Aaron Edwards

Address: 20 Central Ave
Scarborough Q 4020

Signatures: 

Date: 28/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Cha
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Ne



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m2 or greater"
Block size is 627 m2, 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area"*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping"*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. *3m for every 7.5m of street frontage*



ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: JACQUELINE BYRNE

Address: 25 HERNE ROAD
SCARBOROUGH. Q 4020.

Signatures: 

Date: 25/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned by NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: When choosing a site to build in we carefully studied the Council Plan. We did not want to live in medium density or Stockland style development so we paid a premium to live in a "Family friendly" area. Many speculators are waiting for this style to be approved and then the family ambience will be lost to Scarborough. Already our streets are crowded with parked cars.

Names: S. Baker (star) Deirdre Carty

Address: 42A Seaville Ave
Scarborough

Signatures: S. Baker, Deirdre Carty

Date: 29/11/19.

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 231
Agenda

*ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)*

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council


I object to the development at 28 Fernlea Ave Scarborough for a Material Change of Use – Dual Occupancy as it does not meet many criteria stated in the MBRC Planning Scheme – Adopted.

The adopted planning scheme took a long period to be developed, and the process included a significant period of consultation with and review by local citizens. The Owner of 28 Fernlea Ave was aware of the requirements of the property, or should have been. The Owner, if he/she/they wanted dual units, had ample opportunity to buy elsewhere on the Peninsula. If the Owner is unhappy with the requirements of the MBRC Planning Scheme – Adopted, the Owner can attempt to influence the MBRC during the consultation process for the next Planning Scheme.

For Council to accept a Material Change In Use at 28 Fernlea Ave that is so contrary to its stated requirements for a Suburban Neighbourhood Precinct would be a travesty that mocks any planning process.

Stephen J Baker
48a Seaville Avenue
Scarborough Qld 4020.

29 November 2019.



29/11/19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: WE OBJECT TO THE PROPOSED DEVELOPMENT, NOT ONLY WILL IT BE AN EYESORE, CARS + PARKING IN THIS STREET IS ALSO ANOTHER PROBLEM PLUS ALL THE ABOVE ALREADY LISTED.

Names: DONALD CAMPBELL + ESTELLE BERRYMAN
Address: 10 FERNLEA AVENUE
SCARBOROUGH 4020
Signatures: D Campbell & Berryman
Date: 25/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
 - a. Does not result in a site density that is inconsistent with the character of the area*
 - d. Reflects the low density character of the area”*Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
 - a. Not dominate the street frontage*
 - d. not compromise on-site landscaping”*Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
 - a. 3m for every 7.5m of street frontage*

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m”
Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

“Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas”

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

“Dual Occupancies provide:

b “A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees.”

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

“Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions”

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

“Development incorporates subtropical design principles that respond to Moreton Bay’s climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living”

The proposal looks like a large block of units, does not look like neighbours’ houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....

Names: James & Fiona Estella
Address: 33 Fernlea Avenue
Scarborough QLD 4020
Signatures: [Handwritten signatures]
Date: 25/11/2019

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I reject this proposal strongly on the grounds of the fact that it does not comply with E47. There is alot of large blocks in the area and this will set a precedent to sub divide them.

Names: Ryan Blyth and Kacey Blyth

Address: 20 Horne Road, Scarborough

Signatures: [Handwritten signatures]

Date: 25/11/19

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 238
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m2 or greater”
Block size is 627 m2, 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. *Does not result in a site density that is inconsistent with the character of the area*
d. *Reflects the low density character of the area”*
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. *Not dominate the street frontage*
d. *not compromise on-site landscaping”*
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

- a. 3m for every 7.5m of street frontage
 - b. Every 6m of opening is separated by a minimum of 6m"
- Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.
"Driveways, pedestrian entries and internal access ways are located and designed to:
b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character
e. not result in excessive crossovers and hardstand areas"
Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles
The proposal does not comply with E8.1 b.
"Dual Occupancies provide:
b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."
Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.
"Development includes landscaping that:
b Enhances the character of the streetscape
f. contributes to reducing the urban heat island effect and improve micro-climate conditions"
The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16
"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"
The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....
.....

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 240
Agenda

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

Names: Thomas Butler

Address: 1509/10 Stratton St, Newstead QLD, 4006

Signatures:



Date:

28 / 11 / 19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: Building regulations are usually in place for good reasons. Relaxing them & making allowances leads to a precedence for everyone else to build whatever they like however they like. No 22 Fernlea & No 24 Fernlea have already flouted the law with constructions. Parking is already a problem!

Names: JANE BOLTON

Address: 22 HERNE ROAD, SCARBOROUGH, QLD, 4020

Signatures: [Handwritten Signature]

Date: 26/11/19.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

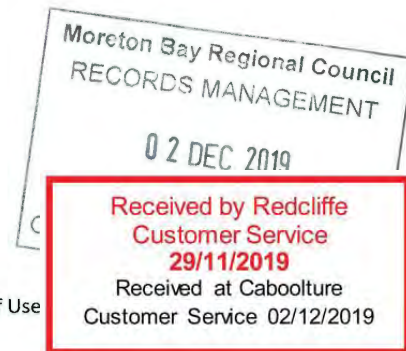
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
"The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare"
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
"Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy"
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
"Are located on lots with an area of 1000m² or greater"
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
"Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area"
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
"Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping"
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
"Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: I am the owner-occupier of 52 Seaville Ave Scarborough within the special zoning area bounded by Scarborough Rd, Sunnyvale Rd, Fernlea Ave & Jays St and have an interest in all developments within this area and I object to the proposed development at 28 Fernlea Ave Scarborough.

Names: TERENCE FREDERIC ARMSTRONG

Address: 52 SEAVILLE AVE
SCARBOROUGH QLD

Signatures: Terence Armstrong

Date: 29 Nov 2019.

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D
Lot Size: 627 m2

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

- a. 3m for every 7.5m of street frontage
- b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

- b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

- b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

- b Enhances the character of the streetscape
- f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments:

.....

.....

.....

.....

.....

.....

.....

.....

Names: PETER ADCOCK

Address: 54 INTREPID CRT
NEWPORT 4020

Signatures: [Signature]

Date: 27-11-19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

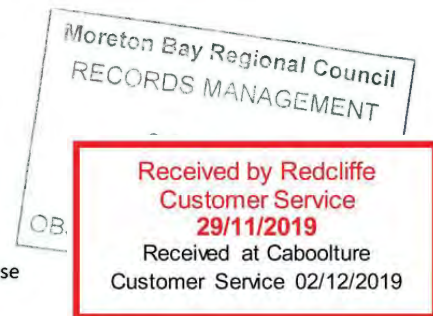
Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

- 1. Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
- 2. Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
- 3. Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
- 4. Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
- 5. Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: The Application should automatically be rejected due to the above mentioned non-compliance with the area regulations

Names: SARAH + SMART BURCH
Address: 10 PAUMTREE AVE
SCARBOROUGH 4020
Signatures: S Burch
Date: 26.11.19

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 02/12/2019 PM Moreton Bay Regional Council

To: Chief Executive Officer
Moreton Bay Regional Council
mbrc@moretonbay.qld.gov.au

Proposed Development: Dual Occupancy:

Where: 28 Fernlea Ave Scarborough QLD 4020
On: Lot 2 on RP79886
Approval Sought: Development Permit for a Material Change of Use
Application Ref: DA/39443/2019/V2D

MBRC Zone: General Residential Zone – Suburban Neighbourhood Precinct



This development application for a Material Change of Use proposes to build 2 substantial dwellings on this small site and is not supported by residents and not in keeping with MBRC Planning Scheme – Suburban Neighbourhood Precinct.

The impact on neighbours and rate payers by increasing urban density outside current planning is increasing neighbourhood traffic, generating more on-street parking, reducing open space, restricting breezes and natural light creating extra noise and heat. We purchased here specifically because of the low density planning.

I / We object to the proposed development application on the following grounds:

1. **Appendix A – Code Assessment document was not released until 21st November.**
This is a 90 page document and the public need to consider it with all other documents to understand the application properly.
We requested an extension of time to allow the public to make submissions until 13th December.
2. **Density: The proposal does not comply with PO1 in Table 6.2.6.2.2**
“The Suburban Neighbourhood Precinct has a low residential density of a maximum of 15 dwellings per hectare”
Exceeded.
3. **Dual Occupancies:**
The proposal does not comply with PO47
“Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for Dual Occupancy”
There is another Dual Occupancy only 65 metres away located at 47/47A Fernlea Ave Scarborough, 67% less than code requirement
The proposal does not comply with E47
“Are located on lots with an area of 1000m² or greater”
Block size is 627 m², 37% less than code requirement
4. **Site Cover (Residential Uses):**
The proposal does not comply with PO7 a, d.
“Residential buildings and structures will ensure that site cover:
a. Does not result in a site density that is inconsistent with the character of the area
d. Reflects the low density character of the area”
Typical site cover in Fernlea, Herne and Michel 25-30%
Proposed development is 45% site cover and 90 % of allowable limit without additional driveways and paving leaving almost no soil to absorb storms
5. **Garage Openings:**
The proposal does not comply with PO5 a, d.
“Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
a. Not dominate the street frontage
d. not compromise on-site landscaping”
Proposal has 9.6m garage doors and there is almost no front gardens allowed
The proposal does not comply with E5.1
“Garage and carport openings are no greater than:
Lot frontage over 15m:
a. 3m for every 7.5m of street frontage

ITEM 2.2 - DA/39443/2019/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY LOCATED AT 28 FERNLEA AVENUE, SCARBOROUGH - DIVISION 5 (Cont.)

b. Every 6m of opening is separated by a minimum of 6m"

Proposal has 19m street frontage so should be maximum 6m garage doors but is proposed at 9.6m. 60% more than code requirement.

6. Access and Driveways:

The proposal does not comply with PO8 b, e.

"Driveways, pedestrian entries and internal access ways are located and designed to:

b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character

e. not result in excessive crossovers and hardstand areas"

Proposal has 2 crossovers and is excessive. Hardstand areas particularly unit 2 are too small to manoeuvre vehicles

The proposal does not comply with E8.1 b.

"Dual Occupancies provide:

b "A maximum of one crossover per street frontage; or where more than one crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees."

Proposal has 2 crossovers impacting on-street parking and street trees. Crossovers are only 1.5m apart.

7. Landscaping

The proposal does not comply with PO10 b,f.

"Development includes landscaping that:

b Enhances the character of the streetscape

f. contributes to reducing the urban heat island effect and improve micro-climate conditions"

The proposal has very little offered.

8. Casual Surveillance

The proposal does not comply with PO16

"Development incorporates subtropical design principles that respond to Moreton Bay's climate in a manner which minimises reliance on non-renewable energy sources for heating, cooling or ventilation and promotes local character and identity and encourage outdoor living"

The proposal looks like a large block of units, does not look like neighbours' houses, blocks breezes and views, has no heating or cooling specified. A hipped roof instead of flat one would look better and allow more airflow around it for neighbours.

We strongly reject this proposal to build 2 large joined dwellings on 28 Fernlea Ave Scarborough.

Comments: KNOWING THE PREVIOUS RESIDENTS THE HOUSE WAS BOUGHT WITH URGE HASTE - SELLING IN THE FIRST WEEK FOR THE SIZE OF THE HOUSE IT WAS OBVIOUS THAT PAYING \$749 WAS PURCHASE PRICE OF LAND (TO BE SUBDIVIDED) ONE TENDS TO THINK A DEVELOPER MAY HAVE PURCHASED IT. ALSO DID SAID PERSON ALSO HAVE ASSURANCES THAT THERE WOULD BE NO OPPOSITION TO THIS? WHO KNOWS? SO YES WE BOTH OBJECT IN THE STRANGEST OF TERMS TO THIS PROPOSAL.

Names: PATRICIA CORBETT STANLEY CORBETT

Address: 46 MICHEL RD 046 790 2853

SCARBOROUGH QLD 4020

Signatures: P Corbett Stanley C.

Date: 27.11.19

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A19627481 : 30 January 2020 - **Refer Supporting Information A19624013 & A19624014**
Responsible Officer: DW, Coordinator Management Accounting (FCS Accounting Services)

Executive Summary

The purpose of this report is to adopt the Amended Annual Budget for 2019/20 and present the Quarter 2 Operational Plan Review for 2019/20.

OFFICER'S RECOMMENDATION

1. That pursuant to section 169 and 170 of the Local Government Regulation 2012, Council adopts the amended budget for the 2019/20 financial year, as tabled, incorporating:
 - a. Statement of Income and Expenditure (Long Term Financial Forecast, 10 years);
 - b. Statement of Financial Position (Long Term Financial Forecast, 10 Years);
 - c. Statement of Cash Flows (3 Years);
 - d. Statement of Changes in Equity (3 Years);
 - e. Measures of Financial Sustainability (10 years);
 - f. The total value of the change expressed as a percentage in the rates and utility charges;
 - g. Additional Legislative Disclosures (no change);
 - h. Revenue Policy 2019/20 (no change);
 - i. Revenue Statement 2019/20 (no change); and
 - j. Benefitted Area Maps (no change).

2. That the Quarter 2 Operational Plan as presented be received.

ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

REPORT DETAIL

1. Background

The operational plan review represents Council's opportunity to assess the progress and performance of its departments as per the adopted operational plan.

The departments listed have specific Key Performance Indicators (KPI's) outlined for the 2019/20 financial year with accompanying performance commentary toward the achievement of those KPI's as at the end of the second quarter.

The quarterly budget review also presents an opportunity to revisit Council's adopted budget and propose amendments to revenues and expenditures because of events and circumstances that have occurred, or are anticipated to occur, over the remainder of the financial year given any change in priorities.

2. Explanation of Item

Operational Plan

The Operational Plan as presented provides Council with a status as at the end of the second quarter on how Council is progressing towards achieving its Key Performance Indicators for 2019/20 with accompanying commentary. Full details are contained in Supporting Information #1.

Budget Amendment Synopsis

The proposed amended budget outlines increases and decreases in revenues and expenditures within the 2019/20 budget as at the end of the second quarter. The following significant changes are noted.

Operating Revenues

Operating Revenues are expected to increase by approximately \$16 million predominately due to:

- \$14.87 million included for the Waste Levy Abatement Payment (not included in the 2019/20 Adoption Budget). Advice from the Queensland Audit Office, that came subsequent to Council adopting its 2019/20 budget, advised that the Waste Levy Abatement Payment that was received in the 2018/19 financial year must be deferred and recognised as revenue in 2019/20.

Operating Expenditure

Operating expenses are proposed to increase by \$13 million primarily comprised of:

- \$2.5 million increase for the financial contribution to the Redcliffe Dolphin Stadium - Stage 3.
- \$2.4 million increase for the costs associated with the Visy Materials Recovery Facilities contract which was not originally budgeted as the contract was not finalised at budget adoption.
- \$1 million increase for contribution to Woodfordia.
- \$700,000 increase for Redcliffe and Ningi waste facilities associated with additional operational costs relating to the Waste Levy, including new weighbridge servicing and CCTV costs. Additionally, there are increased costs for contract services for the Redcliffe waste facility as structural issues closed the "push pit" operations.
- \$580,000 increase for the removal of asbestos and boundary fencing and other site preparations associated with the planned dredged material management facility at Ningi.
- \$490,000 increase for additional workplace health and safety costs, mental health support services, Engineering Construction and Maintenance Division mandatory training and recruitment costs, all of which have arisen due to greater than expected services/activity than originally budgeted.

ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

Capital Expenses and Revenues

Capital grant revenues are set to increase by \$3 million predominately due to expected increases in capital grants relating to the Transport Infrastructure Development Scheme (TIDS) funding of \$1.3m, and several road black-spot funded projects.

Capital expenditure has increased by less than \$1 million.

Capital infrastructure cash contributions are forecast to reach \$45 million for 2019/20, an increase of \$21.5 million on the original budget. Infrastructure cash contributions continue to exceed expectations in line with previous years.

Overall the total impact of the proposed amendments forecasts the net result and cash position of Council to increase in the amount of \$27 million.

Budget Position at the end of Quarter 2

Given the level of budget amendments suggested for the first 6 months of the year, particularly for operating revenues, infrastructure cash contributions and operating expenses, it is appropriate to propose to Council that the original budget be amended for 2019/20.

Accordingly, Supporting Information #2 sets out the amended budget proposed for 2019/20.

It must be noted that when amending the original budget, the following statements and information must be re-presented to Council for adoption, in accordance with sections 169 and 170 of the Local Government Regulation 2012:

- Statement of Income and Expenditure (Long Term Financial Forecast, 10 years) refer below;
- Statement of Financial Position (Long Term Financial Forecast, 10 Years) refer below;
- Statement of Cash Flows (3 Years) refer below;
- Statement of Changes in Equity (3 Years) refer below;
- Measures of Financial Sustainability (10 years) refer below;
- Additional Legislative Disclosures, refer below;
- Revenue Policy 2019/20 (not included in this report as it is not being amended);
- Revenue Statement 2019/20 (not included in this report as it is not being amended); and
- Benefitted Area Maps (not included in this report as it is not being amended).

The impact of the amended budget will obviously have the most influence on the 2019/20 financial year, while years 2 to 10 remain largely unaffected.

The measures of Financial Sustainability have very little change. The additional legislative disclosures are unchanged as are the Revenue Policy, Revenue Statement and the Benefitted Area Maps.

3. Strategic Implications

3.1 Legislative / Legal Implications

In accordance with sections 169 and 170 of the Local Government Regulation 2012 the Council may amend its annual budget during the financial year.

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

3.2 Corporate Plan / Operational Plan

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

ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

3.3 Policy Implications Nil identified

3.4 Risk Management Implications

Organisationally there are a wide number of strategic and operational risks that can impact on the delivery of Council's Adopted Budget and accompanying Operational Plan. Risks are identified and recorded in Council's Enterprise Risk Management (ERM) Register and managed accordingly by each Department.

If during the financial year new risks are identified, these must be recorded in the ERM register and assessed accordingly for impact on Council's delivery of services.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The proposed amending of the 2019/20 Budget contains changes that have the most impact on the 2019/20 financial year. As outlined above the major changes are the \$16 million increase in Operating Revenues, the \$13 million increase in Operating Expenditure and finally the increase of \$21.5 million for Infrastructure Contributions. The effect of such changes is forecast to increase Council's budgeted cash position by \$27 million (from the adopted budget amount of \$330 million to \$357 million as at 30 June 2020).

3.7 Economic Benefit Implications

The Council's annual budget facilitates significant infrastructure expenditure, maintenance activities and other services that offer an economic stimulus to the region through employment and business development.

The amendment proposed to the Annual Budget of 2019/20 will have no material impact on the economic benefit to be derived in the region.

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Council, the Executive Management Team, Managers and other key Council officers involved in preparing the Operational Plan Report and the Amended Budget.

SUPPORTING INFORMATION

Ref: [A19624013](#) & [A19624014](#)

The following list of supporting information is provided for:

ITEM 3.1

QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL

#1 Quarter 2 - Operational Plan

#2 Quarter 2 - Amended Budget

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

#1 Quarter 2 - Operational Plan

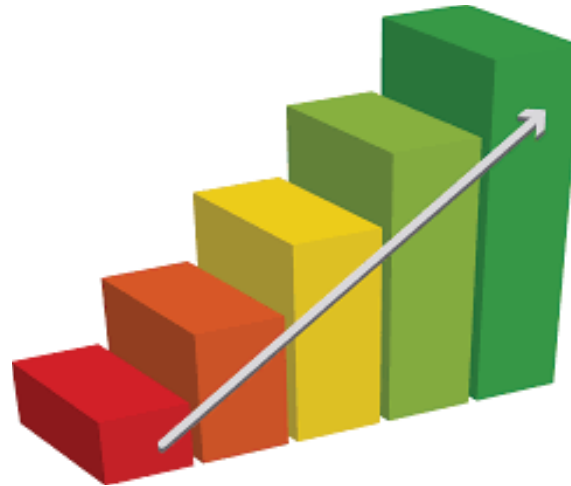
Quarter 2

Operational Plan Review

2019/20



Department Performance



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Legal Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Litigation satisfactorily resolved	%	90.00	100.00
Legal advice provided within agreed timeframes	%	100.00	99.00
Compliance with statutory and policy timeframes for Right To Information and Information Privacy applications and Complaints	%	95.00	93.00

Performance Commentary

Right to Information and Information Privacy application and Complaints processing timeframes are generally being met. The timeframe for two Right to Information applications and one complex Administrative Action complaint were not met this quarter. All finalised litigation matters were satisfactorily resolved in accordance with direction pursuant to delegation or resolution of Council. The majority of legal advice was provided within agreed timeframes.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Strategy and Engagement**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with Council sponsored and run events	%	80.00	94.00
Council media releases utilised by media organisations	%	80.00	100.00

Performance Commentary

20 council run and sponsored MBRIT events were held during the reporting period including two movie nights, six citizenship ceremonies a Teddy Bears' Picnic, the 2019 Business Excellence and Innovation Awards, and Christmas in the Moreton Bay Region program. All events continued to experience strong attendance and positive feedback, except for North Lakes Christmas Carols which was eventually cancelled due to thunderstorms. Fireworks planned for the region's major Christmas Carols were cancelled, with monies donated by MBRIT to the bushfire appeal.

Council's divisional events program saw community events in Division 10 (Ferry Hills Picnic in the Park), Division 5 and 6 (Redcliffe Teddy Bears Picnic), Division 7 (Kallangur Movie Under the Stars), Division 1 (Bongaree Movie Under the Stars) and Division 2 (Burpengary Big Splash). All events experienced positive attendance and feedback, despite some of these events being somewhat impacted by poor weather conditions. Other events delivered included Battle of the Brains School Competition and four Australian Citizenship Ceremonies.

Overall, 8 council-sponsored MBRIT events were delivered during the period and continued to maintain a high-level of positive community feedback with an average satisfaction rating of more than 92%. Stand out events during the quarter included Moreton Bay Kids Festival, attended by up to 10,000 people with 91% satisfaction, as well as the sold out 2019 Business Excellence and Innovation Awards Gala Evening.

Television media coverage of positive initiatives in the Moreton Bay Region has increased exponentially. TV networks aired 15 stories this reporting period, compared to zero for the same period in 2018. News topics ranged from feral animal management and sea grass renewal programs through to playground openings. Council's decision to ban fireworks over Christmas and New Year's Eve, due to Australia's bushfire crisis, even made national headlines with media and commentators congratulating Council for taking a leadership position on the issue. All press releases issued were published by local or metropolitan media.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: Office Of The CEO Directorate

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Compliance with statutory and corporate requirements for council meetings and decision making	%	100.00	100.00

Performance Commentary

All indicators have been achieved against this KPI.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Infrastructure Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer requests addressed within the set response time	%	95.00	96.50
Planning projects are completed in the financial year prior to design	%	95.00	85.10

Performance Commentary

The KPI reflects ytd performance of the whole Parks and Recreational (P&R) and Drainage, Waterways and Coastal Planning programs (DWCP).

P&R are at 86.4% completion, with the Landscape Architecture Design sub-program at 100% completion. The remaining P&R projects comprise a number of master plans and streetscape designs. These are being monitored for delivery through the monthly dashboard review and the team are confident of meeting the year end target.

The DWCP program is at 84.2%, with the majority of designs complete, and a number of drainage construction projects under way. The team are actively monitoring progress through the monthly dashboard review and are confident of meeting the year end target.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Integrated Transport Planning and Design**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Design program is completed in the financial year prior to construction	%	95.00	81.00

Performance Commentary

Internal design program for projects to be constructed in 20/21 is 81% complete as of 09/01/20. 17 outstanding designs to be completed. 15 designs will be completed by the end of February 2020 and will not impact on the construction program for 20/21. The remaining two projects (104968 - Caboolture - Elof Road - Road Reconstruction) has been delayed and is now scheduled for completion in May 2020 and should not impact construction delivery in 20/21; the other project (104862 - Caboolture South - Torrens Road - Drainage Upgrade) has also been delayed and is scheduled for completion by 30 June 2020 - this delay will impact timing of delivery in 20/21.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Engineering, Construction and Maintenance Directorate**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
CCTV cameras and equipment to be fully operational	%	94.00	93.56
CCTV footage requests processed within 5 business days	%	95.00	90.51
Number of disaster management exercises conducted	#	4.00	2.00
Compliance of Local Disaster Management Plan with Emergency Management Assurance Framework	%	100.00	100.00
Number of Asset Protection Zone planned burns completed	#	11.00	10.00
Number of Strategic Fire Advantage Zone planned burns completed	#	16.00	6.00
Number of Land Management Zone planned burns completed	#	8.00	4.00
Percentage of Local Disaster Coordination Centre personnel who comply with Queensland's Disaster Management Training Framework	%	90.00	41.00
Percentage of Local Disaster Management Group members who comply with Queensland's Disaster Management Training Framework	%	90.00	63.00

Performance Commentary continued on next page.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Performance Commentary continued.

The Public Safety team received and processed the following CCTV footage requests in 2019/20:

YTD - 158 (143 processed within 5 business days) - 90.51%

QPS - 124 (114 processed within 5 business days) - 91.94%

Internal - 30 (25 processed within 5 business days) - 83.33%

External RTI requests - 4 (4 processed within 5 business days) - 100%

Delays in processing footage requests due to staff vacancies in Q1, these positions now filled.

A significant improvement in processing footage requests has occurred in Q2 bringing the YTD average up.

An additional staff member to assist with contract management will be recruited in Q3.

CCTV Cameras operational - Q2 - 997 cameras in total with 35 not working (96.49% for the quarter). YTD - 93.56%

Fire Management planned burn program 2019/20 - YTD - 14 burns for 136 hectares of council owned land. 20 of 35 fuel management areas burned (57% of target completed).

No burns planned for Q2 due to weather conditions.

Asset Protection Zone blocks - 10 (target 11)

Strategic Fire Advantage Zone blocks - 6 (target 16)

Land Management Zone blocks - 4 (target 8)

Disaster Management compliance with QFES Training Framework

63% (26 of 41) LDMG members and advisors meet the minimum core training requirements to comply with the Queensland Disaster Management Training Framework (QDMTF).

41% (19 of 46) LDCC staff meet the minimum core training requirements to comply with the QDMTF.

QFES has recently added additional training modules for the above roles which has impacted on training compliance.

An improvement pathway has been developed to run additional training modules in Q3 and Q4 to increase compliance.

Individual training requirements have been identified and communicated with individuals by correspondence to encourage compliance.

Personalised, written follow-up will be conducted in Q2 for those who remain non-compliant.

Additional training options will be developed with the support of QFES Emergency Management Coordinator and communication to non-compliant agencies will be sent through the Chair of LDMG if no progress is identified.

Disaster Management Exercises - YTD - 2 (target 4).

Exercise Coastal Challenge (storm tide) completed.

Exercise ERIS recovery group exercise completed.

2 further exercises are planned in Q3.

Council's Local Disaster Management Plan (LDMP) is compliant with the Inspector-General Emergency Management's (IGEM) Emergency Management Framework (EMAF) as assessed on 28 August 2018. No plan assessment occurred in 2019/20 as IGEM are transitioning to new EMAF and Standard content. A new assessment process is planned to occur in August 2020.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Waste Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Kerbside waste and recyclable waste bins collected as scheduled	%	97.00	98.50
Total tonnage of general and recyclable waste collected from kerbside bins that is recycled	%	22.00	28.60
Total tonnage of waste collected at waste facilities from residential and commercial premises (excluding kerbside bins collection) that is recycled	%	45.00	56.90

Performance Commentary - Nil

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Project Management**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Percentage of capital works program completed	%	100.00	50.00

Performance Commentary

For the 19-20 FY, the Project Management (PM) team has \$125M in Capital Projects to deliver. As at 31-12-19, \$49M in project actuals has been achieved (40% of capital budget delivered with 50% works on ground) with a further \$54M in commitments.

On current projections and subject to delivery progress on:

1. Brendale - South Pine Sporting Complex - Indoor Sporting Complex Extension,
2. Samford Valley - Samford Parklands - Community Building Development,
3. Bray Park - Les Hughes Sports Complex - Precinct Upgrade and
4. Reduction in 19/20 funds for Griffin - Griffin Sports Complex - Sporting Complex Development 1.

Forecast expenditure for June 2020 is 93.5%

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Asset Maintenance**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Operations - Programmed roads maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Road network customer requests completed within level of service timeframes	%	95.00	93.30
Operations - Programmed stormwater maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Stormwater network customer requests completed within level of service timeframes	%	95.00	100.00
Operations - Programmed maritime facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Customer requests for marine related services completed within level of service timeframes	%	95.00	100.00
Operations - Programmed parks maintenance activities (mowing and landscaping) completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Graffiti removal requests completed in accordance with timeframes	%	95.00	95.00
Operations - Parks customer requests completed within level of service timeframes	%	95.00	96.50
Operations - Programmed parks inspection activities (Full Park Inspection, All Assets) completed in accordance with schedule	%	100.00	100.00
Fleet - Light fleet is maintained in accordance with programmed maintenance service schedules	%	95.00	92.00
Fleet - Heavy fleet, plant and equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	93.00
Fleet - Compliance with all Queensland Transport Statutory Regulations	%	100.00	100.00
Fleet - Small equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	96.00
Building and Facilities - Programmed buildings and facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Customer requests addressed within the set response time	%	95.00	97.30

Performance Commentary continued on next page.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Performance Commentary continued.

Building and Facilities:

Programmed Maintenance is on track to have all activities completed by the EOFY. Customer Requests are tracking above target year to date.

Graffiti requests are tracking on target. The system currently is only showing the completed requests of one of the Graffiti Officers, this is being rectified.

Operations:

Road requests are tracking slightly behind target. This is being addressed and the Road numbers have improved over the last period following some changes in Road Supervisors.

Parks due to the dry weather have cut back on mowing schedules and are more concentrating on mulching and gardens maintenance. There are still some issues with marine and drainage KPI reporting which are currently being investigated.

Fleet:

Servicing programs for Heavy, Light Fleet and Small plant are aligned with Fleets implemented maintenance schedules and manufacturers servicing specifications. Both Light and Heavy Fleet service schedules are down slightly on target due to downtime in the workshops due to injuries and illness. Casual labour has been utilised to fill some gaps ongoing.

Fleet replacement programs for 19/20 are proceeding with new acquisitions being received across all categories with all new assets to be received no later than 1/05/2020. Replacement programs for 20/21 have been established and are in the specification stage with the approval process to be initiated by mid January.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Customer and Cultural Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with call centre service	%	95.00	91.00
Customer calls resolved at the first point of contact	%	90.00	98.00
Customer satisfaction with Customer Service Centre service	%	95.00	99.00
Customer enquiries resolved at the first point of contact	%	90.00	99.00
Customer satisfaction with library services and programs	%	90.00	98.50
Number of exhibitions delivered by Council's galleries	#	60.00	25.00
Number of exhibitions delivered by Council's museums	#	12.00	8.00
Customer satisfaction with gallery exhibitions and programs	%	90.00	95.00
Customer satisfaction with museum exhibitions and programs	%	90.00	97.00

Performance Commentary

Libraries

Surveys were conducted at Woodford, Redcliffe and Burpengary. Overall customer satisfaction is high with customers consistently commenting on the professionalism of the library staff, their patience when assisting customers with technology, their overall knowledge and skill sets and their ability to make all members of the community feel welcome at their library.

Galleries and Museums

Galleries delivered 13 exhibitions including John Mawurndjul: I am the old and the new; Built Forms; and John Rigby: Monumental Colour. Museums delivered 5 exhibitions including Play... the old-fashioned way; Dale Marsh: Catching the light and Making Do.

Customer Service (Call Centre and Processing Services)

Customers commented on the friendly and knowledgeable service of Call Centre and Customer Service Centre staff, First point of contact resolution continues to be strong across all Customer Services channels.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Property Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Usage of Hub Learning and Business Centre is within forecast rates	%	90.00	90.00
Number of scheduled swimming pool compliance audits (12 per quarter)	%	100.00	100.00
Number of scheduled QSEC compliance audits (1 per quarter)	%	100.00	100.00
Usage of QSEC is within forecast rates	%	90.00	80.00
Usage of MSEC is within forecast rates	%	90.00	70.00
Number of scheduled MSEC compliance audits (1 per quarter)	%	100.00	100.00
Number of scheduled caravan park compliance audits (7 per quarter)	%	100.00	100.00
Occupancy of caravan parks is within forecast rates	%	80.00	77.00
Number of scheduled Redcliffe Cultural Centre compliance audits (1 per quarter)	%	100.00	100.00
Usage of Redcliffe Cultural Centre is within forecast rates	%	90.00	90.00
Number of scheduled Hub Learning and Business Centre compliance audits (1 per quarter)	%	100.00	100.00
Tenancy rate of commercial/retail properties available for lease	%	95.00	95.00
Tenancy rate of residential properties available for lease	%	100.00	100.00

Performance Commentary

MSEC - Event hire expectations are behind target, however there is an increased level of bookings for Q3 & Q4.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Regulatory Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Private certifier referrals are responded to within statutory timeframes	%	100.00	99.00
Building Compliance & Development customer requests responded to within required timeframes	%	90.00	92.00
Plumbing assessments responded to within statutory timeframes	%	100.00	84.00
Public Health and Local Laws customer requests responded to within required timeframes	%	90.00	90.70
Regulated parking programs are completed as scheduled	%	100.00	100.00
Food safety inspections are completed as scheduled	%	100.00	100.00
Public immunisation programs are completed as scheduled	%	100.00	100.00
Appeals and internal review applications are responded to within required time frames	%	100.00	83.50

Performance Commentary

Appeals and Internal Review Applications: 37 out of 38 internal review and remedial notice applications, and 70% of infringement appeals were actioned and completed within the required time frame.

Immunisation Program: All 20 scheduled immunisation clinics were completed. (3 additional clinics were held at Caboolture)

Food Safety Inspections: All 225 planned, higher risk inspections were conducted during the period. (an additional 24 inspections were undertaken)

Regulated Parking: All planned regulated parking days (36) were conducted throughout the Region.

Public Health & Local Laws Customer Service Requests: 5952 of 6563 requests were responded to within required time frames.

Plumbing Assessments: 161 plumbing assessments received, 135 were conducted within the required time frames.

Building Compliance Customer Requests: 1059 of 1144 requests were responded to within required time frames.

Private Certifier Referrals: 245 out of 246 properly made applications were responded to within the statutory time frames.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Community Services and Sport and Recreation**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Number of projects supported through Council's community grants program	#	140.00	61.00
Number of individuals supported through Council's community grants program	#	300.00	123.00
Percentage of available child care places filled at Birralee Child Care Centre	%	95.00	100.00
Participation in sport and recreation programs	#	20,000.00	16,516.00

Performance Commentary

Birralee Childcare Centre

During Quarter 2, Birralee Child Care Centre maintained a 100% occupancy rate.

Community Grants - Projects Supported

61 projects supported under Council's Community Grants Program during Quarter 2 (Round 1).

Community Grants - Individuals Supported

During Quarter 2, a total of 41 individuals were supported through Community Grants Program. 2 x Out Of Round RADF and 39 x Individual Achievement Grants.

Sport and Recreation Programs - Participation

Quarter 2 participant numbers for Council's Sport and Recreation Programs totalled 7,057 bookings from 668 activities delivered.

Active Holidays: 37 activities - 717 bookings

Healthy & Active Moreton: 631 activities - 6,340 bookings

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Environmental Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Participation rate in environmental programs and activities	%	95.00	100.00
Percentage of scheduled environmental assessments and monitoring completed	%	100.00	100.00

Performance Commentary

Forty-one (41) flying fox roosts and 24 ibis roosts were monitored in accordance with colony management plans.

Seven environmental programs and activities were held during Q2. There was full participation in the 'Environmental Adventures for Kids' program, the 'Priority Fauna Species' program, the 'Wild about Wildlife - Flying Foxes' and the 'Wild about Wildlife - Microbats' workshops.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Development Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Code Assessable MCU / RAL applications decided within 30 business days	%	80.00	77.00
Code Assessable Operational Works applications decided within 20 business days	%	80.00	91.00
Survey Plan endorsements within 15 business days	%	80.00	86.00
Third Party Survey Plan endorsement within 5 business days (mb+)	%	80.00	100.00
Third Party Operational Works applications decided within 5 business days (mb+)	%	80.00	100.00
Customer Satisfaction Survey Results for Development Services rates service as good or excellent	%	80.00	0.00

Performance Commentary

Development Services has achieved all but one of the KPIs over the 2nd Quarter of 2019-2020. However, Development Services has experienced a high volume of complex development applications with strategic implications as such this has contributed to not achieving KPI 1 for Code Assessable MCU / RAL applications. A development of reform measures for the development assessment processes is currently underway.

In comparison to the previous quarter, Development Services overall KPIs have improved.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Strategic Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Deliver key Economic Actions in line with the adopted Economic Development Action Plan.	%	90.00	100.00
Planned internal activities and projects completed	%	90.00	86.00
Customer Satisfaction Survey Results for Strategic Planning & Economic Development rates service as good or excellent	%	80.00	0.00

Performance Commentary

Economic Development

Deliver key Economic Actions in line with the adopted Economic Development Action Plan

Council continues to deliver on its commitments in the 2019-2020 financial year. The focus continues to be on delivering in partnership with University of the Sunshine Coast, The Mill at Moreton Bay - Australia's newest University. The delivery of this campus involves many Council departments and meetings to date have established we are on track to meet the associated actions and outcomes with a scheduled opening due in mid-March 2020.

Strategic Planning & Place Making

Planning Scheme Amendment

Consideration of public submissions on the draft Planning Scheme Tailored Amendment 1 and Planning Scheme Policies Major Amendment 1 was undertaken in Quarter 2. On 12 December 2019, the draft Planning Scheme Tailored Amendment 1 and Planning Scheme Policies Major Amendment 1 was adopted by Council, following receipt of the Minister's final consideration notice. The amended Planning Scheme and Planning Scheme Policies will commence on 29 January 2020 (Q3).

The Mill at Moreton Bay

Consideration of public submissions on the draft Streetscape Guidelines and Civic Space and Park Guidelines (the guidelines) was undertaken in Quarter 2. Council adopted the guidelines in December 2019 (Q2) and these will commence on 15 January 2020 (Q3).

Regional Growth Management Strategy 2041

In Quarter 2 Council approved the budget required to commence work on the RGMS2041. A consultant team have been appointed to commence the first major body of work for Phase 1, being a review of the base planning assumptions.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Finance, ICT and Internal Audit**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Internal audit plan progressed as scheduled	%	100.00	100.00
Audit recommendations implemented	%	90.00	90.00
Amount of outstanding rates (excluding prepayments) at the end of each quarter	%	3.00	3.03
Obtain an unmodified external audit opinion for 2018/19	%	100.00	100.00
Liquidity - Target working capital ratio to be greater than 3.00	#	3.00	5.21
Maximise interest revenue on surplus cash invested with QTC and other financial institutions	%	2.50	1.55
Liquidity - Target cash expenses cover to be greater than 6 months	#	6.00	27.44
Fiscal Flexibility - Target interest cover to be greater than 6 months	#	6.00	18.60
Availability of corporate information systems during business hours	%	99.00	99.45
Internal customer satisfaction with corporate information systems	%	90.00	92.80
Availability of council's website	%	99.00	100.00

Performance Commentary

The audit opinion for 2018/19 was issued during the quarter and was unmodified.

The liquidity ratios indicate a strong cash position at the end of the second quarter, the liquidity positions will decline gradually and as expenditure ramps up in the second half of the year.

While the interest rate on surplus cash has not met target, the rate achieved is reflective of the current market conditions.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Department: **Human Resources**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Disputes that go to the Commission resolved in council's favour	%	90.00	100.00
Timeframe to fill a position no longer than 9 weeks	%	85.00	78.00

Performance Commentary

Commission KPI

Of the six (6) matters heard in the commission:

- 2 matters are awaiting a decision (QIRC)
- 1 matter was settled as part of conciliation prior to hearing (QIRC)
- 1 matter was settled by council as part of conference (AHRC)
- 2 matters are awaiting conference (AHRC and QIRC)

Recruitment KPI

Of the 128 positions, 28 exceeded nine (9) weeks to recruit.

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 278
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

#2 Quarter 2 - Amended Budget

Income & Expenditure Statement - Amended Budget

			Adopted Budget															
	2019/20	2019/20	2019/20	2019/20	2020/21	2020/21	2020/21	2021/22	2021/22	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	
	General	Waste	Council	Council	General	Waste	Council	General	Waste	Council	Council	Council	Council	Council	Council	Council		
	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)		
Operating Income																		
Gross rates and utility charges	274,540	42,916	317,456	317,456	291,151	43,530	334,681	307,935	44,152	352,087	366,177	381,701	399,033	417,154	436,103	455,915	476,632	
Less discounts and rebates	(3,760)	(545)	(4,305)	(4,305)	(3,823)	(545)	(4,368)	(3,892)	(545)	(4,437)	(4,526)	(4,625)	(4,740)	(4,859)	(4,980)	(5,105)	(5,232)	
Fees and charges	31,993	5,295	37,288	37,272	33,174	5,492	38,665	34,724	5,701	40,425	42,059	43,867	45,885	47,995	50,203	52,512	54,800	
Interest revenue	45,738	160	45,898	45,426	46,238	166	46,404	46,364	173	46,537	46,671	48,330	48,710	47,500	46,808	46,826	47,237	
Operational grants and subsidies	20,180	14,877	35,057	19,506	19,848	16,358	36,206	18,981	18,249	37,231	39,270	41,468	43,835	46,383	49,123	52,069	55,234	
Other income	106,658	5,630	112,288	112,094	106,713	5,736	112,449	106,911	6,042	112,954	112,702	113,085	113,529	113,982	114,450	114,930	115,421	
Community Service Obligations	(741)	741	0	0	(741)	741	0	(741)	741	0	0	0	0	0	0	0	0	
Total Operating Income	474,608	69,074	543,682	527,449	492,560	71,477	564,037	510,284	74,514	584,797	602,353	623,826	646,252	668,156	691,706	717,147	744,092	
Capital Income																		
Contributions from Developers - Cash	45,000	0	45,000	23,500	24,500	0	24,500	27,000	0	27,000	27,000	27,000	27,000	27,000	27,000	27,000	27,000	
Capital grants and subsidies	36,567	184	36,750	33,368	5,963	271	6,234	4,002	0	4,002	4,002	9,002	0	0	0	0	0	
Contributions from Developers - Assets	40,000	0	40,000	40,000	40,000	0	40,000	40,000	0	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	
Total Capital Income	121,567	184	121,750	96,868	70,463	271	70,734	71,002	0	71,002	71,002	76,002	67,000	67,000	67,000	67,000	67,000	
Total Income	596,175	69,257	665,432	624,317	563,022	71,748	634,771	581,286	74,514	655,800	673,355	699,828	713,252	735,156	758,706	784,147	811,092	
Operating Expenses																		
Salaries, materials and service expenses	289,978	54,426	344,404	331,271	282,072	54,383	336,455	291,606	57,973	349,579	362,254	379,021	395,575	411,916	422,923	443,131	463,144	
Depreciation and amortisation	94,764	2,978	97,742	97,721	99,934	2,796	102,730	104,918	2,709	107,627	113,838	121,100	127,487	132,841	138,466	143,510	147,676	
Finance costs	900	1,130	2,030	2,030	934	1,130	2,064	971	1,130	2,100	2,140	2,184	2,233	2,284	2,338	2,394	2,453	
External Loan Interest Expense	20,379	0	20,379	20,379	19,138	0	19,138	18,301	0	18,301	18,451	19,255	20,099	21,005	21,904	23,351	25,463	
Competitive Neutrality Adjustments	(4,230)	4,230	0	0	(13,304)	13,304	0	(12,837)	12,837	0	0	0	0	0	0	0	0	
Total Operating Expenses	401,791	62,764	464,554	451,401	388,774	71,612	460,386	402,959	74,648	477,607	496,683	521,560	545,394	568,046	585,631	612,386	638,736	
Net Result	194,384	6,494	200,878	172,916	174,248	137	174,385	178,327	(135)	178,192	176,673	178,268	167,858	167,110	173,075	171,761	172,355	

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 279
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Statement of Financial Position - Amended Budget

	Adopted Budget										
	2019/20	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29
	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)	\$ ('000)
Assets											
Current Assets											
Cash and cash equivalents	330,445	357,957	346,602	344,307	303,157	358,282	324,665	299,327	289,599	299,083	306,158
Trade and other receivables	48,848	50,570	52,873	55,133	57,043	59,063	61,630	64,163	66,820	69,427	72,514
Inventories	1,081	1,081	1,081	1,081	1,081	1,081	1,081	1,081	1,081	1,081	1,081
Total Current Assets	380,374	409,608	400,556	400,522	361,281	418,427	387,376	364,571	357,500	369,590	379,753
Non-Current Assets											
Trade and other receivables	677,576	677,576	677,576	677,576	677,576	677,576	677,576	677,576	677,576	677,576	677,576
Investments	1,357,637	1,357,637	1,409,637	1,461,637	1,513,637	1,463,901	1,515,901	1,567,901	1,619,901	1,671,901	1,723,901
Property, plant and equipment	4,837,717	4,838,555	4,971,314	5,122,649	5,307,309	5,497,965	5,659,277	5,806,192	5,937,428	6,071,522	6,205,799
Other non-current assets	0	0	0	0	0	0	0	0	0	0	0
Total Non-Current Assets	6,872,930	6,873,768	7,058,527	7,261,862	7,498,522	7,639,442	7,852,754	8,051,670	8,234,905	8,420,999	8,607,276
Total Assets	7,253,304	7,283,376	7,459,084	7,662,383	7,859,803	8,057,869	8,240,130	8,416,240	8,592,405	8,790,590	8,987,029
Liabilities											
Current Liabilities											
Trade and other payables	44,918	47,028	45,681	47,424	49,077	51,249	53,617	55,786	57,297	60,147	63,289
Borrowings	37,333	37,333	41,643	45,915	47,384	52,976	58,180	63,433	41,438	44,070	44,064
Provisions	12,888	12,888	12,888	12,888	12,888	12,888	12,888	12,888	12,888	12,888	12,888
Other current liabilities	21,427	21,427	21,427	21,427	21,427	21,427	21,427	21,427	21,427	21,427	21,427
Total Current Liabilities	116,567	118,677	121,639	127,654	130,777	138,540	146,112	153,534	133,050	138,532	141,668
Non-Current Liabilities											
Trade and other payables	0	0	0	0	0	0	0	0	0	0	0
Borrowings	332,801	332,801	331,162	350,254	367,879	379,913	386,744	388,322	411,897	432,838	453,786
Provisions	43,841	43,841	43,841	43,841	43,841	43,841	43,841	43,841	43,841	43,841	43,841
Total Non-Current Liabilities	376,643	376,643	375,003	394,096	411,720	423,755	430,586	432,164	455,738	476,679	497,627
Total Liabilities	493,210	495,319	496,642	521,750	542,497	562,295	576,698	585,698	588,788	615,212	639,295
NET COMMUNITY ASSETS	6,760,094	6,788,057	6,962,441	7,140,633	7,317,306	7,495,574	7,663,432	7,830,542	8,003,617	8,175,378	8,347,733
Community Equity											
Retained surplus	5,889,554	5,917,516	6,091,901	6,270,093	6,446,765	6,625,034	6,792,892	6,960,001	7,133,076	7,304,837	7,477,193
Asset revaluation surplus	870,541	870,541	870,541	870,541	870,541	870,541	870,541	870,541	870,541	870,541	870,541
TOTAL COMMUNITY EQUITY	6,760,094	6,788,057	6,962,441	7,140,633	7,317,306	7,495,574	7,663,432	7,830,542	8,003,617	8,175,378	8,347,733

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 280
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Statement of Cash Flows - Amended Budget

	Adopted Budget		2020/21 \$ ('000)	2021/22 \$ ('000)
	2019/20 \$ ('000)	2019/20 \$ ('000)		
Cash Flows from Operating Activities				
Receipts from customers	413,708	413,815	426,654	446,304
Payment to suppliers and employees	(341,034)	(352,056)	(339,866)	(349,936)
Interest received	45,426	45,898	46,404	46,537
Borrowing costs	(20,379)	(20,379)	(19,138)	(18,301)
Non-capital grants and contributions	20,567	34,499	36,676	37,696
Cash inflow (outflow) from Operating Activities	118,288	121,776	150,731	162,300
Cash Flows from Investing Activities				
Payments for property, plant and equipment	(227,389)	(228,247)	(197,290)	(220,761)
Grants and contributions received	56,868	81,750	30,734	31,002
Proceeds from the sale of assets	21,800	21,800	1,800	1,800
Cash inflow (outflow) from Investing Activities	(148,721)	(124,697)	(164,756)	(187,959)
Cash Flows from Financing Activities				
Proceeds from borrowings	25,000	25,000	40,000	65,000
Repayment of borrowings	(33,916)	(33,916)	(37,329)	(41,636)
Cash inflow (outflow) from Financing Activities	(8,916)	(8,916)	2,671	23,364
Net (decrease) / increase in Cash Held	(39,349)	(11,837)	(11,355)	(2,295)
Cash at beginning of the financial year	369,794	369,794	357,957	346,602
Cash at the end of the financial year	330,445	357,957	346,602	344,307

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Statement of Changes in Equity - Amended Budget

	Adopted Budget			
	2019/20 \$ ('000)	2019/20 \$ ('000)	2020/21 \$ ('000)	2021/22 \$ ('000)
Retained Surplus				
Opening balance	5,716,638	5,716,638	5,917,516	6,091,901
Net result	172,916	200,878	174,385	178,192
Closing Balance	5,889,554	5,917,516	6,091,901	6,270,093
Asset Revaluation Surplus				
Opening balance	870,541	870,541	870,541	870,541
Change in asset revaluation surplus	0	0	0	0
Closing Balance	870,541	870,541	870,541	870,541
Total Community Equity	6,760,094	6,788,057	6,962,441	7,140,633

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Measures of Financial Sustainability - Amended Budget

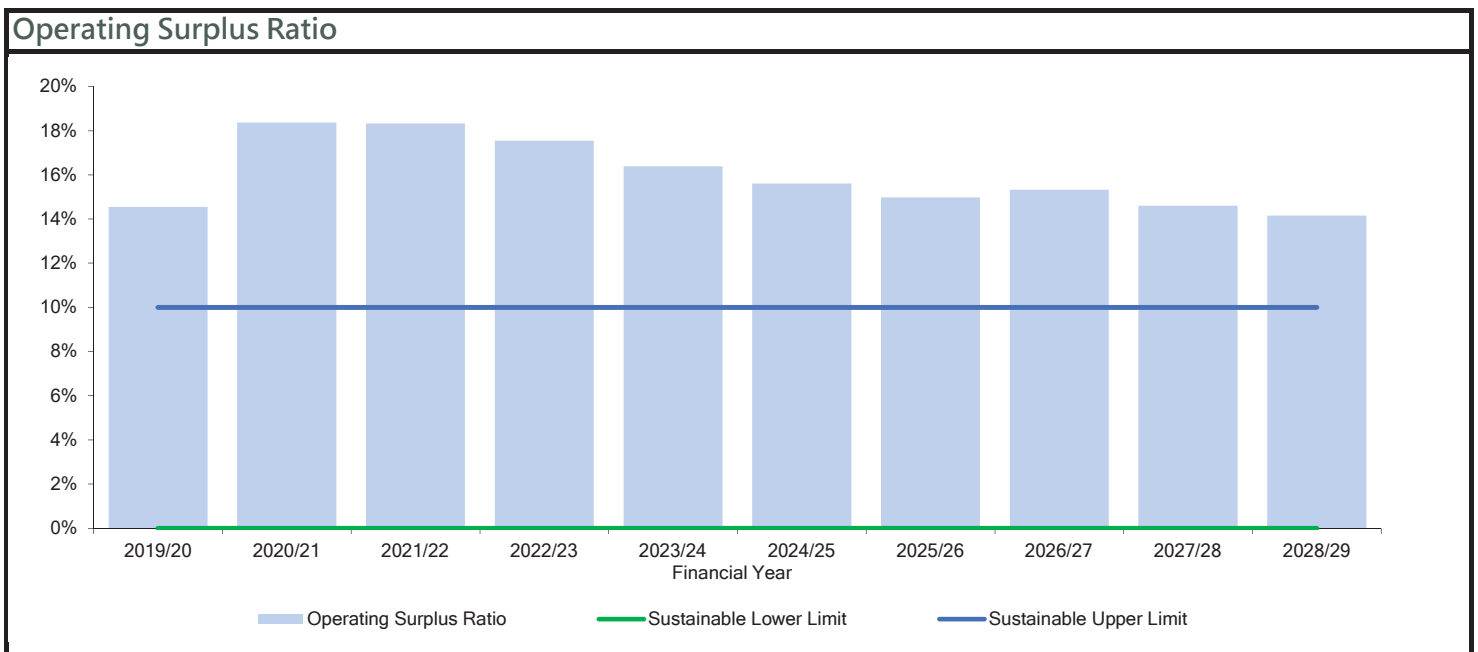
In accordance with section 169 of the Local Government Regulation 2012, the Council is required to disclose in the budget certain measures of financial sustainability.

The Queensland Government defines a sustainable local government as being 'able to maintain its financial capital and infrastructure capital over the long term' (Local Government Act 2009 (Act), section 104(2)).

To ensure the Council continues along the path of financial sustainability into the future, key long term strategic plans are developed and integrated, demonstrating a strategy is in place to manage the financial implications of its long term planning.

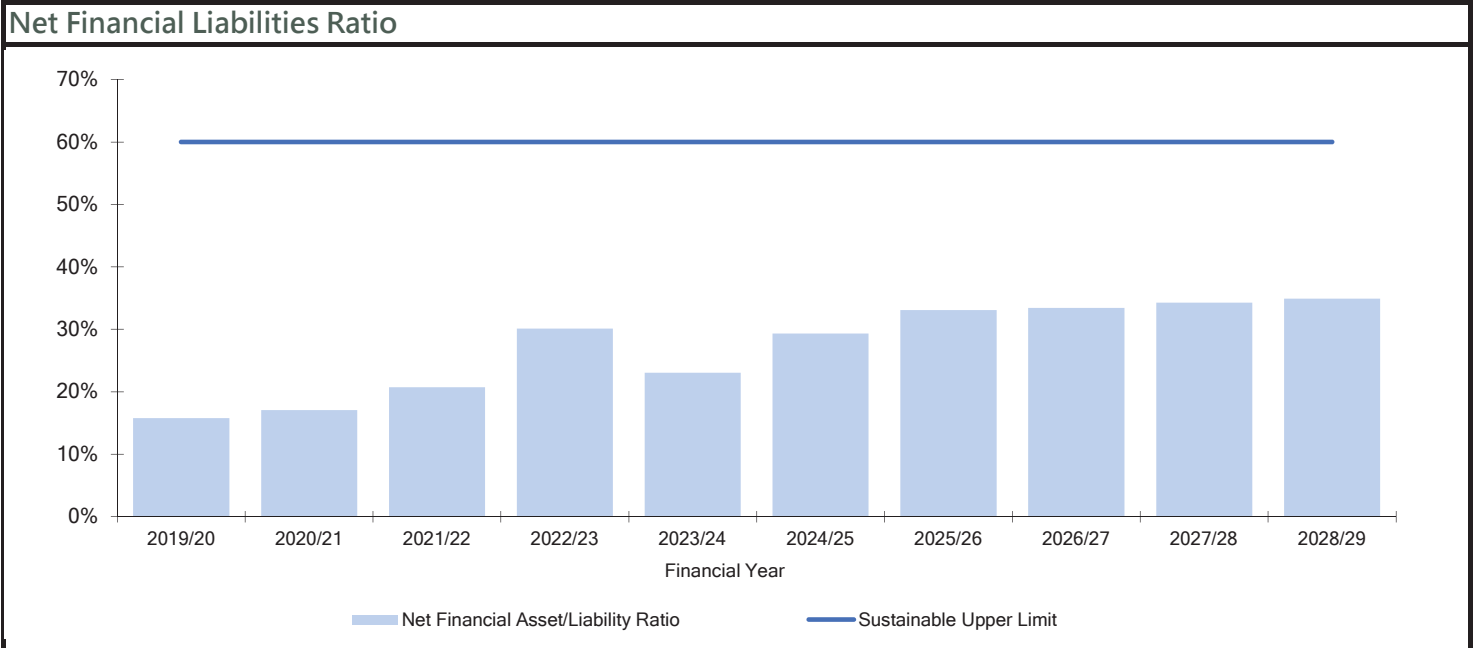
The three financial sustainability measures cover the period of the annual budget plus the next nine financial years (10 years in total).

The targets indicated in each graph are sourced from the 'Financial management (sustainability) guideline 2013' which is available from the website of The Department of Local Government, Racing and Multicultural Affairs.



Description	Measure	Target
Demonstrates the extent to which revenues raised cover operational expenses only or are available for capital funding purposes or other purposes	$\frac{\text{Net Operating Surplus/(Deficit)}}{\text{Operating Revenue}}$	Between 0% and 10% (on average over the long term)
Commentary		
Council is forecasting a positive operating surplus ratio in each of the ten years. A positive ratio indicates that recurring operating revenue exceeds recurring operating expenses and places less reliance on borrowing money to fund capital expenditure and thus reducing Council debt. The positive operating surplus ratio of Council across the ten years is a strong indicator of long term sustainability.		

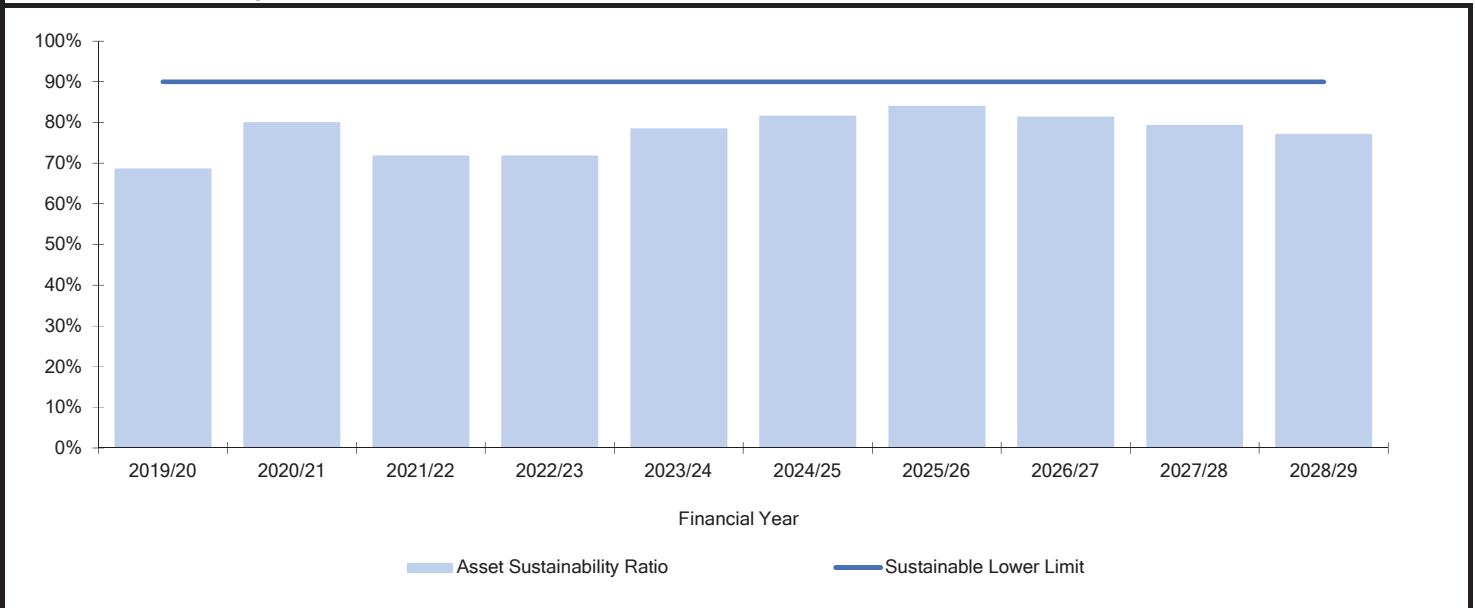
ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Description	Measure	Target
Demonstrates the extent to which the net financial liabilities of Council can be serviced by its operating revenues	$\frac{\text{Total Liabilities less Current Assets}}{\text{Operating Revenue}}$	Not greater than 60% (on average over the long term)
Commentary		
This ratio indicates Council does not exceed the upper limit of 60% over the entire forecast period. This indicates an acceptable level of operating revenues are being used to meet the net financial liabilities of Council.		

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Asset Sustainability Ratio



Description	Measure	Target
Demonstrates the extent to which the infrastructure assets managed by Council are being replaced as they reach the end of their useful lives	$\frac{\text{Capital Expenditure on Replacement Assets}}{\text{Depreciation Expense}}$	Greater than 90% (on average over the long term)
Commentary		
This ratio measures how much capital expenditure goes toward replacing existing assets each year when divided by depreciation expense. As the ten year forecast indicates Council's ratio is below the target of 90% or better but is forecast to improve across the ten year period.		

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Additional Budget Legislative Disclosures - Amended Budget

In accordance with section 169(6) of the Local Government Regulation 2012, the Council is required to report the total value of the change, expressed as a percentage in the rates and utility charges levied for the financial year (2019/20) compared with the rates and utility charges levied in the previous budget (2018/19). The calculation of this percentage for a financial year excludes rebates and discounts applicable on rates and utility charges.

	Adopted Budget 2018/19	Amended Budget 2019/20	% Change from 2018/19 to 2019/20
Gross Rates and Utility Charges	\$311,545,633	\$317,456,176	1.90%

It must be noted that the percentage change is a combined increase across all types of differential general rating categories, special charges and waste utility charges as defined in the Council's revenue statement (included in this budget) with a further allowance made for rate growth. Council has in total 261 differential general rating categories (examples being residential properties, commercial properties, agricultural properties, hotels, shopping centres, retirement villages and many more) and a number of different special charges and waste utility charges which it levies.

In accordance with section 43(4)(b) of the Local Government Act 2009, Councils Waste business is classified as a significant business. A previous public benefit assessment conducted resulted in Council resolving to apply the competitive neutrality principle to its Waste Business in the form of full cost pricing. Accordingly, in accordance with section 169(3) of the Local Government Regulation 2012, Councils Waste business is separately identified in the Statement of Income and Expenditure.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Revenue Policy 2019/20

Head of Power

Local Government Act 2009 (Act)
Local Government Regulation 2012 (Regulation)

Objective

The purpose of this policy is to state, for the 2019/20 financial year:

1. The principles the Council intends to apply for:
 - Levying rates and charges
 - Granting concessions for rates and charges
 - Recovering overdue rates and charges; and
 - Cost-recovery methods.
2. The purpose for the concessions for rates and charges the Council intends to grant; and
3. The extent to which physical and social infrastructure costs for new development are to be funded by charges for the development.

Application

This Revenue Policy applies for the 2019/20 financial year.

Policy Statement

1. **Making Rates and Charges**

Rates and charges will be determined on the basis of achieving net revenue which is sufficient to allow the Council to meet its budgetary responsibilities for the various activities of the Council. In making rates and charges, the Council will have regard to:

- Transparency – openness in the processes involved in the making of rates and charges
- Accountability – making decisions and acknowledging the effects of those decisions
- Simplicity – a rating regime that is simple and cost efficient to administer
- Equity – the consistent levying of rates and charges across the region
- Flexibility – responding where possible to unforeseen changes in the local economy
- Fiscal responsibility – levying an amount sufficient to allow the Council to meet its budgetary responsibilities

2. **Limitation on Increase in General Rates**

Council will limit increases in differential general rates levied in the previous financial year to a maximum stated percentage for those differential rating categories identified in the Council's Revenue Statement. Increases in other rates or charges will not be subject to limitation in this way.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



3. **General Rates**

In the 2019/20 financial year Council will apply a differential general rating approach for the levying of general rates. Differential general rates will be levied on all rateable land in the Council's local government area. This differential rating approach seeks to achieve broad rating equity that could not otherwise be achieved by a single rate in the dollar. Within all differential rating categories, a minimum general rate will be applied to ensure that all owners contribute a minimum equitable amount towards Council's general revenue requirements in circumstances where levying rates based solely on land valuation would not achieve that outcome.

When determining differential rating outcomes, Council may have regard to:

- the level of services available to the land and the cost of making those services available;
- the level of utilisation of services by the land in particular the consumption of council resources, services and infrastructure;
- the use to which the land may be put; and
- whether or not the land is the principle place of residence of the owner

4. **Special Rates and Charges & Separate Rates and Charges**

Special and Separate rates and charges will be levied to generate funds required to provide services and fund activities that Council considers will specifically benefit defined (special) or all (separate) rateable properties across the entire region.

5. **Utility Rates and Charges**

Waste Management

In the 2019/20 financial year Council will apply a regional approach to the levying of waste management charges generally based on the principle of user pays.

These charges reflect the full cost recovery of providing a kerbside collection service, availability of refuse stations and development of waste management strategies for the protection of the environment.

6. **Levying Rates and Charges**

In levying rates and charges, the Council will apply the principles of:

- Responsibility – making clear the obligations and responsibility of both council and ratepayers in respect to rates and charges;
- Accountability – making decisions and acknowledging the effects of those decisions;
- Cost – making the levying process simple and cost effective to administer;
- Flexibility – responding where possible to unforeseen changes in the local economy;
- Timeliness – ensuring ratepayers are given adequate notice of their liability to pay rates and charges.

7. **Concessions for rates and charges**

In considering the application of concessions, the Council will be guided by the principles of:

- Equity – acknowledging the different levels of capacity to pay;
- Accountability – making decisions and acknowledging the effects of those decisions;
- Transparency – making clear the availability of concessions and eligibility requirements;
- Flexibility – responding where possible to unforeseen changes in the local economy;
- Fairness – taking into consideration the circumstances that lead up to the application for a concession;
- Sustainability – long term planning to ensure the financial sustainability of concessions.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



The Council intends to exercise its power under Chapter 4, Part 10 of the Regulation to partly rebate rates and utility charges for the purpose of recognising the particular financial and related circumstances of qualifying pensioners within the region

8. *Recovery of overdue rates and charges*

Council will exercise its rate recovery powers in order to reduce the overall rate burden on ratepayers and to better manage the scarce financial resources of Council. It will be guided by the principles of:

- Responsibility – making clear the obligations of ratepayers to pay rates;
- Transparency – making clear the consequences of failing to pay rates;
- Accountability – ensuring due legal processes are applied to all ratepayers in the recovery process;
- Capacity to pay – negotiating arrangements for payment where appropriate;
- Equity – applying the same treatment for ratepayers with the same circumstances;
- Flexibility – responding where possible to unforeseen changes in the local economy;
- Cost – making the processes used to recover outstanding rates and charges clear, simple to administer and cost effective.

9. *Cost-recovery*

The Council will seek to recover the costs of providing services and undertaking activities by setting cost recovery fees in accordance with the Act. The Council will fix cost-recovery fees to ensure that each fee does not exceed the cost to Council of taking the action for which the fee is charged.

10. *Physical and Social Infrastructure Costs*

In accordance with section 193(1)(c) of the Regulation, the Council intends to fund the provision of local government trunk infrastructure networks for new development by the adoption and levying of infrastructure charges on new development in accordance with the *Planning Act 2016*.

The infrastructure charges for providing local government trunk infrastructure networks within the Council's priority infrastructure area are detailed in resolutions made by the Council under the *Planning Act 2016* having regard to the Council's planning scheme including its local government infrastructure plan and the Council's Incentivising Infill Development Policy.

The Council also intends new development to, where reasonably or relevantly, deliver or appropriately contribute to the Council's additional costs of bringing forward development infrastructure and other physical and social infrastructure for new development and such arrangements will be formalised through an infrastructure agreement or conditions of a development approval for the new development under the *Planning Act 2016*.

Review Triggers

This Policy is reviewed annually in accordance with the Act.

Responsibility

This Policy is to be:

- (a) implemented by the Chief Executive Officer; and
- (b) reviewed and amended in accordance with the "Review Triggers" by the Chief Executive Officer.





Revenue Statement 2019/20

The following Revenue Statement has been adopted by the Moreton Bay Regional Council for the 2019/20 financial year in accordance with the *Local Government Act 2009 (LGA)* and the *Local Government Regulation 2012 (LGR)*.

1. Revenue Statement

The following applies to all rateable land contained within the Moreton Bay Regional Council local government area.

1.1 GENERAL RATE

The Council makes and levies differential general rates. Within each differential rating category a minimum general rate has been applied to ensure that all owners contribute a minimum equitable amount towards Council's general revenue requirements in circumstances where levying rates based solely on land valuation would not achieve that outcome. A differential system of rates provides greater equity by recognising factors such as land use and the level of services to the land.

In accordance with the LGA, section 94(1)(a) and the LGR, section 81:

1. The Council will make and levy differential general rates for the 2019/20 financial year;
2. For that purpose, there are 261 rating categories; and
3. The rating categories and a description of each of the rating categories follows:

Residential Single Dwellings

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
R1 Single Residential – Owner occupied/ single household	Land which contains a single residence that is not part of a community title scheme and is: (a) used by the property owner or at least one of the property owners as their principal place of residence; and (b) otherwise occupied only by members of a single household that includes the resident property owner or owners.	0.3944	\$994	9%
R2 Single Residential – otherwise occupied	Land which contains a single residence that is not part of a community title scheme and where the use and occupation of the land do not comply with both paragraph (a) and paragraph (b) in the Description for Category R1.	0.4930	\$1,243	9%

Interpretation for R1 and R2 categories

The category descriptions for Categories R1 and R2 must be read with the following definitions and explanation, which form part of the descriptions.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Meaning of single residence

A **single residence** must be a dwelling. A "dwelling" is a self-contained residence which includes all of the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin; and
- (d) clothes washing facilities.

A dwelling may comprise 2 or more buildings if:

- (a) one or more of the buildings is not itself a dwelling, because it does not include all of the things stated in the definition of "dwelling";
- (b) taken together, the buildings do include all of those things; and
- (c) the buildings are designed located and configured to facilitate common and shared use of all those things by the residents of a single household.

A **single residence** may consist of only one dwelling, but may also include a **secondary dwelling** that is part of the **single residence**.

A **secondary dwelling** is part of a **single residence** only if it is a dwelling that:

- (a) is substantially smaller in size, including having a substantially smaller gross floor area, than the other dwelling on the land (the "primary dwelling");
- (b) obtains access from the driveway giving access to the primary dwelling;
- (c) is not separately metered or charged for water, electricity, and other utility services;
- (d) is used in conjunction with and in a way that is subordinate to the use of the primary dwelling; and
- (e) is located, oriented and configured so as to have a relationship and association with the primary dwelling such that both dwellings may be conveniently used and occupied by members of a single household.

A **secondary dwelling** which is part of a **single residence** may be a separate freestanding building, or may be constructed within the building envelope of, or attached to, the primary dwelling.

However, there may be scenarios under which the property owner resides in either the primary or secondary dwelling as his or her principal place of residence, but the other dwelling (either primary or secondary) is occupied or available for occupation by person/s who are not part of the property owner's household. In that scenario, Category R2 will apply, even though the occupier of one of the dwellings is not a part of the household of the owner.

However, Category R2 does not apply where no part of a property which may otherwise be a single residence, including a secondary dwelling, is occupied by the property owner, including members of the owner's household, as their principal place of residence. In those circumstances, the property will be rated under the Multi-Residential F2 differential rating category in respect of which further explanation is provided below.

Explanatory note: This definition and explanation of **secondary dwelling** is based on the definition of **secondary dwelling** in the Moreton Bay Regional Council Planning Scheme, but is not identical. The definition has been adapted to a differential rating context. Nevertheless, a dwelling which is a **secondary dwelling** under the planning scheme is always a **secondary dwelling** for the purpose of rating categorisation. However, if the **secondary dwelling** is occupied by a separate household, the land will fall into category R2, not R1. If the property is not used as the principal place of residence for at least one of the property owners in either dwelling, the property will be rated under the Multi-Residential F2 differential rating category as further explained below.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Meaning of *principal place of residence*

A single residence is used by the *property owner* as his or her *principal place of residence* if the owner ordinarily or predominantly lives (including but not limited to eating and sleeping) at the residence on a daily basis, and does not ordinarily live anywhere else. A *property owner* can only have one *principal place of residence* at any point in time. Only a natural person can have a *principal place of residence*.

For determining whether a single residence is a *property owner's* principal place of residence the Council may have regard to:

- (a) the length of time the person has occupied the residence;
- (b) the place of residence of the person's family;
- (c) whether the person has moved his or her personal belongings into the residence;
- (d) the person's address on the electoral roll;
- (e) whether services such as telephone, electricity and gas are connected to the residence in the person's name;
- (f) any other matter relevant to the question of where the person ordinarily or predominantly lives.

Meaning of *property owner*

For Category R1, a *property owner* is ordinarily a natural person who is the "owner" liable to pay general rates under the LGA and LGR.

However, a natural person under a legal disability who is not the owner liable to pay general rates under the LGA and LGR is taken to be the *property owner* for the purpose of applying Category R1 if all of the following criteria and requirements are met:

- (a) the owner liable to pay general rates under the LGA and LGR holds title to the land as trustee for the person;
- (b) the trustee holds title wholly or predominantly for the purpose of managing the affairs of the person by reason of that person's (legal, physical or other relevant) disability;
- (c) the person (alone or with others) is beneficially entitled to an ownership interest in the land; and
- (d) the trustee provides the Council, if it so requests, with a statutory declaration verifying paragraphs (a) to (c), and also annexing and verifying a copy of the relevant deed or instrument of trust.

In addition, if the *property owner* under that extended definition is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, the property owner will be considered eligible to receive the Council Pensioner concession, identified as Concession 1 in this Revenue Statement, even though the person does not qualify for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme), so long as the person's circumstances are otherwise in accordance with the requirements and restrictions stated hereafter for that concession.

Meaning of *single household*

For Category R1, land is occupied by members of a *single household* only if all persons ordinarily or regularly residing at the land do so under living arrangements involving ongoing collective sharing of, and commonality in, day to day living arrangements such as meals, household work, social interaction and mutual support, as a single domestic unit comprising, or exhibiting the ordinary characteristics of, a family unit.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Particular extended application of Category R1

Upon the death of the last living **property owner** of land in Category R1, the land is taken to continue to meet the description for Category R1 until the earliest to occur of the following events:

- (a) a change of ownership of the land (other than a transfer to executors or trustees of the estate of the deceased property owner **merely** for the purpose of estate administration);
- (b) the land being occupied and used under a tenancy entered into by the executors or trustees on behalf of the estate of the deceased property owner; or
- (c) the expiration of 2 clear calendar quarters after the quarter which includes the date of death of the deceased **property owner**.

Upon the occurrence of the relevant event, the land will be re-categorised (if necessary) based upon its use at that time.

Further explanatory note for R categories generally: If there is a second dwelling on the land but it does not meet the definition and requirements above for a **secondary dwelling**, the land cannot be categorised as R1 or R2. In such a case, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised F2.

Also, if there are 3 or more dwellings on the land, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised under the appropriate "F" category. That is so even if one of the dwellings otherwise meets the definition and requirements for a **secondary dwelling**.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Residential Units (Community Title)

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U10 Units 1 – Owner occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is equal to or greater than \$900 per square metre; and (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.	0.3944	\$1,392	9%
U20 Units 2 – Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and less than \$900 per square metre; and (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.	0.3944	\$1,292	9%
U30 Units 3 – Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) (i) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$600 per square metre and less than \$750 per square metre; or (ii) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and the area of the scheme land on which the complex is constructed is less than or equal to 350 square metres.	0.3944	\$1,193	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U4O Units 4 – Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$500 per square metre and less than \$600 per square metre.	0.3944	\$1,093	9%
U5O Units 5 – Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$85 per square metre and less than \$500 per square metre.	0.3944	\$994	9%
U6O Units 6 – Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is less than \$85 per square metre.	0.3944	\$895	9%
U1N Units 1 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is equal to or greater than \$900 per square metre; and (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.	0.4930	\$1,740	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U2N Units 2 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and less than \$900 per square metre; and (c) the area of the scheme land on which the complex is constructed is greater than 350 square metres.	0.4930	\$1,615	9%
U3N Units 3 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) (i) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$600 per square metre and less than \$750 per square metre; or (ii) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$750 per square metre and the area of the scheme land on which the complex is constructed is less than or equal to 350 square metres.	0.4930	\$1,491	9%
U4N Units 4 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$500 per square metre and less than \$600 per square metre.	0.4930	\$1,367	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
U5N Units 5 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is greater than or equal to \$85 per square metre and less than \$500 per square metre.	0.4930	\$1,243	9%
U6N Units 6 – Non Owner Occupied	A single residential building unit which is part of a community title scheme where: (a) the building unit is not used by the property owner or at least one of the property owners as their principal place of residence; and (b) the rateable value per square metre of the scheme land on which the complex is constructed is less than \$85 per square metre.	0.4930	\$1,118	9%

Interpretation for U1O to U6N categories

The category descriptions for Categories U1O to U6N must be read with the following definitions and explanation, which form part of the descriptions. Some of the definition and explanation applies only to Categories U1O to U6O.

Meaning of *complex*

Complex means all of the buildings and other structures constructed on the scheme land.

Meaning of *principal place of residence*

A ***single residential building unit*** is used by the ***property owner*** as his or her ***principal place of residence*** if the owner ordinarily or predominantly lives (including but not limited to eating and sleeping) at the unit on a daily basis, and does not ordinarily live anywhere else. A ***property owner*** can only have one ***principal place of residence*** at any point in time. Only a natural person can have a ***principal place of residence***.

For determining whether a building unit is a ***property owner's*** principal place of residence the Council may have regard to:

- (a) the length of time the person has occupied the residence;
- (b) the place of residence of the person's family;
- (c) whether the person has moved his or her personal belongings into the residence;
- (d) the person's address on the electoral roll;
- (e) whether services such as telephone, electricity and gas are connected to the residence in the person's name;
- (f) any other matter relevant to the question of where the person ordinarily or predominantly lives.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

Meaning of **property owner**

For Categories U1O to U6O, a **property owner** is a natural person who is the **owner** liable to pay general rates under the LGA and LGR.

However, a natural person under a legal disability who is not the owner liable to pay general rates under the LGA and LGR is taken to be the **property owner** for the purpose of applying Categories U1O to U6O if all of the following criteria and requirements are met:

- (a) the owner liable to pay general rates under the LGA and LGR holds title to the land as trustee for the person;
- (b) the trustee holds title wholly or predominantly for the purpose of managing the affairs of the person by reason of that person's (legal, physical or other relevant) disability;
- (c) the person (alone or with others) is beneficially entitled to an ownership interest in the land;
- (d) the trustee provides the Council, if it so requests, with a statutory declaration verifying the foregoing matters, and also annexing and verifying a copy of the relevant deed or instrument of trust.

In addition, if the **property owner** under that extended definition is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, the property owner will be considered eligible to receive the Council Pensioner concession, identified as Concession 1 in this Revenue Statement, even though the person does not qualify for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme), so long as the person's circumstances are otherwise in accordance with the requirements and restrictions stated hereafter for that concession.

Particular extended application of Categories U1O to U6O

Upon the death of the last living **property owner** of land in any of Categories U1O to U6O, the land is taken to continue to meet the description for the relevant Category until the earliest to occur of the following events:

- (a) a change of ownership of the land (other than a transfer to executors or trustees of the estate of the deceased property owner merely for the purpose of estate administration);
- (b) the land being occupied and used under a tenancy entered into by the executors or trustees on behalf of the estate of the deceased property owner; or
- (c) the expiration of 2 clear calendar quarters after the quarter which includes the date of death of the deceased **property owner**.

Upon the occurrence of the relevant event, the land will be re-categorised (if necessary) based upon its use at that time.

Meaning of **scheme land**

Scheme land has the meaning given by the *Body Corporate and Community Management Act 1997*.

Meaning of **single residential building unit**

A **single residential building unit** (or **building unit**) is a lot under the *Body Corporate and Community Management Act 1997* which is used as a residence, regardless of whether the residence is part of a building, attached to one or more other units (or other buildings) or free-standing.

A lot under the *Body Corporate and Community Management Act 1997* which contains a building comprising multiple residences is not a single residential building unit. It falls under and will be categorised under an appropriate "F" Category.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Multi Residential Dwellings (Flats)

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F2	where the number of dwellings on the land is equal to 2	0.4930	\$2,486	No cap
F3	where the number of dwellings on the land is equal to 3	0.4930	\$3,729	No cap
F4	where the number of dwellings on the land is equal to 4	0.4930	\$4,972	No cap
F5	where the number of dwellings on the land is equal to 5	0.4930	\$6,215	No cap
F6	where the number of dwellings on the land is equal to 6	0.4930	\$7,458	No cap
F7	where the number of dwellings on the land is equal to 7	0.4930	\$8,701	No cap
F8	where the number of dwellings on the land is equal to 8	0.4930	\$9,944	No cap
F9	where the number of dwellings on the land is equal to 9	0.4930	\$11,187	No cap
F10	where the number of dwellings on the land is equal to 10	0.4930	\$12,430	No cap
F11	where the number of dwellings on the land is equal to 11	0.4930	\$13,673	No cap
F12	where the number of dwellings on the land is equal to 12	0.4930	\$14,916	No cap
F13	where the number of dwellings on the land is equal to 13	0.4930	\$16,159	No cap
F14	where the number of dwellings on the land is equal to 14	0.4930	\$17,402	No cap
F15	where the number of dwellings on the land is equal to 15	0.4930	\$18,645	No cap
F16	where the number of dwellings on the land is equal to 16	0.4930	\$19,888	No cap
F17	where the number of dwellings on the land is equal to 17	0.4930	\$21,131	No cap
F18	where the number of dwellings on the land is equal to 18	0.4930	\$22,374	No cap
F19	where the number of dwellings on the land is equal to 19	0.4930	\$23,617	No cap
F20	where the number of dwellings on the land is equal to 20	0.4930	\$24,860	No cap
F21	where the number of dwellings on the land is equal to 21	0.4930	\$26,103	No cap
F22	where the number of dwellings on the land is equal to 22	0.4930	\$27,346	No cap
F23	where the number of dwellings on the land is equal to 23	0.4930	\$28,589	No cap



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 299
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F24	where the number of dwellings on the land is equal to 24	0.4930	\$29,832	No cap
F25	where the number of dwellings on the land is equal to 25	0.4930	\$31,075	No cap
F26	where the number of dwellings on the land is equal to 26	0.4930	\$32,318	No cap
F27	where the number of dwellings on the land is equal to 27	0.4930	\$33,561	No cap
F28	where the number of dwellings on the land is equal to 28	0.4930	\$34,804	No cap
F29	where the number of dwellings on the land is equal to 29	0.4930	\$36,047	No cap
F30	where the number of dwellings on the land is equal to 30	0.4930	\$37,290	No cap
F31	where the number of dwellings on the land is equal to 31	0.4930	\$38,533	No cap
F32	where the number of dwellings on the land is equal to 32	0.4930	\$39,776	No cap
F33	where the number of dwellings on the land is equal to 33	0.4930	\$41,019	No cap
F34	where the number of dwellings on the land is equal to 34	0.4930	\$42,262	No cap
F35	where the number of dwellings on the land is equal to 35	0.4930	\$43,505	No cap
F36	where the number of dwellings on the land is equal to 36	0.4930	\$44,748	No cap
F37	where the number of dwellings on the land is equal to 37	0.4930	\$45,991	No cap
F38	where the number of dwellings on the land is equal to 38	0.4930	\$47,234	No cap
F39	where the number of dwellings on the land is equal to 39	0.4930	\$48,477	No cap
F40	where the number of dwellings on the land is equal to 40	0.4930	\$49,720	No cap
F41	where the number of dwellings on the land is equal to 41	0.4930	\$50,963	No cap
F42	where the number of dwellings on the land is equal to 42	0.4930	\$52,206	No cap
F43	where the number of dwellings on the land is equal to 43	0.4930	\$53,449	No cap
F44	where the number of dwellings on the land is equal to 44	0.4930	\$54,692	No cap
F45	where the number of dwellings on the land is equal to 45	0.4930	\$55,935	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
F46	where the number of dwellings on the land is equal to 46	0.4930	\$57,178	No cap
F47	where the number of dwellings on the land is equal to 47	0.4930	\$58,421	No cap
F48	where the number of dwellings on the land is equal to 48	0.4930	\$59,664	No cap
F49	where the number of dwellings on the land is equal to 49	0.4930	\$60,907	No cap
F50	where the number of dwellings on the land is equal to 50	0.4930	\$62,150	No cap
F51	where the number of dwellings on the land is equal to 51	0.4930	\$63,393	No cap
F52	where the number of dwellings on the land is equal to 52	0.4930	\$64,636	No cap
F53	where the number of dwellings on the land is equal to 53	0.4930	\$65,879	No cap
F54	where the number of dwellings on the land is equal to 54	0.4930	\$67,122	No cap
F55	where the number of dwellings on the land is equal to 55	0.4930	\$68,365	No cap
F56	where the number of dwellings on the land is equal to 56	0.4930	\$69,608	No cap
F57	where the number of dwellings on the land is equal to 57	0.4930	\$70,851	No cap
F58	where the number of dwellings on the land is equal to 58	0.4930	\$72,094	No cap
F59	where the number of dwellings on the land is equal to 59	0.4930	\$73,337	No cap
F60	where the number of dwellings on the land is equal to 60	0.4930	\$74,580	No cap
F61	where the number of dwellings on the land is equal to 61	0.4930	\$75,823	No cap
F62	where the number of dwellings on the land is equal to 62	0.4930	\$77,066	No cap
F63	where the number of dwellings on the land is equal to 63	0.4930	\$78,309	No cap
F64	where the number of dwellings on the land is equal to 64	0.4930	\$79,552	No cap
F65	where the number of dwellings on the land is equal to or greater than 65	0.4930	\$80,795	No cap

Interpretation for F2 to F65 categories

The category descriptions for Categories F2 to F65 must be read with the following definitions and explanation, which form part of the descriptions.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Meaning of **dwelling**

A **dwelling** is a self-contained residence which includes all of the following:

- (a) food preparation facilities;
- (b) a bath or shower;
- (c) a toilet and wash basin; and
- (d) clothes washing facilities.

For Categories F2 to F65:

- a **dwelling** may form part of a building containing other dwellings (and/or other uses), be attached to one or more other dwellings or other buildings or be free-standing;
- a lot in a community title scheme which contains only a single residence is not a **dwelling** for the F categories, (and will be categorised under one of the U Categories as *Residential Units (Community Title)*).
- however, a lot in a community title scheme which contains a building comprising more than one **dwelling** is within the F categories, and will be categorised under one of Categories F2 to F65 accordingly, based on the number of dwellings on the lot.

A secondary dwelling forming part of a **single residence** as defined for the purposes of Categories R1 and R2 is not a **dwelling** for Category F2, unless none of the residents (including those in any secondary dwelling) who are the owners of the property occupy it, with or without extended members of their household, as the principal place of residence of the owner.

Therefore, to avoid doubt, Categories F2 to F65 (as appropriate) otherwise apply to rateable land which contains 2 or more dwellings (whether free-standing or otherwise). This will include situations where a property contains a primary and secondary dwelling, but neither is occupied by the owner or members of the owner’s household as their principal place of residence but the dwellings are rather occupied by or available to be occupied by other persons. Neither category R1 or R2 applies in those circumstances. Category F2 applies in those circumstances.

Explanatory note for F categories generally: Generally, this category applies to land contained in a single valuation and rates assessment if the land contains more than one dwelling. The use of the term “*Flats*” in the heading is merely for broad general guidance of ratepayers, helping to distinguish the F Categories from the U Categories for single residence community title lots, and does not limit the defined meaning of **dwelling**.

If there are only 2 **dwellings** on the land and one of the dwellings is a **secondary dwelling** as defined and explained in the definitions and explanation for the *Residential Single Dwellings (R) Categories*, the land is not used for *Multi Residential Dwellings (Flats)*, and will fall within Category R1 or R2. However, that is only the case where at least one of the dwellings is occupied by the owner as their principal place of residence.

If there are 2 dwellings on the land but neither is occupied by the owner or members of the owner’s household as their principal place of residence, the land is to be categorised under the F2 *Multi Residential Dwellings (Flats)* category, and will be rated accordingly.

If there are 3 or more dwellings on the land, the land is used for *Multi Residential Dwellings (Flats)* and will be categorised under the appropriate “F” category above. That is so even if one of the dwellings otherwise meets the definition and requirements for a **secondary dwelling** as defined and explained in the definitions and explanation for the *Residential Single Dwellings (R) Categories*.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Vacant Land

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
VL1	Land with a rateable value less than \$1,000,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.3944	\$994	Please see below
<p><i>Classes of capping for the VL1 differential general rating category:</i></p> <p>1. Where the land is owned solely by a natural person or natural persons a cap percentage of 9 percent applies.</p> <p>2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.</p>				
VL2	Land with a rateable value greater than or equal to \$1,000,000 but less than \$2,500,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.5916	\$1,342	Please see below
<p><i>Classes of capping for the VL2 differential general rating category:</i></p> <p>1. Where the land is owned solely by a natural person or natural persons a cap percentage of 20 percent applies.</p> <p>2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.</p>				
VL3	Land with a rateable value greater than or equal to \$2,500,000 that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 01 – Vacant Urban Land 94 – Vacant Rural Land	0.6508	\$1,342	No cap

Note: Discounting for Subdivided Land – Pursuant to Chapter 2, (sections 49 to 51) of the *Land Valuation Act 2010* the Council is required to discount the rateable value of certain land when levying rates. If these provisions apply to any rateable land the minimum general rate levy and any limitation on an increase to rates and charges, (capping) will not apply to that land.

Sporting Clubs and Community Groups

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
SC1	Land used for sports clubs and facilities including land that meets the criteria or use description that corresponds with the following Land Use Code identifiers: 48 – Sports Clubs/Facilities 50 – Other Clubs (non business)	0.3944	\$994	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Retirement Villages

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RV1	Land which contains a single residential dwelling in a retirement village complex, and is part of a community titles scheme where the retirement village is registered under the <i>Retirement Villages Act 1999</i> .	0.3944	\$895	9%
Category RV2 to Category RV45	Land which contains a retirement village where: (a) The retirement village is registered under the <i>Retirement Villages Act 1999</i> , and (b) Dwellings within the retirement village complex are not part of a community titles scheme; and:			
RV2	the retirement village has less than 10 independent living dwellings	0.5916	\$2,895	9%
RV3	the retirement village has greater than or equal to 10 and less than 20 independent living dwellings	0.5916	\$4,080	9%
RV4	the retirement village has greater than or equal to 20 and less than 30 independent living dwellings	0.5916	\$8,160	9%
RV5	the retirement village has greater than or equal to 30 and less than 40 independent living dwellings	0.5916	\$12,240	9%
RV6	the retirement village has greater than or equal to 40 and less than 50 independent living dwellings	0.5916	\$16,320	9%
RV7	the retirement village has greater than or equal to 50 and less than 60 independent living dwellings	0.5916	\$20,400	9%
RV8	the retirement village has greater than or equal to 60 and less than 70 independent living dwellings	0.5916	\$24,480	9%
RV9	the retirement village has greater than or equal to 70 and less than 80 independent living dwellings	0.5916	\$28,560	9%
RV10	the retirement village has greater than or equal to 80 and less than 90 independent living dwellings	0.5916	\$32,640	9%
RV11	the retirement village has greater than or equal to 90 and less than 100 independent living dwellings	0.5916	\$36,720	9%
RV12	the retirement village has greater than or equal to 100 and less than 110 independent living dwellings	0.5916	\$40,800	9%
RV13	the retirement village has greater than or equal to 110 and less than 120 independent living dwellings	0.5916	\$44,880	9%
RV14	the retirement village has greater than or equal to 120 and less than 130 independent living dwellings	0.5916	\$48,960	9%
RV15	the retirement village has greater than or equal to 130 and less than 140 independent living dwellings	0.5916	\$53,040	9%
RV16	the retirement village has greater than or equal to 140 and less than 150 independent living dwellings	0.5916	\$57,120	9%



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 304
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RV17	the retirement village has greater than or equal to 150 and less than 160 independent living dwellings	0.5916	\$61,200	9%
RV18	the retirement village has greater than or equal to 160 and less than 170 independent living dwellings	0.5916	\$65,280	9%
RV19	the retirement village has greater than or equal to 170 and less than 180 independent living dwellings	0.5916	\$69,360	9%
RV20	the retirement village has greater than or equal to 180 and less than 190 independent living dwellings	0.5916	\$73,440	9%
RV21	the retirement village has greater than or equal to 190 and less than 200 independent living dwellings	0.5916	\$77,520	9%
RV22	the retirement village has greater than or equal to 200 and less than 210 independent living dwellings	0.5916	\$81,600	9%
RV23	the retirement village has greater than or equal to 210 and less than 220 independent living dwellings	0.5916	\$85,680	9%
RV24	the retirement village has greater than or equal to 220 and less than 230 independent living dwellings	0.5916	\$89,760	9%
RV25	the retirement village has greater than or equal to 230 and less than 240 independent living dwellings	0.5916	\$93,840	9%
RV26	the retirement village has greater than or equal to 240 and less than 250 independent living dwellings	0.5916	\$97,920	9%
RV27	the retirement village has greater than or equal to 250 and less than 260 independent living dwellings	0.5916	\$102,000	9%
RV28	the retirement village has greater than or equal to 260 and less than 270 independent living dwellings	0.5916	\$106,080	9%
RV29	the retirement village has greater than or equal to 270 and less than 280 independent living dwellings	0.5916	\$110,160	9%
RV30	the retirement village has greater than or equal to 280 and less than 290 independent living dwellings	0.5916	\$114,240	9%
RV31	the retirement village has greater than or equal to 290 and less than 300 independent living dwellings	0.5916	\$118,320	9%
RV32	the retirement village has greater than or equal to 300 and less than 310 independent living dwellings	0.5916	\$122,400	9%
RV33	the retirement village has greater than or equal to 310 and less than 320 independent living dwellings	0.5916	\$126,480	9%
RV34	the retirement village has greater than or equal to 320 and less than 330 independent living dwellings	0.5916	\$130,560	9%
RV35	the retirement village has greater than or equal to 330 and less than 340 independent living dwellings	0.5916	\$134,640	9%
RV36	the retirement village has greater than or equal to 340 and less than 350 independent living dwellings	0.5916	\$138,720	9%
RV37	the retirement village has greater than or equal to 350 and less than 360 independent living dwellings	0.5916	\$142,800	9%
RV38	the retirement village has greater than or equal to 360 and less than 370 independent living dwellings	0.5916	\$146,880	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RV39	the retirement village has greater than or equal to 370 and less than 380 independent living dwellings	0.5916	\$150,960	9%
RV40	the retirement village has greater than or equal to 380 and less than 390 independent living dwellings	0.5916	\$155,040	9%
RV41	the retirement village has greater than or equal to 390 and less than 400 independent living dwellings	0.5916	\$159,120	9%
RV42	the retirement village has greater than or equal to 400 and less than 410 independent living dwellings	0.5916	\$163,200	9%
RV43	the retirement village has greater than or equal to 410 and less than 420 independent living dwellings	0.5916	\$167,280	9%
RV44	the retirement village has greater than or equal to 420 and less than 430 independent living dwellings	0.5916	\$171,360	9%
RV45	the retirement village has greater than or equal to 430 independent living dwellings	0.5916	\$175,440	9%

Interpretation

Independent living dwelling means a dwelling (eg. detached houses, townhouses or units) that is self-contained and for which some level of support is or may be provided to residents, but that support is intended to be minimal or in emergent circumstances because the primary intent of the retirement village scheme is to enable independent living.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Relocatable Home Parks

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
Category RH1 to Category RH44	Land which is used primarily as a relocatable home park and that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 49A – Multi Residential (Relocatable Home Parks); and:			
RH1	the relocatable home park has less than 10 sites	0.5916	\$2,895	30%
RH2	the relocatable home park has greater than or equal to 10 and less than 20 sites	0.5916	\$4,080	30%
RH3	the relocatable home park has greater than or equal to 20 and less than 30 sites	0.5916	\$8,160	30%
RH4	the relocatable home park has greater than or equal to 30 and less than 40 sites	0.5916	\$12,240	30%
RH5	the relocatable home park has greater than or equal to 40 and less than 50 sites	0.5916	\$16,320	30%
RH6	the relocatable home park has greater than or equal to 50 and less than 60 sites	0.5916	\$20,400	30%
RH7	the relocatable home park has greater than or equal to 60 and less than 70 sites	0.5916	\$24,480	30%
RH8	the relocatable home park has greater than or equal to 70 and less than 80 sites	0.5916	\$28,560	30%
RH9	the relocatable home park has greater than or equal to 80 and less than 90 sites	0.5916	\$32,640	30%
RH10	the relocatable home park has greater than or equal to 90 and less than 100 sites	0.5916	\$36,720	30%
RH11	the relocatable home park has greater than or equal to 100 and less than 110 sites	0.5916	\$40,800	30%
RH12	the relocatable home park has greater than or equal to 110 and less than 120 sites	0.5916	\$44,880	30%
RH13	the relocatable home park has greater than or equal to 120 and less than 130 sites	0.5916	\$48,960	30%
RH14	the relocatable home park has greater than or equal to 130 and less than 140 sites	0.5916	\$53,040	30%
RH15	the relocatable home park has greater than or equal to 140 and less than 150 sites	0.5916	\$57,120	30%
RH16	the relocatable home park has greater than or equal to 150 and less than 160 sites	0.5916	\$61,200	30%
RH17	the relocatable home park has greater than or equal to 160 and less than 170 sites	0.5916	\$65,280	30%
RH18	the relocatable home park has greater than or equal to 170 and less than 180 sites	0.5916	\$69,360	30%



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 307
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RH19	the relocatable home park has greater than or equal to 180 and less than 190 sites	0.5916	\$73,440	30%
RH20	the relocatable home park has greater than or equal to 190 and less than 200 sites	0.5916	\$77,520	30%
RH21	the relocatable home park has greater than or equal to 200 and less than 210 sites	0.5916	\$81,600	30%
RH22	the relocatable home park has greater than or equal to 210 and less than 220 sites	0.5916	\$85,680	30%
RH23	the relocatable home park has greater than or equal to 220 and less than 230 sites	0.5916	\$89,760	30%
RH24	the relocatable home park has greater than or equal to 230 and less than 240 sites	0.5916	\$93,840	30%
RH25	the relocatable home park has greater than or equal to 240 and less than 250 sites	0.5916	\$97,920	30%
RH26	the relocatable home park has greater than or equal to 250 and less than 260 sites	0.5916	\$102,000	30%
RH27	the relocatable home park has greater than or equal to 260 and less than 270 sites	0.5916	\$106,080	30%
RH28	the relocatable home park has greater than or equal to 270 and less than 280 sites	0.5916	\$110,160	30%
RH29	the relocatable home park has greater than or equal to 280 and less than 290 sites	0.5916	\$114,240	30%
RH30	the relocatable home park has greater than or equal to 290 and less than 300 sites	0.5916	\$118,320	30%
RH31	the relocatable home park has greater than or equal to 300 and less than 310 sites	0.5916	\$122,400	30%
RH32	the relocatable home park has greater than or equal to 310 and less than 320 sites	0.5916	\$126,480	30%
RH33	the relocatable home park has greater than or equal to 320 and less than 330 sites	0.5916	\$130,560	30%
RH34	the relocatable home park has greater than or equal to 330 and less than 340 sites	0.5916	\$134,640	30%
RH35	the relocatable home park has greater than or equal to 340 and less than 350 sites	0.5916	\$138,720	30%
RH36	the relocatable home park has greater than or equal to 350 and less than 360 sites	0.5916	\$142,800	30%
RH37	the relocatable home park has greater than or equal to 360 and less than 370 sites	0.5916	\$146,880	30%
RH38	the relocatable home park has greater than or equal to 370 and less than 380 sites	0.5916	\$150,960	30%
RH39	the relocatable home park has greater than or equal to 380 and less than 390 sites	0.5916	\$155,040	30%
RH40	the relocatable home park has greater than or equal to 390 and less than 400 sites	0.5916	\$159,120	30%



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 308
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
RH41	the relocatable home park has greater than or equal to 400 and less than 410 sites	0.5916	\$163,200	30%
RH42	the relocatable home park has greater than or equal to 410 and less than 420 sites	0.5916	\$167,280	30%
RH43	the relocatable home park has greater than or equal to 420 and less than 430 sites	0.5916	\$171,360	30%
RH44	the relocatable home park has greater than or equal to 430 sites	0.5916	\$175,440	30%

Caravan Parks

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
CP1	Land which is used primarily as a caravan park including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 49 – Caravan Park	0.7888	\$1,740	No cap

Bed and Breakfasts

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
BB1	Land which is used to a material extent as Bed and Breakfast accommodation including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 9 – Bed and Breakfast	0.4930	\$1,243	9%



Moreton Bay Regional Council

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Rural Agricultural

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Caped Percentage</i>
RA1	<p>Land valued by the Department of Natural Resources and Mines (DNRM) as land used for farming under Chapter 2, (sections 45 to 48), of the <i>Land Valuation Act 2010</i> and that meets the criteria or use description that corresponds with the following Land Use Code Identifiers:</p> <p>Sheep Grazing 60 – Sheep Grazing – Dry 61 – Sheep Breeding</p> <p>Cattle Grazing 64 – Breeding 65 – Breeding and Fattening 66 – Fattening 67 – Goats</p> <p>Dairy Cattle 68 – Milk – Quota 69 – Milk – No Quota 70 – Cream</p> <p>Agricultural 71 – Oil Seed 73 – Grains 74 – Turf Farms 75 – Sugar Cane 76 – Tobacco 77 – Cotton 78 – Rice 79 – Orchards 80 – Tropical Fruits 81 – Pineapples 82 – Vineyards 83 – Small Crops and Fodder – Irrigation 84 – Small Crops and Fodder – Non Irrigation</p> <p>Other Rural Uses 85 – Pigs 86 – Horses 88 – Forestry and Logs 89 – Animal Special 90 – Stratum 93 – Peanuts</p>	0.3944	\$1,342	9%



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Poultry Farms

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
PF1	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87A – Poultry</p> <p>and:</p> <p>The Poultry Farm is an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> with a threshold for farming more than 200,000 birds.</p>	1.6565	\$3,728	No cap
PF2	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87B – Poultry</p> <p>and:</p> <p>The Poultry Farm is an Environmentally Relevant Activity under the <i>Environmental Protection Act 1994</i> with a threshold for farming more than 1,000 and less than or equal to 200,000 birds.</p>	1.4593	\$1,342	No cap
PF3	<p>Land which is used as a Poultry Farm including land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>87 – Poultry</p> <p>and:</p> <p>The Poultry Farm farms 1,000 birds or less.</p>	0.7888	\$1,342	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Light Commercial

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
LC1	<p>Land which is used for light commercial purposes including land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers:</p> <p>07 – Guest House/Private Hotel 11 – Shops 16 – Drive-in Shopping Centre/Group of Shops 17 – Restaurant 18 – Special Tourist Attraction 21 – Residential Institution (non medical care) 22 – Car Parks 23 – Retail Warehouse 25 – Professional Offices 26 – Funeral Parlours 27 – Hospitals, Convalescence Homes (medical care)(private) 28 – Warehouse and Bulk Stores (and the building/s on the land have a gross floor area less than or equal to 10,000 square metres) 29 – Transport Terminal 32 – Wharves 33 – Builders Yard, Contractors 34 – Cold Stores - Ice Works 36 – Light Industry 38 – Advertising - Hoarding 39 – Harbour Industries 41 – Child Care Excluding Kindergarten 44 – Nurseries (plants) 45 – Theatres, Cinemas 46 – Drive-in Theatre 56 – Showgrounds, Racecourse, Airfields 58 – Educational Including Kindergarten 95 – Reservoir, Dam, Bores 96 – Public Hospital 97 – Welfare Home/Institution 99 – Community Protection Centre</p>	0.7888	\$1,342	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Outdoor Sales Areas

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
OSA1	<p>Land which is used for outdoor sales purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>24 – Sales Area Outdoors (dealers, boats, cars, etc); and</p> <p>The area of the physical land parcel is equal to or greater than 4,000 square metres.</p>	0.8677	\$1,988	No cap
OSA2	<p>Land which is used for outdoor sales purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier:</p> <p>24 – Sales Area Outdoors (dealers, boats, cars, etc); and</p> <p>The area of the physical land parcel is less than 4,000 square metres.</p>	0.8282	\$1,988	No cap



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 313
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Marina

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
MA1	Land which is used for marina purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 20 – Marina	1.1043	\$1,342	No cap

Drive Through Restaurants

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
DTR1	Land which is used for Drive Through Restaurant purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 17A – Drive Through Restaurants	1.4593	\$2,485	No cap

Motels

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
Category M3 to Category M55	Land which is used for Motel purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 43 – Motels and:			
M3	where the number of rooms is equal to or less than 3	0.7296	\$1,342	No cap
M4	where the number of rooms is equal to 4	0.7296	\$1,396	No cap
M5	where the number of rooms is equal to 5	0.7296	\$1,745	No cap
M6	where the number of rooms is equal to 6	0.7296	\$2,094	No cap
M7	where the number of rooms is equal to 7	0.7296	\$2,443	No cap
M8	where the number of rooms is equal to 8	0.7296	\$2,792	No cap
M9	where the number of rooms is equal to 9	0.7296	\$3,141	No cap
M10	where the number of rooms is equal to 10	0.7296	\$3,490	No cap
M11	where the number of rooms is equal to 11	0.7296	\$3,839	No cap
M12	where the number of rooms is equal to 12	0.7296	\$4,188	No cap
M13	where the number of rooms is equal to 13	0.7296	\$4,537	No cap
M14	where the number of rooms is equal to 14	0.7296	\$4,886	No cap
M15	where the number of rooms is equal to 15	0.7296	\$5,235	No cap
M16	where the number of rooms is equal to 16	0.7296	\$5,584	No cap



Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 314
Agenda

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
M17	where the number of rooms is equal to 17	0.7296	\$5,933	No cap
M18	where the number of rooms is equal to 18	0.7296	\$6,282	No cap
M19	where the number of rooms is equal to 19	0.7296	\$6,631	No cap
M20	where the number of rooms is equal to 20	0.7296	\$6,980	No cap
M21	where the number of rooms is equal to 21	0.7296	\$7,329	No cap
M22	where the number of rooms is equal to 22	0.7296	\$7,678	No cap
M23	where the number of rooms is equal to 23	0.7296	\$8,027	No cap
M24	where the number of rooms is equal to 24	0.7296	\$8,376	No cap
M25	where the number of rooms is equal to 25	0.7296	\$8,725	No cap
M26	where the number of rooms is equal to 26	0.7296	\$9,074	No cap
M27	where the number of rooms is equal to 27	0.7296	\$9,423	No cap
M28	where the number of rooms is equal to 28	0.7296	\$9,772	No cap
M29	where the number of rooms is equal to 29	0.7296	\$10,121	No cap
M30	where the number of rooms is equal to 30	0.7296	\$10,470	No cap
M31	where the number of rooms is equal to 31	0.7296	\$10,819	No cap
M32	where the number of rooms is equal to 32	0.7296	\$11,168	No cap
M33	where the number of rooms is equal to 33	0.7296	\$11,517	No cap
M34	where the number of rooms is equal to 34	0.7296	\$11,866	No cap
M35	where the number of rooms is equal to 35	0.7296	\$12,215	No cap
M36	where the number of rooms is equal to 36	0.7296	\$12,564	No cap
M37	where the number of rooms is equal to 37	0.7296	\$12,913	No cap
M38	where the number of rooms is equal to 38	0.7296	\$13,262	No cap
M39	where the number of rooms is equal to 39	0.7296	\$13,611	No cap
M40	where the number of rooms is equal to 40	0.7296	\$13,960	No cap
M41	where the number of rooms is equal to 41	0.7296	\$14,309	No cap
M42	where the number of rooms is equal to 42	0.7296	\$14,658	No cap
M43	where the number of rooms is equal to 43	0.7296	\$15,007	No cap
M44	where the number of rooms is equal to 44	0.7296	\$15,356	No cap
M45	where the number of rooms is equal to 45	0.7296	\$15,705	No cap
M46	where the number of rooms is equal to 46	0.7296	\$16,054	No cap
M47	where the number of rooms is equal to 47	0.7296	\$16,403	No cap
M48	where the number of rooms is equal to 48	0.7296	\$16,752	No cap
M49	where the number of rooms is equal to 49	0.7296	\$17,101	No cap
M50	where the number of rooms is equal to 50	0.7296	\$17,450	No cap
M51	where the number of rooms is equal to 51	0.7296	\$17,799	No cap
M52	where the number of rooms is equal to 52	0.7296	\$18,148	No cap
M53	where the number of rooms is equal to 53	0.7296	\$18,497	No cap
M54	where the number of rooms is equal to 54	0.7296	\$18,846	No cap
M55	where the number of rooms is equal to or greater than 55	0.7296	\$19,195	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Hotels and Licensed Clubs

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
HLC1	Land which is used for Hotel/Tavern purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 42 – Hotel/Tavern	1.1043	\$9,040	No cap
HLC2	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47A – Licensed Club and: The Licensed Club has greater than 265 gaming machines.	1.0846	\$25,513	No cap
HLC3	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47B – Licensed Club and: The Licensed Club has greater than 100 and equal to or less than 265 gaming machines.	0.7888	\$9,040	No cap
HLC4	Land which is used for a Licensed Club being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 47C – Licensed Club and: The Licensed Club has equal to or less than 100 gaming machines.	0.5916	\$1,240	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Telco/Transformer Sites

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
T1	Land which is used for a Telecommunications or Transformer site being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 91 – Telco/Transformer Sites	1.8537	\$2,490	No cap

Service Stations

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
SS1	Land which is used for a Service Station being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 30A – Service Station; and (a) The total area of the land is equal to or greater than 50,000 square metres; and (b) The fuel storage capacity of the Service Station is equal to or greater than 300,000 litres.	1.3212	\$113,670	No cap
SS2	Land which is used for a Service Station being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 30B – Service Station; and: The land is not contained in SS1.	1.0649	\$2,490	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Drive-in Shopping Centre/Group of Shops

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S1S Super Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16F – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is equal to or greater than 70,000 square metres.	1.9720	\$1,374,670	No cap
S2S Major Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16A – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 70,000 square metres and equal to or greater than 50,000 square metres.	1.7748	\$1,226,630	No cap
S3S Regional	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16B – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 50,000 and equal to or greater than 40,000 square metres.	1.6762	\$1,099,740	No cap
S4S Sub Regional A	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16C – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 40,000 and equal to or greater than 20,000 square metres.	1.4593	\$227,350	No cap



Moreton Bay Regional Council

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S5S Sub Regional B	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16D – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 20,000 and equal to or greater than 10,000 square metres.	1.2621	\$113,670	No cap
S6S Local Shopping Centre A	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16E – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 10,000 and equal to or greater than 3,000 square metres.	1.1043	\$12,680	No cap
S7S Local Shopping Centre B	Land which is used for a Drive-in Shopping Centre/Group of Shops being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16G – Drive-in Shopping Centre / Group of Shops; and: The total lettable area of the drive in shopping centre/group of shops is less than 3,000 and equal to or greater than 1,300 square metres, and the size of the physical land parcel is greater than 4,000 square metres.	0.9071	\$1,990	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Mega Store Retailers

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
S4M Mega Store Retailer - Sub Regional A	Land which is used for a large or "mega" store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16M - Mega Store Retailer (single retailer with total floor area equal to or greater than 20,000 square metres).	1.4593	\$227,350	No cap
S5M Mega Store Retailer - Sub Regional B	Land which is used for a large or "mega" store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16S – Mega Store Retailer (single retailer with total floor area greater than or equal to 10,000 square metres and less than 20,000 square metres).	1.2621	\$113,670	No cap
S6M Mega Store Retailer - Local A	Land which is used for a large or "mega" store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16T - Mega Store Retailer (single retailer with total floor area greater than or equal to 3,000 square metres and less than 10,000 square metres).	1.1043	\$12,680	No cap
S7M Mega Store Retailer - Local B	Land which is used for a large or "mega" store retail purposes being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 16U - Mega Store Retailer (single retailer) with total floor area greater than or equal to 1,300 square metres and less than 3,000 square metres and the size of the physical land parcel is greater than 4,000 square metres.	0.9071	\$1,990	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Heavy Commercial

<i>Category</i>	<i>Description</i>	<i>Rate in the Dollar</i>	<i>Minimum General Rate</i>	<i>Capped Percentage</i>
HC1 Heavy Commercial 1	Land which is used for an oil depot or refinery or a noxious or offensive industry including an abattoir, being land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 31 – Oil Depot and Refinery; or 37 – Noxious/Offensive Industry (including Abattoir) and: The rateable value of the land is greater than \$15,000,000.	1.3804	\$7,530	No cap
HC2 Heavy Commercial 2	Land which is used for an oil depot or refinery or a noxious or offensive industry including an abattoir, being land that meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 31 – Oil Depot and Refinery; or 37 – Noxious/Offensive Industry (including Abattoir) and: The land is not contained in HC1.	1.2621	\$1,990	No cap
HC3 Extractive Industries	Land which is used for extractive industry being land that meets the criteria or use description that corresponds with the following Land Use Code Identifier: 40 – Extractive	1.9720	\$9,940	No cap
HC4 Concrete Batching / Asphalt Manufacturing	Land which is used for concrete batching plant or asphalt manufacturing being land used for those purposes and that otherwise meets the criteria or use description that corresponds with the following Land Use Code Identifier: 35 – General Industry	1.3804	\$5,960	No cap



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
HC5 Large Commercial / Industrial	Land which is used for large scale commercial or industrial purposes being land used for those purposes and that otherwise meets the criteria or use description that corresponds with the following Land Use Code Identifiers: 28A - Warehouse and Bulk Stores 36A – Large Industry and: The building/s on the land have a gross floor area greater than 10,000 square metres.	0.9071	\$6,020	No cap

Land not otherwise categorised

Category	Description	Rate in the Dollar	Minimum General Rate	Capped Percentage
O1	Land not contained in any other differential rating category and the rateable value of the land is less than \$1,000,000	0.3944	\$994	Please see below
<i>Classes of capping for the O1 differential general rating category:</i>				
1. Where the land is owned solely by a natural person or natural persons a cap percentage of 9 percent applies.				
2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.				
O2	Land not contained in any other differential rating category and the rateable value of the land is greater than or equal to \$1,000,000 but less than \$2,500,000	0.5916	\$1,342	No cap
<i>Classes of capping for the O2 differential general rating category:</i>				
1. Where the land is owned solely by a natural person or natural persons a cap percentage of 20 percent applies.				
2. Where the land is not owned solely by a natural person or natural persons, no cap percentage applies.				
O3	Land not contained in any other differential rating category and the rateable value of the land is greater than or equal to \$2,500,000	0.6508	\$1,342	No cap

“Land Use Code Identifiers” are numerical codes applied to land based on their land use as revealed by Council records. They are formally issued by the State Government (Valuer-General) based in part on information supplied by the Council. They are then assigned to individual parcels in the Council’s land record. They are generally accurate to *identify* the relevant land use, and therefore to identify the category into which rateable land should be categorised. However, they are descriptive of land uses and not necessarily conclusive. The correct rating category for rateable land is always based on its actual land use as related to the category which covers that land use. Disputes in that regard are not conclusively resolved by land use code identifiers, but, through the objection and appeal process, by the true facts of land use.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Properties Exempt from General Rates

The following properties are exempt from General Rates in accordance with the LGA, section 93(3)(i):

- Lot 2 SP 262249
- Lot 3 RP 160412
- Lot 4 RP 889690
- Lot 10 SP 191312

1.2 LIMITATION OF INCREASE IN RATES LEVIED

For the financial year 2019/20, the Council will limit any increase in differential general rates in specified rating categories to the differential general rates levied in financial year 2018/19 increased by the percentage shown for the category in the above tables, (Capped Percentage).

Where differential general rates were not levied on rateable land for the full 2018/19 financial year, any increase in differential general rates will be limited to the *corresponding annual amount* for the rates in the 2018/19 financial year increased by the Capped Percentage. *Corresponding annual amount* is the amount worked out in accordance with the LGR, section 116(3).

Provided that a limit on any increase will not apply to rateable land where:

- 1.2.1 There has been a change in valuation (other than the revaluation of the entire local government area) during the current or previous financial year; or
- 1.2.2 There has been a change in land area during the current or previous financial year unless that change is the result of the Council or a State Government entity acquiring, (by agreement or compulsory acquisition) part of a parent parcel, thus creating a new rateable assessment, (the original parcel less the part acquired) in which case a limit on any increase will continue to apply to the new rateable assessment; or
- 1.2.3 A discounted valuation under Chapter 2, (sections 49 to 51), of the *Land Valuation Act 2010* has ceased; or
- 1.2.4 There has been a change in the differential rating category during the financial year.

1.3 RIGHT OF OBJECTION

The land owner may object to the rating category applied to rateable land in accordance with the LGR. Objections will not affect the levying and recovery of the rates as specified in the rate notice. Should an objection result in rateable land being included in a different rating category, an appropriate adjustment of rates will be made from the commencement of the quarter in which the objection was lodged. This adjustment will appear on the next quarterly rate notice.

1.4 WASTE MANAGEMENT UTILITY CHARGES

The Council makes and levies utility charges for the provision of waste management services. These charges are generally based on the application of the user pays principle.

Waste management utility charges are calculated to recover the full cost of providing the service. Waste management utility charges incorporate the cost of the various services provided by the contractor, the cost of providing and maintaining refuse tips and the cost of implementing waste management and environment protection strategies.

The waste collection area is defined as the area to which Council's existing refuse collection contract applies from time to time during the financial year.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



The type or level of service to be supplied to each premises in the waste collection area (and hence the applicable charging code for the premises under the table of charges) will be that determined by Council or its delegate to be appropriate to the premises having regard to the nature of activities and the volumes of waste generated on and from the premises and, where relevant, in accordance with the *Waste Reduction and Recycling Regulation 2011*.

The service includes the ability of households in the waste collection area to deposit their own municipal solid waste at a Council landfill without separate charge being made at the gate for that disposal.

In accordance with section 94(1)(b)(ii) of the LGA, the Council makes and levies utility charges for supplying waste management services for the 2019/20 financial year as follows:

Residential Charges

SERVICE LEVEL	CHARGE
1 Kerbside Collection	
140L refuse / 140L recycling	\$213.00
140L refuse / 240L recycling	\$219.00
140L refuse / 360L recycling	\$225.00
240L refuse / 240L recycling	\$237.00
240L refuse / 360L recycling	\$250.00
140L refuse – Additional bin	\$219.00
240L refuse – Additional bin	\$237.00
140L recycling – Additional bin	\$48.00
240L recycling – Additional bin	\$53.00
360L recycling – Additional bin	\$59.00
2 On Property Services	
On Property - 140L refuse / 140L recycling	\$236.00
On Property - 140L refuse / 240L recycling	\$239.00
On Property - 140L refuse / 360L recycling	\$242.00
On Property - 240L refuse / 240L recycling	\$249.00
On Property - 240L refuse / 360L recycling	\$268.00
On Property - 240L recycling – Additional bin	\$57.00
On Property - 360L recycling – Additional bin	\$61.00
3 Bulk Bins	
660 L Bulk Bin	\$700.00
1m ³ Bulk Bin	\$1,000.00
1.5m ³ Bulk Bin	\$1,500.00
1,100L Plastic Rear Lift Bin	\$1,270.00
3m ³ Bulk Bin	\$3,000.00
4m ³ Bulk Bin	\$4,000.00
<p>** Properties sharing a bulk bin service will be entitled to the use of bulk bins up to the capacity of 120 litres (0.120 M³) for waste and 60 litres (0.060 M³) for recycling services for each residential unit sharing the bins.</p> <p>Example: 20 units each paying for a minimum service of \$219 would be entitled to bulk bins (as defined in the schedule above) to the capacity of 2.4M³ (20 units x 0.120 M³).</p>	



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



** Where a property requests bulk services above their entitlement under the minimum service of 120 litres for waste (\$219), the cost per property (which are sharing the bulk bin service) will be calculated by determining the additional cost of the services requested (in accordance with the bulk bin rates above) and dividing the additional cost by the number of properties sharing the service.

Example: A block of 20 units request 4 x 1,100L bin serviced once per week. The total capacity of this service is 4.4M³. As this capacity is above their entitlement under the minimum capacity (2.4M³ – 20 units x 0.120 M³) the additional cost of providing an additional 1.8M³ (2 x 1,100L bins @ \$1,270/bin) is shared equally amongst each of the unit holders and will be \$127 (\$2,540 / 20 units).

Notes:

1. 'Full Service' is the provision of one refuse and one recycle bin to a single residence in a multi residential facility.

The Council will charge a minimum waste management utility charge to all improved residential land that is within the Council's waste collection area. The designated minimum service on which the minimum waste management utility charge is based is a 140L refuse / 140L recycling service per flat, residential unit or residential lot as the case may be.

In accordance with section 73D of the *Waste Reduction and Recycling Act 2011*, the Residential Charges above have been set at a level that mitigates any direct impact of the State Waste Levy.

In addition to residential land, the above waste utility charges will apply to commercial land where all or part of the land is used to provide long term residential accommodation. For example:

- a house attached to, or rooms above shops or offices;
- a manufactured home situated in a residential, lifestyle or manufactured home park;
- a house, flat or room which is part of:
 - a residential aged care facility;
 - a retirement village;
 - a boarding house;
 - residential accommodation for disabled or at-risk persons;
 - hostels; or
 - aged rental accommodation.
- a house or flat in a gated community;
- a flat within a premises which has a combination of holiday units for rent, business office, restaurant and residential units

Where the commercial land has a mixture of commercial and long term residential uses, the residential waste utility charges will only apply to waste services supplied for the residential uses contained on the land. Waste services supplied for the commercial uses on the same land will be charged in accordance with the Commercial / Industrial charges outlined below.

All pro rata waste management charges take effect from the date on which the service has been provided.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Commercial / Industrial Charges

SERVICE LEVEL	CHARGE
1 Kerbside Collection	
140L refuse / 140L recycling	\$263.00
140L refuse / 240L recycling	\$270.00
140L refuse / 360L recycling	\$274.00
240L refuse / 240L recycling	\$325.00
240L refuse / 360L recycling	\$329.00
240L refuse – Additional bin	\$325.00
240L recycling – Additional bin	\$53.00
360L recycling – Additional bin	\$59.00
2 On Property Services	
On Property - 140L refuse / 140L recycling	\$286.00
On Property - 140L refuse / 240L recycling	\$288.00
On Property - 140L refuse / 360L recycling	\$292.00
On Property - 240L refuse / 240L recycling	\$344.00
On Property - 240L refuse / 360L recycling	\$348.00
On Property - 240L recycling – Additional bin	\$57.00
On Property - 360L recycling – Additional bin	\$61.00

Improved commercial properties that are not charged a waste management utility charge will be subject to the Commercial Waste Management Special Charge as outlined in 1.5.3.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5 SPECIAL CHARGES

In accordance with section 94(1)(b)(i) of the LGA, the Council makes and levies special charges for the 2019/20 financial year as follows:

1.5.1 Rural Fire Brigade Special Charge

The Council makes and levies a special charge to be known as the Rural Fire Brigade Special Charge on all rateable land within the Moreton Bay Regional Council local government area identified by the gazetted Rural Fire Board area maps for those rural fire boards listed below.

The overall plan for the supply of the rural fire service is:

- a) The rateable land to which the special charge applies is all rateable land within the Moreton Bay Regional Council local government area identified by the gazetted Rural Fire Board area maps for those rural fire boards listed below:
 - Booroobin Rural Fire Brigade
 - Bellthorpe Rural Fire Brigade
 - Clear Mountain Rural Fire Brigade
 - Closeburn/Cedar Creek Rural Fire Brigade
 - Dayboro and District Rural Fire Brigade
 - Delaney's Creek Rural Fire Brigade
 - Donnybrook Town Rural Fire Brigade
 - Elimbah Rural Fire Brigade
 - Meldale Rural Fire Brigade
 - Mount Mee Rural Fire Brigade
 - Mount Nebo Rural Fire Brigade
 - Narangba West Rural Fire Brigade
 - Ocean View Rural Fire Brigade
 - Rocksberg-Moorina Rural Fire Brigade
 - Samford Rural Fire Brigade
 - Samsonvale Rural Fire Brigade
 - Stanmore District Rural Fire Brigade
 - Stony Creek Rural Fire Brigade
 - Toorbul Rural Fire Brigade
 - Villeneuve Neurum (part) Rural Fire Brigade
 - Wamuran Rural Fire Brigade.
- b) The service, facility or activity for which the overall plan is made is the provision of a rural fire service.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$281,475.
- d) The provision of a rural fire service is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion that all land to which the special charge applies will specially benefit to the same extent from the provision of a rural fire service using funds raised by the special charge. The charge will assist rural fire brigades in the upgrade and maintenance of equipment necessary to provide a rural fire service.

The amount of the special charge will be \$25.00 per annum.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5.2 Rural Recycling and Waste Management Special Charge

There are residential properties within the local government area of Moreton Bay Regional Council that are outside of the kerbside collection area. These properties do not receive a kerbside bin collection service and must dispose of their own household waste - generally this is done by taking it to their nearest waste facility, including waste transfer stations.

The Council makes and levies a special charge to be known as the Rural Recycling and Waste Management Special Charge on rateable land that is used, at least partially, for residential purposes and which is improved land not being subject to a waste management utility charge. The purpose of this charge is to assist in meeting the costs associated with the provision and management of recycling and waste disposal facilities.

The overall plan for the supply of the rural recycling and waste management service is:

- a) The rateable land to which the special charge applies is all rateable land that is improved land not being subject to a waste management utility charge.
- b) The service, facility or activity for which the overall plan is made is assisting in meeting the costs associated with the provision and management of recycling and waste disposal facilities, which includes a contribution towards the costs of:
 - administration of refuse and recycling contracts;
 - operation and maintenance of landfills for disposal of domestic waste;
 - operation and maintenance of waste from transfer stations;
 - interest and redemption of capital works;
 - transport of waste from transfer stations to landfill for disposal;
 - construction and development of waste disposal facilities;
 - purchase of future landfill sites;
 - supervision and operation of landfills to ensure compliance with the *Environmental Protection Act 1994*;
 - collection of roadside litter and supply and service of street litter bins.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$178,862.
- d) The provision of recycling and waste management facilities is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion all land to which the special charge applies will specially benefit to the same extent from the provision and management of current and future recycling and waste disposal facilities.

The amount of the special charge will be \$107.00 per annum.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5.3 Commercial Waste Management Special Charge

The Council makes and levies a special charge to be known as the Commercial Waste Management Special Charge on rateable land that is used for commercial purposes and which is improved land not being subject to a waste management utility charge. The purpose of this charge is to assist in meeting the costs associated with the provision and management of waste disposal facilities.

The overall plan for the supply of the commercial waste management service is:

- a) The rateable land to which the special charge applies is all rateable land used for commercial purposes that is improved land not being subject to a waste management utility charge.
- b) The service, facility or activity for which the overall plan is made is for the purpose of assisting in meeting the costs associated with the availability and management of waste disposal facilities, which includes a contribution towards the costs of:
 - administration of refuse and recycling contracts;
 - operation and maintenance of landfills for disposal of commercial waste;
 - operation and maintenance of waste from transfer stations;
 - interest and redemption of capital works;
 - transport of waste from transfer stations to landfill for disposal;
 - construction and development of waste disposal facilities;
 - purchase of future landfill sites;
 - supervision and operation of landfills to ensure compliance with the *Environmental Protection Act 1994*;
 - collection of roadside litter and supply and service of street litter bins.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$313,938.
- d) The provision of waste management facilities is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion all land to which the special charge applies will specially benefit to the same extent from the provision and management of current and future waste disposal facilities.

The amount of the special charge will be \$107.00 per annum.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5.4 North Lakes Enhanced Services Special Charge

The Council makes and levies a special charge to be known as the North Lakes Enhanced Services Special Charge on all rateable land within the suburb of North Lakes. The parks, public areas, road reserves, street furniture and park infrastructure in this area require higher maintenance levels than comparable facilities across the region due to the type, quality and number of facilities provided. The special charge will fund the required higher level of maintenance.

The overall plan to fund the additional costs associated with the higher maintenance levels for public facilities in North Lakes, over and above the standard maintenance levels in other areas across the Council's local government area is:

- a) The rateable land to which the special charge applies is all rateable land within the suburb of North Lakes.
- b) The service or activity for which the overall plan is made is providing higher maintenance levels, over and above the standard maintenance levels in other parts of the Council's local government area for public facilities including:
 - Parks – plantings, mulching, watering, weeding and mowing;
 - Public areas – lakes, boardwalks;
 - Roads reserves – footpaths, plantings, mulching, watering, weeding and mowing;
 - Park infrastructure – playground equipment, barbeque facilities, park furniture and shade shelters; and
 - Street furniture – street signs and lighting poles.
- c) The estimated cost of implementing the overall plan in the 2019/20 financial year is \$1,120,710.
- d) The provision of higher maintenance levels for public facilities in North Lakes is an ongoing matter. The estimated time for carrying out the overall plan as it presently exists is one year.

The Council is of the opinion that all land to which the charge applies will specially benefit from the provision of higher maintenance levels for public facilities in North Lakes because that land and the occupiers of the land have direct use of and exposure to the amenity created by these public facilities. This special charge has been set by Council to reflect sufficient and equitable contributions by the owners of the land to the additional cost of maintaining these high quality facilities in North Lakes.

The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.

The annual amount of the special charge will vary as follows:

- Residential properties that are part of a community titles scheme and are within a retirement village registered under the *Retirement Villages Act 1999* – \$10 per annum.
- Residential properties that are part of a community titles scheme and are **not** within a retirement village registered under the *Retirement Villages Act 1999* – \$30 per annum.
- Properties included in the Super Regional Drive-in Shopping Centre (S1S) or Mega Store Retailer Sub Regional A (S4M) differential general rating categories – \$2,000 per annum.
- All other properties – \$150 per annum.

Any new properties created during the financial year will be charged a pro rata amount calculated from the date the property is created.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5.5 Newport Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Newport Canal Maintenance Special Charge (“**special charge**”) on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable (“**works**”) the canals at Newport Waterways (“**canals**”).

The special charge applies to properties in the suburb of Newport with canal frontage. This area includes lots in community titles schemes where the scheme land has canal frontage, and the whole of the Newport Waterways Marina complex which is on multiple titles but is a single canal-front entity in terms of land use.

The special charge also applies to properties with frontage to the lake adjoining the canals. The lake is to be constructed in stages. The initial lake stage was completed in 2018/19 financial year which included the creation of the initial lake front lots. The lake is connected to the canals by a lock and weir, enabling use of parts of the canal system by lake-front owners for ocean boating access, and relies on parts of the canal system for tidal water flushing to maintain its water quality.

The whole area is delineated on a map identified as **PLAN A** prepared and adopted by the Council for this purpose. The map is incorporated by reference into this Revenue Statement.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below, and contained within the delineation on map **PLAN A**.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the access channel of the canals, including spoil disposal; and
 - (ii) major dredging of the canals other than the access channel, including spoil disposal; and
 - (iii) carrying out of spot dredging, beach cleaning and replenishment as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$63,277,900 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The works, particularly dredging, are carried out periodically, but not necessarily at fixed intervals. There may be significant variations between the level of works carried out in any one particular year as compared to others.
 - e) The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



2. The 2019/20 annual implementation plan comprises the carrying out of the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:

Maintenance of the access channel of the canals

Entrance channel dredging	\$1,482,000
---------------------------	-------------

Maintenance of the canals other than the access channel

Residential canals:

General Maintenance, Approvals and Contract Administration	\$148,100
--	-----------

Internal Canal System Dredging and Spoil Disposal	\$1,361,738
---	-------------

Marina:

General Maintenance, Approvals and Contract Administration	\$5,900
--	---------

Internal Canal System Dredging and Spoil Disposal	\$568,612
---	-----------

2019/20 TOTAL:	<u>\$3,566,350</u>
-----------------------	---------------------------

Special benefit

3. The Council is of the opinion that the lands to which the special charge applies, and the occupiers of those lands, will specially benefit from the works, as compared to other parts of its local government area generally.
4. For lots fronting the canals, that benefit exists for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals. It is the Council's opinion that these lands include lots in a community titles scheme which has canal frontage, even though it may be scheme land rather than the individual lots which physically abuts the canal. The owners of those lots have rights of access to and use of the scheme land, and hence the canals. The intensity of residential use of land developed for a community title scheme is higher than if the same land area had been developed for separate lots containing single dwellings.
5. These lands also include the land, whether dry land or submerged, from time to time comprising the Newport Waterways Marina which is a single canal-front entity in terms of land use, regardless of its internal titling arrangements or boundaries.
6. These lands also include land fronting the canals that is developed for commercial purposes, including (but not limited to) land that the Council is aware, at the date of this Revenue Statement, is intended to be developed as a retail, dining and entertainment precinct for which canal frontage will be a distinctive feature. The intensity of land use will be relatively much higher than for other land uses in the special charge area.
7. These lands also include the balance undeveloped land with canal frontage. As the canal frontage enhances the development potential and value of that land, the works confer special benefit on this balance land. It is therefore equitable that the owner contribute towards the cost of the works, albeit on a conservative basis which recognises that it is not yet developed, and that it is unlikely that the whole of the current rateable parcel or parcels will be developed for canal-fronting lots. To the extent that this land is developed for lake-fronting lots, as presently contemplated, those lots will pay a special charge reflecting the special benefit to that form of development as set out below.
8. For lots fronting the lake, that benefit exists for the reason that proper maintenance of those parts of the canals which enable boating access to and from the open water (via the lock and weir), and which facilitate tidal water flushing of the lake, via inlet pipes connected to canal waters and outlet through the lock and weir, is essential to those lots having effective boating access to ocean waters, and to maintenance of proper water quality in the lake.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



Rateable land subject to charge

9. The Benefitted Area Map marked **PLAN A** identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also include:
- any canal lot, canal lot (residential unit), as defined below, which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment or canal allotment (residential unit) is outside the area delineated on **PLAN A**; and
 - any lake lot or lake lot (residential unit), as defined below, which is created during the year consequent upon construction of the lake, even if such new lake lot or lake lot (residential unit) is outside the area delineated on **PLAN A**.
10. "**canal lot**" means a parcel of land, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - is used, or has been created to be used, for an end use purpose, other than a commercial purpose; and
 - has a valuation which values it individually and separately from any other land.
11. "**canal lot (residential unit)**" means a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997*, (a "**BCCM lot**"), whether existing as at the date of this resolution or coming into existence after the date of this resolution, where the lot or scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals that:
- is used, or has been created to be used, for an end use purpose, other than a commercial purpose; and
 - has a valuation which values it individually and separately from any other land.
12. "**balance allotment**" means any land within the area identified as Subdivision 3 on Map **PLAN A** (which is not a canal lot, canal lot (residential unit), lake lot or lake lot (residential Unit)).
- At 14 May 2019, the balance allotments are the lands contained in Rate Assessment Numbers 837096, 837131, 837132, 837094, 837095, 839496 and 839519.
13. "**lake lot**" means a parcel of land, which may be a BCCM Lot, whether existing as at the date of this resolution or coming into existence after the date of this resolution where:
- the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - the lot is used, or has been created to be used, for an end use purpose as an unattached single residential dwelling or other unattached non-commercial purpose; and
 - the lot has a valuation which values it individually and separately from any other land.
14. "**lake lot (residential unit)**" means a BCCM lot, whether existing as at the date of this resolution or coming into existence after the date of this resolution, where:
- the lot or relevant scheme land abuts directly onto a lake connected by lock and weir to the canals;
 - the lot is used, or has been created to be used, for an end use purpose as an attached residential unit, or other non-commercial purpose, and forms part of a building containing one or more other such lots; and
 - the lot has a valuation which values it individually and separately from any other land.
15. To avoid doubt, land which is covered by a single valuation which includes both newly subdivided lots (which would be canal lots, canal lots (residential unit), lake lots or lake lots (residential unit) if separately valued) and a balance un-subdivided area, is a balance allotment.




ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



16. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include:
 - a) a planned maintenance program over 47 years;
 - b) the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy;
 - c) that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall as the true level of those costs emerges over time.
17. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
18. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, giving direct consideration to the extent to which, in the Council's opinion, different lands or their occupiers will specially benefit from the works. A prime consideration in that regard is the nature and intensity of different land uses, including commercial uses.
19. With particular reference to lake front lots, the Council recognises that these lots do not benefit from the whole of the works covered by the annual implementation plan and overall plan to the same extent as lots with direct canal frontage. However:
 - a) boating access for those lots and maintenance of lake water quality are directly dependent on the proper maintenance of Albatross Canal, Jabiru Canal, and the access channel to the ocean;
 - b) Albatross Canal, Jabiru Canal, and the access channel form part of the area within which the majority of silt deposition occurs, which is therefore the area in which the major part of dredging forming part of the works is carried out; and
 - c) the cost of dredging Albatross Canal, Jabiru Canal, and the access channel includes, as a practical matter, the cost of dredging to remove the major silt deposition which occurs within all those parts of the canals north of Zone 2 in Albatross Canal as shaded and shown on Map **PLAN E**.
20. In those circumstances, the Council considers it to be equitable that lake lots and lake lots (residential unit) share the cost of dredging Albatross Canal, Jabiru Canal, the access channel, and within all those parts of the canals north of Zone 2 in Albatross Canal on the same basis as canal lots and canal lots (residential unit), as well as costs relating to navigational aids, water quality monitoring, and administration of the works and the special charge. The balance of the costs incurred for the overall plan and annual implementation plan will not be reflected in the special charges to the owners of lake lots and lake lots (residential unit).
21. Taking those matter into consideration, the annual amount of the special charge will be as follows:
 - Special charge amount No. 1 \$131,252 (marina)
 - Special charge amount No. 2 \$1,256 per canal lot
 - Special charge amount No. 2U \$754 per canal lot (residential unit)
 - Special charge amount No. 3 \$62,307 – (NCL x \$377.56) – (NLL x \$211.07) , where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year and NLL = number of lake lots created by registration of separate title from balance allotments during the rating year.
 - Special charge amount No. 4 \$2,512 x CF/20 metres, per lot, where CF is the canal frontage (in metres) of the lot to be levied
 - Special charge amount No. 5 \$703 per lake lot
 - Special charge amount No. 5U \$352 per lake lot (residential unit)



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

- 
-
22. Special charge amount No. 1 must be levied on all land which comprises subdivision 1, currently used as marina, where the use of the land is not residential. To avoid doubt, if any part of the land which comprises subdivision 1 is reconfigured to create residential allotments, the new residential allotments would not be subject to Special charge amount No. 1, but will be subject to Special charge amount No. 2 or Special charge amount No. 2U if they meet the relevant definitions.
 23. Special charge amount No. 2 must be levied on each canal lot (including canal lots coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
 24. Special charge amount No.2U must be levied on each canal lot (residential unit), (including canal lots (residential unit) coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
 25. Special charge amount No. 3 must be levied on balance allotments currently comprising the area shaded yellow on Map **PLAN A** and identified as Subdivision 3. Where the land on which Special charge amount No. 3 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.
 26. Special charge amount No. 4 must be levied on all land with frontage to the canals which is used for commercial purposes (including such land coming into existence as a rateable lot after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis). If such land is reconfigured for commercial use by way of a Community Title Scheme, then to the extent that individual lots do not have direct canal frontage, Special Charge amount No. 4 will first be notionally calculated based on the canal frontage of the Scheme Land, and then levied on individual lots in proportion to their interest schedule lot entitlement under the *Body Corporate and Community Management Act 1997*.
 27. Special charge amount No. 5 must be levied on each lake lot (including lake lots coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).
 28. Special charge amount No.5U must be levied on each lake lot (residential unit), (including lake lots (residential unit) coming into existence after the date of adoption of the relevant rating resolution, which must be levied on a pro rata time basis).

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.5.6 Pacific Harbour Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Pacific Harbour Canal Maintenance Special Charge (“special charge”) on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable (“works”) the canals and associated public infrastructure at Pacific Harbour.

The special charge applies to properties in the Pacific Harbour estate with canal frontage. This includes lots in a community titles scheme where the scheme land has canal frontage, and the whole of the Pacific Harbour Marina complex. The whole area is precisely delineated on a map prepared and adopted by the Council for this purpose.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the canals, including spoil disposal; and
 - (ii) maintenance of public infrastructure associated with the canals; and
 - (iii) carrying out of spot dredging as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$24,140,133 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.
2. The 2019/20 annual implementation plan comprises carrying out the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:

Maintenance of the canals

Residential canals:

General Maintenance, Approvals and Contract Administration	\$23,310
Review of model and hydrographic survey	36,750
Canal system dredging	\$53,750

Marina:


General Maintenance, Approvals and Contract Administration	\$Nil
--	-------

MAINTENANCE TOTAL: \$113,810

3. The Council is of the opinion that the lands to which the special charge applies will specially benefit from the works, as compared to other parts of its local government area generally, for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals and associated infrastructure. To avoid doubt, it is the Council’s opinion that these lands include lots in a community titles scheme which has canal frontage, even though it is usually scheme land rather than the individual lots which physically abuts the canal, and all lots, whether dry land or submerged, from time to time comprising the Pacific Harbour Marina.
4. The Benefitted Area Map marked “Plan B” identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also includes any canal allotment (as defined below) which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment is outside the area delineated on “Plan B”.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)

- 
-
5. "canal allotment" means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - is used, or has been created to be used, for an end user purpose; and
 - has a valuation which values it individually and separately from any other land; and
 - is not contained within that part of the identified area shaded blue on "Plan B" (which area is described as "subdivision 1").

A canal allotment includes a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* where the scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals.

6. "balance allotment" means any land within the area identified as Subdivision 3 and 4 on "Plan B".

At 14 May 2019, the balance allotments are the lands contained in Rate Assessment Numbers 840313 and 258491.

7. To avoid doubt, land which is covered by a valuation which includes both newly subdivided allotments (which would be canal allotments if separately valued) and a balance un-subdivided area is a balance allotment.
8. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include, a planned maintenance program over 47 years; the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy; and that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
9. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.
10. The annual amount of the special charge made shall vary as follows:
- Special charge amount No. 1 \$15,760
 - Special charge amount No. 2 \$394 per canal allotment
 - Special charge amount No. 3 \$3,054 - (NCL x \$98.50), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
 - Special charge amount No. 4 \$591 - (NCL x \$98.50), where NCL = number of canal lots created, by registration of separate title, from balance allotments during the rating year
11. Special charge amount No. 1 must be levied on all land which comprises subdivision 1. Where the land on which Special charge amount No. 1 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



12. Special charge amount No. 2 must be levied on each canal allotment (including canal allotments coming into existence after the date of this resolution which must be levied on a pro rata time basis).
13. Special charge amount No. 3 must be levied on balance allotments within the area shaded yellow on "Plan B" and identified as Subdivision 3. Where the land on which Special charge amount No. 3 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.
14. Special charge amount No. 4 must be levied on balance allotments within the area shaded green on "Plan B" and identified as Subdivision 4. Where the land on which Special charge amount No. 4 is to be levied comprises land in more than one rate assessment, the charge amount must, for the purpose of levying an individual amount on each assessment, be apportioned to each of the assessments on a pro rata area basis.

1.5.7 Bribie Gardens Canal Maintenance Special Charge

The Council makes and levies a special charge to be known as the Bribie Gardens Canal Maintenance Special Charge ("**special charge**") on the rateable land described below for the purpose of funding works for preserving, maintaining and keeping clean and navigable ("**works**") the canals and associated public infrastructure and preserving and maintaining the lock and weir at Bribie Gardens.

The special charge applies to properties in the Bribie Gardens estate with canal frontage regardless of whether they are located in front of or behind the lock and weir. To avoid confusion, this includes lots in community titles schemes where the scheme land has canal frontage. The whole area is precisely delineated on a map prepared and adopted by the Council for this purpose.

1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 47 year canal maintenance works program, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) major dredging of the canals, including spoil disposal; and
 - (ii) maintenance of public infrastructure associated with the canals; and
 - (iii) maintenance and replacement of the lock and weir; and
 - (iv) carrying out of spot dredging as required.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$14,477,200 over a 47 year period from base year 2019/20.
 - d) Canal maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 47 years from base year 2019/20.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



2. The 2019/20 annual implementation plan comprises the carrying out of the following works forming part of the overall plan which are intended or expected to be carried out in 2019/20:

Maintenance of the canals

Residential canals:

General Maintenance, Approvals and Contract Administration	\$21,200
Investigation Hydrographic Survey	\$30,000
Maintenance of the Lock and Weir	\$500,000
MAINTENANCE TOTAL:	<u>\$551,200</u>

3. The Council is of the opinion that the lands to which the special charge applies will specially benefit from the works, as compared to other parts of its local government area generally, for the reason that such lands have the benefit of direct access to the canals and of direct use of and enjoyment of the canals and associated infrastructure. To avoid doubt, it is the Council's opinion that these lands include lots in a community titles scheme which has canal frontage, even though it is usually scheme land rather than the individual lots which physically abuts the canal.
4. The Benefitted Area Map marked "Plan C" identifies the lands to be levied with the special charge for the 2019/20 financial year. The lands to be levied also includes any canal allotment (as defined below) which is created during the year as a result of the extension of the existing system of canals, even if such new canal allotment is outside the area delineated on "Plan C".
5. **"canal allotment behind the lock and weir"** means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- a) is located on the northern (inland) side of the lock and weir; and
 - b) abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - c) is used, or has been created to be used, for an end user purpose; and
 - d) has a valuation which values it individually and separately from any other land; and
 - e) is not contained within that part of the identified area shaded blue on "Plan C" (which area is described as **"subdivision 1"**).
6. **"canal allotment in front of the lock and weir"** means an allotment, whether existing as at the date of this resolution or coming into existence after the date of this resolution, which:
- a) is located on the southern (ocean) side of the lock and weir; and
 - b) abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals; and
 - c) is used, or has been created to be used, for an end user purpose; and
 - d) has a valuation which values it individually and separately from any other land; and
 - e) is not contained within that part of the identified area shaded blue on "Plan C" (which area is described as **"subdivision 1"**).
7. A canal allotment behind the lock and weir, and a canal allotment in front of the lock and weir includes a lot in a community titles scheme under the *Body Corporate and Community Management Act 1997* where the scheme land abuts directly onto a canal in the existing system of canals or any extension of the existing system of canals.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



8. The quantum of the special charge levied in the 2019/20 financial year recognises that the estimated cost of implementing the overall plan is influenced by factors which include, a planned maintenance program over 47 years; the need for maintenance work being triggered by circumstances that depend upon a number of factors, including highly variable natural forces which cannot be predicted with accuracy; and that the estimated cost is by its nature a figure that falls within a range within which the actual costs could fall. Accordingly the quantum of the special charge levied in the 2019/20 financial year is set at a level which, if levied annually over the 47 year life of the plan, would not fully recover the estimated cost of implementing the overall plan over that period.
9. The Council considers it appropriate that the amount of the special charge vary between the different lands identified below having regard to all matters relevant to the objective of achieving an equitable spread of the revenue burden between all of the lands to be charged and fairness as between the different classes of land, including the extent to which, in the Council's opinion, different lands will specially benefit from the works.
10. The annual amount of the special charge made shall vary as follows:
 - Special charge amount No. 1 \$1,244
 - Special charge amount No. 2 \$660 per canal allotment behind the lock and weir
 - Special charge amount No. 3 \$155 per canal allotment in front of the lock and weir
11. Special charge amount No. 1 must be levied on all land which comprises subdivision 1.
12. Special charge amount No. 2 must be levied on each canal allotment behind the lock and weir (including canal allotments behind the lock and weir coming into existence after the date of this resolution which must be levied on a pro rata time basis).
13. Special charge amount No. 3 must be levied on each canal allotment in front of the lock and weir (including canal allotments in front of the lock and weir coming into existence after the date of this resolution which must be levied on a pro rata time basis).

1.5.8 Redcliffe Aerodrome Special Charge

The Council makes and levies a special charge to be known as the Redcliffe Aerodrome Special Charge ("special charge") on the rateable land identified below for the purpose of funding works for the operation, maintenance, repair and upgrading ("works") of Redcliffe Aerodrome.

The special charge is levied on rateable properties comprising the leased private, business or commercial sites adjacent to Redcliffe Aerodrome. As the Redcliffe Aerodrome is not a commercial airport, the primary use of and benefit from the operation, maintenance and upgrading of the aerodrome is conferred upon the private air transport and aviation-related businesses which occupy premises within the aerodrome boundaries. The level of this special charge has been set by Council to reflect sufficient and equitable contributions by these property owners to the cost of providing both operational and capital works and services at the aerodrome.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1. The overall plan for carrying out the works is:
 - a) The rateable land to which the special charge applies is the land specified below.
 - b) The service, facility or activity for which the overall plan is made is the indicative 10 year operational and capital works program for Redcliffe Aerodrome, from base year 2019/20, shown in the documents prepared by the Chief Executive Officer and presented to the Council, providing for, as the major elements:
 - (i) sealing of the runway and taxiways; and
 - (ii) installation of lighting and connections; and
 - (iii) general aerodrome maintenance.
 - c) The estimated cost of implementing the overall plan, in 2019 terms, is \$2,718,776 over a 10 year period from base year 2019/20.
 - d) Aerodrome maintenance is an ongoing matter. The estimated time for carrying out the indicatively programmed works shown in the overall plan as it presently exists is 10 years from base year 2019/20.

2. The 2019/20 annual implementation plan comprises carrying out the following works forming part of that overall plan which are intended or expected to be carried out in 2019/20:

Aerodrome Operations

Operations cost	\$165,084
Total Operations	\$165,084

Aerodrome Capital

NIL

AERODROME TOTAL: \$165,084

3. The Council is of the opinion that occupiers of the rateable land to which the special charge applies will specially benefit from the works and services for the reason that:
 - a) Redcliffe Aerodrome is not a commercial airport; and
 - b) most usage of Redcliffe Aerodrome is use by or for the benefit of private air transport or aviation-related operators who lease land within the Aerodrome holding, and are the occupiers of the rateable land proposed to be charged; and
 - c) the works and services in the overall plan facilitate or enhance that usage.
4. The Benefitted Area Map marked "Plan D" identifies the lands to be levied with the special charge for the 2019/20 financial year.
5. The Council considers it appropriate that the amount of the special charge for each parcel of rateable land be based upon land area, given that land area is a reasonable reflection of the scale of the occupier's activity, and therefore that occupier's relative level of special benefit from the works.

The amount of the special charge for the 2019/20 financial year will be \$4.75 per square metre of rateable land.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.6 SEPARATE CHARGES

In accordance with section 94(1)(b)(iii) of the LGA, the Council makes and levies separate charges for the 2019/20 financial year as follows:

1.6.1 Regional Infrastructure Separate Charge

The Council makes and levies a separate charge on all rateable land to be known as the Regional Infrastructure Separate Charge. Funds raised from the Regional Infrastructure Separate Charge will be expended to enhance and rehabilitate transport and stormwater infrastructure that benefits the entire local government area (key infrastructure).

The Council considers all rateable land should contribute equally to the Regional Infrastructure Separate Charge because the key infrastructure, its enhancement and rehabilitation confers a general benefit on all rateable land.

The amount of the separate charge for the 2019/20 financial year will be \$78.00 per annum.

1.7 CONCESSIONS

For the financial year ending 30 June 2020 the Council will exercise its power to grant a concession for rates or charges under the LGR, Chapter 4, part 10, in the following ways:

1.7.1 Concession 1: Council Pensioner Rebate¹

- Where a person is receiving the maximum rate of pension (Maximum Rate) under Commonwealth law, or is in receipt of a DVA Gold Repatriation Health Card as confirmed by the Centrelink Confirmation eService, and qualifies for the Queensland Government Pensioner Rate Subsidy Scheme (Scheme) with respect to land located in the Moreton Bay Regional Council local government area (Qualifying Pensioner), the Council may partly rebate (rebate) the general rate and charges levied on the land in the amount equivalent to 50% of the total levy up to the Maximum Rebate per annum granted on a quarterly pro rata basis.
- A person will also be considered a Qualifying Pensioner if they are receiving the maximum rate of pension under Commonwealth law, and have entered into a long term lease or agreement with a retirement village operator for a property under a community titles scheme located in the Moreton Bay Regional Council local government area and the property is owned by the operator. In this instance, each community titles scheme property within the retirement village must be rated separately and, under the terms of the long term lease or agreement, the Qualifying Pensioner must be responsible for the payment of rates levied on the property.
- Maximum Rate is the highest level of benefit available and confirmed by Centrelink.
- The rebate may only be granted on the basis of a written application submitted to the Council. A new application must be made whenever there is a change to the Qualifying Pensioner's pension entitlements or address.
- The rebate will not be applied retrospectively to any rating period prior to the rating period in which the application for the rebate was made.
- Where the eligibility date is confirmed as being a date falling in a previous rating period then the rebate will be granted for the entire current rating period in which the application was made.
- Where the eligibility date is confirmed as being a date within the current rating period in which the application was made then the rebate will be granted from the first day of the next rating period.

¹ See also the potential availability of an aspect of this concession under certain circumstances for R and U categories as explained above in this Revenue Statement



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



- However, if a person who qualifies for a rebate satisfies the Council at the time of making his or her application that he or she was entitled to the relevant pension or other concession at a time 12 months or less prior to the date of the application to the Council, did not receive it due to processing delays by the relevant authority, but has received the pension backdated to the original date of eligibility, the Council may retrospectively apply the rebate commencing at the start of the first rating quarter after the proved date of eligibility. That may occur even if the first rating quarter after the date of eligibility was in the previous financial year.

To avoid doubt:

- The preceding paragraph applies only to persons when they first apply for a rebate after the adoption of this revenue statement and the 2019/2020 budget, and not to persons who are already in receipt of a rebate at that time;
- this provision applies only to persons who apply for a rebate as soon as practicable after they receive their entitlement and not to persons in respect of whom there is any material delay between the receipt of their entitlement and their application to the Council for their rebate.
- the maximum period for receipt of the rebate cannot under any circumstances exceed 12 months (4 rating quarters) prior to the commencement of the rating quarter in which the application is received.
- The rebate will be granted pro rata according to that proportion of the land which the Qualifying Pensioner occupies as a principal place of residence.
- The rebate will be granted pro rata according to the Qualifying Pensioner's proportional share of ownership of the land with the exception that pro rata will not apply where proportional ownership is confined to marriage and de facto relationships.
- Where a pensioner becomes ineligible for whatever reason, the rebate for the current rating period will be reversed in full where the ineligibility date occurred in a previous rating period. In all other cases the rebate will cease from the first day of the next rating period.
- **"Rating Period"** means the period for which rates and charges are levied as specified on the rate notice issued by the Council.
- The Maximum Rebate is \$250.00 per annum.

1.7.2 Concession 2: State Government Subsidy

- Where a person is receiving a pension under a Commonwealth law and qualifies for the Queensland Government Pensioner Rate Subsidy Scheme, (Scheme), with respect to land located in the Moreton Bay Regional Council local government area, the Council may, subject to the terms and conditions of the scheme, partly rebate rates and charges up to the maximum dollar amount specified by the scheme from time to time.
- The subsidy will be granted and administered strictly in accordance with the terms and conditions of the scheme as published by the Queensland Government from time to time.
- The subsidy may only be granted on the basis of a written application submitted to the Council. A new application must be made whenever there is a change to the qualifying pensioner's pension entitlements or address.
- The subsidy will not be applied retrospectively to any rating period prior to the rating period in which the application for the subsidy was made.
- **"Rating Period"** means the period for which rates and charges are levied as specified on the rate notice issued by the Council.



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



1.7.3 Rebate 3: Voluntary Conservation Agreements

The Council offers a partial rebate to property owners who enter into a voluntary conservation agreement in accordance with Council policy.

1.7.4 Rebate 4: Community Organisations

The Council offers a rebate towards rates and charges to community organisations in accordance with the Donations in Lieu of Rates and Charges Levied by Council and Unitywater Policy.

1.8 ISSUE OF RATE NOTICES

Rates and utility charges for the year ending 30 June 2020 will be levied quarterly at the commencement of each quarter.

1.9 INTEREST ON OVERDUE RATES

In accordance with section 133 of the LGR, all overdue rates and charges bear interest at the rate of 9.83% per annum, compounded on daily rests, commencing immediately after the due date for payment shown on the rate notice.

1.10 TIME WITHIN WHICH RATES MUST BE PAID

In accordance with section 118 of the LGR, all rates and charges are to be paid within 30 days after the rate notice for the rates and charges is issued.

1.11 COST RECOVERY FEES

The amount of all cost recovery fees fixed by the Council will not be more than the cost to the Council of providing the service or taking the action for which the fee is charged.

1.12 OTHER FEES

Other fees are set by the Council for the provision of services for which a cost recovery fee may not be fixed.

ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



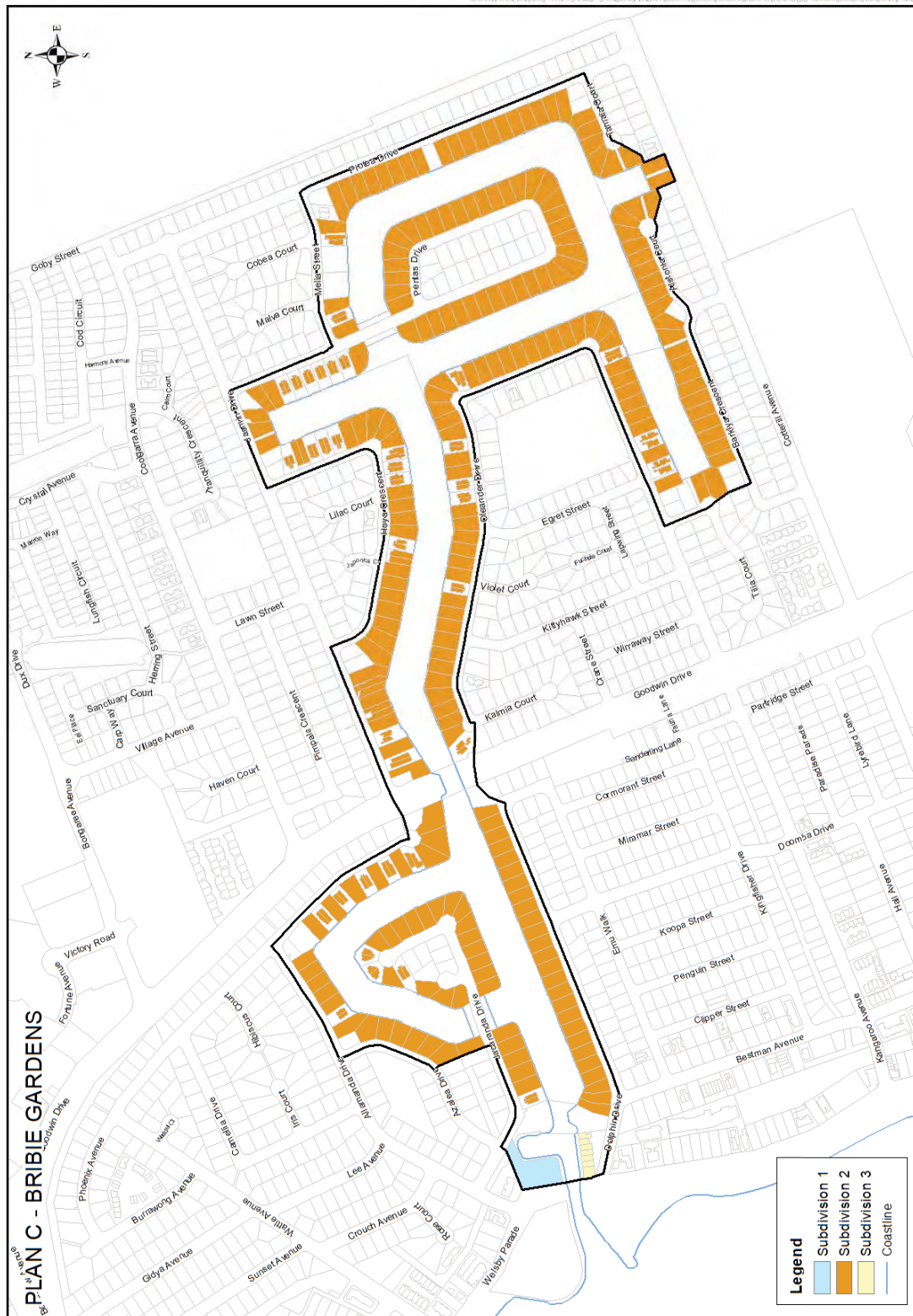
Benefitted Area Maps



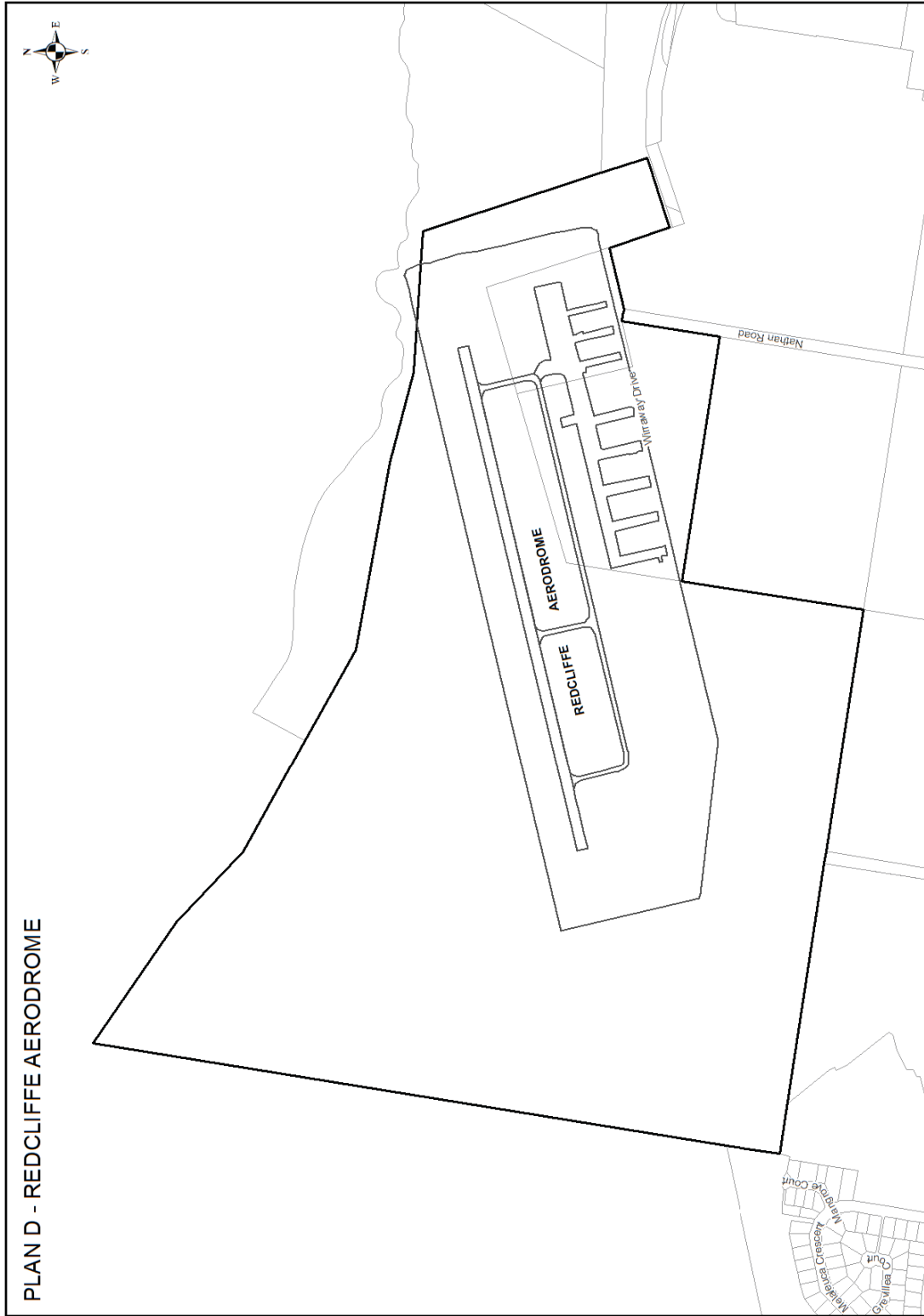
ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



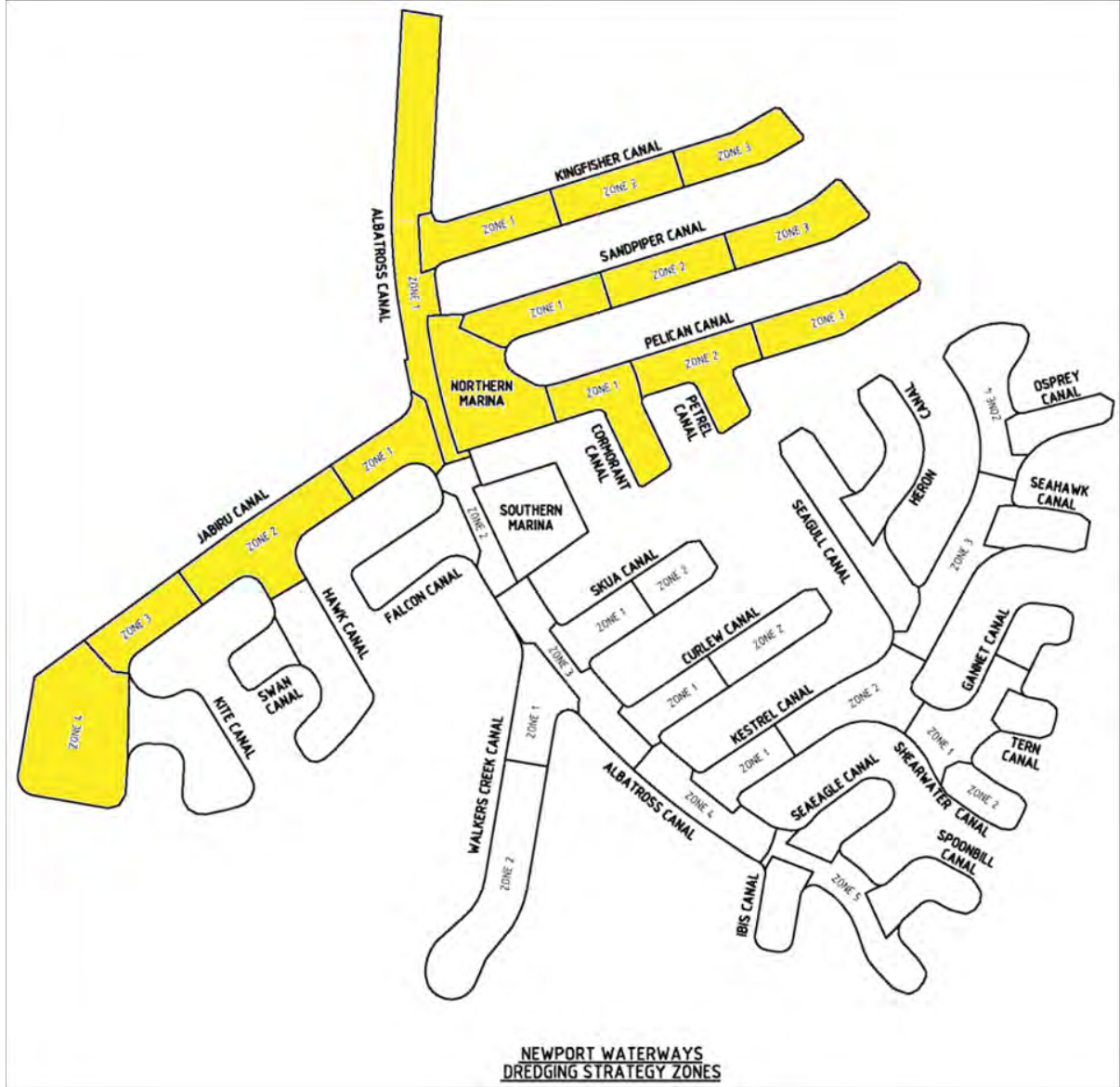
ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



ITEM 3.1 - QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL (Cont.)



PLAN E - THE NEWPORT CANAL DREDGING STRATEGY ZONES



ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES

Meeting / Session: 3 CORPORATE SERVICES
Reference: A19625875 : 30 January 2020
Responsible Officer: JL, Financial Operations Manager (Finance and Corporate Services)

Executive Summary

A Preferred Supplier Arrangement (Purchasing Arrangement) has been prepared to facilitate the supply of three categories of services used across Council, for the period seven days from the date of the letter of acceptance to 30 June 2020 with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council.

Council sought tenders from the market (including pricing for 36 schedules of rates for goods/services) in a process which commenced on 21 September 2019. The Preferred Supplier Arrangement tender was open for a minimum of 21 days after date of advertisement to meet advertising requirements under the Local Government Regulation 2012. The tender closed on 15 October 2019. A total of 20 submissions were received from eight tenderers across all categories for this Purchasing Arrangement.

Following assessment of MBRC009147, it is recommended that a total of eight suppliers be appointed across four categories as outlined below.

OFFICER'S RECOMMENDATION

1. That the following contractors be appointed onto MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 1 - Level 2 Inspection - Building Engineering Systems for the period to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Cardno (QLD) Pty Ltd
 - b. CT Management Group Pty Ltd
 - c. Cushman & Wakefield Pty Ltd
 - d. P & AJ Services Pty Ltd
2. That the following contractors be appointed onto MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 2 - Level 3 Inspection - Building Engineering Systems for the period to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Cardno (QLD) Pty Ltd
 - b. Cushman & Wakefield Pty Ltd
 - c. P & AJ Services Pty Ltd
3. That the following contractors be appointed onto MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 3 - Level 2 Inspection - Building Structural, including Structural Wall, Sub-structure, Structural Roof and Structural Access and Building Fabric for the period to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Black EME Pty Ltd T/A Black & More
 - b. Built Environment Collective Pty Ltd T/A BE Collective
 - c. Cardno (QLD) Pty Ltd
 - d. CT Management Group Pty Ltd
 - e. Cushman & Wakefield Pty Ltd
 - f. Engineering Design Global Enterprise Pty Ltd T/A EDGE Consulting Engineers
 - g. Frost Engineers

ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

4. That the following contractors be appointed onto MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 4 - Level 3 Inspection - Building Structural, including Structural Wall, Sub-structure, Structural Roof and Structural Access and Building Fabric for the period to 30 June 2020, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Black EME Pty Ltd T/A Black & More
 - b. Built Environment Collective Pty Ltd T/A BE Collective
 - c. Cardno (QLD) Pty Ltd
 - d. Cushman & Wakefield Pty Ltd
 - e. Engineering Design Global Enterprise Pty Ltd T/A EDGE Consulting Engineers
 - f. Frost Engineers
5. That the Council enters into an agreement with each of the above contractors as described in this report.
6. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with each of the above contractors in respect of each preferred supplier arrangement and any required variations of these agreements on Council's behalf.
7. The Chief Executive Officer be authorised to determine under each preferred supplier arrangement whether to exercise the option to extend the contract by the two 12-month extension periods or to review the composition of the preferred supplier list and consider whether it is necessary to re-tender the entirety of the preferred supplier arrangement.

ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

REPORT DETAIL

1. Background

Pursuant to section 233 of the Local Government Regulation 2012, Council may enter into a medium-sized contractual arrangement or large-sized contractual arrangement for goods and services, without first inviting written quotes or tenders if the contract is entered into with a supplier under a preferred supplier arrangement. The competitive rates from preferred suppliers approved through the tender process are available to all staff responsible for procurement in Council should they require the services the preferred suppliers offer.

A tender for the establishment of purchasing arrangement MBRC009147 - Building Inspection Services was advertised on 21 September 2019 and closed on 15 October 2019.

The arrangement is to be awarded for the period seven days from the date of the letter of acceptance to 30 June 2020 with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council.

Council requires the above goods and services in large volumes and frequently. Better value for money can be obtained by accumulating the demand for these goods and services.

2. Explanation of Item

The submissions were assessed by the tender assessment team in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

Submissions that did not address mandatory assessment criteria were assessed as non-conforming and did not progress in the evaluation process. The submissions were then assessed on qualitative criteria that included Business Profile, Capability and Experience, Key Personnel Skills and Experience, Safety Track Record, Environmental Considerations and whether the company was a Local Business and/or Industry. Pricing of Schedule of Rates was also considered.

The following tables list the recommended companies for each arrangement category after the evaluation process was completed:

MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 1 - Level 2 Inspection - Building Engineering Systems

Category 1 comprises level 2 condition inspections and reporting based primarily on visual or operational inspections to determine condition and functionality of mechanical and electrical systems and services.

A total of four (4) submissions were received, with four companies recommended for appointment to the panel.

Tenderer
Cardno (QLD) Pty Ltd
CT Management Group Pty Ltd
Cushman & Wakefield Pty Ltd
P & AJ Services Pty Ltd

ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 2 - Level 3 Inspection - Building Engineering Systems

Category 2 comprises similar services as Category 1 however more intrusive or destructive testing may be utilised to ascertain condition and functionality.

A total of three submissions were received, with three companies recommended for appointment to the panel.

Tenderer
Cardno (QLD) Pty Ltd
Cushman & Wakefield Pty Ltd
P & AJ Services Pty Ltd

MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 3 - Level 2 Inspection - Building Structural, including Structural Wall, Sub-structure, Structural Roof and Structural Access and Building Fabric

Category 3 comprises level 2 condition inspections and reporting based primarily on visual or operational inspections to determine structural condition and functionality of Council assets.

A total of seven submissions were received, with seven companies recommended for appointment to the panel.

Tenderer
Black EME Pty Ltd T/A Black & More
Built Environment Collective Pty Ltd T/A BE Collective
Cardno (QLD) Pty Ltd
CT Management Group Pty Ltd
Cushman & Wakefield Pty Ltd
Engineering Design Global Enterprise Pty Ltd T/A EDGE Consulting Engineers
Frost Engineers

MBRC009147 - Preferred Supplier Arrangement - Building Inspection Services - Category 4 - Level 3 Inspection - Building Structural, including Structural Wall, Sub-structure, Structural Roof and Structural Access and Building Fabric

Category 4 comprises similar services as Category 3 however more intrusive or destructive testing may be utilised to ascertain condition and functionality.

A total of six submissions were received, with six companies recommended for appointment to the panel.

Tenderer
Black EME Pty Ltd T/A Black & More
Built Environment Collective Pty Ltd T/A BE Collective
Cardno (QLD) Pty Ltd
Cushman & Wakefield Pty Ltd
Engineering Design Global Enterprise Pty Ltd T/A EDGE Consulting Engineers
Frost Engineers

ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

The calling of public tenders and establishment of preferred supplier arrangements is in accordance with section 233 of the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications

These arrangements have been established in accordance with the provisions of Council's Procurement Policy 2150-006.

3.4 Risk Management Implications

The appointment of the suppliers will ensure the timely delivery of these programs whilst complying with Council's Procurement Policy. A risk assessment of the goods and services to be supplied under each purchasing arrangements was undertaken during the development of the tender documentation. Where appropriate, specific requirements in relation to risk management and insurance coverage were included in the tender requirements and assessed as part of the overall evaluation process.

3.5 Delegated Authority Implications

Adoption of the suppliers by Council and approval of subsequent purchase orders within delegated financial authority limits will satisfy these requirements.

3.6 Financial Implications

Funding for works engaged under these preferred supplier arrangements are included in the Capital (including Minor Works) and Operations' works programs.

3.7 Economic Benefit

The appointment of preferred supplier arrangements will enable Council to deliver its programs in a timely and cost-effective manner.

3.8 Environmental Implications

Nil identified

3.9 Social Implications

Nil identified

3.10 Consultation / Communication

Representatives from Council's Infrastructure Planning Directorate sat on the evaluation panel for this purchasing arrangement.

External financial assessments have been sought where necessary.

Corporate Procurement managed the process through preparation, release, evaluation and award.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19631451 : 29 January 2020 - Refer **Confidential Supporting Information A19434963**
Responsible Officer: MK, Principal Engineer Buildings and Facilities (IP Directorate)

Executive Summary

Tenders were invited for the “Redcliffe Waste Transfer Station Structural Repairs of Existing Southern Wing Retaining Wall (MBRC009287)” project. The Request for Tender closed on 3 December 2019 with a total of 3 conforming tenders received.

The project scope includes the detailed design and construction of a southern wing retaining wall structural support system as well as the rectification of various other building defects at the Redcliffe Waste Transfer building located at 261 Duffield Road, Clontarf.

It is recommended that Council awards the contract for the “Redcliffe Waste Transfer Station Structural Repairs of Existing Southern Wing Retaining Wall (MBRC009287)” to Auzcon Pty Ltd, for the sum of \$383,800 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER’S RECOMMENDATION

1. That the tender for “Redcliffe Waste Transfer Station Structural Repairs of Existing Southern Wing Retaining Wall (MBRC009287)” be awarded to Auzcon Pty Ltd for the amount of \$383,800 (excluding GST).
2. That the Council enters into an agreement with Auzcon 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 Auzcon Pty Ltd for “Redcliffe Waste Transfer Station Structural Repairs of Existing Southern Wing Retaining Wall (MBRC009287)” and any required variations of the agreement on Council’s behalf.

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

REPORT DETAIL

1. Background

A budget allocation was provided in the 2017/18 Council budget to fund structural investigations on a number of Council owned buildings and provide a detailed recommendations report. The Redcliffe Transfer Station building was included as part of this scope of works. The structural investigation concluded that there were a number of structural defects within the transfer station building which would require rectification to ensure that the building can safely be used for ongoing waste transfer operations.

The rectification works included repairs to the existing seven metre high southern wing retaining wall, repairs to various minor building defects and repairs to three structural columns within the building. The repairs to the three structural columns was deemed urgent and have already been completed.

As a precautionary measure, the southern wing retaining wall (refer to Figure 1) has been monitored bi-weekly for any movement since July 2019 by Councils' Engineering Survey team and as to date, no movement has been detected.



Figure 1 - Location of southern wing retaining wall

The push pit has been closed since June 2019 due to safety concerns with the identified structural defects and the facility is now only being used as a waste and recyclables collection and management station.

The stability of the southern wing retaining wall has been evaluated in conjunction with Councils engaged structural engineering consultant. A secondary professional consultant was also engaged to undertake a peer review of the proposed rectification design treatments. Further, the wall loading data was modelled using Autodesk Robot Structural Analysis to verify its functionality. Following this, two possible design solutions were developed and both consultants agreed they would perform the intended purpose.

These two designs can be found below in Figure 2 and Figure 3.

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

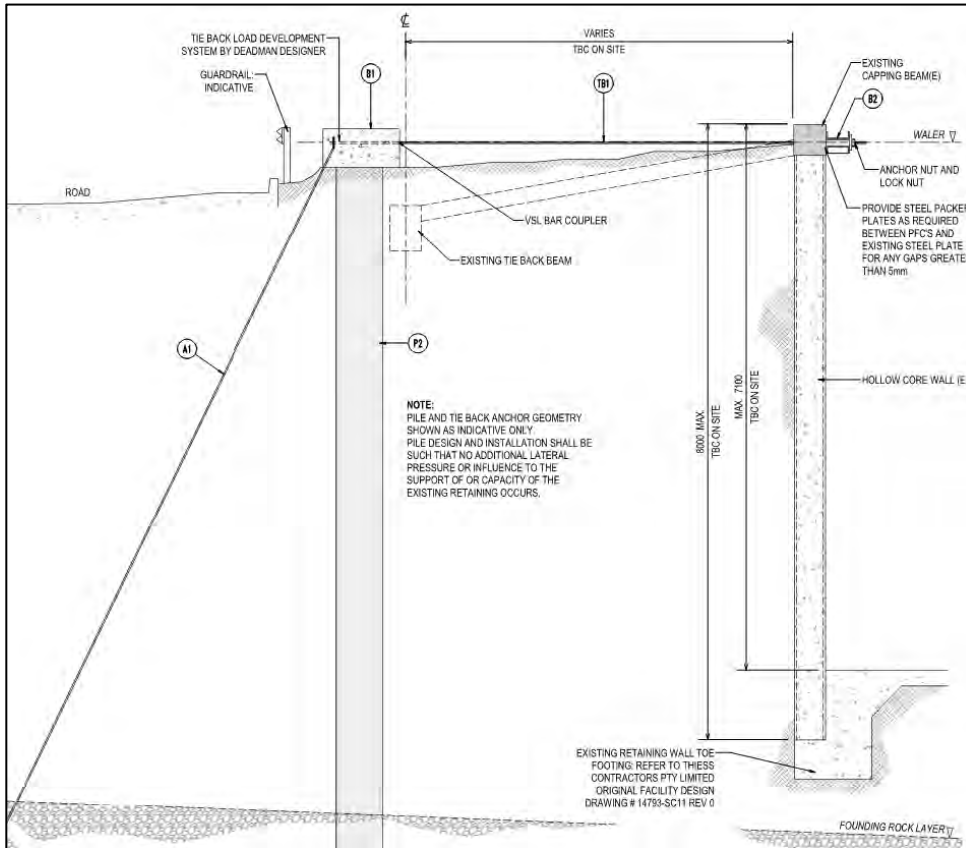


Figure 2 - Side view of Vertical Piling

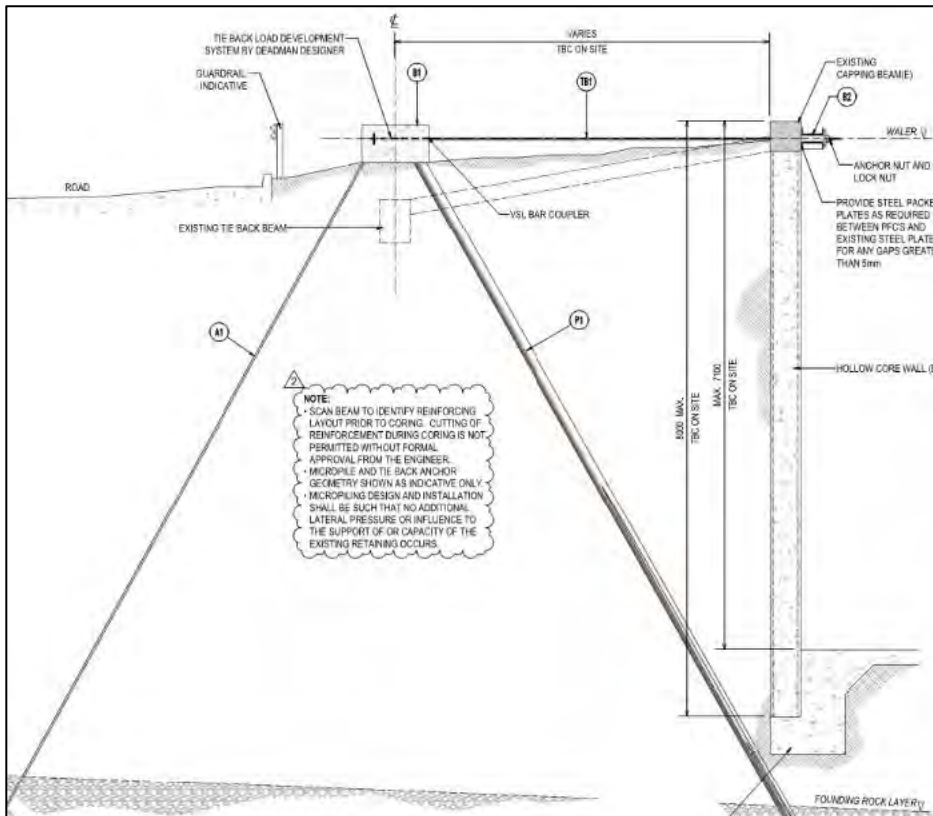


Figure 3 - Side view of Micropiling Option

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

Tenderers were given the opportunity to submit tenders for one or both of the rectification options and provide an alternative solution if they wished. The successful tenderer will be responsible for the detailed design and engineering certification of the deadman and ground anchors for their proposed option, as well as the subsequent construction works. In addition to the retaining wall remedial works, the successful tenderer will also be responsible for rectifying all other defects which were identified in the recommendations report.

2. Explanation of Item

Tenders for the “Redcliffe Waste Transfer Station Structural Repairs of Existing Southern Wing Retaining Wall (MBRC009287)” project closed on 3 December 2019 with a total of three conforming tenders and zero non-conforming tenders. A site inspection 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	Auzcon Pty Ltd (Vertical Piling)	96.92
2	Ecospec Pty Ltd (Vertical Piling)	82.39
3	Piling & Concreting Australia (PCA) Pty Ltd T/A PCA Ground Engineering (Micropiling)	80.03
4	Ecospec Pty Ltd (Micropiling)	79.38
5	Ecospec Pty Ltd (Alternative)	Non- conforming

Auzcon Pty Ltd (Auzcon) submitted a comprehensive tender for the vertical piling option and demonstrated their proposed methodology and experiences on projects of a similar scale and complexity. Auzcon has undertaken similar vertical piling works for Moreton Bay Regional Council in the “Margate Parade Boardwalk” project demonstrating its ability to manage piling operations and associated construction works for Council. At a tender clarification meeting held on 18th December 2019, Auzcon demonstrated its understanding and methodology to complete the project. Auzcon has indicated the project duration will be 16 weeks inclusive of the detailed design and an allowance for wet weather. The assessment panel evaluated this offer from Auzcon as providing the best overall value to Council.

Ecospec Pty Ltd (Ecospec) submitted a comprehensive tender for the vertical piling option and demonstrated their experience on projects of a similar scale and complexity. Ecospec has undertaken similar piling works for other Councils within southeast Queensland demonstrating their competence. At a tender clarification meeting on 19th December 2019, Ecospec demonstrated their understanding to complete the works. Ecospec has indicated that the project duration will be 14 weeks inclusive of the design and an allowance for wet weather. Ecospec’s vertical piling option offers no additional benefits to Council for the higher price.

Piling & Concreting Australia (PCA) Pty Ltd T/A PCA Ground Engineering (PCA) submitted a comprehensive tender for the Micropiling option and demonstrated their micropiling experience on similar projects. At a tender clarification meeting on 18th December 2019, PCA demonstrated its understanding and methodology to successfully complete the project. PCA has indicated that the project duration will be 10 weeks inclusive of the design and an allowance for wet weather. PCA’s micropiling option offers no additional benefits to Council for the higher price.

*ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING
RETAINING WALL - DIVISION 6 - A19631451 (Cont.)*

A non-conforming alternative tender from Ecospec was dismissed by Council as per Clause 12.3 in the conditions of offer. A technical review of the offer determined it comprised some specific structural risks that could only be resolved through Council taking on additional risk and maintenance 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

This project is consistent with the Corporate Plan outcome - Creating Opportunities: Local jobs for residents - an innovative and thriving economy.

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 are 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 traffic 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 recommended contractor will implement an electronic wall movement monitoring system to detect any wall movement during the construction and piling works. If the system detects any movement in the wall >5mm, works will be ceased immediately, the construction site and adjacent waste transfer building will be evacuated. The contractor will then work with Council to determine the next course of action.
- c. The contractor has demonstrated its understanding of constructability challenges and its technical capability to complete the works at this location.
- d. The contractor's construction methodology and construction risk mitigation strategies have been reviewed and endorsed by Council's structural consultant.

Wet weather delays

- a. The Request for Tender documents required tenderers to include an allowance for inclement weather within their tendered construction time line. The allowance is based upon the Bureau of Meteorology Rainfall Graph for the Brisbane area. The contractor has provided an initial program of works with an inclusion of estimated wet weather days.

3.5 Delegated Authority Implications Nil identified

No delegated authority implications arising as a direct result of this report.

Moreton Bay Regional Council

*ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING
RETAINING WALL - DIVISION 6 - A19631451 (Cont.)*

3.6 Financial Implications

Council has allocated a total of \$850,000.00 for this project. \$47,889.60 has already been spent on urgent repair works of the three columns and a further \$39,477.00 on the initial design and analysis of the retaining wall.

Urgent Column Repair Works (Completed)	\$	47,889.60
Consultancy Costs	\$	39,477.00
Tender Price	\$	383,800.00
Contingency (10%)	\$	38,380.00

Total Project Cost	\$	509,546.60
		=====

Estimated ongoing operational/maintenance costs \$ 10,000.00 per F/Y.

This project will be debited to job/project number 107913.
The budget amount for this Project is considered sufficient.

3.7 Economic Benefit Implications

The project will allow the push pit at the Redcliffe Transfer Station to reopen and operations will no longer need to be diverted.

3.8 Environmental Implications

An Environmental Management Plan will be provided by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

3.9 Social Implications

The project will allow the Redcliffe Transfer Station to operate as per its original design intent and accept commercial waste from the public.

3.10 Consultation / Communication

Building and Facilities Planning will be in continuous communication with the principal contractor and the waste services team throughout the entire project. Communication strategies include weekly site visits and formal meetings.

SUPPORTING INFORMATION

Ref: [A19434963](#)

The following list of supporting information is provided for:

ITEM 4.1

REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6

Confidential #1 Tender Evaluation

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19285302 : 31 October 2019 - **Refer Supporting Information A19285306**
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 Redcliffe Tigers AFC Inc at 30 Nathan Road, Kippa-Ring (refer Supporting Information #1). The proposed lease will take effect following completion of the Nathan Road Sporting Precinct Development Project (Stage 1), expected at the end of February 2020.

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, Redcliffe Tigers AFC Inc be granted a lease over an area at 30 Nathan Road, Kippa-Ring (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 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5 - A19285302 (Cont.)

REPORT DETAIL

1. Background

Since 1999, Redcliffe Tigers AFC Inc (formerly Redcliffe Peninsula Australian Football Club Inc) has operated from Rothwell Park, 25A McGahey Street, Rothwell (refer Supporting Information #2) under formal tenure arrangements with Council.

Since at least 2005, this site has experienced significant flood inundation, rendering the location unable to support the club's operations in the long-term. This, along with an identified need for additional multipurpose sports surfaces within the area, led to the Council's construction of the Nathan Road Sporting Precinct at 30 Nathan Road, Kippa-Ring. Once this two-stage development is complete, Redcliffe Tigers AFC Inc will relocate their operations to this new sporting precinct.

2. Explanation of Item

Construction of Stage 1 of the Nathan Road Sporting Precinct is expected to be completed at the end of February 2020. This stage, consisting of the construction of a playing field, three buildings (clubhouse, changerooms and a storage facility) and ancillary infrastructure, will enable the Redcliffe Tiger AFC to relocate part of their operations to the new site. However, full withdrawal from the Rothwell Park facilities will only be enabled following completion of the second stage.

To enable Redcliffe Tigers AFC Inc to occupy these new facilities, Council will need to provide the group with a lease over the clubhouse, changerooms and storage buildings (refer Supporting Information #1), as well as a Sports Field Permits over the playing surface. Council approval via resolution is not required for the issuing of sports field permits.

Accordingly, this report recommends that Council approves the granting of a lease to Redcliffe Tigers AFC Inc, under the terms and conditions of Council's Community Leasing Policy, over the areas identified in Supporting Information #1. Further, it is recommended that the term of this lease be for a period of five (5) years, commencing at the completion of works associated with Stage 1 of the Nathan Road Sporting Precinct project.

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.

Moreton Bay Regional Council

GENERAL MEETING - 502
11 February 2020

PAGE 364
Agenda

ITEM 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5 - A19285302 (Cont.)

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 Redcliffe Tigers AFC Inc. will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Divisional Councillor

Relevant Council departments

Redcliffe Tigers AFC Inc

SUPPORTING INFORMATION

Ref: [A19285306](#)

The following list of supporting information is provided for:

ITEM 5.1

NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5

#1 Nathan Road Sports Precinct - Redcliffe Tigers AFC Inc - Proposed new lease area

#2 Rothwell Park - Redcliffe Tigers AFC Inc - Existing lease area

ITEM 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC (Cont.)

#1 Nathan Road Sports Precinct - Redcliffe Tigers AFC Inc - Proposed new lease area



ITEM 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC (Cont.)

#2 Rothwell Park - Redcliffe Tigers AFC Inc - Existing 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

ITEM C.1 – CONFIDENTIAL

**LOCAL GOVERNMENT INFRASTRUCTURE PLAN AMENDMENT 1 (LGIP2)
APPOINTED REVIEWER - REGIONAL**

Meeting / Session: *2 Planning & Development (Cr M Gillam)*

Reference: *A19450870 : 29 January 2020*

Responsible Officer: *EM, Coordinator Strategic Infrastructure Planning (IP Strategic Infrastructure Planning)*

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

In 2016, Council engaged Integrated Infrastructure Planning Pty Ltd (now trading as IIP Pty Ltd) under Local Buy Contract BUS242-0314 Planning, Design and Architectural Consultancy Services on a three year contract to assist with the preparation and to undertake the appointed review of the first amendment of the Moreton Bay Regional Council Local Government Infrastructure Plan (LGIP), (otherwise referred to as LGIP2).

This contract has now expired.

This report recommends that Council enter into a new contractual arrangement with IIP Pty Ltd as the Appointed Reviewer for the *MBRC Local Government Infrastructure Plan amendment 1 (LGIP2)*.

ITEM C.2 – CONFIDENTIAL

ACQUISITION OF LAND FOR ROAD PURPOSES - KALLANGUR - DIVISION 7

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)

Reference: A19642132 : 4 February 2020 - **Confidential Supporting Information - A19071805; A19233474**

Responsible Officer: SJ, Manager Integrated Transport Planning (ECM Integrated Transport Planning & Design)

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

This report seeks Council approval to acquire land for road purposes to facilitate a future road transport network upgrade.

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.



MINUTES

GENERAL MEETING

Tuesday 4 February 2020
commencing at 10.33am

Strathpine Chambers
220 Gympie Road, Strathpine

UNCONFIRMED

LIST OF ITEMS

1.	OPENING PRAYER	153
2.	ATTENDANCE & APOLOGIES	153
3.	MEMORIALS OR CONDOLENCES	153
4.	A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING	154
	General Meeting - 28 January 2020 (Pages 20/62 - 20/100)	154
	RESOLUTION	
5.	PRESENTATION OF PETITIONS	154
	<i>(Addressed to the Council and tabled by Councillors)</i>	
6.	CORRESPONDENCE	154
7.	COMMUNITY COMMENT	154
8.	NOTIFIED MOTIONS	154
9.	NOTICES OF MOTION (Repeal or amendment of resolutions)	154
	<i>(s262 of the Local Government Regulation 2012)</i>	
10.	OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)	155
	<i>(as referred by the Chief Executive Officer)</i>	
	1 GOVERNANCE SESSION (Cr M Charlton, Acting Mayor)	155
	2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)	156
	ITEM 2.1	156
	TEMPORARY DELEGATION OF AUTHORITY - REGIONAL	
	RESOLUTION	
	REPORT DETAIL	
	3 CORPORATE SERVICES SESSION (Cr M Constance)	159
	4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)	159
	5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)	160
	ITEM 5.1	160
	NEW LEASE - DAYBORO ARTWORKS ASSOCIATION INC - DIVISION 11	
	RESOLUTION	
	REPORT DETAIL	

Moreton Bay Regional Council

GENERAL MEETING - 501
4 February 2020

PAGE b
Minutes

ITEM 5.2 - DECLARATION OF INTEREST	163
<i>Conflict of Interest - Declaration - Cr Mick Gillam</i>	163
<i>Conflict of Interest - Declaration - Cr Koliانا Winchester</i>	163
<i>Councillors not voluntarily left meeting - other Councillors who are entitled to vote must decide</i>	163
ITEM 5.2	164
NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - TALOBILLA PARK - DIVISION 5	
RESOLUTION	
REPORT DETAIL	
ITEM 5.3 - DECLARATION OF INTEREST	167
<i>Conflict of Interest - Declaration - Cr Mick Gillam</i>	167
<i>Councillor not voluntarily left meeting - other Councillors who are entitled to vote must decide</i>	167
ITEM 5.3	168
QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - LES HUGHES SPORTING COMPLEX - DIVISION 8	
RESOLUTION	
REPORT DETAIL	
ITEM 5.4	171
NEW LEASE - THE SPECTRUM ORGANIZATION ASSOCIATION INC - DIVISION 7	
RESOLUTION	
REPORT DETAIL	
6 LIFESTYLE & AMENITY SESSION (Cr D Sims)	174
7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)	174
8 REGIONAL INNOVATION SESSION (Cr D Grimwade)	174
11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE	175
ITEM 11.1	175
REGIONAL EVENTS	
ITEM 11.2	175
MORETON BAY REGION LUNAR NEW YEAR	
RESOLUTION	
12. CLOSED SESSION	176
<i>(s275 of the Local Government Regulation 2012)</i>	

Moreton Bay Regional Council

GENERAL MEETING - 501
4 February 2020

PAGE c
Minutes

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL	177
ITEM C.1 – CONFIDENTIAL PROPERTY ACQUISITION - CABOOLTURE - DIVISION 3 RESOLUTION	177
ITEM C.2 – CONFIDENTIAL PROPERTY ACQUISITIONS - DAYBORO - DIVISION 11 RESOLUTION	178
ITEM C.3 – CONFIDENTIAL COUNCIL FUNDING CONTRIBUTION - MATHIESON PARK CHANGEROOMS - DIVISION 7 RESOLUTION	179
12b. CONFIDENTIAL GENERAL BUSINESS	180
13. CLOSURE	180

UNCONFIRMED

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 Mike Charlton (Acting Mayor) (Chairperson)
Cr Brooke Savige
Cr Peter Flannery
Cr Adam Hain
Cr James Houghton
Cr Koliانا Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Matthew Constance
Cr Darren Grimwade

Officers:

Chief Executive Officer	(Mr Greg Chemello)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning	(Mr David Corkill)
Deputy CEO / Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Infrastructure Planning	(Mr Andrew Ryan)
Director Finance & Corporate Services	(Ms Donna Gregory)
Meeting Support	(Kim Reid)

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

Apologies:

Cr Julie Greer

3. MEMORIALS OR CONDOLENCES

Cr James Houghton expressed his sympathy to the family of the late **Mr John Thomas Davies** who passed away recently at the age of 73.

Born 28 September 1947, Mr Davies was noted as being an active member of the community, involved in a variety of organisations such the local PCYC, Rotary Club and the Men's Shed. Cr Houghton described Mr Davies as a lovely man who will be sadly missed.

Cr Mike Charlton (Deputy Mayor) attended the celebration of life of his close friend **Mr Brian John Sadler** known as 'Sads' or 'BJ' who recently passed away at the age of 80. Cr Charlton (Deputy Mayor) noted that Brian's smile was his trademark and he was known for his zest for life, never one to sit idle for too long. Cr Charlton (Deputy Mayor) expressed his condolences to Brian's remaining family members.

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

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 28 January 2020 (Pages 20/62 - 20/100)

RESOLUTION

Moved by Cr Koliانا Winchester
Seconded by Cr Peter Flannery

CARRIED 10/0

That the minutes of the General Meeting held 28 January 2020, be confirmed.

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

There were no petitions tabled.

6. CORRESPONDENCE

There was no correspondence tabled.

7. COMMUNITY COMMENT

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

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 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

UNCONFIRMED

1 GOVERNANCE SESSION

(Cr M Charlton, Acting Mayor)

No items for consideration.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

**ITEM 2.1
TEMPORARY DELEGATION OF AUTHORITY - REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A19435598 : 24 January 2020
Responsible Officer: SH, Divisional Project Coordinator (PL Directorate)

Executive Summary

The purpose of this report is to advise Council on the applications dealt with by the Chief Executive Officer under temporary delegation during the period 13 December 2019 and 20 January 2020 (inclusive).

Pursuant to the provisions of section 257 of the *Local Government Act 2009*, Council delegated to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development, the power to decide those development applications not previously delegated to the Chief Executive Officer for the period 13 December 2019 and 20 January 2020 (inclusive) (Council-025, Council-105 and Council-107).

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Matt Constance

CARRIED 10/0

That Council note that the temporary delegation provided by Council to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development was not exercised during the specified period 13 December 2019 and 20 January 2020 (inclusive).

ITEM 2.1 TEMPORARY DELEGATION OF AUTHORITY - REGIONAL - A19435598 (Cont.)

OFFICER'S RECOMMENDATION

That Council note that the temporary delegation provided by Council to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development was **not** exercised during the specified period 13 December 2019 and 20 January 2020 (inclusive).

REPORT DETAIL

1. Background

In order to comply with the timeframes specified in the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and the *Economic Development Act 2012*, the following recommendation appears on minute page 19/2556 of the General Meeting held 3 December 2019.

RESOLUTION	
Moved by Cr James Houghton Seconded by Cr Julie Greer	CARRIED 12/0
1. That subject to recommendation 2, pursuant to section 257 of the <i>Local Government Act 2009</i> , Council delegate its powers under the <i>Integrated Planning Act 1997</i> , the <i>Sustainable Planning Act 2009</i> , the <i>Planning Act 2016</i> and <i>Economic Development Act 2012</i> to the Chief Executive Officer to decide:	
a) impact assessable development applications under the Moreton Bay Regional Council Planning Scheme for which submissions have been received;	
b) impact assessable development applications and/or Plan of Developments under The Mill at Moreton Bay Priority Development Area Development Scheme for which submissions have been received;	
c) development applications for preliminary approval;	
d) development applications for preliminary approval that include a variation approval; and	
e) precinct and Sector Plans for North Lakes.	
2. That the delegation of powers made under recommendation 1 operate between 13 December 2019 up to and including 20 January 2020.	
3. That the Divisional Councillor and the Spokesperson for Planning and Development be advised prior to the Chief Executive Officer exercising his delegated authority.	
4. That a report be presented to Council outlining any delegations exercised under this temporary delegation once the delegation ceases.	

2. Explanation of Item

The Chief Executive Officer was not required to exercise this delegation during the period 13 December 2019 and 20 January 2020 (inclusive).

This report satisfies the requirements of Recommendation 4 above.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications Nil identified

3.4 Risk Management Implications Nil identified

ITEM 2.1 TEMPORARY DELEGATION OF AUTHORITY - REGIONAL - A19435598 (Cont.)

3.5 Delegated Authority Implications

The temporary delegations given to the Chief Executive Officer by Council ceased 20 January 2020.

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

There was no consultation required to be associated with this report.

UNCONFIRMED

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

No items for consideration.

UNCONFIRMED

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEW LEASE - DAYBORO ARTWORKS ASSOCIATION INC - DIVISION 11

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19527428: 3 January 2020 - **Refer Supporting Information A19527427**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the granting of a lease to Dayboro Artworks Association Inc at 37 Williams Street, Dayboro (refer Supporting Information #1).

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Matt Constance

CARRIED 10/0

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 recommendation 3, Dayboro Artworks Association Inc be granted a lease over an area at 37 Williams Street, Dayboro (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (6 July 2022).
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 5.1 NEW LEASE - DAYBORO ARTWORKS ASSOCIATION INC - DIVISION 11 - A19527428 (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 recommendation 3, Dayboro Artworks Association Inc be granted a lease over an area at 37 Williams Street, Dayboro (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (6 July 2022).
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

The Dayboro Art Gallery was established in 1994 in a circa 1950's plumber's shop located at 37 Williams Street, Dayboro. The group managing the facility became incorporated as Dayboro Artworks Association Inc (Dayboro Artworks) in 1999 and have continued to run the facility since.

As a result of structural deficiencies identified in 2015, operational restrictions were implemented to manage safe public access to the building. Subsequent to these restrictions being imposed, the structure was later demolished and a new gallery building constructed by Council at the same location in 2017.

As the group have progressed, they have identified a need to construct a building extension to house an electric kiln which would be utilised as part of their various community activities and programs.

Community group tenants of Council facilities must submit an Improvement Works Application (IWA) to obtain Council approval for any improvements to the facility or site where they hold a lease, licence or permit. Council may approve, approve with conditions or refuse application at its sole discretion.

2. Explanation of Item

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

To enable Dayboro Artworks to proceed with its proposed extension, Council would need to provide the group with an additional lease over the area where the extension is to be constructed (refer Supporting Information #1). Accordingly, this report recommends that Council approve the granting of a lease, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1.

Further, it is recommended that the term of this lease be aligned with the term of the group's existing lease at this location (6 July 2022).

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

ITEM 5.1 NEW LEASE - DAYBORO ARTWORKS ASSOCIATION INC - DIVISION 11 - A19527428 (Cont.)

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

3.9 Social Implications

The issuing of a lease to Dayboro Artworks Association Inc will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Councillor Grimwade (Division 11)
Relevant Council departments
Dayboro Artworks Association Inc

UNCONFIRMED

ITEM 5.2 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Mick Gillam

Pursuant to s175E of the *Local Government Act 2009*, Cr Mick Gillam declared a perceived conflict of interest in Item 5.2 as he is an Advisory Committee member of Pine Rivers PCYC and a Life Member of PCYC Queensland.

However, Cr Mick Gillam 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 Koliana Winchester

Pursuant to s175E of the *Local Government Act 2009*, Cr Koliana Winchester declared a perceived conflict of interest in Item 5.2 as she was a former Committee member of Redcliffe PCYC.

However, Cr Koliana Winchester 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.

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 a Councillor's personal interests in the matter and the Councillor has not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillor has a real or perceived conflict of interest in the matter and what action the Councillor must take.

Moved by Cr Denise Sims

Seconded by Cr Brooke Savige

CARRIED 8/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Koliana Winchester has 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 Koliana Winchester remained in the meeting.

Moved by Cr Peter Flannery

Seconded by Cr Matt Constance

CARRIED 8/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Mick Gillam has 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 Mick Gillam remained in the meeting.

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

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A18752988 : 27 June 2019 - **Refer Supporting Information A18752990**
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 Talobilla Park, 186 Klingner Road, Kippa-Ring (refer Supporting Information #1).

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Peter Flannery

CARRIED 10/0

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 recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 186 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 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - TALOBILLA PARK - DIVISION 5 - A18752988 (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 recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 186 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.

REPORT DETAIL

1. Background

QPCYC has historically held a lease with Council over an area, inclusive of a clubhouse building, at 186 Klingner Road, Kippa-Ring (refer Supporting Information #1) for the purpose of operating the Redcliffe PCYC Dolphins Soccer Club.

The current lease to QPCYC at this location will expire on 30 April 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 exceeds the current lease area, 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 Talobilla Park, 186 Klingner Road, Kippa-Ring (refer Supporting Information #1) 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. However, officers have identified an opportunity for QPCYC to also be granted a lease over an untenured amenities building located on the western side of the playing fields (refer Supporting Information #1).

Following discussions with QPCYC regarding their requested lease renewal, QPCYC have confirmed their desire to be granted a lease over a revised area inclusive of both the clubhouse building and the western amenities building. Accordingly, this report recommends that Council approve the granting of a new lease to QPCYC over the areas identified in 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 the organisation's 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.

ITEM 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - TALOBILLA PARK
- DIVISION 5 - A18752988 (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 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 Queensland Police-Citizens Youth Welfare Association will provide the club with facilities to support its operations.

3.10 Consultation / Communication

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

UNCONFIRMED

ITEM 5.3 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Mick Gillam

Cr Mick Gillam advised the meeting that he was a member of the Pine Rivers PCYC Advisory Committee, which was a non-decision making Committee, and sought the Chief Executive Officer's advice regarding the type of conflict - whether it should be a 'real' or a 'perceived' conflict of interest.

On the information provided by Cr Gillam, the Chief Executive Officer considered that as the Advisory Committee was a non-decision making Committee, it was suggested that the Councillors' conflict would be a "perceived" conflict.

Pursuant to s175E of the *Local Government Act 2009*, Cr Mick Gillam declared a perceived conflict of interest in Item 5.3 as he is an Advisory Committee member of Pine Rivers PCYC and a Life Member of PCYC Queensland.

However, Cr Mick Gillam 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.

Councillor 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 a Councillor's personal interests in the matter and the Councillor has not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillor has a real or perceived conflict of interest in the matter and what action the Councillor must take.

Moved by Cr James Houghton

Seconded by Cr Peter Flannery

CARRIED 9/0

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Mg has 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 Mick Gillam remained in the meeting.

**ITEM 5.3
QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - LES
HUGHES SPORTING COMPLEX - DIVISION 8**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19308066: 6 November 2019 - **Refer Supporting Information A19308068**
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 Queensland Police-Citizens Youth Welfare Association at Les Hughes Sporting Complex, 119 Francis Road, Bray Park (refer Supporting Information #1).

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Denise Sims

CARRIED 10/0

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 recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 119 Francis Road, Bray Park (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 5.3 QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - LES HUGHES SPORTING COMPLEX - DIVISION 8 - A19308066 (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 recommendation 3, Queensland Police-Citizens Youth Welfare Association be granted a lease over an area at 119 Francis Road, Bray Park (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.

REPORT DETAIL

1. Background

Since 1 July 1989, Queensland Police-Citizens Youth Welfare Association (QPCYC) has held tenure with Council over an area at 119 Francis Road, Bray Park (refer Supporting Information #1) for the purpose of operating a Police Citizens Youth Club.

In mid-2019, QPCYC were successful in receiving State Government funding towards the construction of a new shed to supplement their existing activity spaces. Though consultation with Council officers, it has been determined that the new shed should be constructed towards the south-west corner of the PCYC facility, in an area that partly extends beyond their existing lease area.

The current lease to QPCYC at this location will expire on 30 April 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 an additional area for the new shed, consideration by Council at a General Meeting is required.

2. Explanation of Item

Queensland Police-Citizens Youth Welfare Association has made application to Council seeking renewal of its lease at Les Hughes Sporting Complex, 119 Francis Road, Bray Park 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 QPCYC over an extended area, inclusive of the current lease area and an additional area for the construction of the proposed new shed (refer Supporting Information #1). Further, it is recommended that this lease be provided in accordance with the terms and conditions of Council's Community Leasing Policy (No. 14-2150-079) and for a period of five (5) 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.

ITEM 5.3 QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - LES HUGHES SPORTING COMPLEX - DIVISION 8 - A19308066 (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 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 Queensland Police-Citizens Youth Welfare Association will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication

Cr Gillam - Division 8
Relevant Council Departments
Queensland Police-Citizens Youth Welfare Association

UNCONFIRMED

**ITEM 5.4
NEW LEASE - THE SPECTRUM ORGANIZATION ASSOCIATION INC - DIVISION 7**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A19492631: 31 October 2019 - Refer Supporting Information A19492630
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the granting of a lease to The Spectrum Organization Association Inc at 3 Mundin Street, Petrie (refer Supporting Information #1).

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Mick Gillam

CARRIED 10/0

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 recommendation 3, The Spectrum Organization Association Inc be granted a lease over an area at 3 Mundin Street, Petrie (refer Supporting Information #1) for a period aligning with the expiry of their existing lease at this location (31 August 2024).
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 SPECTRUM ORGANIZATION ASSOCIATION INC - DIVISION 7 - A19492631 (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 recommendation 3, The Spectrum Organization Association Inc be granted a lease over an area at 3 Mundin Street, Petrie (refer Supporting Information #1) for a period aligning with the expiry of their existing lease at this location (31 August 2024).
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

The Spectrum Organization Association Inc (Spectrum) were granted a lease over a building at 3 Mundin Street, Petrie commencing 1 September 2019 (refer Supporting Information #1) for the purpose of operating a respite facility for people with physical and mental disabilities. The existing leased building opens out to a fully fenced yard (with external access gate) to the South, however no tenure arrangements are currently in place over this area.

While the respite facility was vacant during early-mid 2019, Meals on Wheels - Pine Rivers & District Inc (adjacent lessee) accessed the enclosed yard area for the purpose of utilising the clothesline. Since the commencement of Spectrum's tenancy in September 2019, the organisation has expressed safety concerns regarding their clients accessing this area without formal tenure arrangements being in place, as well as the dual access arrangements with Meals on Wheels.

2. Explanation of Item

Following recent discussions with Council officers, Spectrum has requested the formalisation of tenure arrangements over the yard area. Both Meals on Wheels - Pine Rivers & District Inc and Spectrum representatives have been consulted regarding the tenure arrangements to be implement, and both have agreed that provision of a lease to Spectrum would resolve the current concerns regarding client safety, whilst not impacting the operations of Meals on Wheels - Pine Rivers & District Inc.

Accordingly, this report recommends that Council approves the granting of a lease to Spectrum, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1. Further, it is recommended that the term of this lease be aligned with the group's existing lease at this location (31 August 2024).

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).

ITEM 5.4 NEW LEASE - THE SPECTRUM ORGANIZATION ASSOCIATION INC - DIVISION 7 - A19492631 (Cont.)

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 Spectrum Organization Association Inc will provide the organisation with additional facilities to support its operations.

3.10 Consultation / Communication

Councillor Sims (Division 7)

The Spectrum Organization Association Inc.

Meals on Wheels Pine Rivers Inc.

UNCONFIRMED

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.

UNCONFIRMED

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

**ITEM 11.1
REGIONAL EVENTS**

Cr Peter Flannery mentioned his attendance at the **Waitangi Day** on Saturday, 1st February 2020 held at the Hercules Road State School noting this was a change of venue from previous years. Although attendance numbers were slightly down, Cr Flannery noted that it was still great to see the community coming together and experiencing this wonderful cultural event.

Cr Brooke Savige reported on her attendance at the **Abbey Medieval Festival Launch 2020** which she attended with Cr Mike Charlton (Deputy Mayor) on Friday evening, 31st January 2020.

Cr Savige noted this launch was a great insight as to what one could expect to see at the festival later this year and noted it was a pleasure to be able to attend this event.

**ITEM 11.2
MORETON BAY REGION LUNAR NEW YEAR**

Cr Adam Hain noted his attendance at the **Moreton Bay Region Lunar New Year** event held at the Caboolture Town Square on Saturday night, 1 February 2020 which he attended with Cr Peter Flannery. Cr Hain noted this event has been running for 6-years, with record crowds attending the event this year.

Cr Hain commented it was great to see the local community experiencing the sights, sounds and tastes of Asia with a variety of stall holders, entertainers and food trucks in attendance.

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Brooke Savige

CARRIED 10/0

That a Certificate of Appreciation be sent to Mr Bruce Hung (Director General of Taipei Economic and Cultural Office) and the World Arts & Multi-Culture Inc for their support of the 2020 Moreton Bay Region Lunar New Year event.

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 Mick Gillam

Seconded by Cr Denise Sims

CARRIED 10/0

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Items C.1 to C.3.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.02am.

OPEN SESSION

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr Peter Flannery

CARRIED 10/0

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

The open session resumed at 11.20am.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PROPERTY ACQUISITION - CABOOLTURE - DIVISION 3

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)

Reference: A19381832 : 22 November 2019 - Refer **Confidential Supporting Information A19381844**

Responsible Officer: SJ, Manager Integrated Transport Planning (ECM Integrated Transport Planning & Design)

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 Council's approval to proceed to acquire land for active transport and open space purposes to facilitate the provision of a future pedestrian and cycling connection and civic district park.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr Denise Sims

CARRIED 10/0

1. That Council delegates to the Chief Executive Officer the power to negotiate and finalise the purchase of the properties described in this confidential report (Land).
2. That failing a negotiated purchase of the Land on terms satisfactory to the Chief Executive Officer, Council delegates the power to the Chief Executive Officer to take the Land for road and parks purposes by way of compulsory acquisition in accordance with the requirements of the *Acquisition of Land Act 1967* (Act) which includes, without limitation, the power to prepare, serve and amend a notice of intention to resume.
3. That if no objections are received, Council delegates the power to the Chief Executive Officer to make an application to the Minister for Natural Resources, Mines and Energy to take the Land under section 9 of the Act.
4. That Council delegates authority to the Chief Executive Officer to settle the claims for compensation if the Land is compulsorily acquired.
5. That Council authorises the Chief Executive Officer to do all other things that are necessary to give effect to the taking of the Land.

ITEM C.2 – CONFIDENTIAL

PROPERTY ACQUISITIONS - DAYBORO - DIVISION 11

Meeting / Session: 5 Parks, Recreation & Sport (Cr K Winchester)

Reference: A19381612 : 22 January 2020 - Refer **Confidential** Supporting Information
A19381616, A19536395 & A19556240

Responsible Officer: WM, Parks & Recreation Planning Manager (ECM-IP Infrastructure Planning)

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 Council's approval to proceed to acquire land to facilitate the provision of future trunk park and associated recreation facilities.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Denise Sims

CARRIED 10/0

1. That Council delegates to the Chief Executive Officer the power to negotiate and finalise the purchase of the properties described in this confidential report (Land).
2. That failing a negotiated purchase of the Land on terms satisfactory to the Chief Executive Officer, delegates the power to the Chief Executive Officer to take the Land for park purposes by way of compulsory acquisition in accordance with the requirements of the *Acquisition of Land Act 1967* (Act) which includes, without limitation, the power to prepare, serve and amend a notice of intention to resume.
3. That if no objections are received, delegates the power to the Chief Executive Officer to make an application to the Minister for Natural Resources, Mines and Energy to take the Land under section 9 of the Act.
4. That Council delegates authority to the Chief Executive Officer to settle the claims for compensation if the Land is compulsorily acquired.
5. That Council authorises the Chief Executive Officer to do all other things that are necessary to give effect to the taking of the Land.

ITEM C.3 – CONFIDENTIAL
COUNCIL FUNDING CONTRIBUTION - MATHIESON PARK CHANGEROOMS -
DIVISION 7

Meeting / Session: *5 Parks, Recreation & Sport (Cr K Winchester)*
Reference: *A19618442 : 29 January 2020 - Refer Supporting Information A19621905*
Responsible Officer: *BA, Team Leader Sport and Recreation Services (CES Community Services, Sport & Recreation)*

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 State Government's funding commitment to the Pine Rivers Junior League Club Inc for the delivery of new changerooms has provided an opportunity for Council to partner with the parties to secure a superior outcome for the club. Four universal, purpose built changerooms would replace the existing highly deteriorated two changerooms.

Confirmation of Council's contribution of up to a \$350,000 in the 2019/20 budget is required by the Department of Housing and Public Works who are delivering the project.

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Mick Gillam

CARRIED 10/0

1. That Council provide up to a \$350,000 contribution from the 2019/20 budget to the Queensland Government Department of Housing and Public Works towards the construction of four changerooms at Mathieson Park, Petrie.
2. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the funding agreement and any required variations of the funding agreement on the Council's behalf, as described in this report.

12b. CONFIDENTIAL GENERAL BUSINESS

13. CLOSURE

There being no further business the meeting closed at 11.23am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 20/153 to 20/180 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held Tuesday, 4 February 2020.

Greg Chemello
Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday, 11 February 2020.

Greg Chemello
Chief Executive Officer

Councillor Mike Charlton
Acting Mayor

UNCONFIRMED