AGENDA

GENERAL MEETING

Tuesday 18 February 2020
commencing at 10.30am

Strathpine Chambers
220 Gympie Road, Strathpine

Council will adjourn for lunch between 1.30pm - 2.00pm (if required)

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a General Meeting of the Moreton Bay Regional Council will be held on Tuesday 18 February 2020 commencing at 10.30am in Strathpine Chambers, 220 Gympie Road, Strathpine to give consideration to the matters listed on this agenda.

Greg Chemello
Chief Executive Officer

13 February 2020

Membership = 13
Mayor and all Councillors

Quorum = 7

Agenda for public distribution

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1. OPENING PRAYER

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Mike Charlton (Acting Mayor) (Chairperson)

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:

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 - 11 February 2020 (Pages 20/183 to 20/252)

RESOLUTION that the minutes of the General Meeting held 11 February 2020, be confirmed.

Attachment #1 Unconfirmed Minutes - General Meeting 11 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. Council's policy allows for a maximum of six speakers.

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.

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: Mr Dean Teasdale - Plight of the Koala (A19639746)

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

7.2. Community Comment: Mr Greg Chippendale - MBRC Planning Scheme (A19646064)

As part of the Community Comment session, Mr Greg Chippendale, as approved by the Chief Executive Officer, has been invited to address the Council in respect of Moreton Bay Regional Council's Planning Scheme.

7.3. Community Comment: Mr Gary Parsons - MBRC Planning Scheme (A19651015)

As part of the Community Comment session, Mr Gary Parsons, as approved by the Chief Executive Officer, has been invited to address the Council in respect of DA approvals and the Planning Scheme in relation to Division 1.

7.4. Community Comment: Mr John Davidson - Samford Valley Parklands (A19661901)

As part of the Community Comment session, Mr John Davidson, as approved by the Chief Executive Officer, has been invited to address the Council in respect of the Samford Valley Parklands, Soccer Field Expansion Project.

7.5. Community Comment: Mr David Marsden - Development Application at 71-73 Landsborough Avenue and 116 Mein Street, Scarborough (A19666684)

As part of the Community Comment session, Mr David Marsden, as approved by the Chief Executive Officer, has been invited to address the Council in respect of the Development Application at 71-73 Landsborough Avenue and 116 Mein Street, Scarborough.

7.6. Community Comment: Ms Christine West - Development Application at 54 Warner Road, Warner (A19678626)

As part of the Community Comment session, Ms Christine West, as approved by the Chief Executive Officer, has been invited to address the Council in respect of the Development Application at 54 Warner Road, Warner.

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 Koliana 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
AUDIT COMMITTEE - EXTENSION OF TERM FOR INDEPENDENT MEMBERS - REGIONAL

Meeting / Session: *1 GOVERNANCE*
Reference: *A19654236 : 6 February 2020*
Responsible Officer: *DG, Director (FCS Directorate)*

Executive Summary
The Audit Committee is established in accordance with section 105 of the *Local Government Act 2009* (the Act) and acts as a source of independent advice to Council and CEO on governance, risk management, accountability and audit-related matters.

Under its terms of reference, two suitably qualified independent members are appointed to the Audit Committee. The current term for the independent members is due to cease on 31 March 2020.

The purpose of this report is to seek endorsement of a transition strategy for the independent members of the Audit Committee to better enable the Committee to fulfil its statutory responsibilities. This is normal practice with other local governments.

OFFICER'S RECOMMENDATION

1. That the existing independent Audit Committee members be offered an extended term of six months from April 2020 to September 2020.

2. That Council publicly advertise for two independent Audit Committee positions in March 2020 with appointment to commence from May 2020.

3. That the Audit Committee composition temporarily be comprised of six members, two Councillors and four independent members, for the period to September 2020.

ITEM 1.1 AUDIT COMMITTEE - EXTENSION OF TERM FOR INDEPENDENT MEMBERS - REGIONAL - A19654236 (Cont.)

REPORT DETAIL

1. Background

Section 210 of the Local Government Regulation 2012 specifies that the Audit Committee must consist of at least three, but no more than six members, and must include one, but no more than two, Councillors.

Council's Audit Committee is currently comprised of two Councillors and two independent members.

The terms of reference for the Audit Committee, endorsed by Council, currently states that external members will be appointed for a maximum term of four years.

The current term for the independent members is due to cease on 31 March 2020.

2. Explanation of Item

A transition strategy is being proposed to ensure the effective functioning of the Audit Committee and its oversight over key responsibilities and initiatives including:

- the completion of the strategic review of Council's current Internal Audit Model;
- the recruitment and effective transitioning of new independent Audit Committee Members; and
- the effective oversight of the Queensland Audit Office's certification of Council's 2019/20 Financial Statements.

It is proposed that the existing independent Audit Committee members be offered a six-month extension to their terms, until September 2020.

Public advertising for two new independent Audit Committee members could occur in March, with appointment from May 2020. The Audit Committee would temporarily be comprised of six members, four independent and two Councillors, remaining in compliance with section 210 of the Local Government Regulation 2012.

3. Strategic Implications

3.1 Legislative / Legal Implications
The recommended transition strategy complies with section 210 of the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications
Temporarily amending the composition of the Audit Committee will enable the Audit Committee to better fulfil its obligations as specified in Council's Audit Committee Policy: 2150-024.

3.4 Risk Management Implications
The proposal is recommended to mitigate the risks associated with there being no transition period between independent members.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications
A small increase in expenses will occur to remunerate the additional independent Audit Committee members but can be accommodated within Council's existing operational budget.

3.7 Economic Benefit Implications ☒ Nil identified

ITEM 1.1 AUDIT COMMITTEE - EXTENSION OF TERM FOR INDEPENDENT MEMBERS - REGIONAL - A19654236 (Cont.)

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications ☒ Nil identified

3.10 Consultation / Communication
Chief Executive Officer and Cr Matt Constance - Audit Committee Chair

ITEM 1.2
REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL

Meeting / Session: *1 GOVERNANCE*
Reference: *A14668414 : 3 February 2020* ***- Refer Supporting Information (A19664013, A19664015, A19664014)***
Due to size constraints, supporting information for this item is provided separate to the agenda
Responsible Officer: *KC, Team Leader Meeting Support (FCS Executive Services)*

Executive Summary
Council is able to exercise certain powers under both State legislation and its own local laws and, in a majority of instances, can delegate these powers to the Chief Executive Officer (CEO). The CEO may then on-delegate relevant powers to suitably qualified and experienced Council officers to exercise as required.

The *Local Government Act 2009* (the Act) requires the CEO to establish a Register of Delegations which must record all delegations by the Council, Mayor or the CEO.

Section 257(5) of the Act requires delegations from the Council to the CEO to be reviewed annually by the local government.

To assist Councils in fulfilling this requirement, the Local Government Association of Queensland (LGAQ), with the assistance of King & Company, has developed a register that contains all possible delegations from Council to the CEO. This register was developed following a comprehensive review of State legislation impacting on local government.

This report recommends that Council delegates to the CEO, all functions and powers as listed in the LGAQ's Register of Delegations (current as at the 9 October 2019 LGAQ Register), to ensure that Council's delegations to the CEO are completely up-to-date in accordance with all legislation. The CEO may on-delegate such functions and powers to suitably qualified officers, if and where appropriate.

OFFICER'S RECOMMENDATION

1. That pursuant to section 257 of the *Local Government Act 2009*, the Council delegates to the Chief Executive Officer all functions and powers delegated to it under the legislation listed in the Local Government Association of Queensland's Register of Delegations from Council to the Chief Executive Officer (current as at 9 October 2019), as amended from time to time and contained in supporting information #1.

2. That existing Council delegations to the Chief Executive Officer which do not directly relate to the various Acts and legislation listed in the Local Government Association of Queensland's Register of Delegations, but which must be maintained for particular purposes, be re-adopted as contained in supporting information #2.

3. That existing Council delegations to the Chief Executive Officer which are current and which directly relate to the various Acts and legislation listed in the Local Government Association of Queensland's Register of Delegations, be incorporated into the Register to allow all existing sub-delegations to remain current, as identified in supporting information #2.

4. That existing Council delegations to the Chief Executive Officer which have been exercised and/or are no longer required, be repealed and removed from Council's register, as identified in supporting information #2.

ITEM 1.2 REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL - A14668414 (Cont.)

5. That pursuant to section 257 of the *Local Government Act 2009*, the Council delegates to the Chief Executive Officer its powers under the following Moreton Bay Regional Council Local Laws and Subordinate Local Laws, as amended from time to time, and as contained in supporting information #3:
   a) Local Law No. 1 (Administration) 2011
   b) Local Law No. 2 (Animal Management) 2011
   c) Subordinate Local Law No. 2 (Animal Management) 2011
   d) Local Law No. 3 (Community and Environmental Management) 2011
   e) Local Law No. 4 (Local Government Controlled Areas and Roads) 2011
   f) Local Law No. 5 (Parking) 2011
   g) Local Law No. 6 (Bathing Reserves) 2011
   h) Local Law No. 7 (Waste Management) 2018

ITEM 1.2 REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL - A14668414 (Cont.)

REPORT DETAIL

1. Background

Section 257(5) of the Local Government Act 2009 (the Act) requires delegations to the CEO be reviewed annually by Council.

It is current practice for MBRC to delegate powers to the CEO on an on-going, one-off basis based on matters identified at a particular time ie. when new legislation takes effect or legislation is amended.

The LGAQ responded to requests from member councils for assistance to meet this legislative requirement by developing a reliable and complete Delegations Register Service for State legislation.

LGAQ sought the assistance of King & Company in a comprehensive review of all State legislation impacting on local government to develop a list of all the possible delegations from Council to CEO, as well as from CEO to employees or contractors.

The LGAQ's Register references in excess of 100 pieces of legislation and is generally updated twice a year during the two major Queensland Parliamentary recesses (summer and winter) when there is confidence that there will be no changes to Acts. Exceptions being when key legislation (eg *Local Government Act 2009*, *Planning Act 2016*, etc) have major or important amendments, and in that circumstance, a special update is prepared and notified to subscribers. The most current update to the register occurred in October 2019.

Council's adoption of the LGAQ's Register from Council to the CEO, as recommended, would establish a delegation framework to facilitate a much more efficient system for the annual review as required by the Act.

The delegation of these functions and powers to the CEO via one resolution will also ensure that Council's delegations are always up-to-date in accordance with all legislation, and will provide a base for annual reviews of the framework in line with changes to legislation.

2. Explanation of Item

Council is required to make many operational decisions each year under both State legislation and Council's own local laws eg. the issuing of permits, licences and approvals. It would not be practical for these decisions to be made at Council meetings via Council resolutions.

Section 257 of the Act allows a local government to delegate a power under the Act or another Act, other than where an Act specifically states that the power must be exercised by Council resolution. Section 257(1)(b) of the Act specifically provides for a power to be delegated to the CEO.

The Act requires Councils to review delegations to the CEO annually. Through King and Company Solicitors, the LGAQ has developed a complete list of all possible delegations under State legislation which can be delegated to the CEO.

The LGAQ's Register is comprehensive, and although a small number of the delegations listed may not be specifically relevant to the operations of Moreton Bay Regional Council, providing a delegation on such matters has no effect on Council operations. The most efficient process for establishing the new framework is considered to be for Council to provide the CEO with all delegations as listed in the LGAQ register.

Subject to Council delegating its powers to the CEO as contained in the supporting information to this report, the CEO (pursuant to s259 of the Act) then has the ability to on-delegate specifically identified powers to appropriately qualified officers, other than where the local government or legislation specifically directs that the power not be further delegated.

ITEM 1.2 REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL - A14668414 (Cont.)

To enable efficient and effective operational decisions to be made, with the surety of currency in respect of delegation of power, each annual review will then only need to be made from the LGAQ's updated listings for that year. As such, this report and the proposed framework not only ensures that Council's delegations are up-to-date today, but also facilitates ease of future reviews.

It should be noted that the recommendation to adopt the LGAQ's Register does not preclude other specific delegations of power being delegated to the CEO, for example the recent delegation of planning and development assessment functions within the Mill at Moreton Bay PDA under the *Economic Development Act 2012*.

Further, the delegation of Council's powers under the Council's Local Laws and Subordinate Local Laws to the CEO, and the CEO's subsequent on-delegation to employees or contractors or appointment of authorised officers, is normal practice to enable officers to undertake their roles in enforcing compliance with the Local Government Acts and the Council's own Local Laws and Subordinate Local Laws.

Council Departments will continue to work on the appropriate assignment of on-delegations for the CEO's decision.

It must be noted that this report and recommendation does not affect or refer to any **direct powers** that the CEO may have under legislation.

3. Strategic Implications

3.1 Legislative/Legal Implications
This review and the recommendations of this report are in accordance with the legislative requirements relating to delegation of powers to the CEO and to review these delegations annually.

A comparison has been undertaken to identify existing delegations which are not contained in the LGAQ's Register but which must be maintained for particular purposes. These delegations have been included and highlighted in the attached list for re-adoption (refer supporting information #2).

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Office of the CEO - overall leadership and coordination of council activities.

3.3 Policy Implications
This review and delegation process plays an important role in the operations of Council in accordance with State legislation, Council's local laws and policies.

3.4 Risk Management Implications
The top-down approach for Council to make all delegations as listed in the LGAQ's Register to the CEO will ensure that Council's delegations are completely up-to-date in accordance with all legislation. This will then also provide a base for all future annual reviews.

3.5 Delegated Authority Implications
The adoption and use of the LGAQ's Register of Delegations service will provide assurance that all Council delegations are current.

It is appropriate that existing delegations with direct correlation to those contained in the LGAQ's Register be maintained and incorporated into the register to enable existing sub-delegations to remain in place.

3.6 Financial Implications ☒ Nil identified.

ITEM 1.2 REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL - A14668414 (Cont.)

3.7 Economic Benefit ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications ☒ Nil identified

3.10 Consultation / Communication
Consultation has been undertaken with the Council as part of a workshop on 13 February 2020, the Governance Project Team, Legal Services and the Chief Executive Officer.

SUPPORTING INFORMATION
Ref: A19664013, A19664015, A19664014
The following list of supporting information is provided for:

ITEM 1.2
REVIEW OF DELEGATIONS - COUNCIL TO CHIEF EXECUTIVE OFFICER - REGIONAL

#1 Local Government Association of Queensland's Register of Delegations - Council to CEO (last updated 29.10.2019)

#2 List of current Delegations - Council to CEO

#3 Delegations Council to CEO - Local Laws and Subordinate Local Laws

Due to size constraint, supporting information for this item is provided separate to agenda

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

ITEM 2.1
DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATION NEIGHBOURHOOD PRECINCT, ENVIRONMENTAL MANAGEMENT AND CONSERVATION ZONE WITH AMENDMENTS ALSO TO THE FLOOD HAZARD OVERLAY CODE AND DWELLING HOUSE CODE AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 129 LOTS) LOCATED LOT 2 AND 54 WARNER ROAD, WARNER - DIVISION 9

APPLICANT: Ausbuild Development Corp Pty Ltd ACN 168 741 455 C/- PeakUrban Planning & Survey Pty Ltd
OWNER: Jacey Holdings Pty Ltd as Trustee; and ADC Group No 10 Pty Ltd

Meeting / Session: *2 PLANNING & DEVELOPMENT*
Reference: *A19479485: 16 December 2019* ***– Refer Supporting Information A19659821, A19658787, A19671376, A19672413 & A19671168***
Due to size constraint, supporting information for this item is provided separate to agenda
Responsible Officer: *WM, Principal Planner (PL Development Services)*

Executive Summary
This report is being presented to the Council for a decision as it involves a Variation to the Council's Planning Scheme and Council officers do not have delegation to decide these types of development applications. Therefore, Council is the only entity authorised to decide the development application.

APPLICATION DETAILS	
Applicant:	Ausbuild Development Corp Pty Ltd ACN 168 741 455 C/- PeakUrban Planning & Survey Pty Ltd
Lodgement Date:	12 April 2019
Properly Made Date:	15 April 2019
Confirmation Notice Date:	30 April 2019
Information Request Date:	15 May 2019
Info Response Received Date:	19 August 2019
Public Notification Dates:	23 August 2019 to 8 October 2019
No. of Submissions:	Properly Made: 176 Not Properly Made: 8
Decision Due Date:	21 February 2019

PROPERTY DETAILS	
Division:	Division 9
Property Address:	Lot 2 and 54 Warner Road, Warner
RP Description	Lot 2 on RP195936 Lot 2 on RP105475 (**Site**)
Land Area:	12.7007 ha
Property Owner	Jacey Holdings Pty Ltd as Trustee; and ADC Group No 10 Pty Ltd

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STATUTORY DETAILS	
Planning Legislation:	*Planning Act 2016*
Planning Scheme:	Moreton Bay Planning Scheme 2016
Planning Locality / Zone	Coast and Riverlands and Rural Residential Place Types; Industry Zone (Light Industry Precinct); and Limited Development Zone
Level of Assessment:	Impact Assessment

This application seeks;

(a) a Material Change of Use - Preliminary Approval for Dwelling Houses, Home Based Business, Park, Sales Office and Utility Installation and Variation to the Moreton Bay Regional Council Planning Scheme (**MBRC Planning Scheme**) to include the land into the General Residential Zone - Next Generation Neighbourhood Precinct and Environmental Management and Conservation Zone with variations also to the Dwelling House Code and Flood Hazard Overlay Code, and
(b) Reconfiguring a Lot - Development Permit for Subdivision (2 into 129 lots)

at Lot 2 and 54 Warner Road, Warner.

The development application also proposes the delivery of a number of infrastructure items and upgrades to not only support the development, but also broader outcomes sought by the community. It is proposed that the delivery of these infrastructure items will be secured through an Infrastructure Agreement to provide certainty to the applicant and Council in terms of their delivery.

The Site is included predominantly within the Industry Zone - General Industry Precinct with a small portion of the Site included in the Limited Development Zone while being located in the Coast and Riverlands and Rural Residential Place Types under the Strategic Framework of the MBRC Planning Scheme. The Site has a total area of approximately 12.7 ha with approximately;

(a) 4.23ha proposed for residential lots;
(b) 2.28ha proposed for new road, and
(c) 6.19ha proposed as a riparian reserve that is to be revegetated and transferred to the Council.

The proposal's approximate density is 19.78 dwellings per ha (Figure 1).



Figure 1: ROL Plans (Peak Urban, 2019)

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The application was publicly advertised for a period of 30 business days with 184 submissions received focused on concerns about the environment, traffic and the nature/density of the development. Having assessed the development application and considered submissions made in respect to the development application, it is the recommendation of Council officers to approve the development application subject to conditions.

OFFICER'S RECOMMENDATION

A. That Council approve entering into an Infrastructure Agreement with the applicant obligating the applicant to deliver infrastructure, including development infrastructure as stated in the list of Schedules contained in **Annexure A** to this report, and delegates the power under section 236 of the *Local Government Act 2009* to the Chief Executive Officer to execute the Infrastructure Agreement in relation to that infrastructure and other related matters.

B. That subject to the execution of the Infrastructure Agreement:

(i) Council approve the development application for a Preliminary Approval for a Material Change of Use for Dwelling Houses, Home Based Businesses, Park, a Sales Office and Utility Installation at Lot 2 and 54 Warner Road, Warner more accurately described as Lot 2 RP195936 and Lot 2 RP105475, subject to the following Conditions contained in **Annexure B** to this report; and

(ii) Council approve the Variation Request to vary the effect of the MBRC Planning Scheme in the manner specified in **Annexure C** to this report; and

(iii) Council approve under section 3.6 of the MBRC Planning Scheme Policy - Flood Hazard, Coastal Hazard and Overland Flow, a Drainage Masterplan for 'Figure 8.2.2.11 - Warner' of the Flood Hazard Area Overlay Code for land specifically described as Lot 2 RP195936, Lot 2 RP105475 and Warner Road being more specifically the Drainage Master Plan - Drainage Investigation Area contained in **Annexure D** to this report; and

(iv) Council approve the development application seeking a Development Permit for Reconfiguring a Lot (2 into 129 lots) at Lot 2 and 54 Warner Road, Warner more accurately described as Lot 2 RP195936 and Lot 2 RP105475, subject to the Plans/Documents and Conditions contained in **Annexure E** to this report; and

(v) Council delegate its power to the Chief Executive Officer under section 63 of the *Planning Act 2016* to give a decision notice about the decisions made under Items B(i) - (iv), which is to include the information in the decision notice contained in **Annexure F** to this report; and to publish to the Council website the Council report for this application as part of the statement of reasons; and

(vi) Council delegate its power to the Chief Executive Officer under section 89 of the *Planning Act 2016* to note the development approval on the Moreton Bay Regional Council Planning Scheme due to the approval including a variation approval given under section 61 of the *Planning Act 2016*; and to give notice of the notation and the premises to which the note relates to the Chief Executive.

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REPORT DETAIL

1. Background

The Site is, in the vast majority, in the Industry Zone (Light Industry Precinct) with a relatively small portion of the Site in the Limited Development Zone as shown below in Figure 2.



Figure 2: Zoning (MBRC Planning Scheme 2016)

Section 3.13.4.4.1.9 of the MBRC Planning Scheme identifies the Warner Investigation Area (**WIA**), bounded by Kremzow Road to the north, Old North Road and South Pine Road to the east, Eatons Crossing Road in the south and existing rural residential development to the west as an area for further investigations to determine its development potential and future use. The Investigation Area is mapped on the MBRC Planning Scheme Strategic Framework Map.

As a result of this designation within the MBRC Planning Scheme, Council commenced a structure planning process with landowners in the WIA and stakeholders including Unitywater and the Department of Transport & Main Roads.

It was subsequently proposed as a result of that investigation that subject to appropriate upgrading of the existing infrastructure networks, that parts of the area were suitable for urban development.

A major amendment to the MBRC Planning Scheme was then commenced by Council that would, inter alia, include land in the WIA (including the Site) within the Emerging Community Zone (Transition Precinct). As a consequence of public consultation and community feedback about the draft planning scheme amendment, the area to be included was contracted.

On 14 December 2017, Council formally resolved to proceed with the major amendment to the MBRC Planning Scheme including the WIA amendments.

The whole of the proposed major amendment to the MBRC Planning Scheme was refused by the State Government in October 2018 and as such the proposed structure plan has not advanced.

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Since that time, Council has seen individual landowners lodge 3 separate development applications for residential uses on land contained in the WIA presently zoned predominantly Industry in either the Light Industry or Mixed Industry and Business Precincts.

This application lodged by Ausbuild (being 1 of the 3 applications referred to above) seeks a preliminary approval, including a variation request to the MBRC Planning Scheme), to carry out residential uses (Houses) on the Site and a development permit to subdivide the Site into residential allotments, consistent with the proposed structure plan (which as per discussion above has not advanced).

In order to achieve residential uses (Houses) on Site (and other uses such as home based businesses and sales office), this application seeks a Preliminary Approval for a Material Change of Use for Dwelling Houses, Home Based Business, Park, Sales Office and Utility Installation and then a Development Permit for Reconfiguring a Lot (2 into 129 lots) and contains a variation request to vary the effect of the MBRC Planning Scheme by applying what it is described as a General Residential precinct and an Environmental Management and Conservation precinct (Figure 3) to the Site as well as some other changes to the mechanics of the MBRC Planning Scheme such as creating a Drainage Investigation Area for the Site. As part of the variation request, the applicant also seeks approval of a Drainage Masterplan for the Site under the created Drainage Investigation Area. Lastly and subject to the previous aspects, the application then seeks a Development Permit for Reconfiguring a Lot (2 into 129 lots).

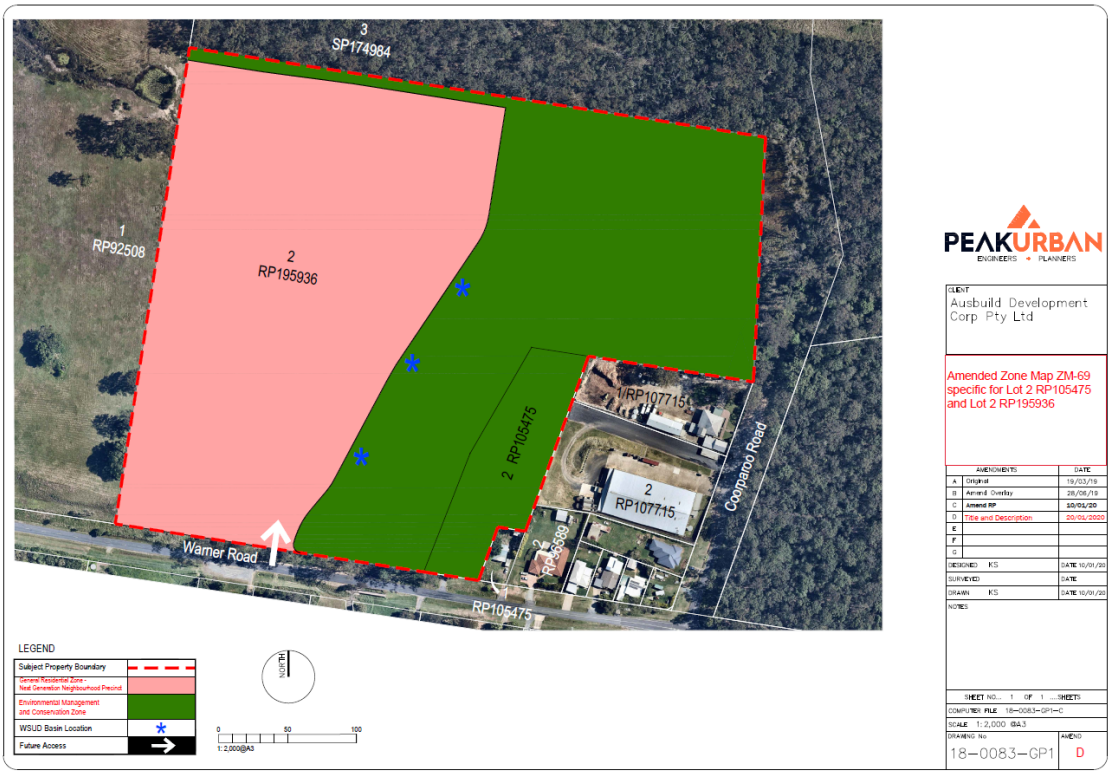


Figure 3: Variation Plan (Peak Urban, 2019)

The application for the preliminary approval includes a variation request, which seeks to vary the effect of the following overlays, addressed individually in detail in section 2.3.2.2 of this Report:

(i) Environmental Areas Overlay;
(ii) Riparian and Wetland Setbacks Overlay;
(iii) Bushfire Hazard Overlay;
(iv) Building Heights Overlay; and
(v) Flood Hazard Overlay.

The variation request also seeks to vary the effect of the Flood Hazard Overlay Code in the MBRC Planning Scheme to incorporate a Drainage Investigation Area for the Site to allow an approval to be given of a Drainage Master Plan that has been prepared by the applicant as discussed in greater detail in Section 2.8 of this report.

Lastly, to support the proposed development and to ensure all the necessary infrastructure to support the proposed development is provided, the applicant has proposed to enter into an Infrastructure Agreement with the Council to ensure the delivery of the necessary infrastructure. The Infrastructure Agreement is to provide:

(i) 5.9 hectares of land to the Council for stormwater conveyance capable of being revegetated to augment a koala movement corridor to the south; and
(ii) An upgrade to existing trunk stormwater culverts identified in the Council's LGIP in Warner Road that presently do not meet the Desired Standards of Service; and
(iii) Signalisation of the Coorparoo Road and South Pine Road intersection being state controlled; and
(iv) The construction of a 2.5m wide active transport pathway across the frontage of the Site to Warner Road extending to Old North Road having a total length of approximately 700 metres; and
(v) 5000m^2 of land to the Council for a Local Recreation Park from adjoining land to the west; and
(vi) A playground for the Local Recreation Park; and
(vii) 2.8 hectares of land to the Council from adjoining land to the west to assist in the creation of an east west koala movement corridor; and
(viii) An upgrade of Warner Road between the subject Site and Coorparoo Road; and
(ix) The planting of approximately 5500 trees / shrubs in the 5.9 hectare stormwater conveyance corridor being provided to the Council.

2. Explanation of Item

2.1 Description of the Site and Surrounds

The Site is located within close proximity to a diverse range of land uses such as:

- Rural residential land uses to the south and west;
- Current and former extractive resources to the north (CSR and Mordar Investments respectively);
- Warner Lakes residential estates located approximately 1km to the north;
- The greater Brendale Industrial Area located approximately 1km to the north-east;
- The South Pine Sporting Complex and Wantima Country Club located approximately 700m and 1.5km to the south east.

The Site is also located in close proximity to transport infrastructure and services including:

- Strathpine Train Station located approximately 3km to the north-east; and
- Strathpine Retail/Commercial Area (Strathpine Centre) located approximately 3km to the north-east.

Directions	Planning Scheme Zone	Current Land Use
North	Industry	CSR mining operation
South	Rural Residential	Rural residential detached dwellings
East	• General Residential - Suburban Neighbourhood Precinct; • Industry (Light Industry); and • Rural Residential.	• General Residential - Dwelling Houses; • Industry - General industrial activities; • Rural residential - generally vegetated Site.

Directions	Planning Scheme Zone	Current Land Use
West	Rural Residential	Rural residential detached dwellings

2.2 Assessment Benchmarks related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, which are additional or alternative to the Assessment Benchmarks contained in the MBRC Planning Scheme.

These Assessment Benchmarks are prescribed as being contained in:

- the South East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

Applicable Assessment Benchmarks:	State Planning Policy • State Planning Policy, Part E Regional Plan • South East Queensland Regional Plan From Schedule 10 of the Regulation: • Part 10: Koala Habitat Area – Schedule 11 of the *Planning Regulation 2017* • Part 16: Development outside SEQ Urban Footprint – Schedule 10 Part 16 of the *Planning Regulation 2017*
SEQ Regional Plan Designation:	• Urban Footprint
Koala Habitat Designation:	• Priority Koala Assessable Development Area

2.2.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable

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Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	Erosion prone areas within a coastal management district: (1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is: (a) coastal dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. (2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply based on the technical reports submitted with the development application. The variation request also seeks to vary the effect of the Flood Hazard Overlay Code in the Planning Scheme to incorporate a Drainage Investigation Area for the Site to allow an approval to be given of a Drainage Master Plan that has been prepared by the applicant as discussed in greater detail in Section 2.8 of this report. This is in response to addressing the

	Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: (3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level. All natural hazard areas: (4) Development supports and does not hinder disaster management response or recovery capacity and capabilities. (5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the Site or to other properties. (6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided. (7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.	issue of flood hazard as articulated in the SPP.
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.2.2 South East Queensland Regional Plan

The Site is located in the Urban Footprint designation.

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

2.2.3 Schedule 10, Part 10 of the Regulation – Koala Habitat Area

Koala Habitat Area
The Site is located in a Priority Koala Assessable Development Area or Koala Assessable Development Area.

An assessment as to how the development satisfies the provisions in the Regulation has been undertaken (refer to section 2.6 of this Assessment Report for further detail). That assessment recommends any approval be conditioned to provide wildlife infrastructure such as:

- dog / koala exclusion fencing at the interface of the development and adjoining conservation areas (including the Riparian Reserve and vegetated parts of Lot 3 to the north) to minimise threats to koalas and koala movement in existing and future habitat; and
- the provision of a safe fauna passage south (past Warner Road) via a fauna underpass including directional fencing.

The proposal is consistent with the Regulation.

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

2.3.1 Strategic Framework

In accordance with section 1.7.2 of the MBRC Planning Scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework.

The strategic framework sets the policy direction for the planning scheme and forms the basis for ensuring appropriate development occurs within the planning scheme area for the life of the MBRC Planning Scheme.

The Strategic Framework is based on a 20-year planning horizon and is based on Council's analysis of the issues and opportunities facing the region including State interests, the application of the *South East Queensland Regional Plan 2009-2031* (SEQ Regional Plan 2009) provisions to the Region, and Council's strategic direction for the future. Although each theme has its own section, the strategic framework is to be read in its entirety as the policy direction for the planning scheme. The vision for the Region is expressed through a series of twelve themes in the Strategic Framework based on the desired regional outcomes in the SEQ Regional Plan.

Section 13.4 of the Strategic Framework, specific to the Place Type Model states;

> *It is intended where applications are made for impact assessment Council will use this section to assess such applications.*

The Site is located within the Coast and Riverlands and Rural Residential Place Types of the MBRC Planning Scheme while also being identified as an Investigation Area.

While an assessment against section 13.4 has been made, an assessment has also been made against those Strategic Outcomes applicable to the proposal and are discussed as follows:

Strategic Outcome	**Comply**	**Assessment**
Theme - Sustainability and Resilience		
Design and site development and infrastructure using sustainability and urban design principles to reflect the	**Yes**	The proposal seeks a Material Change of Use - Preliminary Approval for Dwelling Houses, Home Based Business, Park,

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Strategic Outcome	**Comply**	**Assessment**
Region's subtropical climate, reinforce local character and achieve innovation and design excellence. Specific Outcomes 1. All development, including buildings and infrastructure, will incorporate subtropical design principles, including orientation, siting and passive climate control, in the planning, design and delivery process to minimise land consumption and service costs and improve design of new development; 2. The design and orientation of all buildings and allotments will take advantage of the Region's climate and reduce the use of energy, especially for cooling and heating, in accordance with sub-tropical design principles and climate smart initiatives; 3. The level of water and energy consumption will be reduced by: a. encouraging the use of climate smart initiatives; b. implementing the Moreton Bay Regional Council's Total Water Cycle Management Plan; and c. avoiding land use change and development that has adverse impacts on land, water and air quality and is associated with environment, health and safety concerns; and 4. Development outcomes are focused on creating multiple benefits to the community, the economy and the environment.		Sales Office and Utility Installation and Variation to the planning scheme to apply the General Residential Zone - Next Generation Neighbourhood Precinct and Environmental Management and Conservation Zone to the land and Reconfiguring a Lot - Development Permit for Subdivision (2 into 129 lots). Accordingly, there is no specific building design elements to the proposal submitted. However, the layout of the development and the proposed provision of infrastructure is consistent with the urban design principles and sustainability requirements articulated in the codes and policies in the MBRC Planning Scheme. The orientation of the lots is developed in a manner which takes advantage of the region's climate. The development outcomes will result in the delivery of affordable residential lots to help meet the housing needs of the community while also providing rehabilitated / revegetated land to the community for environmental purposes supported by the infrastructure necessary.
Greenhouse gas emissions are reduced from development, land management and other planning decisions in the region. Specific Outcomes 1. Support relevant sustainable/ alternative energy strategies, policies and projects that assist in the production of a decentralised energy grid and support smart grid initiatives; 2. Incorporate planning and design measures in development, land	**Yes**	The proposed development reflects the principals of reducing greenhouse gas emissions by providing active transport infrastructure. Similarly, the proposal will designate 6.19ha as Environmental Management and Conservation Zone and provide approximately an additional 5768 new koala habitat trees.

Strategic Outcome	**Comply**	**Assessment**
management and other planning decisions to reduce greenhouse gas emissions in accordance with climate smart design principles, Next Generation Planning handbook planning principles and smart growth principles; 3. Reduce greenhouse gas emissions from transport fuel consumption by adopting patterns of urban development that reduce the need to travel and the distance travelled and by facilitating an increase in provision of active and public transport alternatives; 4. Improve energy efficiency through siting, design, construction and use of demand management technologies to reduce greenhouse gas emissions from electricity use; 5. Increase the local provision of renewable energy and low emission technology in appropriate locations; 6. Increase stored carbon through the retention or planting of trees or other vegetation, and other land management practices that also provide sustainability and amenity outcomes; and 7. Develop urban and peri-urban agriculture strategies, policies and projects that support local sustainable commercial and community food growing in the region to assist in reducing emissions and transport costs.		
The resilience of communities, development, essential infrastructure, natural environments and economic sectors to natural hazards including projected changes in weather is increased. <u>Specific Outcomes</u> 1. Respond to the risk from natural hazards, including projected changes in weather, by avoiding areas with high exposure and establishing adaptation strategies to minimise vulnerability to riverine flooding,	**Yes**	The two critical natural hazards applicable to the Site are bushfire and flooding, the overlay maps for both of which are proposed to be varied as part of this application. <u>Bushfire Hazard</u> Significant variations to the Bushfire Hazard Overlay map are proposed with the development proposal based on a site specific assessment in combination with the development of a Bushfire Management Plan for the Site. Site

Strategic Outcome	**Comply**	**Assessment**
storm tide, coastal erosion, bushfires and landslides; 2. Respond to the risk from natural hazards, including projected changes in weather, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, cyclones and severe winds, and severe storms and hail; and 3. Recognise and respond to changes in urban climates due to land use conversion and urban heat island effect from increased development intensity.		specific responses are proposed to minimise bushfire risks from the existing vegetation to be retained and revegetated corridors that are proposed, including the creation of fire breaks, maintenance tracks and the like. <u>Flood Hazard</u> This application also seeks to incorporate the Site within a Drainage Investigate Area (DIA) plan to supplement a Drainage Master Plan (DMP) to be approved as part of the development application as discussed in greater detail in Section 2.8 of this Assessment Report. The effect of the DMP will change the flood hazard present on the Site to ensure there is minimal risk of flooding to the proposed residential lots. The variation is therefore seeking to give effect to the updated flood hazard overlay map due to sufficient technical information being provided to demonstrate a satisfactory response to the actual flood hazard risk present on the Site.
Identify people, economic sectors and areas that are at risk due to oil supply vulnerability and increase their resilience to the effects of oil supply vulnerability. <u>*Specific Outcomes*</u> Manage risks and reduce impacts on people, economic sectors and areas from the effects of oil supply vulnerability by: a. Designing development to encourage walking, cycling and public transport use to access local shopping facilities and employment locations, and early provision of public transport services; b. ensuring transport infrastructure and service investment actively reduces oil dependence, particularly for trips that could be undertaken by public or active transport; and c. reducing the length of trips and dependence on oil by localising access to goods, services and employment opportunities.	**Yes**	The proposed development responds to oil supply vulnerability by providing active transport infrastructure and being located in an area in close proximity to commercial and employment centres, schools and the like. The subject site is within 800 metres of a public transport route on South Pine Road.

Strategic Outcome	**Comply**	**Assessment**
The adverse effects of development on land, air quality and noise levels are avoided in the first instance, mitigated and managed to within acceptable levels and environmental harm is avoided. Specific Outcomes 1. Development minimises the adverse effects of land degradation; 2. In areas where land degradation has occurred, the land is restored to a healthy, self-sustainable and stable condition; 3. Development does not lead to adverse impacts on air quality by contamination; and 4. Development does not lead to environmental harm or nuisance through unacceptable levels of noise.	**Yes**	Substantial areas of land are proposed to be transferred to the Council with the development proposal and previously cleared areas are proposed to be revegetated to resemble their original regional ecosystem. Given the proposed use, being primarily residential allotments, no Noise Impact Assessment was required as it is expected that noise pollution as a result of the proposal would be low and consistent with the amenity of the area with potential that it would be better than what the current industrial zoning of the land provides for.
Theme - Natural Environment and Landscape		
Biodiversity and associated ecosystem services of the Moreton Bay Region will be protected, managed and enhanced, and resilience of ecosystems (including sub-tidal ecosystems) to the impacts of changing weather patterns and other environmental challenges will be maximised. *Specific Outcomes* 1. The Region's current network of protected areas will be conserved and expanded to achieve viable representations of all the Region's currently identified and future regional ecosystems to ensure biodiversity resilience and ongoing provision of ecosystem services; 2. Ecological connectivity to improve ecological robustness and resilience to changing weather patterns and other threats will be maintained and improved through retention of native vegetation, managed regrowth and rehabilitation; the use of mechanisms such as development offset and mitigation contributions and non-planning scheme measures such as	**Yes**	The proposed development will remove 90 Non-Juvenile Koala Habitat Trees (**NJKHTs**); but will transfer to the Council 6.19ha of revegetated and rehabilitated land with approximately an additional 5768 new koala habitat trees. Comparatively to what is currently on the Site, being grassed and vastly cleared of vegetation, it is a positive result for the natural environment and landscape. The revegetation will supplement the existing dense vegetation directly north of the Site and seek to extend an important fauna corridor in the area contributing to the creation of an extended green infrastructure corridor. The proposal will also provide a dedicated fauna underpass and directional fencing under Warner Road. In addition, the area to be revegetated for koala movements will have dog / koala exclusion fencing installed at the interface of the development and the revegetated land to assist in the protection of koalas.

Strategic Outcome	**Comply**	**Assessment**
voluntary agreements and Land for Wildlife programs; 3. The green infrastructure network within the urban footprint will be incorporated into the design of development in a way that complements and supports the intended urban design outcomes for the relevant place and also allows for an ongoing supply of ecosystem services to the community and to conserve biodiversity values. In order of priority the actions to be taken are: a. protection of existing natural areas or land adjacent to natural areas not already protected in perpetuity; b. rehabilitation of degraded natural areas; then c. habitat enhancement of priority species and ecosystems; and 4. Where an area within the green infrastructure network is not incorporated into the design of development but is allowed to be cleared, the effect of this clearing may be required to be offset in an environmental offset area as identified in Planning scheme policy - Environmental areas and corridors, Section 11.3 Offset receiving site location hierarchy.		The proposal achieves the Strategic Outcomes.
Koala population viability within the Moreton Bay Region will be maintained and improved. <u>*Specific Outcomes*</u> 1. Strategic koala habitat networks will be conserved and expanded to ensure strong and safe habitat and linkages for koalas across our Region; 2. Development in koala movement areas or near to koala habitat areas and corridors will incorporate koala design principles to reduce threats to koalas, integrating green infrastructure that maximises koala movement across the landscape,	**Yes**	

Strategic Outcome	**Comply**	**Assessment**
such as koala friendly fencing, culverts and land bridges; and 3. Where vegetation within priority species habitat (refer to Planning scheme policy - Environmental areas and corridors, Section 3 Priority and other native species, and Section 14 List of priority species of Moreton Bay) and movement areas is removed an offset will be sought for placement within an environmental offset area as identified in Planning scheme policy - Environmental areas and corridors, 11.3 Offset receiving site location hierarchy.		
Theme - Strong Communities		
Utilise the principles of urban design to promote healthy and safe communities. *Specific Outcomes* 1. Sustainability and urban design principles and the standards of universal access and safety will be used to create built environments conducive to physical activity and public environments accessible by all people; 2. Development and provision of infrastructure will help to deliver a healthy and safe built environment, encouraging healthy lifestyle choices; 3. Appropriate consideration of social needs will occur for major new development; and 4. Community facilities in appropriate locations will be available for emergency purposes during and after natural disasters.	**Yes**	No built form is proposed in the Material Change of Use component, including the variation, of the development application. The proposed reconfiguration is however consistent with the MBRC Planning Scheme in proposing an interconnected grid layout of subdivision with active transport connections in and around the Site as well as beyond the Site to provide walking and cycling thereby ensuring that the proposal is consistent with the Strategic Outcomes.
Provision of a well connected, diverse and accessible public open space network. *Specific Outcomes* 1. Accessible, diverse and quality useable open space that provides for the health, recreation and leisure needs of the current and future communities is maintained and enhanced;	**Yes**	The proposal is to apply the provisions of the Environmental Management and Conservation Zone in the MBRC Planning Scheme to 6.19ha that is also to be rehabilitated and revegetated to create a publicly owned fauna corridor focused on koalas movements that will also be accessible to the public via walking trails as an extension of the existing open space network.

Strategic Outcome	**Comply**	**Assessment**
2. Passive and active recreation areas and community greenspaces provide a pleasant experience for residents and visitors and enhance the sense of place and community identity; 3. Connectivity of the open space network and community greenspaces is provided within and between the Regional Landscape and Rural Production Area, Rural Living Area and Urban Footprint; 4. Well-designed accessible public places will be required to be provided in all new growth areas; and 5. Council will identify a diverse network of open spaces across the Region catering for specific needs of the community including inclusive all-ability playgrounds, botanic gardens, natural playgrounds and community gardens.		A Landscape Concept Plan has been prepared and submitted to the Council to support and demonstrate the proposal will achieve the accessibility standards in the Council's Planning Scheme Policy. The proposal is to also transfer 0.5ha of land to the Council as a Local Recreation Park with playground facilities to meet the recreational needs of future residents in the development. The proposal will achieve the Strategic Outcomes of this theme.
Provide an integrated, high-quality, urban community greenspace network to cater for recreational and environmental needs in existing and new neighbourhoods. *<u>Specific Outcomes</u>* 1. Identify and respond to community needs for urban community greenspace generated as a result of urban development, especially in areas targeted for redevelopment, infill and new walkable neighbourhoods; 2. Ensure urban community greenspace is integrated into the planning, design and development of existing neighbourhoods targeted for infill and redevelopment and new walkable neighbourhoods to provide for land use efficiencies and long-term sustainability; 3. Respond to growth in a co-ordinated manner, with place and function as a focus through the use of open space typologies in regard to defined place types; 4. Create a more flexible open space planning framework that responds to increased residential populations and	**Yes**	

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Strategic Outcome	**Comply**	**Assessment**
changing demographic compositions; and 5. Encourage the shared use of open space where appropriate through the development of design principles for new open space.		
Provide for a variety of outdoor recreation opportunities including recreation trails and camping areas to meet community demands. <u>*Specific Outcomes*</u> 1. A variety of outdoor recreation opportunities is provided to meet community demands; 2. Identify possible locations for hard to locate sports within the inter-urban break; 3. Provide a range of recreational trails for a range of users in diverse settings that range from urban to natural; 4. Provide facilities and areas that allow equitable use by a broad range of active sport, recreation and community activities, including: a. venues for organised and informal activities; b. civic and cultural activities including festival and public events; c. coastal foreshores and esplanades; and d. high impact sporting and recreational uses in appropriate locations; and 5. Provide recreational experiences that promote a healthier lifestyle including recreational trails, passive parkland and formal sporting facilities.	**Yes**	
A variety of housing options is provided to meet diverse community needs and achieve housing choice and affordability. <u>*Specific Outcomes*</u> 1. Council's planning initiatives are primarily aimed at increasing population in close proximity to services, public transport and employment to make the overall cost of living more affordable by reducing	**Yes**	The proposal provides lots ranging from 170m^2 to 608m^2 that support both housing diversity and affordability and have the appropriate dimensions in accordance with the Planning Scheme to accommodate private open space. The proposal also provides active transport linking the development to South Pine Road along Warner Road where public transport is available.

Strategic Outcome	**Comply**	**Assessment**
overall lifestyle costs, particularly transport costs, energy costs by requiring services and facilities close to where people live; 2. Significant housing development will continue across the region with a greater range of housing types being built in new developments and in established areas targeted for infill and redevelopment; 3. New housing developments will be planned, designed and delivered taking into account the neighbourhood and place type, existing and future housing needs in the area, and the connectivity and accessibility required to create a walkable neighbourhood and encourage active transport; 4. Council will support the provision of affordable housing through community-based, not-for-profit entities and housing cooperatives and the private sector; 5. All major new developments will be encouraged to incorporate a greater range of housing types and affordable housing products that demonstrate housing affordability, including appropriate housing for the entry buyer and low-income housing markets and demographic mix; 6. Council will lobby the other levels of government regarding decisions on the disposal or redevelopment of government property and surplus land to include consideration of the opportunity for that land to be used for affordable housing purposes; and 7. Appropriate 'private open space' is provided in the development of all housing products.		The Site is located approximately 1.5km from Eatons Hill that accommodates significant commercial and community uses including supermarkets, retail shops, a hotel, educational facilities, places of worship and the like as well as major district sporting facilities. The Brendale Industrial estate being one of the major employment areas in the region is also located approximately 1.5km away from the Site. The Site is well located for residential development that has been recognised elsewhere in the MBRC Planning Scheme confirming the development of the Site for residential purposes is consistent with the Strategic Outcome.
Theme - Settlement Pattern and Urban Form		
A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing the jobs and people per hectare in targeted locations (to help achieve Council's long term 70% local employment target), creating walkable	**Yes**	The proposal provides suitable road connections and an upgrade to the active transport network along Warner Road supporting and encouraging safe movement through the community. The Site is located within the urban footprint on land zoned for industrial purposes that

Strategic Outcome	**Comply**	**Assessment**
communities, and a viable quality transit system. <u>*Specific Outcomes*</u> 1. A more efficient land use and development pattern will be achieved progressively over time by: a. limiting new urban development occurring outside the Urban Footprint to land in an Identified Growth Area and part of new master planned walkable and transit-based neighbourhoods which are contiguous with existing neighbourhoods wherever possible; b. encouraging more intense development and a greater mix of uses at targeted locations within the Urban Footprint; c. requiring new development to be integrated into existing neighbourhoods in a spatially cohesive manner to help create walkable communities with an emphasis being placed on active transport and access by transit; and d. directing growth away from areas of higher risk of natural hazards, given that urban land allocations outside these areas are sufficient to accommodate growth beyond the life of the planning scheme. 2. Ensure that new development and redevelopment in established urban areas reinforces the strengths and individual character of the urban area in which the development occurs; 3. Target growth in locations within the Urban Footprint in growth areas and in investigation areas that provide superior transportation choices or otherwise reduce car use, particularly through supporting growth in targeted established urban areas and redevelopment in and around existing urban centres and along priority transit networks and other high-frequency transit corridors;		is instead proposed to be used for residential purposes. The proposal will establish a next generation style neighbourhood with lots ranging from 170m^2 to 608m^2 which supports both housing diversity and affordability. The proposal is consistent with the Strategic Outcomes for the theme.

Strategic Outcome	**Comply**	**Assessment**
4. Within the Urban Footprint, Council will consolidate and maintain rural residential development in the identified rural residential areas in locations where this form of development will not compromise the orderly, progressive and efficient expansion of the urban area and its associated infrastructure networks; 5. Development in the Urban Footprint, in growth areas and in investigation areas protects agricultural land outside the Urban Footprint with the onus of buffering placed on land in the Urban Footprint, growth areas and in investigation areas. 6. New industrial land uses are appropriately separated from sensitive land uses; and 7. New development including sensitive land uses recognises existing industrial development and includes appropriate separation measures		
New master planned walkable neighbourhoods, activity centres and enterprise and employment areas served by public transport have a role to play in helping to accommodate regional dwelling and employment targets and require comprehensive planning to coordinate future development with infrastructure delivery. *Specific Outcomes* 1. New urban development will be supported in greenfield locations with available infrastructure capacity or where infrastructure capacity can be provided efficiently and cost effectively and without creating disadvantage to current and planned priority infrastructure areas; 2. New development and land use patterns that would compromise or constrain the efficient expansion of the infrastructure system and services required to service development and/or the corridors required for provision of infrastructure will be discouraged;	**Yes**	All the required services and infrastructure needed to facilitate development will be made available to the Site, including a network of green infrastructure and recreational facilities. The proposal demonstrates a suitable and integrated road hierarchy in addition to a pathway network proposed for the development. The proposal provides suitable road connections and an upgrade to the active transport network along Warner Road supporting and encouraging safe movement through the community. The proposal will establish a next generation style neighbourhood with lots ranging from 170m^2 to 608m^2 which supports both housing diversity and affordability. As stated previously, the Site is well located due to its proximity to commercial, community and employment

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Strategic Outcome	**Comply**	**Assessment**
3. Development within new greenfield developments and rural residential transition areas is to be designed and developed as part of a future transit based walkable neighbourhood and as such must provide pedestrian, cycle, local road, open space and waterway connectivity, within the neighbourhood and adjacent areas in accordance with the specific outcomes of the relevant place types; 4. Urban development of greenfield areas will not be supported unless it is designed and developed as a series of transit based walkable neighbourhoods and with an appropriate network of centres, public spaces and pedestrian, cycle, local road, green infrastructure, within the neighbourhood and to adjacent areas in accordance with the specific outcomes of the relevant place types and local plan strategies; 5. New "15 minute" walkable neighbourhoods will include a diversity of uses and employment opportunities at a minimum of 35 people and jobs per hectare to support viable public transport services and walkable communities and encourage active transport. These new neighbourhoods will be designed around local centres and neighbourhood hubs and include a range of community facilities and services and public spaces required by the local community. A range of different housing types will be provided on a range of lot sizes. Pedestrian and cycle way networks and local road systems will be designed to maximise connectivity; 6. Greenfield development sites will be designed to demonstrate best practice in community services, urban green infrastructure, communication, mobility, energy efficiency, water cycle management and waste management; and		uses supporting the development of the land for residential purposes. The proposal is consistent with the Strategic Outcomes.

Strategic Outcome	**Comply**	**Assessment**
7. Urban development avoids areas of higher natural hazard risk and otherwise ensures development subject to natural hazards is compatible with the risk presented to protect people, property and infrastructure.		
Theme - Employment Location		
Theme - Rural Futures		
Theme - Natural Resources		
Theme - Integrated Transport		
Plan for a more compact settlement pattern and urban form to encourage sustainable travel patterns: reducing the need to make trips by any motorised form and to reduce the length of motorised trips. <u>*Specific Outcomes*</u> 1. Support transit oriented communities at locations with high frequency public transport services and access to good quality and safe cycling and walking routes; 2. Sufficient infrastructure is provided to connect communities and increase self-containment in the region; 3. Reduce the length and reduce the frequency of car trips; 4. Reduce the length and increase the frequency of public transport trips; 5. Increase the length and increase the frequency of walking and cycling trips; 6. End of trip facilities are provided in public and private developments in activity centres to encourage walking and cycling; 7. Complementary land uses are provided in close proximity to each other, encouraging shorter trips and a higher level of linked trips (e.g. child-care facilities, open space and shops located close to work-places) and providing opportunities for communal parking; 8. Ensure new development is serviced with new public transport routes, facilities and high frequency services,	**Yes**	As stated above, the proximity of the Site to public transport, commercial and community centres as well as places of employment supports the creation of a more compact settlement pattern in the region, with the development having the infrastructure necessary to support it, having regard to its context in the natural landscape. The proposal is consistent with the Strategic Outcome.

Strategic Outcome	**Comply**	**Assessment**
including priority transit corridors, to establish improved mode share at an early stage; and 9. Appropriate fauna management practices are implemented where necessary to protect wildlife. 10. Appropriate measures are implemented where necessary to protect water quality in drinking water catchments.		
Influence sustainable travel behaviour by creating attractive places to walk and cycle. <u>*Specific Outcomes*</u> 1. Provide good quality urban design to encourage Crime Prevention Through Environmental Design principles to improve the design quality of public space; 2. Activate areas to encourage a sense of community, creating a feeling of safety and encouraging more people to walk; 3. Pedestrian and cycle routes and associated infrastructure are well managed and maintained; 4. Promote the health aspects of walking and cycling; and 5. Provide best practice design of the transport network to reduce accidents and improve safety, particularly related to pedestrians and cyclists.	**Yes**	The development proposes through its subdivision component a layout of development with integrated and connected local roads supported by a network of active transport paths. Internal roads are proposed adjacent to proposed areas of public open space to enhance casual surveillance of the public open space to ensure CPTED outcomes are achieved. The development if approved, would encourage and support active transport and is therefore consistent with the Strategic Outcome.
Theme - Infrastructure		
Use infrastructure to support desired regional growth and help create a more compact urban pattern, cohesive urban and rural communities, and regional economic development. 1. Council is approaching the challenge of growth management by adopting smart growth principles and the MBRC Place Model. This model will integrate land uses, transport and infrastructure to promote a more compact urban form, including increased availability and diversity of	**Yes**	As stated above in the assessment of the proposal against other Themes, the proposal will utilise existing infrastructure and provide improvements to the networks where it is needed including the green infrastructure network, consistent with this Strategic Outcome.

Strategic Outcome	**Comply**	**Assessment**
housing for people of all income levels, walkable neighbourhoods, creating distinctive and attractive mixed use communities, access to a variety of transportation choices, reduced car dependency, protecting our natural landscapes, targeting new development to accessible infill locations and prioritising use of existing infrastructure.		
Facilitate access to high-speed broadband telecommunications. *Specific Outcomes* 1. Council is supportive of high speed internet access for all and encourages the roll out of the high speed broadband services throughout the Region including access for the more remote rural areas; and 2. Council will continue to monitor the growth of the digital economy and its potential impacts on lifestyles and development within the Region and will seek to identify opportunities provided by the new economy to support greater levels of economic development/job self containment within the Region and opportunities for telecommuting to replace commuter travel to the city.	**Yes**	While not applicable to the Material Change of Use component of the development application, the subdivision component of the development proposal will require the residential lots to be connected to the broadband network.
Theme - Water Management		
Floodplains in the region will be managed for the long-term benefit of the community such that hazards to people and damages to property and infrastructure are minimised and the intrinsic environmental values of the floodplain are protected. *Specific Outcomes* 1. The natural function of the Region's floodplains are preserved and enhanced; 2. The different flood behaviour that occurs across the region in a variety of events, up to and including the probable maximum flood, are recognised and planned for; and	**Yes**	The Site is affected by flooding and assessment of the hazard proposes to better define the flood corridor that traverses the Site by including the Site into a Drainage Investigation Area and implementing a Drainage Master Plan that has been developed for it. This will maintain the natural functions across the Site in an improved manner to provide for the development.

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Strategic Outcome	**Comply**	**Assessment**
3. Land use planning and development controls minimise both the exposure of people to flood hazard and the potential damages to property and infrastructure.		
Ensure development is appropriately planned, designed, constructed, operated and maintained to manage stormwater and wastewater in order to protect the environmental values. 1. Incorporate water sensitive urban design principles into urban developments to reduce the impact of stormwater run-off and associated pollutants generated from urbanised areas, including: a. naturalising stormwater run-off, rather than rapidly conveying stormwater; b. rainwater tanks to conserve potable water supplies; c. vegetated swales and buffer strips to reduce flow velocities and filter pollutants; d. water-efficient landscaping; e. at-source stormwater treatment through streetscape bioretention/rain gardens; f. constructed stormwater wetlands to treat run-off from larger catchments; g. protecting water-related environmental, recreational and cultural values; h. stormwater harvesting for various uses in localised catchments; and i. greywater re-use and on-site sewerage treatment facilities.	**Yes**	While not applicable to the Material Change of Use component of the development application, the subdivision component of the development proposal will provide stormwater solutions that achieve state and local government requirements with large areas of land proposed to be transferred to the Council being revegetated and having broader benefits to improving water quality in the catchment.
Theme - Planning Areas		
Element - Strathpine planning area		
Specific Outcomes - Natural environment and landscape 1. The planning area includes significant natural features and green infrastructure. These areas include: a. the waterways of the North Pine and South Pine Rivers, Cabbage	**Yes**	As stated previously, while the proposal will result in the removal of 90 Non-Juvenile Koala Habitat Trees (**NJKHTs**), some 6.19ha of land will be revegetated with approximately 5768 new koala habitat trees as a fauna corridor and

Strategic Outcome	**Comply**	**Assessment**
Tree Creek and Kedron Brook; and b. areas protected because of their conservation significance including Bunyaville State Forest. These areas will be protected by their inclusion in the Mountain ranges, forests and waterways place type and the Coast and riverlands place type which exclude development incompatible with protecting the significant values of these areas; 2. The planning area contains many green infrastructure components, including waterways, core environmental areas, terrestrial environmental corridors, parks, linear open spaces, urban forests and street trees. The design and development of concept plans for growth areas at Warner and Joyner will incorporate green infrastructure network elements wherever possible; and 3. Strategic koala habitat networks in this planning area are critical to ensuring strong and safe habitat linkages for koalas in the longer term. Identified core koala habitat areas and koala movement and dispersal corridors will be protected and development will rehabilitate and reinstate the regional ecosystem values in these identified areas. In areas where clearing of koala habitat is required to achieve good quality urban design outcomes, offsets will be required into an identified environmental offsets area.		transferred to the Council as a public asset. The land will extend and enhance the existing open space networks and represent a significant contribution to the green infrastructure network with a dedicated fauna underpass and directional fencing at Warner Road.
Specific Outcomes - Strong communities 1. The planning area provides for a diverse range of housing choice in terms of type, density, layout and affordability to cater for a demographically and socio-economically diverse population within the Rural residential, Suburban neighbourhood, Next generation neighbourhood, Urban	**Yes**	The proposal provides lots ranging from 170m^2 to 608m^2 which supports both housing diversity and affordability. The Site is located within an established locality being situated within close proximity of the community, educational, retail, commercial and business uses existing within the neighbouring localities of Warner, Brendale, Strathpine and Bray Park.

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Strategic Outcome	**Comply**	**Assessment**
neighbourhood and Activity centre place types; 2. The planning area provides for the development of an appropriate range of community facilities and services, sporting and recreational facilities, open space and parkland to cater for the planning area's community; 3. Special places that contribute to the unique identity of the planning area include the South Pine Sporting Complex, private sport and recreation area, Energex site and wastewater treatment plant at Brendale, James Drysdale Recreation Reserve at Bunya and Pine Rivers Park at Strathpine. These facilities have a unique role to play in respect to opportunities for sport and recreation and planning area infrastructure which this plan seeks to protect. These have been allocated to Special area place types in the urban structure; 4. The planning area falls within the regional character area of urban corridor. New development will contain high quality built form and landscapes consistent with provisions of the Moreton Bay Regional Council Urban Design Charter and the Subtropical Design in South East Queensland: A Handbook for Planners, Developers and Decision Makers; 5. Residential areas will be generously landscaped and linked to one another by a continuous open space system including parks and playing fields; and 6. Sites of local heritage significance are located within the planning area. Development that has the potential to impact upon the heritage listed sites will require a Heritage Impact Assessment as part of the approval process.		
Specific Outcomes - Settlement pattern and urban form 1. … …; and	**Yes**	As discussed above, the subdivision component of the development application will deliver the outcomes

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Strategic Outcome	**Comply**	**Assessment**
2. … …; and 3. Next generation neighbourhood areas at Strathpine, Bray Park, Joyner, Warner, Albany Creek and the Hills District will be developed as well planned and attractive refurbished residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. The local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods; 4. … … 5. … … 6. … … 7. … … 8. … … 9. An investigation area has been identified at Warner. The area is bound by Kremzow Road to the north, Old North Road and South Pine Road to the east, Eatons Crossing Road in the south and existing rural residential development to the west. Further investigations will be required to determine the development potential and future use of this area. The majority of the area, in the vicinity of Warner Road and to the south, is likely to remain largely rural residential in nature until the area can be developed in an efficient and cohesive manner.		expected in the planning scheme for a Next Generation Neighbourhood. Section 1 of this report refers to the recent history of planning for the Site as a part of the Investigation area for Warner that has become known as the Warner Investigation Area (**WIA**). While the major amendment to the MBRC Planning Scheme was refused by the State government in October 2018, the planning scheme remains in effect supporting the investigation of the area for residential purposes. The current proposal is consistent with the WIA investigations that were undertaken by the Council prior to the proposed major amendment to the MBRC Planning Scheme, that was refused by the State government for other reasons.
Theme - MBRC Place Model		
Element - Next generation neighbourhood place type		
Specific Outcomes - Sustainability and resilience 1. Buildings on small to medium sized lots and in medium density developments are interspersed with private open space and trees and respond to local climate conditions by	**Yes**	Refer to the assessment above against the Sustainability and Resilience Theme.

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Strategic Outcome	Comply	Assessment
allowing flow of breezes, natural ventilation and light; 2. Residential developments are designed to allow footpaths suitable for extensive native vegetation and appropriate shade trees; 3. Dwellings are to be designed and sited so as to minimise energy requirements and provide a high standard of residential amenity; and 4. Development is designed to avoid exposure to flood and storm tide inundation events and coastal erosion.		
Specific Outcomes - Natural environment and landscape 1. Open space network incorporates natural and semi-natural parklands that form part of environmental corridors within the green infrastructure network; 2. The green infrastructure network is incorporated into the design of new development and rehabilitated in accordance with green infrastructure network detailed maps. Where native vegetation is to be cleared in order to achieve high quality urban design outcomes and offsets are required these are to be located within environmental offset areas as identified in Planning scheme policy - Environmental areas and corridors, 11.3 Offset receiving site location hierarchy; 3. Open space and natural environmental areas within these areas are complemented by the private 'greening' of yard space on private property and street trees. Residents experience a high level of on-site residential amenity; and 4. Development is designed to incorporate natural features and respond to topography.	**Yes**	Refer to the assessment above against the Natural environment and landscape Theme.
Specific Outcomes - Strong communities	**Yes**	Refer to the assessment above against the Strong communities Theme

Strategic Outcome	**Comply**	**Assessment**
1. Schools, pre-schools, child care centres, place of worship, community health services and other community activities provide informal and safe meeting places for residents whilst serving daily convenience needs; 2. An extensive range of active and passive open space and recreation areas for use by local residents are an integral part of these places within walking distance of most homes along lineal green corridors and tree lined streets; and 3. Informal recreation experiences are predominantly provided, with formal recreation opportunities provided in some circumstances		
Specific Outcomes - Settlement pattern and urban form 1. Next generation places cater for a mix of dwellings on a variety of lot sizes, small lot/zero lot line housing, rear lane housing, dual occupancies, medium density residential units and housing for older persons; 2. Development across a Next generation neighbourhood place type has a minimum density of 35 people and/or jobs per hectare (for people this equates to a net residential density of 15 – 25 dwellings per hectare); 3. Adaptable housing is encouraged in response to changing housing needs; 4. Community activities (schools, pre-schools, child care centres, places of worship, community health services and other community activities) are designed to have a low rise built form on landscape sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres, or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections; 5. Buildings address the street and non-residential uses have active street frontages;	**Yes**	Refer to the assessment above against the Settlement pattern and urban form Theme.

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Strategic Outcome	**Comply**	**Assessment**
6. At least one local centre or neighbourhood hub is conveniently located within the neighbourhood. Local centres and neighbourhood hubs create a series of 15 minute walkable neighbourhoods. Convenient locations for local centres and neighbourhood hubs are on main through streets or on central intersections and within a 15 minute walking distance and responsive to active transport; 7. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met: a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services, and community activities; b. it is conveniently located on a main through street and/or adjoins or is opposite to a public transport node; c. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses; d. a new local centre or neighbourhood hub is to service an un-serviced catchment and is located to form 15 minute walkable neighbourhoods, with the local centre or neighbourhood hub central to that neighbourhood; e. they are appropriately designed to have high quality urban design outcomes. 8. New development should have regard to the existing character of the Next generation neighbourhood, however high quality urban design outcomes have priority.		

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Strategic Outcome	**Comply**	**Assessment**
Specific Outcomes - Integrated transport 1. Next generation neighbourhoods have a well-connected, permeable, legible and grid-like network of streets and active transport linkages that provide direct and easily understood choices of routes to walk, cycle, take public transport and drive to multiple destinations within the neighbourhood. Cul-de-sacs are not the dominant form of street network; 2. The active transport network is integrated with public transport infrastructure so that all homes are within 400metres of a bus stop; and 3. Local centres, local concentrations of employment and other local attractors are within 15 minutes of all residents by walking, cycling or public transport.	**Y**es	Refer to the assessment above against the Integrated Transport Theme.
Specific Outcomes - Infrastructure 1. Next generation neighbourhoods have the level of service of infrastructure provision necessary to support growth, increased intensity of activity and adaptation to change over time and to create a safe and attractive public realm; and 2. Next generation neighbourhood places include electricity, gas, telecommunications and high speed broadband to support residential and business needs.	Yes	Refer to the assessment above against the infrastructure Theme.
Specific Outcomes - Water management 1. Adequate potable water supply, sewerage and appropriate stormwater infrastructure is provided to create a safe environment during rain events whilst protecting receiving environments; and 2. Water sensitive urban design measures are incorporated into development, including, where possible, the retention and rehabilitation of riparian vegetation to protect and enhance the water quality	Yes	Refer to the assessment above against the Water management Theme

Strategic Outcome	Comply	Assessment
in the Region's waterways and drinking water catchments.		

Accordingly, based on the assessment above the proposal is consistent with the Strategic Outcomes of the Strategic Framework of the Moreton Bay Regional Council Planning Scheme.

While the Site is located predominantly in the Rural Residential Place Type, it is identified as part of an area that will be investigated by the Council for its potential for future development. As discussed in Section 1 of this report, that investigation was done and informed a proposed major amendment to the MBRC Planning Scheme that was refused by the State government. This proposal is consistent with the outcomes of that investigation. In addition; there is a tension in the MBRC Planning Scheme as contrary to the Strategic Framework Place Type designation of predominantly Rural Residential, the Site is predominantly located in the Industry zone. In addition to this, unlike other land immediately to the north of the Site that is located in the Industry Place Type and Industry Zone, the Site is also located in the Council's Priority Infrastructure Area. The land to the north is not.

Therefore, for these reasons, the proposal is arguably consistent with the Strategic Framework despite its location in the Rural Residential and Coast and Riverlands Place Types.

2.3.2 Variation Request

This application includes a variation request defined in the *Planning Act 2016* to mean the *part of a development application for a preliminary approval for premises that seeks to vary the effect of any local planning instrument in effect for the premises*.

Section 61(2) of the *Planning Act 2016* specifies that when assessing the variation request, the assessment manager must consider:

(a) the result of the assessment of that part of the development application that is not the variation request; and

(b) the consistency of the variations sought with the rest of the local planning instrument that is sought to be varied; and

(c) the effect the variations would have on submission rights for later development applications, particularly considering the amount and detail of information included in, attached to, or given with the application and available to submitters; and

(d) any other matter prescribed by regulation.

An assessment of the variation request to vary the effect of the MBRC Planning Scheme to have essentially the General Residential Zone - Next Generation Neighbourhood Precinct and Environmental Management and Conservation Zone apply to the land as well as variations to the overlay maps and other components of the planning scheme as referred to in Section 1 has been undertaken and is discussed below.

2.3.2.1 Result of Assessment of the other aspects of the Development Application

In this Development Application, the other aspects as discussed earlier in this Assessment Report are twofold; firstly, a Material Change of Use - Preliminary Approval for Dwelling Houses, Home Based Business, Park, Sales Office and Utility Installation; and secondly, a Reconfiguring a Lot - Development Permit for Subdivision into 129 residential lots varying in size from 170m^2 to 608m^2.

As discussed in section 2.1 of this Assessment Report, the Site is located in proximity to major centres, employment areas, community and recreation facilities and major transport corridors. In addition, residential estates of a similar nature and density exist approximately 1km to the north of the Site being further away from the Brisbane CBD. As mentioned in section 1 of this report, the Council had also in late 2017 proposed to amend the MBRC Planning Scheme to include the land into the Emerging Community Zone recognising its suitability for residential purposes instead of industrial purposes. On this basis, an assessment of the proposed land uses and subdivision has determined them to be appropriate, subject to addressing the relevant criteria in the MBRC Planning Scheme. The proposed variation is consistent with these land uses and the proposed lot layout.

2.3.2.2 Consistency with the rest of the MBRC Planning Scheme

Item 1 of the Variation Request is to vary the effect of the Moreton Bay Regional Council Planning Scheme to apply the General Residential Zone - Next Generation Neighbourhood Precinct in part and the Environmental Management and Conservation Zone in part to Lot 2 RP195936 and Lot 2 RP105475 as shown on the proposal plan.

The applicant sought to classify the varied 'zones' as 'precincts' (e.g. the Residential Precinct in accordance with the provisions of the General Residential Zone - Next Generation Neighbourhood Precinct).

This is inconsistent with the rest of the MBRC Planning Scheme as, there isn't a Residential Precinct within the General Residential Zone. For this reason, Council officers instead are supportive of the Next Generation Neighbourhood Precinct applying to the land instead of a unique 'Residential Precinct'.

In respect to the Dwelling House Code, the applicant has sought to vary the provisions of the Dwelling House Code. Most of the amendments are already included in the Council's Planning Scheme Tailored Amendment No. 1, commencing 29 January 2020 and for this reason those variations are not supported as they are no longer required. The only exception is a requested variation to side and rear boundary setbacks for Dwelling Houses. The applicant has submitted information to show that it is often making and having approved by Council on a Site by Site basis dwelling house relaxations that could otherwise be avoided. A review by Council officers of another development project being delivered by the same applicant at Greensill Road, Albany Creek has verified that positive outcomes are able to still be achieved with the reduced setbacks that are essentially setbacks to the wall instead of the outermost projection (OMP). Accordingly, the amendment to the Dwelling House Code is generally consistent with the rest of the MBRC Planning Scheme given the outcome is being approved by Council elsewhere on a Site by Site basis.

This application also seeks to vary the effect of the Flood Hazard Overlay Code in the MBRC Planning Scheme to incorporate a Drainage Investigation Area for the Site to allow an approval to be given of a Drainage Master Plan that has been prepared by the applicant as discussed in greater detail in Section 2.8 of this report. This is consistent with how the issue of flooding is dealt with elsewhere in the region with 10 existing Drainage Investigation Areas having been adopted by the Council. It is noted for completeness only that this was also proposed in the Council's major amendment to the MBRC Planning Scheme that was refused by the State government.

Lastly, to support the approval of the proposed development, the applicant has proposed to enter into an Infrastructure Agreement with the Council to ensure the delivery of all the necessary infrastructure to support the proposed development, as well as other infrastructure which will support broader outcomes sought by the community.

Environmental Areas Overlay

The existing Environmental Areas Overlay as it applies to the Site is shown below in Figure 4;

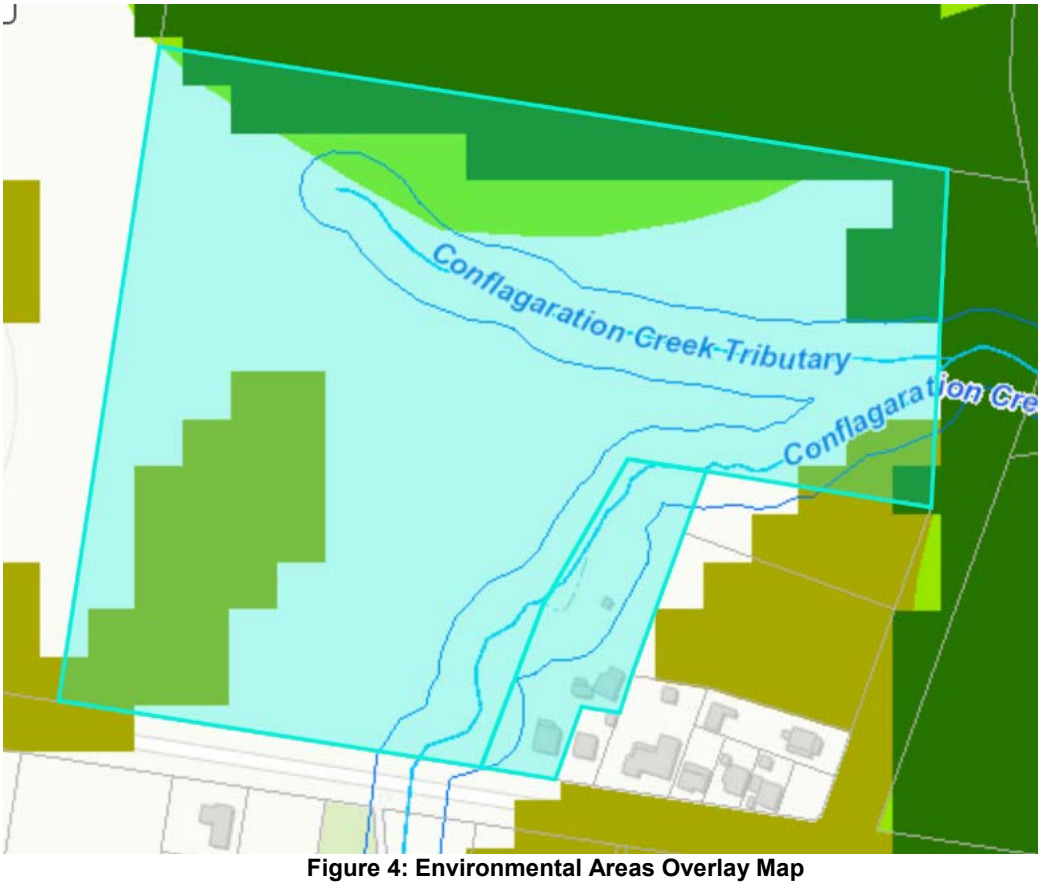


Figure 4: Environmental Areas Overlay Map

The proposed Environmental Areas Overlay map is shown below in Figure 5.

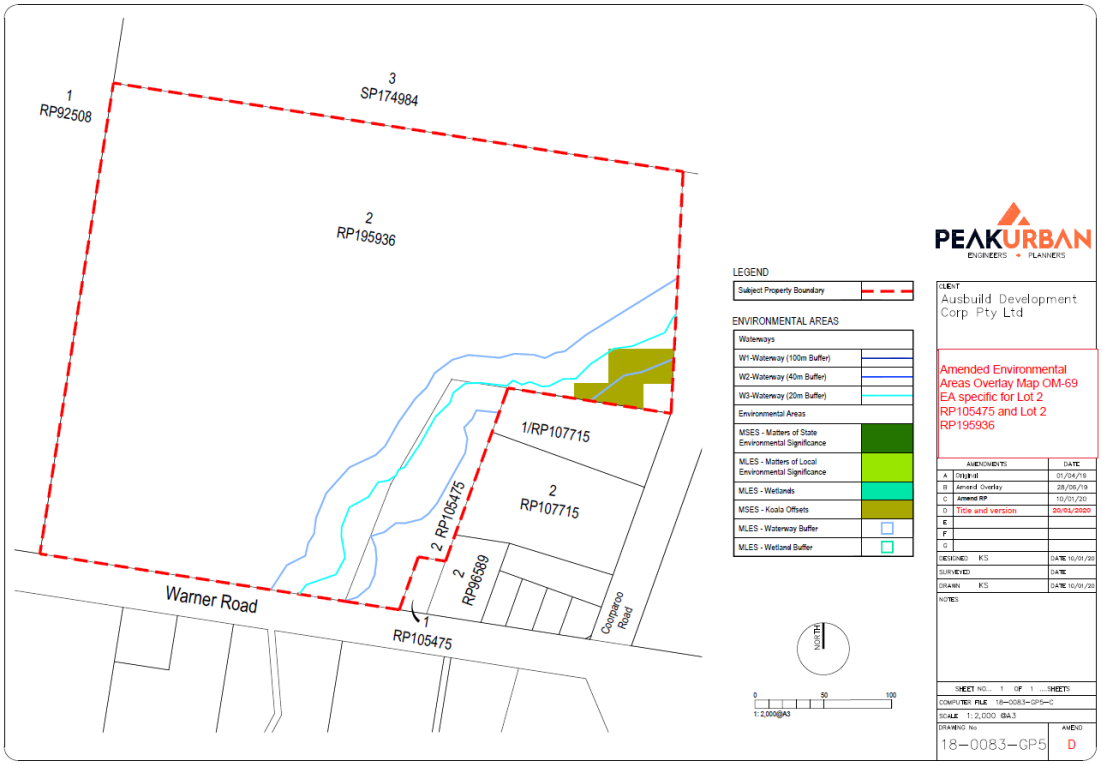


Figure 5: Proposed Environmental Areas Overlay (Peak Urban, 2020)

The Site is mapped under the Environmental Areas Overlay as containing:

- areas of Matters of State Environmental Significance (MSES) along the northern border and in the east of the Site;
- MSES Koala Offset in the south west of the Site;
- MLES in the north of the Site; and
- Two W3 waterways with associated 20m MLES waterway buffer and riparian setback (Conflagration Creek traverses the Site from east to the south and Conflagration Creek Tributary traverses the Site in the north from the east to the central west).

The applicant seeks to apply an alternative Environmental Areas Overlay map to align the High Value MSES and MLES areas with the results of a Koala Habitat Value amendment request as per Schedule 11 of the *Planning Regulation 2017*. Further the applicant seeks to remove the MLES W3 Waterway and Waterway Buffer from the Conflagration Creek Tributary in the north of the Site as there are no on ground features of a waterway in the mapped location.

The proposed changes would align with the approved Property Map of Assessable Vegetation (**PMAV**) of existing vegetation to the north of the lot. The PMAV amendment request was granted by Department of Resources Mines and Energy (**DNRME**) in 2016 (Reference 2016/004109).

A ground truthing Site visit was conducted on 29th August 2019 by Council officers who support the proposed mapped changes.

The variation is therefore seeking to give effect to the updated Environmental Areas Overlay map, due to sufficient technical information being provided to demonstrate that the actual environmental values present on the Site are less than how it is currently mapped.

Riparian and Wetland Setbacks Overlay

The existing Riparian and Wetland Setbacks Overlay as it applies to the Site is shown below in Figure 6;



Figure 6: Riparian and Wetland Setback Overlay Map

The proposed Riparian and Wetland Setbacks Overlay map is provided in Figure 7.

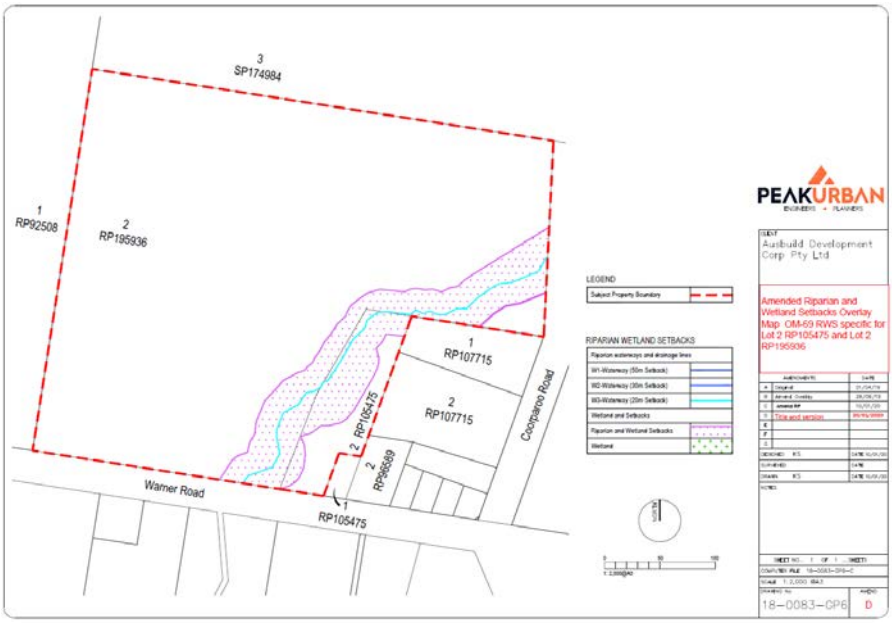


Figure 7: Proposed Riparian and Wetland Setback Overlay (Peak Urban, 2020)

The applicant seeks to apply an alternative Riparian and Wetland Setback Overlay map so that the Riparian and Wetland Setback is removed from the Conflagration Creek Tributary in the north of the Site as there are no on ground features of a waterway in the mapped location.

The variation is therefore seeking to give effect to the updated Riparian and Wetland Setback Overlay map due to sufficient technical information being provided to demonstrate that the actual riparian and wetland values present on the Site are less than how it is currently mapped.

Bushfire Hazard Overlay

The existing Bushfire Hazard Overlay as it applies to the Site is shown below in Figure 8;



Figure 8: Bushfire Hazard Overlay Map

The proposed Bushfire Hazard Overlay map is provided in Figure 9.

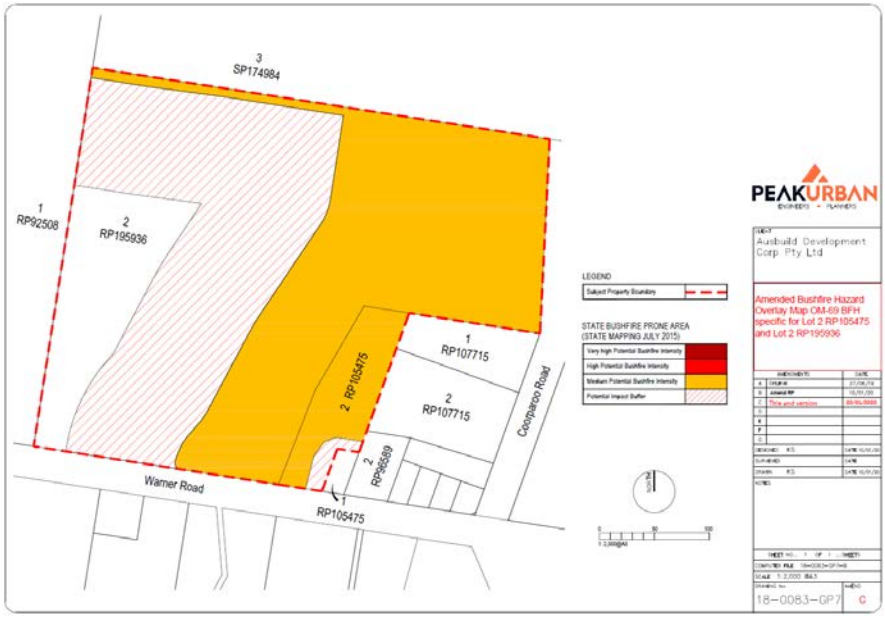


Figure 9: Proposed Bushfire Hazard Overlay (Peak Urban, 2020)

The applicant seeks to apply an alternative Bushfire Hazard Overlay map to respond to the outcomes of the proposed development. Significant planting is proposed within the Riparian Reserve creating in the future a fire source and as a result, the current Bushfire Hazard Overlay mapping is not accurate and therefore must be updated to reflect this change.

The variation is therefore seeking to give effect to the updated Bushfire Hazard Overlay map due to the increased vegetation proposed on Site and the changing bushfire conditions.

Building Heights Overlay

The existing Building Heights Overlay as it applies to the Site is shown below in Figure 10 (15m);

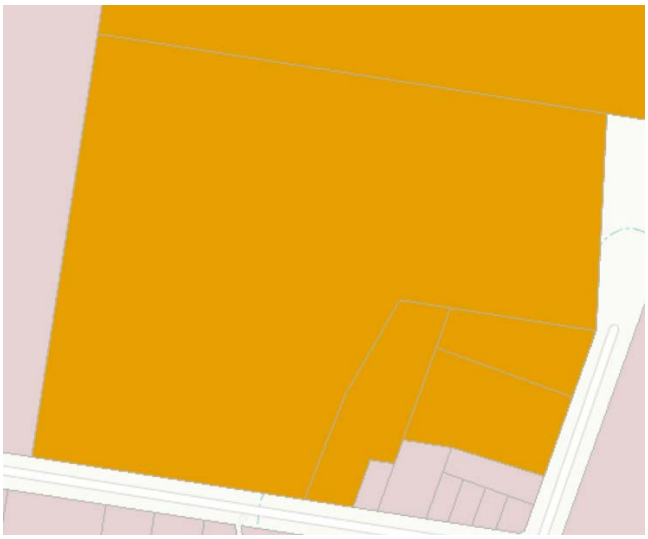


Figure 10: Building Heights Overlay Map

The proposed Building Heights Overlay map is provided in Figure 11.



Figure 11: Proposed Building Heights Overlay (Peak Urban, 2020)

The application seeks to restrict the building heights to a maximum of 8.5m instead of 15m. The proposed building height is less than the maximum building height commonly allowed within General Residential Zone (Next Generation Neighbourhood Precinct) being 12m. The view is that a 2 storey Dwelling House is more consistent with the locality than a 3 storey which is accepted by Council officers.

The variation is therefore seeking to give effect to the updated Building Heights Overlay map acknowledging that the existing height (being based on industrial land uses) is not appropriate for residential development in this location and proposing an alternative more consistent with the locality.

Flood Hazard Overlay

The existing Flood Hazard Overlay as it applies to the Site is shown below in Figure 12;

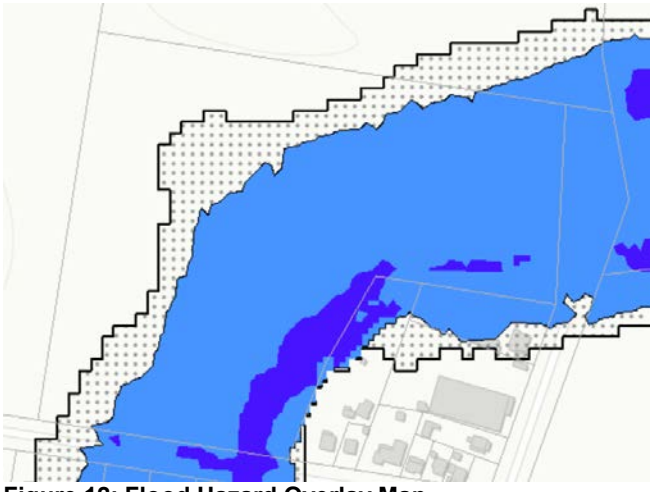


Figure 12: Flood Hazard Overlay Map

The proposed Flood Hazard Overlay map is provided in Figure 13.



Figure 13: Proposed Flood Hazard Overlay (Peak Urban, 2020)

This application also seeks to incorporate the Site within a Drainage Investigate Area (**DIA**) plan (Figure 14) to supplement a Drainage Master Plan (**DMP**) requested to be approved as part of the development application as discussed in greater detail in Section 2.8 of this Assessment Report. The effect of the DMP will change the flood hazard present on Site.

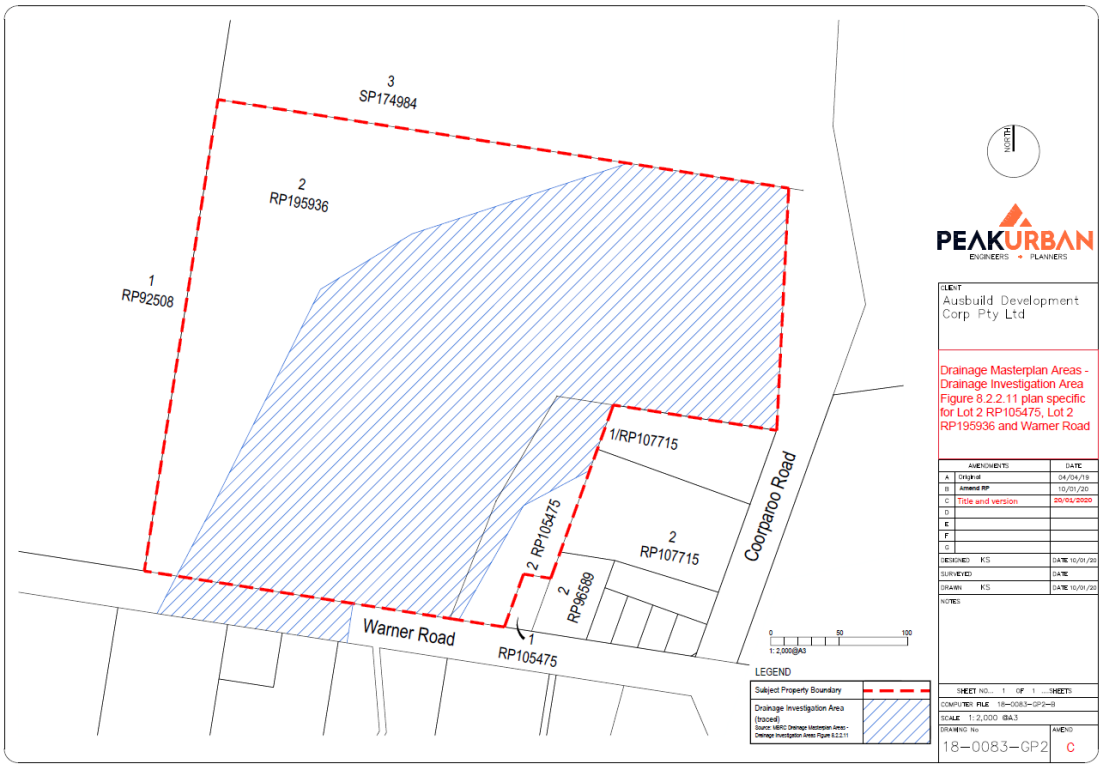


Figure 14: Proposed Drainage Master Plan (Peak Urban, 2020)

The variation is therefore seeking to give effect to the updated Flood Hazard Overlay map due to sufficient technical information being provided to demonstrate that with the implementation of the proposed Drainage Master Plan, the actual flood hazard risk present on the Site will be lower than that which is currently mapped. Any future development applications over the Site will still require assessment against the flood hazard overlay code relevant to the level of hazard on the particular area of the Site which is proposed to be developed.

This outcome is consistent with the rest of the MBRC Planning Scheme. It is also noted for completeness only that this was how the issue of flooding was proposed to be dealt with in the Council initiated major amendment to the MBRC Planning Scheme that was refused by the State government for other reasons.

<u>Dwelling House Code</u>

A part of the variation application is to vary the effect of Table 9.3.1.5 (Figure 15) as it relates to the side and rear boundary setbacks of future dwelling houses on the proposed lots. The applicant has submitted information to show that it is often making and having approved by Council on a Site by Site basis dwelling house relaxations that could otherwise be avoided. A review by Council officers of another development project being delivered by the same applicant has verified that positive outcomes are able to still be achieved with the reduced setbacks that are essentially setbacks to the wall instead of the outermost projection (OMP).

The proposed amended Table 9.3.1.5 is shown below with the Table being based on the amended Table in the Council's Tailored Amendment taking effect on 29 January 2020 with the changes being made only in the 9th and 10th columns from the left.

Ausbuild Warner Table 9.3.1.5 Setbacks

General residential zone - Next generation neighbourhood precinct										
Height of wall	Frontage Primary			Frontage Secondary to street			Frontage Secondary to lane	Side Non-built to boundary wall To OMP and wall	Rear To OMP and wall	Trafficable water body To OMP and wall
	To wall	To OMP	To covered car parking space and domestic Outbuildings (measured to garage door or support posts)	To wall	To OMP	To covered car parking space and domestic outbuildings (measured to garage door or support posts)	To OMP, wall and covered car parking space			
Less than 4.5m	Min 3m	Min 2m	Min 5.4m*	Min 2m	Min 1m	Min 5.4m*	Min 0.5	Lots <16m wide - Min 1.0m to wall Min 0.45m to OMP Lots ≥16m wide - Min 1.2m to wall Min 0.65m to OMP	Lots <16m wide - Min 1.0m to wall Min 0.45m to OMP Lots ≥16m wide - Min 1.2m to wall Min 0.65m to OMP	Min 4.5m
4.5m to 8.5m	Min 3m	Min 2m	N/A	Min 2m	Min 1m	N/A	Min 0.5	Lots <16m wide - Min 1.0m to wall Min 0.45m to OMP Lots ≥16m wide - Min 1.5m to wall Min 0.95m to OMP	Lots <16m wide - Min 1.0m to wall Min 0.45m to OMP Lots ≥16m wide - Min 1.5m to wall Min 0.95m to OMP	Min 4.5m
Greater than 8.5m	Min 6m	Min 5m	N/A	Min 3m	Min 2m	N/A	Min 0.5	Lots <16m wide - Min 1.5m to wall Min 0.95m to OMP Lots ≥16m wide - Min 2.0m to wall Min 1.45m to OMP	Lots <16m wide - Min 1.5m to wall Min 0.95m to OMP Lots ≥16m wide - Min 2.0m to wall Min 1.45m to OMP	Min 4.5m

*Note - The minimum setback to covered car parking spaces may be reduced to 4.5m where:

i. the primary or secondary frontage of the lot adjoins a road reserve with a minimum rear verge width of 1m or greater and includes a footpath with a width of 2m or greater;

ii. the lot has a primary frontage greater than 7.5m and no greater than 10m (Lot type B).

Figure 15: Proposed Amendments to the Dwelling House Code

The variation is therefore seeking to give effect to the varied Dwelling House Code.

In summary, all of the proposed variations are consistent with the rest of the MBRC Planning Scheme.

2.3.2.3 Effect of the variations on submission rights

The effect of the variation is that under the current zoning of the land, any Dwelling House on the land would require a Development Permit for a Material Change of Use and be Impact Assessable, whereas, with the benefit of the variation, a Development Permit for a Material Change of Use is unlikely to be required and if it is, it would be Code Assessable development only. On that basis members of the public would not be able to make a submission.

As the variation request has been made as part of the development application for a Preliminary Approval for Dwelling Houses, Home Based Business, Park, Sales Office and Utility Installation and concurrently with the development application seeking a Development Permit for Reconfiguring a Lot to subdivide the land into 129 residential lots, members of the public have a clear appreciation and understanding of what is proposed. In addition, the variation request relates only to a limited number of proposed land uses, and therefore other land uses (such as Multiple Dwelling) have not been contemplated and will not receive the benefit of the variation.

Therefore, whilst the proposed variation will remove the opportunity in the future for submissions to be made about Dwelling Houses on the Site, the concurrent applications provide sufficient information to enable members of the public to raise those concerns in respect of those uses.

Equally, in respect to the proposed variations to the numerous overlay maps and specific code provisions, the effect of those variations is clear in the development application and opportunities to raise concerns now exist and have been made by submitters. Further, the effect of these changes are inconsequential (other than the Flood Hazard Overlay) as the application of the aforementioned varied overlays do not influence the level of assessment and therefore the opportunity for public input remains the same.

Flood Hazard Overlay

The effect of the variation is that it removes the Flood Hazard Overlay as a potential trigger to make any future application for the proposed land uses Impact Assessable in areas of the Site that are proposed for residential development and that were previously within the Medium Risk Flood Hazard Area. The consequence is that the land uses will have the same level of assessment and opportunity for public input as exists on any other land located in the General Residential Zone - Next Generation Neighbourhood Precinct. Had the Variation Request not been made and approved, submitters of future applications could have reasonably relied on the existing Flood Hazard Overlay map and expressed concerns about the placement of vulnerable land uses in a Medium or High Flood Risk area. This application includes sufficient information to demonstrate that there is no flood risk applying to the parts of the Site identified for residential development subject to the proposed earthworks. While the proposal will remove a trigger to make what would otherwise be code assessable applications subject to impact assessment, that trigger has been demonstrated on the areas of the Site within the General Residential Zone - Next Generation Neighbourhood Precinct as no longer being applicable as any concerns regarding flooding have been considered and addressed in this application.

2.3.2.4 Any other matter prescribed by regulation

The corresponding section 32 of the *Planning Regulation 2017* provides guidance on assessing variation requests specifically in relation to section 61(2)(d) of the *Planning Act 2016*:

32 Assessing variation requests—Act, s 61

For section 61(2)(d) of the Act, an assessment manager must consider the following matters when assessing a variation request, to the extent the matter is relevant to the request—
(a) the common material;
(b) the regional plan for a region;
(c) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme;
(d) any temporary State planning policy.

The common material is a defined term of the *Planning Regulation 2017*, meaning:

***common material**, for a development application, means—*
(a) all the material about the application that the assessment manager receives before the application is decided, including—
- *(i) any material relating to a proposed development application that is substantially similar to the development application as made; and*
- *(ii) any material attached to, or given with, the development application; and*
- *(iii) any material relating to the application given to the assessment manager after the application is made; and*
- *(iv) any referral agency's response, including any advice or comment given by a referral agency and any response given under section 57 of the Act; and*
- *(v) any properly made submissions about the application, other than a submission that is withdrawn; and*
- *(vi) any other submission about the application that the assessment manager has accepted; and*
- *(vii) any other advice or comment about the application that a person gives to the assessment manager; and*

(b) if a development approval for the development is in effect—the approval; and
(c) an infrastructure agreement applying to the premises.

As part of the development application process, any material relating to, attached to, or given with the development application has been assessed.

No referral agencies were triggered as part of the application. However, given the location, type and scale of the development application, the Department of Transport and Main Roads was requested to provide third party comment on the application which has been assessed as part of the development application process.

All properly made and or accepted submissions were considered throughout the development assessment process.

No existing development approval or infrastructure agreement applies to the premises (acknowledging one is proposed).

Accordingly, the development application is compliant with Section 32(a) of the *Planning Regulation 2017*.

The South East Queensland Regional Plan has been considered in Section 2.2.2 of this Assessment Report and accordingly, the development application is compliant with Section 32(b) of the *Planning Regulation 2017*.

The State Planning Policy is considered in Section 2.2.1 of this Assessment Report and accordingly, the development application is compliant with Section 32(c) of the *Planning Regulation 2017*.

No temporary State Planning Policy is applicable to the Site and therefore the development application is compliant with Section 32(d) of the *Planning Regulation 2017*.

Having carried out the assessment of the Variation Request, it has been demonstrated that;

(a) It is aligned with the proposed uses contained in the Material Change of Use - Preliminary Approval and Reconfiguring a Lot components of the development application; and
(b) It is consistent with the rest of the MBRC Planning Scheme; and
(c) The effect of the variation on submitters rights is acceptable as submitters with concerns have had the opportunity to make a submission about this development application; and
(d) The development application is compliant with the other matters as prescribed in Section 32 of the *Planning Regulation 2017*.

Accordingly, the variation request has demonstrated it warrants favourable consideration.

2.3.3 Assessment of Applicable Codes

Code Compliance Summary

As the development proposal to vary the effect of the planning scheme by applying the General Residential Zone - Next Generation Neighbourhood precinct and the Environmental Management and Conservation Zone is consistent with the Strategic Framework and what is proposed, it is only necessary to carry out the code assessment against the codes relevant to those zones and precincts.

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

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

Assessment Benchmarks	**Compliance with Overall Outcomes**	**Performance Outcomes assessment is required**
Zone/ Local Plan Code		
General Residential Zone Code - Next Generation Neighbourhood precinct	☑ Yes ☐ No	PO2, PO3, PO4, PO48.
Environmental Management and Conservation Zone	☑ Yes ☐ No	Nil.
Development Codes		
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	☑ Yes ☐ No	PO30, PO31, PO32, PO33, PO60, PO61, PO80, PO81, PO82, PO83, PO84, PO85, PO87.
Overlay Codes		
Flood Hazard Overlay Code	☑ Yes ☐ No	PO18, PO19, PO20, PO21, PO22.

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.3.4.

2.3.4 Performance Outcome Assessment

Performance Outcome	**Example**
General Residential Zone Code - Next Generation Neighbourhood Precinct	
PO2 Buildings and structures have a height that: a. is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone.	**E2** Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.
PO3 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties.	**E3** Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship and Educational establishment buildings.
Performance Outcome Assessment	
The variation application proposes to amend the maximum building height permitted to 8.5m. The proposed building height is less than the maximum building height currently permitted within General Residential Zone (Next Generation Neighbourhood Precinct) being 12m. The proposed building height is consistent with the low to medium character of the Next Generation Neighbourhood Precinct, will not result in buildings or structures being visually obtrusive or dominant. The proposal accords with the requirements of Performance Outcomes PO2 and PO3.	
PO4 Residential buildings and structures are setback to: a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear; b. result in development not being visually dominant or overbearing	**E4.1** Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 'Setbacks - Setback (Residential uses). **E4.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.3.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or

Performance Outcome	**Example**
with respect to the streetscape and the adjoining sites; c. maintain private open space areas that are of a size and dimension to be usable and functional; d. maintain the privacy of adjoining properties; e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure; h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties.	ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot.
Performance Outcome Assessment	
A part of the variation application is to vary the effect of Table 6.2.6.3.4 as it relates to the side boundary setbacks of future dwelling houses on the proposed lots. The applicant has submitted information to show that it is often making and having approved on a Site by Site basis dwelling house relaxations that could otherwise be avoided. A review by Council officers of another development project being delivered by the same applicant at Greensill Road, Albany Creek has verified that positive outcomes are able to still be achieved with the reduced setbacks that are essentially setbacks to the wall instead of the outermost projection (OMP). The amended setbacks will deliver dwelling house outcomes consistent with what is sought by the Performance Outcome.	
PO48 The scale and intensity of the Home Based Business: a. is compatible with the physical characteristics of the site and the character of the local area; b. is able to accommodate anticipated car parking demand and on-site manoeuvring without negatively impacting the streetscape or road safety;	No example provided.

Performance Outcome	Example
c. does not adversely impact on the amenity of the adjoining and nearby premises; d. remains ancillary to the residential use of the dwelling house; e. does not create conditions which cause hazards or nuisances to neighbours or other persons not associated with the activity; f. ensure employees and visitor to the Site do not negatively impact the expected amenity of adjoining properties; g. ensure service and delivery vehicles do not negatively impact the amenity of the area.	
Performance Outcome Assessment	
Any future proposal for a Home-Based Business will be assessable against this provision and therefore, for the purpose of this assessment the proposal accords with PO48.	

Performance Outcome	Example
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	
PO30 A hierarchy of Park and open space is provided to meet the recreational needs of the community.	No example provided.
PO31 Park is to be provided within walking distance of all new residential lots.	No example provided.
PO32 Park is of a size and design standard to meet the needs of the expected users.	No example provided.
PO33 Parks are designed and located to be safe and useable for all members of the community with high levels of surveillance, based on Crime Prevention Through Environmental Design principles, and access.	**E33.1** Local and district Parks are bordered by streets and lots orientated to address and front onto Parks and not lots backing onto or not addressing the Park wherever possible.
	E33.2 Where lots do adjoin local and district Parks, and fencing is provided along the Park boundary, it is located within the lot and at a maximum height of 1m
	E33.3 The design of fencing and retaining features allows for safe and direct pedestrian access between the Park and private allotment through the use of

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Performance Outcome	**Example**
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	
	private gates and limited retaining features along Park boundaries.
Performance Outcome Assessment	
No local park is proposed within the Site of the development. However the applicant has agreed to provide a Local Recreation park of 0.5ha and embellishments in the adjoining parcel of land to the west concurrently with this development proposal. The delivery of the open space is to be secured by way of an Infrastructure Agreement between the applicant and the Council and will therefore ensure that the proposal can achieve compliance with the Performance Outcomes as well as the Desired Standards of Service in the Council's Local Government Infrastructure Plan (LGIP).	
PO60 No new boundaries are located within 2m of High Value Areas.	No example provided

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Performance Outcome	**Example**
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	
PO61 Lots are designed to: a. minimise the extent of encroachment into the MLES waterway buffer or a MLES wetland buffer; b. ensure quality and integrity of biodiversity and ecological values is not adversely impacted upon but are maintained and protected; c. incorporate native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; d. provide safe, unimpeded, convenient and ongoing wildlife movement; e. avoid creating fragmented and isolated patches of native vegetation; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies. AND Where development results in the unavoidable loss of native vegetation within a MLES waterway buffer or a MLES wetland buffer, an environmental offset is required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas	**E61** Reconfiguring a lot ensures that no additional lots are created within a Value Offset Area.
Performance Outcome Assessment	
The applicant seeks to amend the Environmental Areas Overlay map to change the High Value MSES and MLES areas to be consistent with the results of a Koala Habitat Value amendment request as per Schedule 11 of the *Planning Regulation 2017*. Further the applicant seeks to amend the Environmental Areas Overlay map so that the MLES W3 Waterway and Waterway Buffer is removed from the Conflagration Creek Tributary in the north of the Site as there are no on ground features of a waterway in the mapped location. The proposed changes would align with the approved Property Map of Assessable Vegetation (**PMAV**) of existing vegetation to the north of the lot. The PMAV amendment request was granted by Department of Resources Mines and Energy (**DNRME**) in 2016 (Reference 2016/004109).	

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Performance Outcome	Example
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	
A ground truthing site visit by MBRC Environmental Planning was conducted 29th August 2019. Environmental Planning has subsequently agreed to the proposed mapping changes. The variation is therefore seeking to give effect to the updated Environmental Areas Overlay map due to sufficient technical information being provided to demonstrate that the actual environmental values present on the Site are less than how it is currently mapped. The application is therefore compliant with PO60 and PO61.	
PO80 Development: a. minimises the risk to persons from overland flow; b. does not increase the potential for damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO81 Development: a. maintains the conveyance of overland flow predominantly unimpeded through the premises for any event up to and including the 1% AEP for the fully developed upstream catchment; b. does not concentrate, intensify or divert overland flow onto an upstream, downstream or surrounding property.	**E81** Development ensures that any buildings are not located in an Overland flow path area.
PO82 Development does not: a. directly, indirectly or cumulatively cause any increase in overland flow velocity or level; b. increase the potential for flood damage from overland flow either on the premises or on a surrounding property, public land, road or infrastructure.	No example provided.
PO83 Development ensures that overland flow is not conveyed from a road or public open space onto a private lot, unless the development is in a Rural zone	**E83** Development ensures that overland flow paths and drainage infrastructure is provided to convey overland flow from a road or public open space area away from a private lot, unless the development is in the Rural zone.
PO84 Development ensures that Council and inter-allotment drainage infrastructure, overland flow paths and open drains through private property cater for	**E84.1** Development ensures that roof and allotment drainage infrastructure is provided in accordance with the following relevant level as identified in QUDM:

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td colspan="2">Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct</td></tr>
<tr><td rowspan="2">overland flows for a fully developed upstream catchment flows and are able to be easily maintained.</td><td>a. Urban area – Level III;
b. Rural area – N/A;
c. Industrial area – Level V;
d. Commercial area – Level V.</td></tr>
<tr><td>E84.2
Development ensures that all Council and allotment drainage infrastructure is designed to accommodate any event up to and including the 1% AEP for the fully developed upstream catchment.</td></tr>
<tr><td>PO85
Development protects the conveyance of overland flow such that easements for drainage purposes are provided over:
a. a stormwater pipe if the nominal pipe diameter exceeds 300mm;
b. an overland flow path where it crosses more than one property; and
c. inter-allotment drainage infrastructure.</td><td>No example provided</td></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td colspan="2">The applicant has submitted a flood assessment to address these Performance Outcomes and has proposed to vary the effect of the MBRC Planning Scheme by applying a new Drainage Investigate Area plan to supplement a Drainage Master Plan to be approved as part of the development application as discussed in greater detail in Section 2.8 of this Assessment Report.

The proposal accords with the requirements of Performance Outcomes PO80-PO85.</td></tr>
<tr><td>PO87
Lots are designed to:
a. minimise the extent of encroachment into the riparian and wetland setback;
b. ensure the protection of wildlife corridors and connectivity;
c. reduce the impact on fauna habitats;
d. minimise edge effects;
e. ensure an appropriate extent of public access to waterways and wetlands.</td><td>E87
Reconfiguring a lot ensures that:
a. no new lots are created within a riparian and wetland setback;
b. new public roads are located between the riparian and wetland setback and the proposed new lots.</td></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td colspan="2">The applicant seeks to vary the effect of the Riparian and Wetland Setback Overlay map to remove the Conflagration Creek Tributary in the north of the Site as there are no on ground features of a waterway in the mapped location.

A ground truthing Site visit was conducted on 29th August 2019 by Council officers. Council officers support the proposed mapped changes as reflected in this development application.</td></tr>
</table>

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Performance Outcome	Example
Reconfiguring a lot Code - General Residential Zone - Next Generation Neighbourhood Precinct	
The variation is therefore seeking to give effect to the updated Riparian and Wetland Setback Overlay map due to sufficient technical information being provided to demonstrate that the actual environmental values present on the Site are less than how it is currently mapped. The proposal accords with the requirements of Performance Outcome PO87.	

Performance Outcome	Example
Flood Hazard Overlay Code	
PO18 Development is compatible with the intolerable or tolerable level of risk of the flood hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot: a. in the High risk area, is only for the purposes of Park or Permanent plantation unless: i. in the Rural residential zone where; the minimum lot size for each rural residential lot is provided outside the High risk area; or ii. in the Rural zone; or b. in the Medium risk area, is only for the purposes of Park or Permanent plantation unless: i. in the Centre zone, Industry zone, Recreation and open space zone, or Township zone, where not for a residential purpose or vulnerable use (flood and coastal); or ii. in the Rural zone; or iii. in the Rural residential zone, where the minimum lot size for each rural residential lot is provided outside the Medium risk area; or iv. in any other zone, where all resultant lots are located outside the High risk or Medium risk area other than those for the purposes of Park or Permanent plantation; or c. In the Balance flood planning area, is consistent with the overall outcomes of the applicable zone and precinct.	No example provided.

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Performance Outcome	Example
PO19 Development is designed to ensure personal safety at all times such that: a. flood immunity up to the Flood planning level is achieved; b. the road layout avoids isolation in a flood hazard event and does not impede evacuation; c. signage is utilised to ensure that community members have a clear understanding of the nature of the flood risk in the area.	*If the ground level is to be filled to the Flood planning level as permitted by Table 8.2.2.4 'Fill Requirements'*
	E19.1 Development ensures that the finished ground level for all additional lots (excluding a Park complies with the requirements of Table 8.2.2.4 'Fill Requirements'.
	E19.2 Development ensures that the road and pathway layout: a. ensures residents are not physically isolated from an adjacent flood-free urban area; b. provides a safe and clear evacuation route path by: i. locating entry points into the development above the requirements set out in Appendix C of the Planning scheme policy - Integrated design and avoiding cul-de-sac or other non-permeable layouts; ii. direct and simple routes to a main carriageway.
	E19.3 Development in a greenfield area protects a flood conveyance area by providing an easement or reserve over the area of the premises up to the Defined Flood Event.
	E19.4 Development ensures that a new road and development access are provided in accordance with the requirements set out in Appendix C of the Planning scheme policy - Integrated design.
	E19.5 Development ensures that: a. signage is provided on a road or pathway indicating the position and path of all safe evacuation routes off the premises; b. if the premises contains or is within 100m of a waterway, hazard warning signage and depth indicators are provided at each key hazard point, such as at a waterway crossing or an entrance to a low-lying reserve.
	If the ground level is to be filled other than as permitted by Table 8.2.2.4 'Fill Requirements'

Performance Outcome	Example
	No example provided.
PO20 Development ensures that infrastructure (excluding a road): a. is located outside of the High risk flood hazard area and Medium risk flood hazard area; or b. is otherwise located in the High risk flood hazard area or Medium risk flood hazard area to function during and after all flood hazard events up to and including the Defined Flood Event.	*If in the Balance flood planning area*
	E20 Development ensures that: a. any component of infrastructure which is likely to fail to function or may result in contamination when inundated by flood is located above the Flood planning level; or b. infrastructure is designed, located and constructed to resist the hydrostatic and hydrodynamic forces as a result of inundation by the Defined Flood Event.
	If in the High risk area or Medium risk area
	No example provided.
PO21 Reconfiguring a lot does not result in: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times d. adverse impacts on the local drainage and the flood conveyance of a waterway; e. increased flood inundation of surrounding properties; f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.	*If in the Balance flood planning area*
	E21 All earthworks are undertaken outside of the Defined Flood Event, or where required to regularise allotment shape, earthworks are undertaken in accordance with Planning scheme policy – Flood hazard, Coastal hazard and Overland flow.
	If in the High risk area or Medium risk area
	No example provided.
PO22 Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not: a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;	No example provided.

Performance Outcome	**Example**
c. change the timing of the flood wave or impact on flood warning times; d. adverse impacts on the local drainage and the flood conveyance of a waterway; e. increased flood inundation of surrounding properties; f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.	
Performance Outcome Assessment	
The variation application seeks to vary the effect of the Flood Hazard Area Overlay Code to include a new Drainage Investigation Area for Lot 2 RP195936, Lot 2 RP105475 and Warner Road as "Figure 8.2.2.11 Warner" and seeks to make variations to the corresponding references in the code and level of assessment tables. A Drainage Master Plan will then be approved which, by way of sufficient technical information, removes the application of the Flood Hazard Area Overlay from the General Residential Zone - Next Generation Neighbourhood Precinct, as discussed in greater detail in Section 2.8 of this Assessment Report. The proposal therefore accords with the requirements of Performance Outcomes PO18 to PO22.	

2.3.5 Overall Outcome Assessment

Due to the nature of the development application, being a Material Change of Use - Preliminary Approval for Dwelling Houses, Home Based Business, Park, Sales Office and Utility Installation and a request to vary the MBRC Planning Scheme to include the Site in the General Residential Zone - Next Generation Neighbourhood Precinct, Environmental Management and Conservation Zone and vary the effect of the Flood Hazard Overlay Code and Dwelling House Code, and a Reconfiguring a Lot - Development Permit for Subdivision (2 into 129 lots), the proposal is required to be assessed against the applicable Overall Outcomes of the codes as follows noting that the assessment has been limited to only those applicable to the proposal.

Section 6.2.6.3 General residential zone code - Next generation neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
a. The Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per hectare.	Yes	The proposal achieves a residential net density of 19.78 dwellings per hectare.
b. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.	Yes	The proposal provides lots ranging from 170m^2 to 608m^2 which supports both housing diversity and affordability.
c. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that	Yes	The lot layout provided generally accords with the Planning Scheme and provides well-connected, safe and convenient movement through interconnected streets.

Section 6.2.6.3 General residential zone code - Next generation neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
provide high levels of accessibility between residences, open space areas and places of activity		
j. General works associated with the development achieves the following: 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: A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters; B. prevent stormwater contamination and the release of pollutants; C. maintain or improve the structure and condition of drainage lines and riparian areas; D. avoid off-site adverse impacts from stormwater. iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network; iv. the development ensures the safety, efficiency and useability of access ways and parking areas; v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the	Yes	Assessed as part of detailed development application and will be reflected in the recommended conditions of any approval.

Section 6.2.6.3 General residential zone code - Next generation neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
streetscape or the environment.		

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).

In addition, section 45 (5) of the *Planning Act 2016* states the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. The other relevant matters to which regard may be had in the assessment of the proposed development, are discussed in section 2.8 of this report.

2.4 Trunk Infrastructure

In accordance with section 4 of the MBRC Planning Scheme, the Site is located in the identified Priority Infrastructure Area and has been since the Council's Local Government Infrastructure Plan commenced on 3 July 2017. Prior to that, the Site was located in the Priority Infrastructure Area in the Council's Priority Infrastructure Plan in the original MBRC Planning Scheme that commenced on 1 February 2016 and prior to that the Designated Infrastructure Services Area in the former Pine Rivers Shire, Planning Scheme Policy PSP21 in 2009.

Infrastructure charges applying to the Site, where applicable, are therefore to be applied in accordance with the Council's Charges Resolution.

2.4.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge in the amount of $2,235,673.71 is applicable to the development proposal and has been calculated as shown in the Infrastructure Charges Notice attached to this report. The charge is however proposed not to be applied with land and works as set out in an Infrastructure Agreement proposed to be provided instead.

2.4.2 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 Site in accordance with section 14 of the CR. Accordingly, the credit available under this option is $0.00

(b) Lawful use of land

There is no current existing lawful use of the land or record of a previous lawful use of the Site that is no longer taking place. Accordingly, the credit available under this option is $0.00.

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

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

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

The credit available under this option is $35,207.46 ($17,603.73 x 2 lots) based on the proportional split stated in Table 3 of the CR.

2.4.3 Levied Charge Offset or Refund

The Site is affected by a Trunk Infrastructure requirement.

Trunk Infrastructure Network	***Network Identifier***
Stormwater Infrastructure - Future Trunk Stormwater Riparian Corridors	LPR_CON_RC
Stormwater Infrastructure - Existing Trunk Stormwater Network Line (Box culvert and headwall).	nil

The proposed Infrastructure Agreement requires a land contribution for stormwater infrastructure to Council in fee simple on trust for a riparian corridor for an area of at least 5.9 hectares which encompasses the majority of the aforementioned trunk stormwater infrastructure.

In accordance with section 17 of the CR, it has been calculated that the trunk infrastructure item would have an Establishment Cost of $132,320.00 (noting however that the applicant could seek an independent land valuation to determine the value instead).

The Establishment Cost has been calculated based on the escalating rates for 59,000m^2 as per Table S1.2 of the Charges Resolution Implementation Policy (No 8) shown below.

Table S1.2 Constrained land valuations - residential (June Qtr 2017)

Land area more than (m^2)	Land area up to (m^2)	Base land value	Plus for each m^2 over	Rate $/m^2
0m^2	5,000m^2			$5.13
5,001m^2	10,000m^2	$25,650.00	5,001m^2 to 10,000m^2	$3.08
10,001m^2	50,000m^2	$41,050.00	10,001m^2 to 50,000m^2	$2.05
50,001m^2	100,000m^2	$123,050.00	50,001m^2 to 100,000m^2	$1.03
100,001m^2	No Limit	$174,550.00	100,001m^2	$0.51

In addition to the above, the existing culverts along Warner Road have been mapped as trunk infrastructure, but do not presently meet the Desired Standards of Service for Trunk Infrastructure. As a part of the development, the applicant is required to upgrade the trunk infrastructure so Warner Road remains trafficable in times of flood. This requirement would have existed even if the Site was developed for industrial purposes under its current industrial zoning. While not verified by Council officers, the applicant has indicated that the works have a cost in the vicinity of $1,685,362.00 not including the cost of reconstructing Warner Road above the culverts.

In addition to the above items, the applicant is also proposing to provide the following items, having an estimated total cost of $3,163,538.60:

(a) An active transport path connecting the Site to Old North Road having a length of approximately 700 metres. The applicant has estimated these works to have a value of $143,081.00.
(b) A Local Recreation Park on other land adjacent to the Site having a minimum area of 5000m^2. Based on the unconstrained land values in the Council's Charges Resolution Implementation Policy (No 8), that the land would have a value of $474,576.00.
(c) A works contribution for the Local Recreation Park on the land proposed to be provided are estimated to have a value of $276,000.00.
(d) An East West land corridor on adjoining land to the west to assist in the creation of a fauna movement corridor. The land has an area of 3.273ha and based on the constrained (2ha) and unconstrained (1.273ha) land values in the Council's Charges Resolution Implementation Policy (No 8), the land would have a value of $61,550 + $1,208,331.60, totaling $1,269,881.60.
(e) Signalisation of the Coorparoo Road and South Pine Road intersections which has not been costed, but is expected to be in the vicinity of at least $1,000,000.00.

Under the proposed Infrastructure Agreement, the applicant is required to provide the above infrastructure items (including other works such as revegetation) and would not be entitled to any offsets (ie refund or transfer of credits to other land) from the Council provided the Council did not apply the Levied Charge calculated in section 2.4.1 above or any additional payment conditions..

2.4.4 Additional payment conditions

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

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

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

Given the assumptions in the LGIP that the Site would be developed for industrial purposes, the Council could seek to apply an additional payment condition on the applicant in accordance with section 130 of the *Planning Act 2016*.

However, based on the proposed Infrastructure Agreement and the obligations on the applicant to deliver significant land and works, it is not proposed to apply an additional payment condition consistent with the negotiated terms of the Infrastructure Agreement that the applicant is agreeable to.

2.5 Recording of particular approvals on the MBRC Planning Scheme

In accordance with section 89 of the *Planning Act 2016*, the approval is required to be noted on Schedule 4 of the MBRC Planning Scheme, as the development approval would be a variation approval given under section 61 of the *Planning Act 2016.*

2.6 Referrals

2.6.1 Council Referrals

2.6.1.1 Development Engineering

Traffic, Access & Parking
The northern verge (3.5 m) of the 15.0m Wide New Road on the northern boundary is required to contain a retaining wall, 2 m wide path and street lighting. Insufficient verge width has been provided to allow the required absolute minimum clearance from obstructions in accordance with standard drawing RS-065. It is recommended that the development be conditioned for submission of an amended plan of development demonstrating a suitable northern verge width to provide the required pathway clearances.

Warner Road fronting the development Site is currently a rural formation with a 5.5 m wide seal and swale drainage. This is required to be upgraded in accordance with the Reconfiguring a Lot (**RAL**) Code PO29c to a Contemporary Residential standard having regard for the mapped Secondary Active Transport Network. Warner Road to the east connects the development to an arterial road and is insufficient to support the traffic generated by the development. The RAL Code PO20a requires the external road to be upgraded where the development will have a negative impact on the network. It is recommended that the development be conditioned to provide for Warner Road east of the development to the Coorparoo Road intersection to be upgraded to satisfy the requirements of Austroads (Rural Road Design) for a single carriage road with an AADT range of 1,000 - 3,000 (7.0 m traffic lanes and 2.0 m wide total shoulders including 1.0 m sealed width). Warner Road to the west of the development is also insufficient to support the development however the proposed frontage works and upgrade to Warner Road east of the development along with signalised Coorparoo Road intersection with South Pine Road will provide a more direct access to the major road network and limited development traffic is anticipated to travel west. Upgrading of Warner Road to the west of the development will therefore not be required.

To prevent development construction traffic passing through the rural residential area to the west and to address resident concerns, it is recommended that the development be conditioned to limit construction vehicle access from Coorparoo Road only.

Stormwater / Flooding
The development is subject to overland stormwater flows from the west and the applicant has proposed the construction of swale drainage on the adjoining lot to address the issue. This property is also under the control of the developer. To ensure these works are undertaken in conjunction with the development it is recommended that the development be conditioned to demonstrate this or submit an amended plan catering for the stormwater overland flow within the development.

Stormwater quality treatment is to be provided in accordance with the approved Stormwater Quality Management Plan by three bio-retention basins within the Riparian Reserve adjacent to the eastern road.

The development Site is impacted by the mapped medium and high risk Flood Hazard Overlay. The applicant has proposed to declare the area a Drainage Investigation Area under the variation application to allow modification of the waterway and increase the development yield. The proposed work includes reprofiling and rehabilitation of the Riparian Reserve to contain the flood hazard and inclusion of a rock lined low flow channel to manage scour and erosion. The submitted Drainage Master Plan has been accepted by DW&CP as satisfying the PSP - Stormwater Management and Flood Hazard Overlay Code PO27 and PO28. It is recommended that the development be conditioned to undertake the drainage works as identified in the approved Drainage Master Plan.

Earthworks
Proposed earthworks on the Site will result in retaining structures generally to a height of 1.5 m. Retaining walls interfacing with public areas are limited to adjacent the northern boundary where the tree protection zone prevents earthworks occurring (max 0.9 m in height) and the eastern road adjacent to the Riparian Reserve at the bio-retention basins. Public access to the bio-retention basin retaining structures from the road will be restricted by a fauna fence.

2.6.1.2 Environmental Health

Waste Management
Each dwelling will have 2 wheelie bins which require 2 metres of space at the kerbside and serviced by a left-side loading 12.5m long HRV where the driver does not leave the vehicle.

It is acknowledged that there are lots located on a dead-end street where a HRV cannot access the bins for these lots. Therefore, bin pads have been indicated on the plans for the lots that will be affected. The bin pads must be wide enough to accommodate for the required number of bins for the affected lots. It is noted that the subdivision will be constructed in 2 stages. A temporary turnaround will be required at the end of any new road where service vehicles will need to go in order to access bins. The Engineer will be able to apply a condition for the construction of the bin pads and if a temporary turnaround is required at the decision stage.

Noise
Given the location and nature of the proposal there are no anticipated adverse noise impacts to sensitive uses. Old North Road which is a Council arterial road is located more than 100 metres away from the development and therefore the proposed development will not trigger a noise impact assessment to be conducted. No noise conditions are recommended.

2.6.1.3 Environmental Planning

Strategic Framework
The proposed development complies with Strategic Outcome 3.4.1 - Biodiversity Conservation and 3.4.2 - Priority species conservation as:

- The Applicant will mitigate the development impact and achieve a net environmental gain by revegetating the 5.9 hectares within the Riparian Reserve in the Site's east. The revegetation works will improve connectivity along the MBRC-identified Green Infrastructure Network corridor associated with Conflagration Creek and consolidate habitat in the south of the adjoining Lot 3 SP174984, which has been identified as important habitat proposed for retention. The revegetated area will also be included in the Environmental management and conservation zone.

- Opportunity for safe fauna passage south (past Warner Road) will be improved by the provision of a fauna underpass and directional fencing. Maintenance of safe fauna passage past Coorparoo Road will be achieved by way of koala road signage.

- Whilst the loss of vegetation onsite will cause short term impact to fauna movement habitat, offsite wildlife movement infrastructure will allow for safe ongoing wildlife movement opportunities until the revegetation works onsite are established such as green infrastructure opportunities. Measures include the provision of a fauna underpass and directional fencing under Warner Road. Dog / koala exclusion fencing will be included at the interface of the development and adjoining conservation areas (including the Riparian Reserve and vegetated parts of Lot 3 to the north) which will minimise threats to koalas and koala movement in existing and future habitat.

- The proposed development will remove 90 Non-Juvenile Koala Habitat Trees (**NJKHTs**). The koala is identified as a special priority species in the MBRC local government area. However, revegetation of the Riparian Reserve will create 5.9 hectares of new habitat for this species, including approximately 5768 new koala habitat trees. These works will also consolidate existing habitat to the east and north of the Site and improve habitat connectivity in the landscape. These works will also benefit many other priority species and degraded Regional Ecosystems within the region.

- The relocation of wallum froglets and offset of wallum froglet habitat (the wallum froglet is identified as a special priority species in the MBRC local government area) will include a species management plan (**SMP**) endorsed by the Department of Environment and Science (**DES**) at the time of operational works. The applicant has been working with Council to find suitable offset sites for the wallum froglet, including potential for wallum froglet habitat within the revegetated riparian reserve in the east of the Site.

Green Infrastructure Network

Conflagration Creek in the east of the Site forms part of Council's Green Infrastructure Network.

The applicant is proposing to revegetate approximately 5.9 hectares in the riparian reserve in the east of the Site. The proposed revegetation works align with an Ecological Connection identified by the Green Infrastructure Network Strategic Framework Map and will be included in the Environmental Management and Conservation zone.

The applicant also proposes the delivery of green infrastructure such as fauna underpasses, revegetation and protective / exclusion fencing to strengthen ecological connections identified by the MBRC Green Infrastructure Network Strategy Map.

Environmental Areas Overlay and Riparian and Wetland Setbacks Overlay

The subject Site is mapped under the Environmental Areas Overlay as containing areas of Matters of State Environmental Significance (**MSES**) along the northern border and in the east of the Site; MSES Koala Offset in the south west of the Site; MLES in the north of the Site and two W3 waterways with associated 20m MLES waterway buffer and riparian setback (Conflagration Creek traverses the Site from east to the south and Conflagration Creek Tributary traverses the Site in the north from the east to the central west).

Proposed Map Amendments

An Ecological Assessment Report (**EAR**) has been prepared for the Site by 28South Environmental Consultants, dated 3rd April 2019. The applicant has requested a map amendment of the Environmental Areas Overlay and Riparian Wetland Setbacks Overlay to change the High Value MSES and MLES areas to be consistent with the results of a Koala Habitat Value amendment request as per Schedule 11 of the *Planning Regulation 2017*. The Applicant has also requested that the Environmental Areas Overlay be amended so as the MLES W3 Waterway and Waterway Buffer is removed from the Conflagration Creek Tributary in the north of the Site as there are no on ground features of a waterway in the mapped location.

The proposed changes would align with the approved Property Map of Assessable Vegetation (**PMAV**) of existing vegetation to the north of the lot. The PMAV amendment request was granted by the Department of Resources Mines and Energy (**DNRME**) in 2016 (Reference 2016/004109).

After a site visit by Council Officers on 29th August 2019 to ground truth the mapping, Environmental Planning has agreed to the proposed mapped changes and has assessed the application as such.

Assessment of PO76 - PO87 of the General Residential Zone Code (Next Generation Neighbourhood Precinct) and PO10 - PO21 of the Environment Management and Conservation Zone Code

The proposed development requires the clearing of vegetation within the Koala Offset areas and the MLES waterway buffer of Conflagration Creek. Furthermore, to improve flood storage capacity and flood flows through the Conflagration Creek corridor the applicants engineer proposes reprofiling of the mapped waterway (Conflagration Creek) and associated riparian zone. The engineering works will alter the profile of the Conflagration Creek floodplain and establish a new low flow channel.

Vegetation clearing across the Site and re-profiling works proposed for the Riparian Reserve will also likely cause short term impact on movement habitat for amphibian and terrestrial fauna species.

To mitigate the impact of the reprofiling works and loss of habitat vegetation across the Site the applicant proposes a full revegetation of the Riparian Reserve (incorporating the Conflagration Creek floodplain) (refer Section 8.2.1 of EAR). The revegetation works are proposed to restore approximately 5.9 hectares of the pre-clear REs 12.3.11 and 12.3.5 which will result in approximately 5900 plants (5768 koala habitat trees upon maturity) (see p43 of EAR). The reprofiling of Conflagation Creek is likely to improve fish passage opportunities and the sites proposed stormwater treatment (refer Section 8.2.7 of EAR) will also maintain suitable urban runoff and water quality conditions in the revegetated habitat (p28).

To improve wildlife corridors and connectivity the applicant is proposing a fauna passage south (past Warner Road) via a fauna underpass and directional fencing. The maintenance of a safe fauna passage past Coorparoo Road will be achieved by way of koala road signage; revegetation of approximately 5.9 hectares in the east of the Site to consolidate wildlife corridors; and protective / exclusion fencing at the interface of the development and adjoining conservation areas (including the Riparian Reserve and vegetated parts of Lot 3 to the north).

Whilst the loss of vegetation on the Site will cause short term impact to fauna movement habitat, offsite wildlife movement infrastructure such as safe fauna passage past Coorparoo Road, and under Warner Road will allow for safe ongoing wildlife movement opportunities until the revegetation works on the Site are established.

To comply with PO76 - PO87 and PO115 of the General Residential Zone Code (Next Generation Neighbourhood Precinct), and PO10 - PO21 and PO49 of the Environment Management and Conservation Zone Code it is recommended that any approval be conditioned:

- To ensure the vegetation within the Lot to the north of the Site is not degraded by the proposed development, it is recommended that it be conditioned that a vegetation management plan (**VMP**) is provided which includes the provision for a Level 5 Arborist being present during the operational works stage where development is likely to encroach into the Tree Protection Zone (**TPZ**) of the retained vegetation to the north of the Site.

- As a proposed sewer main is required to the east of the Site through MSES vegetation on Lot 5 SP174986, it is recommended that it be conditioned that the sewer connection from the east is to be tunnel bored underneath Lot 5 SP174986 and that the send and receive pits are to be located in cleared areas.

- A Revegetation and Habitat Management Plan for the revegetation of Conflagration Creek will be required to be provided to Council for approval. Revegetation and restoration works are to be in accordance with the South East Queensland Ecological Restoration Framework.

- Where maintenance periods for the revegetation works exceed the time required for endorsement of staged works, maintenance bonds will be required to ensure that revegetation works achieve acceptable standards.

- It is recommended that it also be conditioned that the replacement nest boxes for loss of habitat trees will require a nest box management plan to be included in the Revegetation and Habitat Management Plan.

- The Landscape Concept Plan (**LCP**) prepared by Saunders Havill in June April 2019 (Ref: 9513 L CD B) includes interactive road signages along Coorparoo Road and recommendations for revegetated areas to be replanted with RE 12.3.6 & 12.3.11. However, section 8.2 of the EAR recommends revegetation areas to be planted with RE12.3.11 and RE12.3.5. Council officers are supportive of Wildlife road surface signage to be installed at each end of the road.

  As Warner Road, is also recognised as a wildlife movement barrier it is recommended that it be conditioned that the LCP is amended to include Wildlife road surface signage along Warner Road.

- It is recommended that it also be conditioned that wildlife infrastructure such as dog / koala exclusion fencing be included at the interface of the development and adjoining conservation areas (including the Riparian Reserve and vegetated parts of Lot 3 to the north) to minimise threats to koalas and koala movement in existing and future habitat; and the provision of a safe fauna passage south (past Warner Road) via a fauna underpass and directional fencing (as per the recommendations in the LCP (Ref: 9513 L CD B)).

Environmental Offsets Receiving Area Overlay
The applicant has proposed to provide required offset planting for the development within the identified Environmental Offset Receiving Areas on the Site. Site designs show the proposed 5.9 hectares revegetation of Conflagration Creek Riparian Reserve wholly contains the identified Environmental Offset Receiving Areas

Bushfire Hazard Overlay
The Site is mapped as containing Medium Potential Bushfire Hazard Intensity along the northern border and Potential impact Buffer in the north and east of the Site. A Bushfire Management Plan (**BMP**) has been prepared for the Site by Bushland Protection Systems dated 4th July 2019. The BMP provides mitigation options to satisfy the provisions of PO56 -PO59 of the Reconfiguring a Lot in a General Residential Zone Code - (Next Generation Neighbourhood Precinct) and PO6 - PO9 of the Environment Management and Conservation Zone Code.

However, one recommendation of the BMP relevantly states:

Fibrous bark trees, such as melaleuca, swamp mahogany and stringy bark, have a tendency to increase ember attack during a bushfire, due to the fire running up the tree trunk and burning bark breaking off, creating large quantities of airborne burning embers. Ribbon bark tree species (trees that shed their bark in long strips) are also an issue, significantly increasing the potential for spot fires. For this reason tree species with these bark types should not be used as revegetation/rehabilitation/regeneration plantings in urban interface areas.

Whereas section 8.2 (Residual Impact and Mitigation) of the EAR explains:

The configuration of vegetation communities within the revegetation in the Riparian Reserve also addresses bushfire issues, insofar that the fibrous-barked broad-leaved paperbark (the bark of which produces embers when burnt) will be enclosed by a ring of forest in which broad-leaved paperbark is uncommon. The ring of surrounding forest will create a screen to catch burning embers.

To ensure compliance with PO56 -PO59 of the Reconfiguring a Lot in a General Residential Zone Code - (Next Generation Neighbourhood Precinct) and PO6 - PO9 of the Environment Management and Conservation Zone Code the applicant amended the BMP to:

- Change the requirement of a 2m linear buffer within the open space park to instead be a 3m wide formed fire trail suitable for a 4wd light rural fire appliance, on the environmental areas side of the koala fence, otherwise the fence and Water Sensitive Urban Design (**WSUD**) will impede fire operations. This trail will also be used for maintenance of WSUD and provide access for natural area maintenance and protection of koala fence from vegetation encroachment and fire damage.

- Remove recommendation from BMP:
  Fibrous bark trees, such as melaleuca, swamp mahogany and stringy bark, have a tendency to increase ember attack during a bushfire, due to the fire running up the tree trunk and burning bark breaking off, creating large quantities of airborne burning embers. Ribbon bark tree species (trees that shed their bark in long strips) are also an issue, significantly increasing the potential for spot fires. For this reason tree species with these bark types should not be used as revegetation/rehabilitation/regeneration plantings in urban interface areas.

Note: Further detail of plant species for revegetated areas will be included in a Revegetation and Habitat Management Plan submitted to Council for approval.

- The LCP includes an overall Master Plan which shows the location for the provision of maintenance and access tracks and managed fire breaks. To align with the amended BMP, it is recommended that it also be conditioned that the LCP is amended to include on plans the provision of a 3m wide formed fire trail suitable for a 4wd light rural fire appliance, on the environmental areas side of the koala fence, to ensure the fence and WSUD will not impede fire operations.

Other - *Planning Act 2016* Environmental Planning Comments

Koala Habitat Area
The Site is located wholly within a Priority Koala Assessable Development Area (**PKADA**) and contains areas mapped as High and Medium Bushland Habitat along the northern border and to the north east of the Site; Medium Value Rehabilitation Habitat in the south west of the Site; and the remainder (majority) of the Site is mapped as low value rehabilitation habitat.

Koala Habitat Map Amendment
The applicant has requested that the Koala Bushland Habitat Mapping be assessed as a different koala habitat classification (Low Value Rehabilitation Habitat) (see section Section 7.1 of the EAR).

From information provided in the EAR and ground truthing of the vegetation by Council officers during a site visit on 28th August 2019, Environmental Planning is satisfied the parts on the lot, meet the classification criteria of rehabilitation habitat under Schedule 11, Part 4, Section 10 of the *Planning Regulations 2017*:

Although the part in question is within 50m of Koala Bushland Habitat on the adjacent Lot 3 SP174984 to the north of the Site, the part does meet the Koala Bushland Habitat classification as the part on the lot contains sparsely scattered tree and does not contain a mainly forested area.

Schedule 11 Assessment for development within a Priority Koala Assessable Development Area.
From discussions with the applicant's environmental consultant, Environmental Planning is satisfied that the applicant has attempted to minimise the amount of NJKHTs required to be cleared from the Medium Value Rehabilitation Areas. Whilst the single NJKHT within the Medium Value Rehabilitation Habitat to the south west of the Site provides an important refuge habitat across the cleared Site, it is preferable to not encourage koala movement within an environment that will increase the risk of death or injury from car strike or attack from domestic dogs.

The provision of safe movement opportunities via the provision of contiguous revegetated habitat corridors, fauna movement infrastructure and koala/dog exclusion fencing is a preferred outcome and has been an important consideration for the proposed development.

Whilst the loss of vegetation on the Site will cause short term impact to fauna movement habitat, offsite wildlife movement infrastructure such as safe fauna passage past Coorparoo Road, and under Warner Road will allow for safe ongoing wildlife movement opportunities until the revegetation works onsite are established.

To comply with Schedule 11, Part 2, Section 6 (3c) of the *Planning Regulation 2017* it is recommended that it be conditioned that the offset requirement for the removal of 1 NJKHT under the *Environmental Offset Act 2014* will require a formal notice of election as required by Section 18 of the *Environmental Offsets Act 2014* and an Offset Delivery Plan in accordance with section 2.3.1.3 of the Queensland Environmental Offsets Policy.

- To comply with Schedule 11, Part 2, Section 6 (3d) of the *Planning Regulation 2017,* it is recommended that it be conditioned that wildlife infrastructure such as dog / koala exclusion fencing be included at the interface of the development and adjoining conservation areas (including the Riparian Reserve and vegetated parts of Lot 3 to the north) to minimise threats to koalas and koala movement in existing and future habitat; the provision of a safe fauna passage south (past Warner Road) via a fauna underpass and directional fencing (as per the recommendations in the LCP and Koala Road Signage on Coorparoo and Warner Roads.

- It is recommended that it also be conditioned that clearing is undertaken as per the requirements stated in Schedule 11, Part 3 of the *Planning Regulation 2017*, including staged clearing and the provision of a Koala spotter / catcher to be present during clearing.

State Planning Policy 2017

As prescribed in Section 26(2)(a)(ii) of the *Planning Regulation 2017*, the State Planning Policy 2017 (**SPP**) represents an assessment benchmark and the assessment manager must also have regard to State Planning Policy, Part E, to the extent it is not identified as being appropriately integrated in the planning scheme, and only to the extent of any inconsistency.

Assessment Benchmarks under Part E - State Interest - Biodiversity of the SPP 2017 requires that 2 MSES are identified and development is located in areas that avoid adverse impacts; where adverse impacts cannot be reasonably avoided, they are minimised.

The SPP 2017 defines MSES as:
viii) threatened wildlife under the Nature Conservation Act 1992 and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006

During fauna surveys for the provision of the Site's EAR, the applicants environmental consultant identified potential movement and foraging habitat for a variety of MSES species. The surveys also identified breeding habitat for the wallum froglet (*crinia tinnula*) (listed as Vulnerable under the *Nature Conservation Act 1992*) on the Site and in areas surrounding the proposed development which, will be significantly impacted by the proposed development.

As the above species habitat is not mapped by the State or Planning Scheme, assessment of the identified MSES species habitat is required against the Assessment Benchmarks under Part E - State Interest - Biodiversity of the SPP 2017.

Environmental planning is satisfied that the proposed development has reasonably avoided and minimised impacts to habitat of ecologically significant fauna by providing revegetation to the east of the Site which will create a much more extensive area of vegetation improve habitat values for MSES species.

In a further information clarification response by the applicant's environmental consultant dated 25 October 2019, it was explained that the impacts on wallum froglet habitat could not be avoided due to flood and storm water mitigation and the required removal of the man made drainage feature throughout the Site. It was determined that the drainage feature is a man made drain that does not display any riparian features and would only concentrate overland flow water during and immediately after rainfall events, for a short duration after a rainfall event. Due to the waterway being unmapped, anthropogenic features and lack of riparian features, the drainage feature could be irreversibly impacted at any stage through an intensification of the existing rural land use on the Site. Furthermore, the location and extent of the drainage feature severely restricts the design of a suitable residential community on the Site.

The relocation of wallum froglets and offset of wallum froglet habitat will include a species management plan (**SMP**) endorsed by the State's DES at the time of operational works. The applicant has been working with Council officers to find suitable offset sites for the wallum froglet, including potential for wallum froglet habitat within the revegetated riparian reserve in the east of the Site.

To comply with the requirements of Part E - State Interest - Biodiversity of the SPP 2017, it is recommended that it be conditioned that details for the revegetation of approximately 5.9 hectares to the east of the Site in the Riparian Reserve of Conflagration Creek is provided in a Revegetation and Habitat Management Plan prepared by a suitably qualified person.

It is recommended that it also be conditioned that evidence of a SMP endorsed by DES for the tampering of wallum froglet habitat is provided.

Other Environmental Planning Advice

Environment Protection and Biodiversity Conservation Act 1999
Fauna surveys of the Site have identified habitat for Koala (phascolarctos cinereus) and foraging habitat for Grey-headed flying fox (pteropus poliocephalus). Both the koala and grey-headed flying fox are listed as vulnerable under the *Environmental Protection and Biodiversity Conversation Act 2014* (**EPBC Act**).

The applicant has submitted a controlled action referral to the Commonwealth government in relation to a the former (more extensive) development proposal and based on that proposal the proposed development was declared a Controlled Action under the EPBC Act (Referral No. 2017/8022).

The applicant has continued with assessment along the Preliminary Documentation pathway, with a much-reduced development footprint.

The EPBC Act Environmental Offsets Policy (DSEWPAC 2012) notes that "a State or territory offset will count towards an offset under the EPBC Act to the extent that it compensates for the residual impact to the protected matter identified under the EPBC Act." Therefore, it is reasonable to count the State-mandated koala offset as part of an EPBC offset obligation (if required) or as a component of mitigation works for the koala.

Fisheries Act 1994 State Code 12 (Fish Habitat Areas)
State Assessment Referral Agency (**SARA**) mapping shows that Conflagration Creek is defined as a "Qld waterways for waterway barrier works" (low value). Residential components of the proposed development are well-removed from the mapped waterway and will not affect fish passage along the watercourse.

Establishing new culverts under Warner Road could create temporary or permanent waterway barriers. If these works are constructed in accordance with the Department of Agriculture, Fisheries and Forestry (**DAFF**) Code for self-assessable development - Minor waterway barrier works Part 3: culvert crossings (DAFF 2013), then no further approval is required. If the works cannot meet the requirements of the code, then a development application addressing State Code 12 will need to be lodged with SARA at the operational works stage.

Biosecurity Act 2014
Under the *Biosecurity Act 2014*, land owners are responsible for taking all reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control. This obligation is known as the general biosecurity obligation (**GBO**).

The *Biosecurity Act 2014* categorises restricted matters (restricted plants and animals) into the following:

- Category 1: must be reported to an inspector within 24 hours (includes Red Imported Fire Ants, amongst others).
- Category 2: must be reported within 24 hours to Biosecurity Queensland on 13 25 23.
- Category 3: must not be distributed either by sale or gift or released into the environment.
- Category 4: must not be moved.
- Category 5: must not be kept.
- Category 6: must not be fed (animals).
- Category 7: must be euthanised (animals)

2.6.2 Referral Agencies

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

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

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

Department of Transport and Main Roads

The Department of Transport and Main Roads (**DTMR**) assessed the application and provided comment, which are summarised below:

- Strategic Assessment: Given the complexity of the area, it is strongly recommended that the applicant be directed to undertake a transport and traffic assessment of the whole investigation area transport catchment for Warner, to ensure the development does not compromise the future potential for the investigation area.
- Traffic Impact Assessment: The information provided within the Traffic Impact Assessment is not sufficient to assess the impact of this development (129 lots) on the state-controlled road network. It is recommended that Council seek further information from the applicant, including:
    - Impact Assessment;
    - Sight Distance Assessment; and
    - Safety Assessment.

- Public Passenger Transport Infrastructure: The application material does not provide sufficient information to satisfy the State Development Assessment Provisions for Public Passenger Transport Infrastructure. It is recommended that Council request the applicant to provide a Public Transport Impact Assessment and associated proposal plans in accordance with AUSTROADS Guide to Traffic Management, Parts 1 – 13.

The applicants Response to Council's Information Request was referred to DTMR for comment along with any further documentation that was supplied throughout the development assessment process. DTMR's verbal advice was that their position remained consistent.

A critical item of the Infrastructure Agreement, as discussed in greater detail in section 2.8 of this Assessment Report, is the construction of a four-way signal-controlled intersection at the intersection of South Pine Road and Coorparoo Road. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset. Verbal discussions with DTMR have confirmed they are agreeable in principle to the prospect of signalisation of Coorparoo Rd / South Pine Road subject to assessment.

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

(a) Public Notification was served on all adjoining landowners on 22 August 2019.
(b) The development application was advertised in the Pine Rivers Press on 22 August 2019.
(c) A notice in the prescribed form was posted on the relevant land on 22 August 2019 and maintained for a period of 30 business days until 8 October 2019.

2.7.2 Submissions Received

Council received the following types of submissions in respect to this development application.

Type		**Number of Signatures**	**Number of Submissions**
Properly Made	Letter, Email, Fax	0	176
	Petition	0	0
Not Properly Made	Letter, Email, Fax	0	8
	Petition	0	0
Total		0	184

The matters raised within the submission(s) are outlined below:

Assessment of Submissions
SUBMISSIONS - IN SUPPORT No submissions in support of the proposed development were received.
SUBMISSIONS - OPPOSED A total of 176 properly made submissions were received all opposed to the proposal. There were 8 not properly made submissions also opposed to the proposal. The majority of submissions were received in a proforma template with the submissions raising the same grounds.
Planning and Land Use *Inconsistent with the Planning Scheme / Planning Act 2016* • Lot size; • General Residential Zone - Next Generation Neighbourhood Precinct;

- Reconfiguring a Lot Code - General Residential Zone - Next Generation Neighbourhood Precinct;
- Flooding and the Flood Hazard Overlay Code;
- Dwelling House Code;
- Environmental (MSES and MLES);
- Riparian and Wetland Setbacks;
- Inconsistency with the purpose of the *Planning Act 2016.*

Future development on the neighbouring Lot 1 Warner Road, Warner (Lot 1 on RP92508);

- The community does not support development on Lot 1 Warner Road, Warner.

Warner Investigation Area

- Development occurring premature to planning issues and concerns being appropriately and comprehensively resolved across the investigation area.

Precedent Development / Surrounding Zoning

- This development sets a precedent for future development on Warner Road.
- The surrounding land is largely zoned Rural Residential and a development consistent with the General Residential - Next Generation Neighbourhood Precinct will be inconsistent with surrounding land uses.

Discussion

Inconsistent with the Planning Scheme / Planning Act 2016

The Site is located in proximity to major centres, employment areas, community and recreation facilities and major transport corridors, and is within the Priority Infrastructure Area in the Council's Local Government Infrastructure Plan. As mentioned in section 1 of this Assessment Report, the Council has undertaken an investigation of the WIA which informed Council's proposal for a major amendment to the MBRC Planning Scheme to include the land (including the Site) in the Emerging Community Zone. The investigation recognised the suitability of the land (including the Site) for residential purposes instead of industrial purposes. An assessment of the proposed land uses and subdivision for the purposes of the development application has also determined them to be appropriate, subject to addressing the relevant criteria in the MBRC Planning Scheme (addressed earlier in this Assessment Report). The proposed variation is consistent with these land uses and the proposed lot layout.

This Assessment Report provides a full assessment of the proposal in accordance with section 61(2) of the *Planning Act 2016*.

The purpose of the *Planning Act 2016* is:

3 Purpose of Act

(1) The purpose of this Act is to establish an efficient, effective, transparent, integrated, coordinated, and accountable system of land use planning (planning), development assessment and related matters that facilitates the achievement of ecological sustainability.

(2) ***Ecological sustainability*** *is a balance that integrates—*
(a) the protection of ecological processes and natural systems at local, regional, State, and wider levels; and
(b) economic development; and
(c) the maintenance of the cultural, economic, physical and social wellbeing of people and communities.

As assessed in detail in this Assessment Report, the ecological processes and natural systems at local, regional, State and wider levels have all been assessed and sequentially addressed. The

proposal fosters economic development for Moreton Bay and maintains the cultural and economic fabric of the region. On balance, the proposal satisfies the purpose of the *Planning Act 2016.*

Future development on the neighbouring Lot 1 Warner Road, Warner (Lot 1 on RP92508);
The submitters' concerns regarding further development on the neighbouring lot, being Lot 1 on RP92508 are noted. During the assessment of the report, Ausbuild (who have control of the land) were prohibited by State government laws from lodging a material change of use of premises for an urban activity on the land to the extent that the premises were in a priority koala assessable development area and are designated under the MBRC Planning Scheme for rural residential purposes (Sch 10, Part 10, Div. 1, 16 (1), *Planning Regulation 2017)*. However, as of 7 February 2020 and at the time of drafting this report, it is understood that prohibition has been removed by the State government. Regardless of that change however, the landowner of Lot 1 is not prevented from lodging with the Council an application to subdivide the land with rural residential lot sizes being consistent with the current zoning of the adjoining land.

Warner Investigation Area
Council, as the assessment manager must accept an application satisfying Sections 51 through 53 of the *Planning Act 2016*. As a part of the assessment process it is necessary to give consideration to the broader impacts of the proposal as well as ensuring that a proposal does not fetter future planning and development. Council officers are comfortable that the development proposal in combination with the proposed Infrastructure Agreement will not fetter or compromise any future planning for the area.

Precedent Development / Surrounding Zoning
Council relevantly notes that the Site is currently within the Industry Zone and within the Priority Infrastructure Area, meaning since the inception of the MBRC Planning Scheme (and even before then), the Site was envisaged for a higher intensity use than, for example, the Rural Residential zoned land elsewhere on Warner Road.

As the Site is zoned Industry, it allowed the applicant to lodge a development application that did not contravene the current State legislation that previously precluded development applications being lodged over the neighbouring Rural Residential Zoned land.

Therefore, these matters are not sufficient grounds for refusal of the development application.

Schools / Community Services
High Schools
- There is already a perceived lack of High Schools in the area and the community is concerned the development will overburden the current High Schools in the area;

Community Services
- The development will cause the current medical services and child care centres in the area to be overburdened;

Discussion
High Schools
Whilst Council acknowledges the perceived lack of High Schools / spaces within the existing High Schools within the greater Warner area, Council notes that the provisions of educational services is administered by State Government and is outside of the scope of this application assessment.

Community Services
Whilst Council acknowledges the communities concern that the additional residents in the area may put additional strain on the current medical and child care services within the greater Warner region, Council notes that is outside of the scope of this application assessment. However, it is expected

that with any increase in demand the sector will respond to providing these services similar to what occurred to the north adjacent to the Warner Lakes development.

Therefore, these matters are not sufficient grounds for refusal of the development application.

Environment

Koalas

- The development will cause loss of Koala habitat.
- The development will result in the removal of Koala habitat trees along Conflagration Creek.
- The development will result in increased risk to Koalas by way of dog attacks, traffic strikes and disease.
- The replanting within the proposed riparian reserve is unacceptable as Koala habitat trees mature slowly.

Wallum Froglett

- The community is opposed to offsetting the Wallum Froglett.
- The development will cause loss of Wallum Froglett habitat.
- The development will result in the removal of Wallum Froglett habitat.

Conflagration Creek

- The proposed development should maintain the current integrity of Conflagration Creek.

Discussion

Koalas

The proposal seeks to remove 90 NJKHTs, the majority of which are within the Conflagration Creek corridor. The proposal requires the removal of the trees within Conflagration Creek to allow for reprofiling of the creek. The applicant has confirmed that under the Queensland Environmental Offsets Policy 2014, that the 90 NJKHTs equate to a habitat area of 0.328ha. In response to the equated loss of 0.328ha of Koala habitat area, the applicant proposes to revegetate 5.9ha on the Site directly linking to the heavily vegetated areas directly north in CSR's land holdings and east towards Old North Road. The revegetated area will reach the desired Koala corridor width of 100m. The proposal will result in approximately 5768 new koala habitat trees, which when compared to the removal of 90 NJKHTs is compliant with the requirements of the *Planning Regulation 2017*.

The Management of Wildlife condition imposed as part of the approval requires the following:

(a) Carry out approved vegetation clearing under the supervision of a Koala/Fauna Spotter Catcher holding a valid Rehabilitation Permit for the relocation of fauna.
(b) Clearing of native vegetation on premises must be carried out in a way that ensures koalas have enough time to move from the area being cleared without human intervention.
(c) Ensure links between koala habitats are maintained to allow koalas to move from the area being cleared.
(d) Ensure a tree is not cleared if a koala is present in the tree or the crown of the tree overlaps another tree in which a koala is present.
(e) The clearing must be carried out in stages, with each stage involving the clearing of—
(i) if the total area to be cleared is 6ha or less—no more than 50% of the area; or
(ii) if the total area to be cleared is larger than 6ha—no more than 3ha, or 3% of the area, whichever is greater; and
(iii) clearing must not be carried out on the premises between each stage of clearing for at least 1 period starting at 6pm on a day and ending at 6am the following day.
(f) Provide an activity report, to be completed by the supervising Koala/Fauna Spotter Catcher, including:
(i) The number and species of any animals observed during clearing;

(ii) The actions taken to deal with observed animals;
(iii) The number of any animals that were required to be relocated;
(iv) The release site for any relocated animals;
(v) The number (if any) of animals injured during clearing;
(vi) The treatment provided;
(vii) The outcome of any treatment; and
(viii) The location of the treatment.

The proposal will increase the number of cars on the road network in the Warner area and therefore will theoretically, increase the risk of vehicle strikes on Koalas. However, after revegetation of the riparian reserve combined with the requirement for fauna fencing along the riparian reserve and the fauna underpass for Warner Road with directional / exclusion fencing to the underpass, it is considered that the number of Koalas that would be roaming Warner Road looking for food source trees would be reduced and therefore the number of vehicles strikes would also be reduced.

Submissions also raised the concern that the proposal will increase the risk of koalas to domestic animals, primarily dogs. Koala vulnerability, in this case, to dog attack is generally brought about when Koalas are required to traverse large areas of land between food habitat trees. The revegetation of Koala habitat trees within the riparian reserve will improve the north-south movements of koalas by creating continuous vegetation which in turn minimises the time that koalas are required to traverse the open ground looking for food sources trees.

A relevant factor in controlling the interaction between dogs and koalas is the lot size and layout:

- All existing trees within the development footprint of the land identified as General Residential Zone – Next Generation Neighbourhood Precinct will be removed.
- Lot sizes range from 170m^2 to 608m^2 and therefore typically have smaller backyards with vegetation that is a smaller scale than that found in the surrounding existing vegetation.
- 1.8m Koala exclusion fencing will be provided around the riparian reserve to reduce the number of Koalas able to enter the residential land. This will also reduce the number of dogs able to gain access to the riparian reserve.

A maintenance track is required throughout the riparian reserve. However, this will be appropriately conditioned to maintain the integrity of the exclusion fencing.

Wallum Froglett
The Wallum Froglett's breeding habitat coincides with the Conflagration Creek corridor which is proposed to be reprofiled to alleviate flooding concerns and as part of the development. A condition of approval requires the applicant to provide evidence of a rehabilitation permit for tampering with Wallum Froglet Habitat, by way of a High-Risk Species Management Plan (**SMP**) approved by the state Department of Environment and Science.

Conflagration Creek
Submissions raised concern with any alteration of Conflagration Creek. The proposed development requires clearing of vegetation within the Koala Offset areas and the MLES waterway buffer of Conflagration Creek. Furthermore, to improve flood storage capacity and flood flows through the Conflagration Creek corridor the Applicants engineer, proposes reprofiling of the mapped waterway (Conflagration Creek) and associated riparian zone.

To mitigate the impact of the reprofiling works and loss of habitat vegetation across the Site the applicant proposes a full revegetation of the Riparian Reserve (incorporating the Conflagration Creek floodplain). The revegetation works are proposed restore approximately 5.9 hectares which will result in approximately 5900 plants (5768 koala habitat trees upon maturity). The reprofiling of Conflagration Creek is likely to improve fish passage opportunities and the Sites proposed stormwater treatment and will also maintain suitable urban runoff and water quality conditions in the revegetated habitat.

Significant assessment has been undertaken in respect to all environmental values on site as detailed in this Assessment Report.

Therefore, these matters are not sufficient grounds for refusal of the development application.

Open Space

Parks

- Walking distance to local parks;
- Connectivity to existing local parks;
- Not park being provided as part of the development;

Discussion

Parks

No local park is proposed within the Site. However, the applicant has agreed to provide a Local Recreation park of 0.5ha and work embellishments in the adjoining parcel of land to the west concurrently with this development proposal. The delivery of the open space is to be secured by way of an Infrastructure Agreement between the applicant and the Council and will therefore ensure that the proposal can achieve compliance with the Performance Outcomes as well as the Desired Standards of Service in the Council's Local Government Infrastructure Plan (LGIP).

Therefore, these matters are not sufficient grounds for refusal of the development application.

Traffic & Public Transport

Interconnected streets and permeable transport networks

- The development does not interact with the surrounding transport network

Inconsistent with the Planning Scheme

- The development does not meet the requirements of section 3.6 of the Planning Scheme.
- The development does not meet the requirements of Section 3.14.1.8 of the Planning Scheme.

Flooding

- Warner Road currently floods.

Adverse impacts on existing transport network

- The development will worsen the current intersection between Coorparoo Road and South Pine Road from both a functional and safety perspective.
- The development will worsen the current intersection between Warner Road and Paddy Road from both a functional and safety perspective.
- There is a perceived over congestion on the existing local roads and State controlled roads.
- Close Warner Road at Whimbrel Street and Connect Lowan Street to Kremzow Road.

Public Transport

- There is a perceived lack of access to Public Transport, specifically bus stops.
- There is a perceived overcrowding of Public Transport which will be exacerbated by the development.
- The proposed Site is not located within walking distance of a diverse range of services and activities.
- There is no bus stop proposed by the development.

Construction Impacts

- The development does not consider the impacts on the road network as a result of and during construction.

ITEM 2.1 DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI - A19479485 (Cont.)

Discussion

Interconnected streets and permeable street networks
The proposal road network within the development generally accords with the requirements of the MBRC Planning Scheme offering interconnected, permeable road network that delivers a block formation of road networks with intersections at right angle and an overall lack of cul-de-sacs.

Further, the proposal provides a 2.0m wide pedestrian footpath throughout the development and also a 2.5m active transport route from the Site frontage along Warner Road to Old North Road – connecting to the existing active transport network.

Inconsistent with the Planning Scheme
The Site is located in proximity to major centres, employment areas, community and recreation facilities and major transport corridors, and is within the Priority Infrastructure Area in the Council's Local Government Infrastructure Plan. Further, the site is located within the Urban Footprint. The proposals compliance with the Planning Scheme has been discussed in detail throughout this Assessment Report.

Flooding
As part of the development, Warner Road will be upgraded to 1% flood immunity.

Adverse impacts on existing transport network
The signalisation of Coorparoo Road with South Pine Road will be delivered by the applicant to alleviate both the impacts on the road network directly east of the development and the long-term impacts on the surrounding road network (both local and State controlled). The proposed frontage works and upgrade to Warner Road east of the development along with signalised Coorparoo Road intersection with South Pine Road will provide an improved and more direct access to the major road network and limited development traffic is anticipated to travel west. Upgrading of Warner Road to the west of the development is not required.

The suggestion to close Warner Road at Whimbrel Street and Connect Lowan Street to Kremzow Road has not been proposed as part of this application and is outside of the scope of this assessment.

Significant assessment has been undertaken in respect to all traffic and transport considerations as a result of the proposal as detailed in this Assessment Report.

Public Transport
This proposal does not warrant a new public transport route (i.e. busses) directly servicing only the Site. There are existing public transport routes on South Pine Road which will service the development. In addition to the existing infrastructure in the Strathpine, Brendale and Albany Creek suburbs.

The perceived overcrowding of State controlled public transport services is outside of the scope of this assessment.

Construction Impacts
A recommended condition of approval will require, implemented through the CMP, that all construction vehicles will access and egress the Site via Coorparoo Road only and not via Paddy Road.

Therefore, these matters are not sufficient grounds for refusal of the development application.

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Infrastructure

Stormwater
- The existing stormwater infrastructure is insufficient.

Sewer
- What certainty does the community have that the tunnel boring will avoid impacts on the vegetation given the extent is to be decided by a future operational works application.

Infrastructure Shortfall
- Perceived $1.3b shortfall in infrastructure MBRC wide.

Discussion

Stormwater
The Engineering Services Report provided by the applicant as part of the information request response confirms that the required stormwater infrastructure to service the development can and will be provided.

All infrastructure requirements of the proposal will fully comply with the infrastructure and servicing requirements of the Planning Scheme, Australian Standards and other relevant guidelines where appropriate.

Sewer
Approval for the proposed tunnel boring will be assessed in detail by Unitywater however if there is any need to remove vegetation, it would need approval by the Council separate to the application to Unitywater. The vegetation is also protected by a statutory covenant registered over the Site.

Infrastructure Shortfall
Commenting on a perceived $1.3b infrastructure shortfall for the greater MBRC region is outside of the scope of this Assessment Report.

However, in relation to this application, as discussed in section 2.4 of this report, the development is proposing to make, by means of an infrastructure Agreement, substantial work and land infrastructure contributions to mitigate any additional demands of the development and to provide additional benefits to the broader community.

Therefore, these matters are not sufficient grounds for refusal of the development application.

Miscellaneous

Property values
- The development will result in the land values of the surrounding lots to decrease.

Lack of transparency / communication from MBRC
- Concern that the rates will be increased in the area to subsidise the infrastructure needed to support the development.
- Many residents were unaware of the development application being lodged.
- The information presented was hidden and extremely difficult to read and understand.

Criminal activity
- Increased criminal activity due to lack of adequate garage space resulting in more cars being parked on the street.

Contamination impacts
- Construction dirt, dust, noise and vibration contamination influencing neighbouring properties.

Discussion

Property Values
Commenting on a reduction in existing property values as a result of the proposal is outside of the scope of this Assessment Report as it is not a town planning matter.

Lack of transparency / communication from MBRC
MBRC has followed the development assessment process as outlined in the *Planning Act 2016* and the *Development Assessment Rules*. As part of the assessment process, the application was publicly notified for a period of 30 business days in which submissions may be lodged for or against the proposal. A total of 184 submissions were received on the application. All 184 submission were individually read and assessed. All correspondence from Council officers in relation to the development application, once lodged, has the responsible officers direct phone number and email address and has been available for and fielded discussion at any point throughout the development application process. All information relative to the development application is readily available online through Council PD Online system.

Submissions received raised concerns that rates will be increased to subsidise the development. As discussed in section 2.4 of this Assessment Report, the development is proposing to make substantial work and land infrastructure contributions to mitigate any additional demands of the development and as such there is no relationship to the development causing any increase in rates.

Therefore, these matters are not sufficient grounds for refusal of the development application.

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 9 October 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.

2.8 Other Matters

2.8.1 Drainage Master Plan

Development for a material change of use not involving a dwelling house, reconfiguring a lot or operational work of premises in the General residential zone – Next generation precinct in a Drainage investigation area requires the preparation of a Drainage Master Plan. The variation component of this development application proposes to include the land into a Drainage Investigation Area.

The Drainage Master Plan will be prepared by the following:

a) the Council in which case it will be adopted by the Council and included in Appendix 1 of the planning scheme policy; or
b) the applicant for a development approval and approved by the Council as part of the development approval for the development.

The Drainage Master Plan prepared by the applicant is to identify all planning and design standards and outcomes, regulatory provisions, works and land transfers necessary to implement a stormwater management solution which will mitigate flood hazard on the Site and within the Drainage investigation area sufficient to support the proposed development and meet the relevant provisions and outcomes of the Flood hazard overlay code.

The intent of the Drainage Master Plan is to provide an overarching plan which coordinates land use, built form and infrastructure in a manner that provides clear direction on the development capability of the Drainage investigation area, sets out infrastructure (including mitigation infrastructure) requirements and responsibilities, and addresses the risk to which the area is subject.

The Drainage Master Plan is to document a detailed hydraulic analysis of the proposed stormwater drainage system which is required to support the development and is to be prepared in conjunction with the requirements of the Stormwater Management Planning Scheme Policy and the Integrated Design Planning Scheme Policy.

In accordance with Officer Recommendation B(iii) of this Assessment Report, it is recommended to amend the Flood Hazard Area Overlay Code to include a new Drainage Investigation Area for Lot 2 RP195936, Lot 2 RP105475 and Warner Road as "Figure 8.2.2.11 Warner" as well as amendments to corresponding references in the code and level of assessment tables.

The submitted Drainage Master Plan has been reviewed and accepted by Council officers as satisfying PSP - Stormwater Management and Flood Hazard Overlay Code PO27 & PO28. It is recommended that the development be conditioned to undertake the drainage works as identified in the approved Drainage Master Plan.

2.8.2 Infrastructure agreement
The applicant has proposed to enter into an Infrastructure Agreement to provide infrastructure to the development of the Site, and to provide broader benefits to the community.

Schedule 3 – Infrastructure Contributions Schedule in summary, provides the following.

Stormwater Infrastructure – Work
The Work Contribution is to comprise the replacement of the existing box-culverts under Warner Road with larger trunk box-culverts to improve flood immunity to 1% AEP in addition to providing a fauna underpass and the associated reconstruction of at least a 350 metre section of Warner Road. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Riparian Corridor - Work
The Work Contribution is to comprise the provision of civil works, revegetation and rehabilitation for the riparian corridor. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Stormwater Infrastructure – Land
The Land Contribution is to comprise the provision of land to the Council in fee simple on trust for a riparian corridor being a total land area of at least 5.9 hectares. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Bio-retention basins – Work
The Work Contribution is to comprise the construction of three (3) bio-retention basins in the Development Land. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Four-way Signal Controlled Infrastructure – Work
The Work Contribution is to comprise the construction of a four-way signal-controlled intersection at the intersection of South Pine Road and Coorparoo Road. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Cycle Ways and Pathways Infrastructure – Work
The Work Contribution is to comprise the provision of work being a minimum 2.5 metre wide shared off street cycle ways and pathways for a minimum length of 703 metres. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Warner Road - Work
The Work Contribution is to comprise the provision of work being a rural road in accordance with the following standards stated in Austroads (Rural Road Design):
(a) 7.0 m wide traffic lanes (2 x 3.5 m);
(b) 2.0 m wide total shoulder each side;
(c) 1.0 m wide sealed shoulder each side.
The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

New Road – Land
The Land Contribution is to comprise the provision of land in the adjoining land described as Lot 1 for new road. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Public Parks Infrastructure – Land
The Land Contribution is to comprise the provision of land in the adjoining land described as Lot 1 for Local Recreation Park in the area of at least 0.50 hectares. The access easement is to comprise the provision of an easement for access purposes in favour of the Council and its invitees in the adjoining land described as Lot 1 between the two parts of proposed Lot 902. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Public Park Infrastructure – Work
The Work Contribution is to comprise the provision of civil works, landscaping and embellishments for a Local Recreation Park. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

Environmental Infrastructure – Land
The Land Contribution is to comprise the provision of land in the adjoining land described as Lot 1 for environmental infrastructure in the area of at least 3.273 hectares. The proponent is responsible for the infrastructure contribution and it is not subject to an infrastructure offset.

3. Strategic Implications

3.1 Legislative/Legal Implications
The applicant (and submitter/s) 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 outcomes envisaged in the existing Moreton Bay Region planning scheme 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.

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3.7 Economic Benefit Implications
Appropriate development supports the growing Moreton Bay region.

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

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

3.10 Consultation / Communication
Refer to clause 2.7 above.

SUPPORTING INFORMATION
Ref: A19659821, A19658787, A19671376, A19672413 & A19671168

The following list of supporting information is provided for:

ITEM 2.1
DA/38356/2019/V2L - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR DWELLING HOUSES, HOME BASED BUSINESS, PARK, SALES OFFICE AND UTILITY INSTALLATION AND VARIATION TO THE PLANNING SCHEME TO INCLUDE THE LAND IN THE GENERAL RESIDENTIAL ZONE - NEXT GENERATI

#1 Annexures to Officer Recommendation

#2 Plans and documents to be amended

#3 Approved Plans

#4 Approved Documents

 # 5 Annexure D - Drainage Master Plan

Due to size constraint, supporting information for this item is provided separate to agenda

ITEM 2.2
DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (53 DWELLINGS - STAGE 2), LOCATED OVER PART OF LOT 890 LAKEVIEW PROMENADE, NEWPORT - DIVISION 5

APPLICANT: NEWPORT WATERFRONT UNIT TRUST C/- IB TOWN PLANNING
OWNER: STOCKLAND DEVELOPMENT PTY LTD

Meeting / Session: *2 PLANNING & DEVELOPMENT*
Reference: *A19541402 : 8 January 2020* ***– Refer Supporting Information A19620647, A19541356 and A19625719***
Due to size constraint, supporting information for this item is provided separate to agenda
Responsible Officer: *CA, Senior Planner (PL Development Services)*

Executive Summary
This report is being presented to the Council for a decision as the proposal has raised significant community concerns and in accordance with the delegations to Council officers, the Divisional Councillor has requested that the development application be determined by the Council instead of under Council officer delegation. Therefore, Council is now the entity authorised to decide the development application.

APPLICATION DETAILS	
Applicant:	Newport Waterfront Unit Trust C/- IB Town Planning
Lodgement Date:	31 October 2019
Properly Made Date:	8 November 2019
Confirmation Notice Date:	14 November 2019
Information Request Date:	N/A - No Information Request issued
Info Response Received Date:	N/A
Public Notification Dates:	27/11/2019 - 18/12/2019
No. of Submissions:	Properly Made: 506 Not Properly Made: 21
Decision Due Date:	21 February 2020
Prelodgement Meeting Held:	Yes

PROPERTY DETAILS	
Division:	Division 5
Property Address:	Part of Lot 890 Lakeview Promenade, Newport
RP Description	Part of Lot 890 SP310453
Land Area:	Development Area: 1.149ha
Property Owner	Stockland Development Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	*Planning Act 2016*
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General Residential Zone - Next Generation Neighbourhood Precinct
Level of Assessment:	Impact and Consistent

ITEM 2.2 DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT F - A19541402 (Cont.)

A development application for a Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots and Access Easements), Material Change of Use - Development Permit for Multiple Dwelling (73 Dwelling - Stage 1) and Material Change of Use - Development Permit for Multiple Dwelling (53 Dwellings - Stage 2), located over part of Lot 890 Lakeview Promenade, Newport was accepted as properly made on 8 November 2019.

This development application seeks approval for a Multiple Dwelling within the master planned Newport Estate. The Newport Estate is a greenfield subdivision that is establishing a true Next Generation Neighbourhood Precinct outcome through the provision of diverse housing options, interconnected streets, active transport linkages and open spaces areas. The estate also contains an existing six (6) storey Retirement Facility and existing approvals for a retail/commercial precinct and child care centre, therefore providing a range of services for the community.

The development application incorporates both two storey townhouses and six storey (approx. 20.5m high) apartments that will be constructed over two (2) stages. Overall, a total number of 126 dwellings are proposed, with Stage 1 of the development consisting of 73 dwellings and Stage 2 providing 53 dwellings. The development incorporates a site responsive design that provides two storey townhouses along the frontage of the site, transitioning to a higher built form of six storey apartments along the lake and park frontages. The design outcome ensures a high level of street activation, while minimising amenity (privacy and overshadowing) impacts by restricting the higher built form to the lake and park frontages. Further, the development will be constructed as two (2) separate buildings in order to provide a break in the built form and a view corridor to the lake. The overall residential density of the development is 110 dwellings per hectare. A total of 270 car parking spaces are proposed, representing an additional 144 spaces above the minimum required under the Planning Scheme.

The application was publicly advertised with 506 properly made submissions received, including 496 submissions opposed to the development and 10 submissions in support.

An assessment of the development application has been undertaken under the *Planning Act 2016*. The "guiding principles" stated in the State Planning Policy requires that where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome (or example) is not met.

As such, the proposed development is considered to accord with the intent of the MBRC Planning Scheme, and is recommended to be approved, subject to conditions.

OFFICER'S RECOMMENDATION

A. That Council, in accordance with the *Planning Act 2016,* approves the development application for a Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots and Access Easements), Material Change of Use - Development Permit for Multiple Dwelling (73 dwellings - Stage 1) and Material Change of Use - Development Permit for Multiple Dwelling (53 dwellings - Stage 2) over Part of Lot 890 Lakeview Promenade, Newport, described as Lot 890 SP310453, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Cover Sheet - Stage 1	Dwg No: TP00.00.S1 1 Rev. 1	RotheLowman	29/10/2019
Proposed Subdivision & Easement Plan - Stage 1	Dwg No: TP00.02.S1 1 Rev. 1	RotheLowman	29/10/2019
Proposed Site Plan - Stage 1	Dwg No: TP00.03.S1 1 Rev. 1	RotheLowman	29/10/2019

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Approved Plans and Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Ground Floor Plan - Stage 1	Dwg No: TP01.00.S1 P3 Rev. P3	RotheLowman	21/11/2019
Level 1 Floor Plan - Stage 1	Dwg No: TP01.01.S1 1 Rev. 1	RotheLowman	29/10/2019
Level 2 Floor Plan & Podium - Stage 1	Dwg No: TP01.02.S1 1 Rev. 1	RotheLowman	29/10/2019
Level 3 - 5 Typical Floor Plan - Stage 1	Dwg No: TP01.03.S1 1 Rev. 1	RotheLowman	29/10/2019
Roof Plan - Stage 1	Dwg No: TP01.06.S1 1 Rev. 1	RotheLowman	29/10/2019
Elevations - Sheet 1 - Stage 1	Dwg No: TP02.01.S1 2 Rev. 2	RotheLowman	29/10/2019
Elevations - Sheet 2 - Stage 1	Dwg No: TP02.02.S1 2 Rev. 2	RotheLowman	29/10/2019
Sections - Stage 1	Dwg No: TP03.01.S1 1 Rev. 1	RotheLowman	29/10/2019
Townhouse Type - Stage 1	Dwg No: TP11.111.S1 /1 Rev. 1	RotheLowman	29/10/2019
Cover Sheet - Stage 2	Dwg No: TP00.00.S2 1 Rev. 1	RotheLowman	29/10/2019
Ground Floor Plan - Stage 2	Dwg No: TP01.00.S2 P3 Rev. 3	RotheLowman	21/11/2019
Level 1 Floor Plan - Stage 2	Dwg No: TP01.01.S2 1 Rev. 1	RotheLowman	29/10/2019
Level 2 Floor Plan & Podium - Stage 2	Dwg No: TP01.02.S2 1 Rev. 1	RotheLowman	29/10/2019
Level 3 - 5 Typical Floor Plan - Stage 2	Dwg No: TP01.03.S2 1 Rev. 1	RotheLowman	29/10/2019
Roof Plan - Stage 2	Dwg No: TP01.06.S2 1 Rev. 1	RotheLowman	29/10/2019
Elevations - Sheet 1 - Stage 2	Dwg No: TP02.01.S2 1 Rev. 1	RotheLowman	29/10/2019
Elevations - Sheet 2 - Stage 2	Dwg No: TP02.02.S2 1 Rev. 1	RotheLowman	29/10/2019
Sections - Stage 2	Dwg No: TP03.01.S2 1 Rev. 1	RotheLowman	29/10/2019
Townhouse Type - Stage 2	Dwg No: TP11.111.S2 /1 Rev. 1	RotheLowman	29/10/2019
Noise Assessment Technical Note	190061-01-F01 Rev. 1	NV Engineers	28/10/2019
Waste Management Program	WMP - LR1955 (Issue 3)	IB Town Planning	October 2019
Traffic Engineering Assessment	Ref: 19300 Version 1	Rytenskild Traffic Engineering	29/10/2019
Stormwater Drainage Concept	Dwg No: C-SK3Rev. A	MRC Consulting Engineers	24/10/2019
Landscape Design - Masterplan	DA03 190822	Form Landscape Architects	29/10/2019
Landscape Design - Ground Level	DA03 190822	Form Landscape Architects	29/10/2019
Landscape Design - Level 2	DA03 190822	Form Landscape Architects	29/10/2019
Landscape Design - Garden Lane	DA03 190822	Form Landscape Architects	29/10/2019

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CONDITION		TIMING
RECONFIGURING A LOT		
DEVELOPMENT PLANNING		
1	**Lot Creation**	
	Demonstrate that a Lot, reflective of that identified as proposed Lot 3820 on the approved Plan of Development for the Newport Estate, has been created (Council Ref: DA/33296/2016/VCHG/2 or as amended).	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
2	**Dedicated Road Access**	
	Provide dedicated constructed road access to the development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) and to be maintained at all times.
3	**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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
4	**Access Easements**	
	Provide vehicle and pedestrian access easements generally in accordance with the approved plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
5	**Certify Lots are in Accordance with Approved Plan**	
	Provide certification from a Licensed Surveyor that the lots created accord with the approved plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
6	**Payment of Rates**	
	Pay all outstanding rates and charges applicable to the subject land.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
7	**Water and/or Sewerage**	

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	CONDITION	TIMING
RECONFIGURING A LOT		
DEVELOPMENT PLANNING		
	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: 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 submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan) for each stage of the development where there are stages.
DEVELOPMENT ENGINEERING		
8	**Replace Existing Council Infrastructure**	
	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.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan),
9	**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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan),

	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
1	**Approved Plans and/or Documents**	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
2	**Development Sequencing**	
	Register the subdivision associated with the Reconfiguring a Lot component of this application.	Prior to the commencement of use or endorsement of any Community Management

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
		Statement, whichever occurs first.
3	**Develop in Stages**	
	Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the development approval as it relates to each stage, unless otherwise stated in the condition.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
4	**Community Management Statement**	
	Ensure that the Community Management Statement for the development reflects the following: 1. Car parking provisions; 2. Landscaping requirements; 3. Communal Open Space and Recreation areas; 4. Bin storage requirements and collection locations; and 5. Stormwater Management requirements.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
5	**Extent of Dwellings**	
	Develop the Dwellings on the site as follows: • 20 dwellings containing two (2) bedrooms; and • 53 dwellings 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.
6	**Storage Facilities**	
	Provide a storage area of $8m^3$ per dwelling. Each storage area must be clearly allocated to individual units. Note - Storage areas can be co-located in garages, allocated car park areas; or incorporated into building design.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
7	**On-Site Car Spaces**	
A	Provide on-site car spaces as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plans. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
8	**Bicycle Parking Facilities**	
	Install secure bicycle parking facilities for a minimum of seventy-three (73) bicycles. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
9	**Electrical Transformer**	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site. Note: The use of barbed wire or metal prongs is not permitted	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
10	**Clothes Drying Facilities**	
	Provide external clothes drying facilities that are screened from adjoining properties and the street, or provide an electric clothes dryer within each dwelling.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
11	**Materials and Finishes to Driveway and External Car Parking Spaces**	
	Construct the driveway and pedestrian entry/loading bay of materials and finishes to soften the visual impact of these	Prior to the commencement of use or Council endorsement of

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
	areas. In order to achieve the above, one or a combination of the following is to be used: 1. coloured aggregate; 2. coloured asphalt; 3. brick pavers; 4. approved porous surfacing; and/or 5. banding patterns in the surface design. Notes: 1. Council may approve other materials and finishes that are compatible with the objectives of this requirement. 2. Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them. 3. The use of a plain concrete finish for the driveways and parking areas is not acceptable.	any Community Management Statement, whichever occurs first, and to be maintained.
12	**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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
13	**Internal Fire System**	
A	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: 1. An unobstructed width of no less than 3.5m; 2. An unobstructed height of no less than 4.8m; 3. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
C	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
D	For development that contains on-site fire hydrants external to buildings: 1. Those external hydrants can be seen from the vehicular entry point to the site; or 2. A sign identifying the following is provided at the vehicular entry to the site: o The overall layout of the development (to scale); o Internal road names (where used); o All communal facilities (where provided); o The reception area and on-site manager's office (where provided); o External hydrants and hydrant booster points; o Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and o Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
E	For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads. Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
14	**External Lighting**	
A	Install external lighting in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
15	**Pedestrian Lighting**	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
16	**Waste Management Program**	
A	Implement the approved waste management program; Note: This development will use 1.1 m^3 bins serviced at the kerbside of Aqua Street.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
17	**Acoustic Attenuation Measures**	
A	Provide the following acoustic attenuation measures as specified in the approved Technical Note by NV Engineers: 1. Solid balustrades to the perimeter of the communal outdoor areas. 2. Mechanical plant and equipment that is designed, sited and acoustically treated in order to achieve the specified noise limits.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the specifications of the approved Technical Note by NV Engineers.	Prior to the commencement of use or Council endorsement of any Community

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
		Management Statement, whichever occurs first.
18	**Operational Limits**	
	Limit the use of pool and associated communal area to between 6.30am and 9pm only.	To be maintained at all times.
19	**Landscaping**	
A	Provide landscaping on site generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
C	Maintain the landscaping.	At all times.
20	**Front Fencing**	
	Ensure that any front fencing is constructed generally in accordance with the approved plans, and to a height as stated on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
21	**On Site Services**	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are sufficiently screened from view of any road, park or lake frontage. Note: Rainwater tanks are not permitted within easements.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
22	**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:	Prior to the commencement of use or Council endorsement of any Community

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
	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.	Management Statement, whichever occurs first.
23	**Fibre Ready Telecommunications – Multi**	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: 1. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and 2. Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each dwelling; and 3. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done. Note: The location or the likely location of the NTD is determined by the owner in consultation with the electrician/electrical engineer. NBN Co have guidelines available to help determine the best location. A template for certification is available from Council for the purpose of this condition.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
24	**Telecommunications Internal Wiring**	
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.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
	purpose of this condition. Installers are recommended to be a registered cabler.	
25	**Electricity**	
	Provide evidence (e.g. Certificate of Supply) demonstrating that an underground electricity supply has been provided to the development.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
DEVELOPMENT ENGINEERING		
26	**Replace Existing Council Infrastructure**	
	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.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
27	**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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
28	**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.
29	**Stormwater Management**	
A	Implement and maintain the works identified in the approved Stormwater Drainage Concept.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
B	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Stormwater Drainage Concept.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first, for each stage.
30	**Construction Management Plan**	
A	Submit and have approved by Council a Construction Management Plan (CMP) prepared by the Principal Contractor for each stage. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following: 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Contractor / tradesman vehicle parking arrangements 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. The CMP may include a site layout drawing identifying these areas. The CMP needs to reflect any staging requirements. Notes: 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) 2. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable 3. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP 4. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 5. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	Not less than two (2) weeks prior to commencement of works and to be maintained current at all times.
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
31	**Erosion and Sediment Control**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.	Prior to commencement of works and to be maintained current at all times during construction.
32	**Driveway Crossover**	
A	Construct the driveway crossover in accordance with the approved plans and documents of development and MBRC Standard Drawing/s RS-051.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
33	**Access, Internal Roadways, Parking and Servicing Areas**	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
34	**Refuse Collection - Pram Ramp and Signage**	
A	Provide a concrete pram ramp for refuse collection generally in the location of the approved refuse collection areas.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
B	Signpost the development road frontage for a 12.5m HRV in the approved location/s as a loading zone in accordance with Part 11- Parking Controls of the Manual of Uniform Traffic Control Devices (MUTCD) noting restricted access to the loading zone on refuse collection days to a maximum of two days per week.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
35	**Minimum Flood Planning Level**	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 1		
DEVELOPMENT PLANNING		
	Design and construct the habitable floor level to at least the Council adopted Flood Planning Level (FPL). The FPL for this site at the time of approval is 3.2m AHD.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
1	**Approved Plans and/or Documents**	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
2	**Community Management Statement**	
	Ensure that the Community Management Statement for the development reflects the following: 1. Car parking provisions; 2. Landscaping requirements; 3. Communal Open Space and Recreation areas; 4. Bin storage requirements and collection locations; and 5. Stormwater Management requirements.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	**Extent of Dwellings**	
	Develop the Dwellings on the site as follows: • 23 dwellings containing two (2) bedrooms; and • 30 dwellings 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	**Storage Facilities**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
	Provide a storage area of $8m^3$ per dwelling. Each storage area must be clearly allocated to individual units. Note - Storage areas can be co-located in garages, allocated car park areas; or incorporated into building design.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
5	**On-Site Car Spaces**	
A	Provide on-site car spaces as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plans. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
6	**Bicycle Parking Facilities**	
	Install secure bicycle parking facilities for a minimum of fifty-three (53) bicycles. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
7	**Electrical Transformer**	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
	provision made for maintenance access through the site. Note: The use of barbed wire or metal prongs is not permitted	
8	**Clothes Drying Facilities**	
	Provide external clothes drying facilities that are screened from adjoining properties and the street, or provide an electric clothes dryer within each dwelling.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
9	**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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
10	**Internal Fire System**	
A	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: 5. An unobstructed width of no less than 3.5m; 6. An unobstructed height of no less than 4.8m; 7. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 8. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
C	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.
D	For development that contains on-site fire hydrants external to buildings:	Prior to the commencement of use or Council endorsement of

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
	3. Those external hydrants can be seen from the vehicular entry point to the site; or 4. A sign identifying the following is provided at the vehicular entry to the site: o The overall layout of the development (to scale); o Internal road names (where used); o All communal facilities (where provided); o The reception area and on-site manager's office (where provided); o External hydrants and hydrant booster points; o Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and o Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	any Community Management Statement, whichever occurs first and to be maintained.
E	For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads. Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
11	**External Lighting**	
A	Install external lighting in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
12	**Pedestrian Lighting**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
13	**Waste Management Program**	
A	Implement the approved waste management program; Note: This development will use 1.1 m^3 bins serviced at the kerbside of Aqua Street.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
14	**Acoustic Attenuation Measures**	
A	Provide the following acoustic attenuation measures as specified in the approved Technical Note by NV Engineers: 3. Solid balustrades to the perimeter of the communal outdoor areas. 4. Mechanical plant and equipment that is designed, sited and acoustically treated in order to achieve the specified noise limits.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that the above attenuation measures have been installed/implemented in accordance with the specifications of the approved Technical Note by NV Engineers.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
15	**Operational Limits**	
	Limit the use of pool and associated communal area to between 6.30am and 9pm only.	To be maintained at all times.
16	**Landscaping**	
A	Provide landscaping on site generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
C	Maintain the landscaping.	At all times.
17	**Front Fencing**	
	Ensure that any front fencing is constructed generally in accordance with the approved plans, and to a height as stated on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
18	**On Site Services**	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are sufficiently screened from view of any road, park or lake frontage. Note: Rainwater tanks are not permitted within easements.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
19	**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: 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
	3. all the requirements of Unitywater have been satisfied.	
20	**Fibre Ready Telecommunications – Multi**	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: 4. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and 5. Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each dwelling; and 6. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done. Note: The location or the likely location of the NTD is determined by the owner in consultation with the electrician/electrical engineer. NBN Co have guidelines available to help determine the best location. A template for certification is available from Council for the purpose of this condition.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
21	**Telecommunications Internal Wiring**	
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.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
22	**Electricity**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
	Provide evidence (e.g. Certificate of Supply) demonstrating that an underground electricity supply has been provided to the development.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
DEVELOPMENT ENGINEERING		
23	**Replace Existing Council Infrastructure**	
	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.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
24	**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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
25	**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.
26	**Stormwater Management**	
A	Implement and maintain the works identified in the approved Stormwater Drainage Concept.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Submit certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the works have been built in accordance with the approved Stormwater Drainage Concept.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
27	**Construction Management Plan**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
A	Submit and have approved by Council a Construction Management Plan (CMP) prepared by the Principal Contractor for each stage. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following: 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Contractor / tradesman vehicle parking arrangements 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. The CMP may include a site layout drawing identifying these areas. The CMP needs to reflect any staging requirements. Notes: 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) 2. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable 3. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP 4. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 5. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	Not less than two (2) weeks prior to commencement of works and to be maintained current at all times.
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
28	**Erosion and Sediment Control**	
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.	Prior to commencement of works and to be maintained current at all times during construction.
29	**Access, Internal Roadways, Parking and Servicing Areas**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - STAGE 2		
DEVELOPMENT PLANNING		
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
30	**Refuse Collection - Pram Ramp and Signage**	
A	Provide a concrete pram ramp for refuse collection generally in the location of the approved refuse collection areas.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
B	Signpost the development road frontage for a 12.5m HRV in the approved location/s as a loading zone in accordance with Part 11- Parking Controls of the Manual of Uniform Traffic Control Devices (MUTCD) noting restricted access to the loading zone on refuse collection days to a maximum of two days per week.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
31	**Minimum Flood Planning Level**	
	Design and construct the habitable floor level to at least the Council adopted Flood Planning Level (FPL). The FPL for this site at the time of approval is 3.2m AHD.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

ADVICES - ALL STAGES	
1	**Aboriginal Cultural Heritage Act 2003**
	The *Aboriginal Cultural Heritage Act 2003* 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. 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 *likely* to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.

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ADVICES - ALL STAGES	
1	**Aboriginal Cultural Heritage Act 2003**
	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. 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.
2	**Adopted Charges**
	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. 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. 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.

PROPERTY NOTE	
1	**DS11 Structures on Boundaries Adjoining Public Land**
	The following property note will be attached to Council's database for Lot 2: *"The maintenance of any structure, including fences, retaining walls, and revetment walls, located on a lot adjacent to the common property boundary with public land, including roads and parks, is the responsibility of the lot owner."*

B. That the Council report for this application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.

C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	(a) Reconfiguring a Lot Development Permit for Subdivision (1 into 2 lots and Access Easements) AND

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	Details to Insert
	(b) Material Change of Use Development Permit for Multiple Dwelling (73 dwellings - Stage 1) AND (c) Material Change of Use Development Permit for Multiple Dwelling (53 dwellings - Stage 2)
Relevant Period of Approval	Reconfiguring a Lot – 4 years AND Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Building Works – Development Permit (Building Act)
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 506 properly made submissions about this application.

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REPORT DETAIL

1. Background

There are various applications relating to the creation of Newport Estate, however the most recent being:

DA/33286/2016/V3RL

On 15 May 2017, Council's delegate approved a Reconfiguring a Lot – Development Permit for Subdivision (7 into 1,380 residential lots, 12 future development lots, 4 utility lots, 9 common property lots and balance lot) by Negotiated Decision.

DA/33286/2016/VCHG/1

On 21 March 2018, Council's delegate approved a Change (Minor) application incorporating changes to lot depths, amendment to title arrangements, staging, Precinct D lot mix changes and precinct foot path and driveway locations.

DA/33286/2016/VCHG/2

On 7 December 2018, Council's delegate approved a Change (Minor) application incorporating changes predominantly relating to sequencing of development stages and infrastructure, layout amendments to optimise product mix, revisions to pedestrian network and road typologies to resolve engineering design issues.

2. Explanation of Item

2.1 Proposal Description

This development application has been submitted over part of a Balance Lot (Lot 890 SP310453) within the master planned Newport Estate. The proposal incorporates a Multiple Dwelling use that will be constructed over two (2) stages comprising of two (2) individual buildings.

In particular, the application seeks the following approvals:

- Reconfiguring a Lot - Development Permit for Subdivision (1 into 2 Lots & Access Easements)
- Material Change of Use - Development Permit for Multiple Dwelling (73 Dwellings - Stage 1)
- Material Change of Use - Development Permit for Multiple Dwelling (53 Dwellings - Stage 2)

The purpose of the Reconfiguring a Lot component of the development application is to subdivide the development site into two (2) separate lots. This will facilitate the construction of individual Multiple Dwelling developments on separate allotments. Further, Easements are proposed to be established over the site to allow a single vehicle crossover to the development serving both buildings, as well as providing pedestrian access around the perimeter of the development (refer to Figure 1 below).

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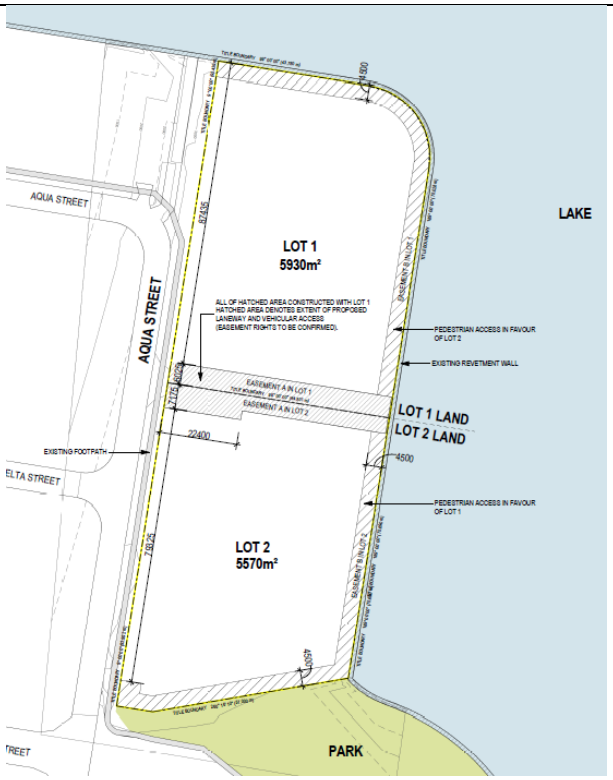


Figure 1 - Proposed Subdivision and Easement Plan

The Material Change of Use components of the development application are to facilitate the construction of a Multiple Dwelling over two (2) stages. A total of 126 dwellings are proposed, with Stage 1 consisting of 73 dwellings and Stage 2 providing 53 dwellings. The overall residential density of the development (based on 126 dwellings on a 1.149ha site) is 110 dwellings per hectare.

A breakdown of the unit type for each stage is provided below:

Stage 1 - 73 Dwellings

- 4 x 3 bedroom townhouses
- 2 x 3 bedroom poolside villas
- 20 x 2 bedroom apartments
- 47 x 3 bedroom apartments

Stage 2 - 53 Dwellings

- 7 x 3 bedroom townhouses
- 4 x 3 bedroom poolside villas
- 19 x 2 bedroom apartments
- 23 x 3 bedroom apartments

The development provides a high quality and architecturally designed built form outcome that has given consideration to its surroundings by providing a layout that includes two storey townhouses along the road frontage of the site, transitioning to a higher built form of six storey (approx. 20.5m high) apartments along the lake and park frontages. The design outcome ensures a high level of street activation, while minimising amenity (privacy and overshadowing) impacts by restricting the higher built form to the lake and park frontages. The buildings rise to six (6) storeys along the lake and park frontages will capitalise on the lake/ocean view providing high quality amenity for residents, as well as casual surveillance of the adjacent park. Further, the development constructed as two (2) separate buildings will provide a break in the built form and a view corridor to the lake.

A total of 270 car parking spaces are proposed for the development, representing an additional 144 spaces above the minimum required under the Planning Scheme. Stage 1 will provide 144 car parking spaces, with Stage 2 providing a further 126 spaces. The car parking area for both stages consists of two (2) levels sleeved behind the townhouses and accessible via the shared central access between the two sites.

2.2 Description of the Site and Surrounds

The application is made over land included within the General Residential Zone - Next Generation Neighbourhood Precinct. The site is included within the Next Generation Neighbourhood Place Type under the Strategic Framework of the MBRC Planning Scheme. The site is mapped as having a maximum building height of 8.5m as shown on Overlay Map - Building Heights.

The site is located within the master planned Newport Estate and forms part of Precinct C on the approved Plan of Subdivision (refer to Figure 1 below).

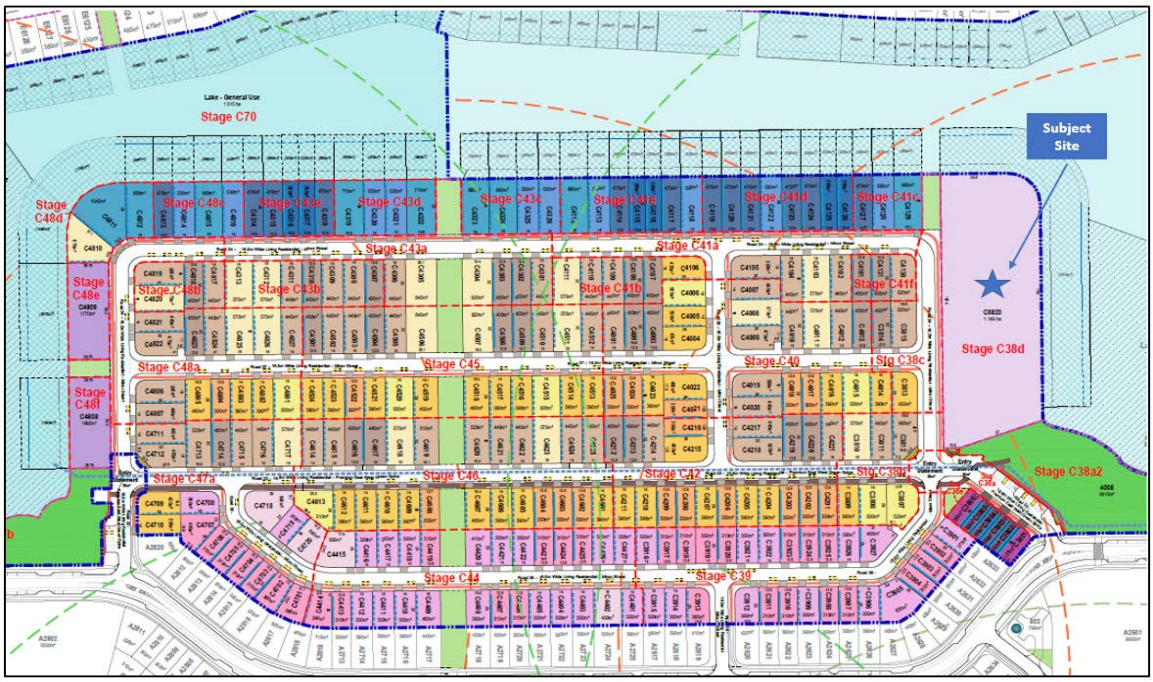


Figure 2 - Part of the Newport Estate Approved Plan of Development

The Newport Estate is a greenfield subdivision providing a prime example of the outcomes sought for the Next Generation Neighbourhood Precinct. This is due to the variety of housing products within the estate, being 1 & 2 storey dwellings, approved 2 and 3 storey multiple dwellings and a 6 storey Retirement Facility. Further, the estate has approval for a retail/commercial precinct and Child Care Centre, both in proximity to the development site. This proposed development will add further diversity to the housing product within this master planned estate.

The development site has a total area of 1.149 hectares and was noted as a high density allotment as part of the original subdivision approval. The site does not directly adjoin residential lots, however is surrounded by a large lake along two (2) sides, a local park to the south and road reserve along the western frontage. Bus stops are also conveniently located along Boardman and Griffith Road providing a public transport option for future residents. Lakeview Promenade has also been designed to cater for a future bus service.

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2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, which are additional or alternative to the Assessment Benchmarks contained in Council's Planning Scheme.

These Assessment Benchmarks are prescribed as being contained in:

- the South East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

Applicable Assessment Benchmarks:	State Planning Policy • State Planning Policy, Part E Regional Plan • South East Queensland Regional Plan
SEQ Regional Plan Designation:	• Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

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

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

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Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(4) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from (e) altered stormwater quality and hydrology (f) waste water (g) the creation or expansion of non-tidal artificial waterways (h) the release and mobilization of nutrients and sediments. (5) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (6) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply, particularly as stormwater quality was addressed through the original subdivision approval and creation of the lake. No further stormwater quality requirements are to be implemented as part of this application.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	Erosion prone areas within a coastal management district: (8) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is: (e) coastal dependent development; or (f) temporary, readily relocatable or able to be abandoned development; or (g) essential community infrastructure; or (h) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. (9) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level. Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:	Under the MBRC Planning Scheme, the site is mapped as containing flood and coastal hazard risks. An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply as all hazards will be addressed as part of the approved earthworks for the site.

	(10) 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. All natural hazard areas: (11) Development supports and does not hinder disaster management response or recovery capacity and capabilities. (12) 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. (13) 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. (14) 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.	

Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint designation.

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

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

2.4.1 Strategic Framework

In accordance with section 1.7.2 of the Planning Scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework. The relevant Strategic Outcomes under the Themes for the Planning Scheme are discussed as follows:

Strategic Outcome	**Complies**	**Assessment**
Theme - Strong Communities		

Strategic Outcome	Complies	Assessment
Utilise the principles of urban design to promote healthy and safe communities.	**Y**	The scale and form of the development will make a positive contribution to the public spaces of the precinct. The buildings rise to six (6) storeys along the lake and park frontages and will capitalise on the lake/ocean view providing high quality amenity for residents, as well as casual surveillance of the adjacent park. The architectural design of the development provides for a high level of street activation whilst not impacting on the amenity (privacy and overshadowing) of nearby and future dwellings.
Community, cultural and sporting facilities are provided where needed within the region.	**N/A**	
The built form contributes to a sense of place and identity.	**Y**	The Newport Estate is a master planned subdivision that envisions housing diversity and a variety of built form outcomes. As part of the original subdivision approval, the development site was designated as a high density allotment, subject to a future development application. The Newport Estate is an establishing community and it is considered that the development has been designed to reflect the anticipated character of the Newport Estate. The development also achieves a high level of amenity, both internal and external to the site through landscaping, setbacks, building materials and the transitioning of building height.
Provision of a well connected, diverse and accessible public open space network.	**Y**	The development provides direct pedestrian connection to the adjacent park and lake, as well as being in proximity to an approved retail/commercial precinct along Lakeview Promenade.
Provide an integrated, high-quality, urban community greenspace network to cater for recreational and environmental needs in existing and new neighbourhoods.	**Y**	The site is located within the master planned Newport Estate that has provided multiple communal open space areas. The development is located adjacent to a park and shared use lake, with direct pedestrian connection to these areas.

Strategic Outcome	Complies	Assessment
Provide for a variety of outdoor recreation opportunities including recreation trails and camping areas to meet community demands.	**N/A**	The site is within the urban footprint and it is not required to provide recreation trails or camping areas.
A variety of housing options is provided to meet diverse community needs, and achieve housing choice and affordability.	**Y**	The proposed development incorporates both townhouse dwellings and apartments providing improved housing choice and affordability.
Theme - Settlement Pattern and Urban Form		
A more compact urban form is developed within the urban footprint by a program of urban design and sustainability principles aimed at increasing the jobs and people per hectare in targeted locations (to help achieve Council's long term 70% local employment target), creating walkable communities, and a viable quality transit system.	**Y**	The proposed development provides a total of 126 dwellings on a 1.149ha site over six (6) storeys. This equates to a site density of 110 dwellings per hectare. The development provides for a more compact urban form within the urban footprint and in particular the Newport Estate provides interconnected streets and active transport options. Further, the site is in proximity to an approved retail/commercial precinct and existing bus stops along Boardman and Griffith Road. Lakeview Promenade has also been designed to cater for a future bus service.
A strong network of activity centres with well designed public and civic spaces, and active frontages that provide a focal point for compact, self-contained and diverse communities and convenient access to an appropriate mix of businesses, services, community facilities, recreation, entertainment and employment opportunities and provided with convenient access by a quality public transport and active transport system.	**N/A**	
An attractive, safe, convenient, efficient and sustainable new town housing approximately 25,000 people together with a major shopping centre and a wide range of employment opportunities and community, education and recreation facilities continues to be developed at North Lakes.	**N/A**	The site is not within North Lakes.
New development that is in close proximity to existing and proposed	**Y**	The site includes pedestrian connections to the adjacent park,

Strategic Outcome	Complies	Assessment
public transport stops and stations contributes to the use and viability of public transport, the use of active transport and the development of walkable neighbourhoods by providing well designed and appropriate higher density and mixed use development.		lake and approved retail/commercial precinct. Further, the site is in proximity to existing bus stops along Boardman and Griffith Road with Lakeview Promenade designed to cater for a future bus service. Overall, the site has excellent locational attributes that lends itself to support a higher density outcome that will contribute to the use and viability of public and active transport options as well as retail/commercial uses.
Council will seek to increase residential densities and employment opportunities within the urban corridor and specifically within and adjoining activity centres and public transport in order to maximise access to and use of services and facilities and opportunities for use of public transport, walking and cycling and also adjacent to areas of high scenic amenity e.g. waterfront, environmental areas with high standards of amenity and accessible open space.	**Y**	The development site is within the Next Generation Neighbourhood Precinct where a density of between 11 to 75 dwellings per hectare is anticipated. The development proposes a total of 126 dwellings, equating to a site density of 110 dwellings per hectare. In accordance with this Strategic Outcome, a higher density outcome on this site is supported due to its excellent locational attributes. In particular: 1. Two sides of the site are adjacent to a large lake - providing high quality on-site scenic amenity for future residents; 2. One side of the site is adjacent to a local park - providing highly accessible open space; 3. Within 250m of a future retail/commercial precinct; 4. Within walking distance of existing bus stops along Griffith and Boardman Road. It is also noted that Lakeview Promenade has been designed to cater for a future bus service.
New master planned walkable neighbourhoods, activity centres and enterprise and employment areas served by public transport have a role to play in helping to accommodate	**Y**	The development is part of the master planned Newport Estate. The overall development involves the delivery of the following key features:

Strategic Outcome	Complies	Assessment
regional dwelling and employment targets, and require comprehensive planning to coordinate future development with infrastructure delivery.		• Large non-tidal lake waterbody; • Public access to nominated areas within the lake to provide additional recreational opportunities; • Public interfaces with the lake including two large waterside parks, roadways, view corridors and small 'pocket parks'; • Esplanade parkland along the northern foreshore of the site; • A north-south green spine creating a tree-lined pedestrian prioritised linkage through the middle of the development offering direct routes to Kippa-Ring railway station, a central neighbourhood park, bus stop on the district collector and 'lake loop' pedestrian circuit with a terminating vista to the lake; • An integrated network of pedestrian pathways connecting key destinations within and adjacent to the site such as the waterside parks, esplanade park, village centre site and sports fields existing to the south-east and proposed to the immediate west; • A village centre site prominently positioned in Precinct B1 at the main entrance to the community; • A variety of residential accommodation including traditional detached housing and attached housing constructed as an integrated product, along with sites preserved for future medium to high density development and retirement living; and • New road links including a central district collector between Griffith Road and Nathan Road that will support a bus route and on-road cycle lanes.
Caboolture West is one of the best areas to live in South East Queensland. There is a lot of natural bushland and wildlife retained in the area as well as	**N/A**	The site is not within the identified Caboolture West local area.

Strategic Outcome	Complies	Assessment
many parks and open space areas. There is a range of homes that people can afford that reflect the needs of all residents from families with children to retirees, singles and extended families. The area has a "sense of place" with views to the range, river and mountains. It is easy to move around due to many choices in how you can travel. Many people walk or cycle to local destinations such as shops, schools and other services that are easily accessed by dedicated pathways. Nearly all the services and shops needed are in the Caboolture West area. You don't have to travel long distances to work and there is a convenient public transport/bus service connecting to these sites.		
Theme - MBRC Place Model Element - Next generation neighbourhood place type		
3.14.9.4 Specific Outcomes - Settlement pattern and urban form		
1. Next generation places cater for a mix of dwellings on a variety of lot sizes, small lot/zero lot line housing, rear lane housing, dual occupancies, medium density residential units and housing for older persons;	**Y**	The proposal is for a Multiple Dwelling that provides both townhouse dwellings and apartments. It is noted that this development site forms part of a larger master planned estate which seeks to achieve a range of residential densities and built form options.
2. Development across a Next generation neighbourhood place type has a minimum density of 35 people and/or jobs per hectare (for people this equates to a net residential density of 15 – 25 dwellings per hectare);	**Y**	The proposed development provides a total of 126 dwellings on a 1.149ha site. This equates to a site density of 110 dwellings per hectare, therefore achieving the **minimum** density anticipated for the precinct.
3. Adaptable housing is encouraged in response to changing housing needs;	**Y**	The proposed Multiple Dwelling provides an additional form of housing within the Newport Estate.
4. Community activities (schools, pre-schools, child care centres, places of worship, community health services and other community activities) are designed to have a low rise built form on	**N/A**	The proposal is for a residential development.

Strategic Outcome	Complies	Assessment
landscape sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres, or dispersed within the area. Where they are dispersed within the area they are located on main through streets or central intersections;		
5. Buildings address the street and non-residential uses have active street frontages;	**Y**	The development provides a high level of street activation through the provision of two (2) storey townhouses along the frontage of the site contributing to active street frontages
6. At least one local centre or neighbourhood hub is conveniently located within the neighbourhood. Local centres and neighbourhood hubs create a series of 15 minute walkable neighbourhoods. Convenient locations for local centres and neighbourhood hubs are on main through streets or on central intersections and within a 15 minute walking distance and responsive to active transport;	**Y**	A development permit for a Shopping Centre has been approved in proximity to this site, therefore creating a Neighbourhood Hub within walking distance of the development (DA/34215/2017/V2K).
7. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met: *a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services, and community activities;* *b. it is conveniently located on a main through street and/or adjoins or is opposite to a public transport node;* *c. the expansion will*	**N/A**	The proposal is for residential development.

Strategic Outcome	Complies	Assessment
strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses; *d. a new local centre or neighbourhood hub is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the local centre or neighbourhood hub central to that neighbourhood;* *e. they are appropriately designed to have high quality urban design outcomes.*		
8. New development should have regard to the existing character of the Next generation neighbourhood, however high quality urban design outcomes have priority.	**Y**	The development has been architecturally designed to reflect the anticipated and establishing character of the Newport Estate. The development also achieves a high level of amenity, both internal and external to the site through the transitioning of building height, landscaping, setbacks and building materials.

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Next Generation Neighbourhood precinct	☐ Yes ☑ No	PO1, PO2, PO4, PO7, PO24
Overlay Codes		

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Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Coastal Hazard Overlay Code	☑ Yes ☐ No	Note: Although mapped within a Balance and Medium Risk Area, the site is required to be filled to the defined flood event in accordance with an approved operational works permit (DA/33286/2016/V4D/26). Therefore, the flood risk no longer applies to the site.
Flood Hazard Overlay Code	☑ Yes ☐ No	Note: Although mapped within a Balance and Medium Risk Area, the site is required to be filled to the defined flood event in accordance with an approved operational works permit (DA/33286/2016/V4D/26). Therefore, the flood risk no longer applies to the site.
Development Codes		
Residential Uses Code	☑ Yes ☐ No	PO8
Reconfiguring a Lot Code - General Residential Zone (Next Generation Neighbourhood Precinct)	☐ Yes ☑ No	PO1, PO2

The assessment of the development proposal against the Performance Outcomes of the applicable codes is discussed below in section 2.3.3.

2.4.3 Performance Outcome Assessment

Performance Outcome	Example
General Residential Zone Code (Next Generation Neighbourhood Precinct)	
PO1 The Next generation neighbourhood precinct has a low to medium residential density of between 15 and 75 dwellings per ha (site density).	No example provided.
Performance Outcome Assessment	
The development proposes to construct a total of 126 dwellings on a site with an area of 1.149ha. This equates to a residential density of 110 dwellings per hectare. 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.	
PO2 Buildings and structures have a height that: a. is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; b. responds to the topographic features of the site, including slope and orientation;	**E2** Building height does not exceed: a. that mapped on Overlay map – Building heights; or b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.

Performance Outcome	**Example**
c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	

Performance Outcome Assessment

The site is mapped as having a maximum building height of 8.5m as shown on Overlay Map - Building Height. The application proposes a development where part of the built form has a maximum height of 20.5m (6 storeys) and therefore seeks a performance solution.

The development consists of an architecturally designed built form that will provide a mixed product of two (2) storey townhouses and six (6) storey apartments over two (2) stages. The proposal incorporates a high quality and site responsive design that has given consideration to the height of the development by transitioning from low scale two (2) storey townhouse dwellings along the road frontage to a higher built form of six (6) storey apartments along the lake and park frontage. The design outcome ensures a high level of street activation, while minimising amenity (privacy & overshadowing) impacts and provide a high quality on-site amenity for future residents. Further, the development is separated into two (2) buildings in order to provide a break in the built form and a view corridor to the lake.

While Overlay Map - Building Heights identifies the site as having a maximum height of 8.5m, the General Residential Zone Code (Next Generation Neighbourhood Precinct) only references this specific height as an Example (E2). Examples are incorporated within the Planning Scheme to provide at least one (1) way (or an example) to achieve compliance with the corresponding Performance Outcome, being PO2 in this instance. As a specific building height is not referenced within Performance Outcome PO2, or the Overall Outcomes, there is opportunity for the building to exceed the height suggested by the Overlay Map and still comply with the code.

The Performance Outcome requires buildings and structures have a height that:

a. Is consistent with the low to medium rise character of the Next Generation Neighbourhood Precinct;
b. Responds to the topographic features of the site, including slope and orientation;
c. Is not visually dominant or overbearing with respect to the streetscape;
d. Responds to the height of development on adjoining land where contained within another precinct or zone.

In considering point a. above, it is important to understand what is envisioned as low to medium rise for the Next Generation Neighbourhood Precinct. This is outlined within Planning Scheme Policy - Residential Design which notes low rise apartments as having a typical height of 2-3 storeys and medium rise apartments with a typical height of 4-6 storeys. In this instance, a maximum of six (6) storeys is proposed for part of the built form and therefore the development is considered to be medium rise and is consistent with point a. of the above Performance Outcome.

Point b. of the Performance Outcome requires buildings to respond to the topographic features of the site. In accordance with existing operational works development permits, the site will be relatively flat with a slight batter towards the lake. However, as noted above, the design response has stepped the height of the building down towards the most sensitive interface at Aqua Street.

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<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td colspan="2">The six storey elements of the building are adjacent to open space and Lake frontage. The proposal is therefore able to comply with this part of the Performance Outcome.

With regards to Point c., the proposal has carefully considered the built form outcome when viewed from the Aqua Street frontage and has incorporated two (2) storey townhouses along the street in order to minimise the development being visually dominant or overbearing within the streetscape. Although the development is also providing six (6) storey apartments, as these apartments are setback from the street, they will not be visually dominant or overbearing from the streetscape. It is acknowledged that the apartments will be viewed from the park and other areas at Newport, however this will be from a distance and will not impact on privacy or be visually dominant or overbearing.

Lastly, the development does not adjoin land contained within another precinct or zone and therefore Point d. is not applicable.

Overall, the proposal complies with the Performance Outcome.</td></tr>
<tr><td>PO4
Residential buildings and structures are setback to:
a. be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontages and maximise private open space at the rear;
b. result in development not being visually dominant or overbearing with respect to the streetscape and the adjoining sites;
c. maintain private open space areas that are of a size and dimension to be usable and functional;
d. maintain the privacy of adjoining properties;
e. ensure parked vehicles do not restrict pedestrian and traffic movement and safety;
f. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties;
g. provide adequate separation to particular infrastructure and waterbodies to minimise adverse impacts on people, property, water quality and infrastructure;
h. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td><td>E4.1
Setbacks (excluding built to boundary walls) comply with Table 6.2.6.3.3 ‘Setbacks’ - Setback (Residential uses).

Note - greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details).</td></tr>
</table>

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<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td colspan="2">This application seeks a performance solution with regards to the proposed setbacks. In this instance alternatives to the example setbacks are as follows:

• An architectural feature of the townhouses will be built to the boundary at ground level. It is noted that this feature extends from the townhouse to the street frontage to frame each individual townhouse and provide clear entry points.
• Small portions of the development slightly extend within 4.5m of the lake boundary. The alternatives to the example relate to decks/patios within private open space areas and the roof of the development.
• Alternatives are sought to the side boundary setback adjoining the park. This area of the development relates to the apartments constructed along the lake frontage, with the apartments adjoining this boundary having decks extending into the side boundary setback where above Level 3.

The Performance Outcome requires residential buildings to be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create active frontages and maximise private open space. Further, the Performance Outcome requires development to not be visually dominant or overbearing with respect to the streetscape and the adjoining sites. The development achieves compliance with these parts of the Performance Outcome as the proposed townhouses along the Aqua Street frontage provide a high level of street activation through architectural features built to the boundary, however the design of the townhouse allows the built form to not be visually overbearing or dominant along the streetscape.

The Performance Outcome also requires that the privacy of adjoining properties be maintained. The development does not directly adjoin residential properties, with the site containing boundaries along Aqua Street, the Lake and Newport Park, therefore the development does not impact on the privacy of adjoining properties. It is noted that there will be some overlooking of the Newport Park, however the casual surveillance of public open spaces is encouraged within the Planning Scheme, specifically Performance Outcome PO15 of the Residential Uses Code.

Overall, the proposal complies with the Performance Outcome.</td></tr>
<tr><td>PO7
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;
b. does not result in an over development of the site;
c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);
d. reflects the low to medium density character intended for the area.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td><td>E7
Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.

<table>
<tr><th rowspan="2">Building height</th><th colspan="6">Lot Size</th></tr>
<tr><th>300m² or less</th><th>301-400m²</th><th>401-500m²</th><th>501-1000m²</th><th>1001-2500m²</th><th>Greater than 2501m²</th></tr>
<tr><td>8.5m or less</td><td>75%</td><td>70%</td><td>60%</td><td>60%</td><td>60%</td><td>60%</td></tr>
<tr><td>>8.5m - 12.0m</td><td>50%</td><td>50%</td><td>60%</td><td>50%</td><td>50%</td><td>50%</td></tr>
</table>
</td></tr>
</table>

Performance Outcome	Example
	Greater than 12.0m | N/A | N/A | N/A | 50% | 40% | 40% Note - Refer to Planning scheme policy - Residential design for method of calculation.
Performance Outcome Assessment	
This application seeks a performance solution with regards to the proposed site cover for the development. Example, E7, suggests a site cover of 60% when the building height is 8.5m or less. In this instance the development is proposing the ground floor and level 1 with a site cover of 68% and 69% for Stage 1 and 67% and 68% for Stage 2. All other levels provide less site coverage than what is suggested by the example. The Performance Outcome requires that development does not result in a site density that is inconsistent with the character of the area. In accordance with Performance Outcome, PO1, of the Zone Code, the Next Generation Neighbourhood Precinct has a low to medium density of between 15 and 75 dwellings per hectare (site density). This application is proposing a site density of 110 dwellings per hectare, exceeding the site cover outlined in PO1. This assessment has assumed the site density outlined in Performance Outcome PO1 is the site density sought for the area and therefore compliance with the Performance Outcome is not achieved. Assessment against the Overall Outcomes is required and discussed in the following section of this report.	
PO24 Safe access is provided for all vehicles required to access the site.	**E24.3** Access driveways, manoeuvring areas and loading facilities provide for service vehicles listed in Schedule 8 Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 Service vehicle requirements.
Performance Outcome Assessment	
Schedule 8 Service Vehicle Requirements within the MBRC Planning Scheme suggests that the regular service vehicle required for a Multiple Dwelling is a MRV, with the occasional service by a HRV. This application has demonstrated that the site can be accessed by a MRV, however a HRV is unable to manoeuvre within the site.	

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Performance Outcome	**Example**
The Performance Outcome requires that development provides safe access for all vehicles required to access the site. Typically, the requirement of a HRV to access a Multiple Dwelling site is for refuse collection. In this instance waste is to be collected along the road frontage and therefore a refuse collection vehicle is not required to enter and manoeuvre through the development. Further, should a resident require a HRV to attend the site, due to the sites wide frontage there would be suitable room for a HRV to stop and unload. Overall, the provision of a MRV to access and manoeuvre the site is considered appropriate and therefore the proposal complies with the Performance Outcome.	

Performance Outcome	**Example**
Residential Uses Code	
PO8 Driveways, pedestrian entries and internal access ways are located and designed to: 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; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples.	**E8.2** Development provides crossovers with: a. a maximum width of 5.5m for a shared driveway; or b. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions.
Performance Outcome Assessment	
This application seeks a performance solution in order to provide a driveway crossover having a width of 7.5m. Vehicle access to both stages of the development will be via a shared driveway crossover constructed as part of Stage 1 of the development. The driveway is considered to provide lawful access to the site and a safe pedestrian environment. Further, due to the site containing a considerably wide frontage, the development will allow adequate space for on-street parking and garbage collection, as well as sufficient space for street planting. Although the driveway will be 7.5m wide, the landscaping plans submitted as part of the application indicate that pavement patterning will be provided in order to promote an active frontage and positively contribute to the intended streetscape character.	

Performance Outcome	**Example**
Overall, the proposal complies with the Performance Outcome.	

Performance Outcome	**Example**
Reconfiguring a Lot Code - General Residential Zone (Next Generation Neighbourhood Precinct)	
PO1 Reconfiguring of a lot achieves a minimum net residential density of 11 lots per hectare, whilst not exceeding 25 lots per hectare, maintaining a diverse medium density neighbourhood character.	No example provided.
Performance Outcome Assessment	
This application seeks to subdivide the development site into two (2) lots resulting in a site density of 1.74 dwellings per hectare, being less than the 11 lots per hectare required by the Performance Outcome. Overall Outcome 2a. of the code also requires that a net residential density of between 11-25 dwellings per hectare be achieved. The Reconfiguring a Lot component of the development application is to create two (2) management lots having site areas of approximately 5930m^2 and 5570m^2. The purpose of these lots is to facilitate the construction of individual Multiple Dwelling developments. This application also seeks approval for the Multiple Dwelling use over these lots providing some certainty of the built form outcome for the site. Therefore, the subdivision component of this application does not limit the development potential of the lot or the ability to achieve the outcomes sought within the Next Generation Neigbourhood Precinct, being to create a diverse neighbourhood with a variety of housing choices. Whilst it is acknowledged the Reconfiguring a Lot component of the application is unable to comply with Performance Outcome PO1 and Overall Outcome 2a. due to not achieving the minimum density requirements, Section 60(2)(b) of the *Planning Act 2016* outlines that the assessment manager, after carrying out the assessment - *may decide to approve the application even if the development does not comply with some of the assessment benchmarks.* Section 60(2)9b) provides an example in that *an assessment manager may approve an application for development that does not comply with some of the benchmarks if the decision resolves a conflict between the benchmarks*. In this instance, the Reconfiguring a Lot component of the application is purely sought to facilitate the construction of separate Multiple Dwelling developments. The built form outcome for the site, being a Multiple Dwelling, is consistent with the Next Generation Neighbourhood Precinct Place Type as identified through the assessment of the Strategic Framework within section 2.4.1 of this report. Based on the above, the proposal is consistent with the outcomes sought for the Next Generation Neighbourhood Precinct, with the development providing improved housing choice and affordability.	
PO2 Lots have an area, shape and dimension sufficient to ensure they can accommodate: a. a Dwelling house including all domestic outbuildings and possible on site	**E2** Lot sizes and dimensions (excluding any access handles) comply with Lot Types A, B, C, D, E or F in accordance with **'Table 9.4.1.6.3.3 - Lot Types'** - Lot Types.

Performance Outcome	**Example**
servicing requirements (e.g. on-site waste disposal); b. areas for car parking, vehicular access and manoeuvring; c. areas for useable and practical private open space.	Note - For the purpose of rear lots, frontage is the average width of the lot (excluding any access handle or easement)
Performance Outcome Assessment	
This application seeks a performance solution to subdivide the development site into two (2) large management lots to facilitate the construction of Multiple Dwelling development. The Reconfiguring a Lot component of the development application is to create two (2) management lots having site areas of approximately 5930m^2 and 5570m^2. The purpose of these lots is to facilitate the construction of individual Multiple Dwelling developments. This application also seeks approval for the Multiple Dwelling use over these lots providing some certainty of the built form outcome for the site. The application has demonstrated that the proposed lots have an area, shape and dimension to appropriately accommodate dwellings, servicing requirements, areas for car parking, vehicular access and manoeuvring. Further, the development provides both private open space and communal open spaces areas that are useable and practical. Therefore, the proposal complies with the Performance Outcome.	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcomes PO1 and PO7 of the General Residential Zone Code (Next Generation Neighbourhood Precinct). Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

General Residential Zone Code - Next Generation Neighbourhood Precinct - Section 6.2.6.3		
Overall Outcomes	**Complies Y/N**	**Comments**
a. The Next generation neighbourhood precinct supports site densities between 15 and 75 dwellings per hectare.	**N**	The proposed development provides a total of 126 dwellings on a 1.149ha site over six (6) storeys. This equates to a site density of 110 dwellings per hectare. As the proposal does not comply with the Overall Outcome, an assessment against the Strategic Framework of the MBRC Planning Scheme is required.
b. Neighbourhoods will have a mix of residential uses, tenure and densities on a variety of lot sizes providing housing choice and affordability for different lifestyle choices and life stages to meet diverse community needs.	**Y**	The development provides both townhouse dwellings and apartments that will contribute to the diversity of housing types within the Newport community. This development forms part of a large master planned community which seeks to achieve a

General Residential Zone Code - Next Generation Neighbourhood Precinct - Section 6.2.6.3		
Overall Outcomes	**Complies Y/N**	**Comments**
		range of residential densities and built form options.
c. Neighbourhoods are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity.	**Y**	No change is proposed to the movement and open space networks approved under the subdivision development permit for the Newport Estate (DA/33286/2016/VCHG/2). In particular, the development site is in a prime location to provide a high level of accessibility to multiple open space areas due to the provision of interconnected streets and active transport linkages, as well as the approved retail/commercial precinct along Lakeview Promenade.
d. Medium to high density uses (e.g. Multiple dwelling, Relocatable home park, Residential care facility, Retirement facility, Rooming accommodation, Short-term accommodation) are located in proximity to a range of services and public transport stops(s) or station(s).	**Y**	The development site is located in proximity to an approved retail/commercial precinct and child care centre along Lakeview Promenade. Further, the site is within walking distance of existing bus stops along Griffith and Boardman Road. It is also noted that Lakeview Promenade has been designed to cater for a future bus service.
e. The design, siting and construction of residential uses are to: i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; iii. results in privacy and residential amenity consistent with the low to medium density residential character intended for the area; iv. provide a diverse and attractive built form; v. orientate to integrate with the street and surrounding neighbourhood; vi. incorporate sub-tropical urban design principles that respond to local climatic conditions; vii. incorporate sustainable practices including maximising energy efficiency and water conservation;	**Y**	The development has been architecturally designed to provide a site responsive layout that incorporates two (2) storey townhouses along the street frontage, transitioning to a higher built form of six (6) storey apartments along the lake and park frontages. The design outcome ensures a high level of street activation, while minimising amenity (privacy and overshadowing) impacts by restricting the higher built form to the lake and park frontages. Further, apartments along the lake and park frontages provides high quality on-site amenity for future residents as well as encouraging passive surveillance of the adjoining park. The development appropriately caters for car parking, with the provision of

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General Residential Zone Code - Next Generation Neighbourhood Precinct - Section 6.2.6.3		
Overall Outcomes	**Complies Y/N**	**Comments**
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 to medium density residential character intended for the area; xi. provide urban services such as reticulated water, sewerage, sealed roads, parks and other identified infrastructure; xii. ensure domestic outbuildings are subordinate in appearance and function to the dwelling.		270 car parking spaces, and appropriate on-site manoeuvring.
f. Non-residential uses in the next generation neighbourhood precinct….	**N/A**	
g. Community activities…	**N/A**	
h. Corner stores may establish as a standalone use (not part of a neighbourhood hub) where…	**N/A**	
i. Retail and commercial activities (forming part of a neighbourhood hub)…	**N/A**	
j. The design, siting and construction of non-residential uses…	**N/A**	
k. Neighbourhood hub expansion (into adjoining lots) or the establishment of a new neighbourhood hub only occurs….	**N/A**	
l. General works associated with the development achieves the following: 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: A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or	**Y**	Electricity, telecommunications, roads, sewerage, water supply and street lighting are included as part of the development. All necessary services will be provided to meet the needs of the site. As part of the Isle of Newport subdivision, Stormwater Management reporting was undertaken for the entire subdivision. Stormwater quantity and quality was considered for the development site and no additional stormwater infrastructure is required from this proposed development. The proposed development layout has been accompanied by a Traffic Engineering Assessment prepared by rytenskild Traffic Engineering. This

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General Residential Zone Code - Next Generation Neighbourhood Precinct - Section 6.2.6.3		
Overall Outcomes	**Complies Y/N**	**Comments**
ecosystem functions of downstream receiving waters; B. prevent stormwater contamination and the release of pollutants; C. maintain or improve the structure and condition of drainage lines and riparian areas; D. avoid off-site adverse impacts from stormwater. iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network; iv. the development ensures the safety, efficiency and useability of access ways and parking areas; v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment		assessment has reviewed the internal car parking, access driveway and driveway crossover arrangements and has demonstrated that the proposed development layout is compliant with the MRBC Planning Scheme and AS2890. Turning movement diagrams have been provided for the car park and all necessary movements have been demonstrated satisfactorily. The development is consistent with the Traffic Impact Assessment approved as part of the Newport subdivision where the assessment anticipated this site to accommodate 150 dwellings, with road networks constructed accordingly. The current development application proposes a total of 126 dwellings, therefore less than originally anticipated for the site. Earthworks have been undertaken in accordance with the overarching approvals for the site.
m. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.	**Y**	The proposed development is for a Multiple Dwelling in a residential area. The application was accompanied by a Noise Assessment that reviewed potential noise impacts from the development site, particularly with regards to the outdoor communal areas and mechanical plant and equipment. With regards to outdoor communal areas, it was identified that with the inclusion of solid balustrades noise impacts are not anticipated to unduly affect future surrounding residents. The findings are based on an assumption that activities would be occurring between 6.30am and 9pm. Therefore, it is recommended that a condition be applied requiring solid balustrades to the perimeter of the communal outdoor areas be provided and that the communal area hours be limited.

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General Residential Zone Code - Next Generation Neighbourhood Precinct - Section 6.2.6.3		
Overall Outcomes	**Complies Y/N**	**Comments**
		With regards to mechanical plant and equipment, the Noise Assessment has derived the noise limits that would be applicable to any future mechanical plant installed at the site. It is therefore also a recommendation that a condition be applied requiring mechanical plant and equipment be designed, sited and acoustically treated in order to achieve the specified noise limits.
n. 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.	**Y**	The proposed Multiple Dwelling is not a noise generating use.
o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.	**Y**	The original subdivision approval provided a Noise Impact Assessment that identified lots that would be impacted by road traffic noise. This site is not one of these identified lots.
p. 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**	
q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by….	**N/A**	The proposed development is free of constraints due to works completed under previous approvals.
r. Development in the Next generation neighbourhood precinct includes 1 or more of the following: Multiple Dwelling	**Y**	The Multiple Dwelling use is included within the list of uses included within the Next Generation Neighbourhood Precinct.

Based on the above assessment, the proposal is inconsistent with one (1) of the Overall Outcomes, being 1 a., relating to the anticipated site density for the Next Generation Neighbourhood Precinct. Therefore, in accordance with section 1.7.2 of the MBRC Planning Scheme, an assessment against the Strategic Framework is set out in section 2.4.1 of this report.

In addition, section 45 (5) of the *Planning Act 2016* states the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. In this instance the proposal does not warrant an assessment against other relevant matters as the development complies with the MBRC Planning Scheme.

2.5 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance 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.

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. The proposed development involves part of Lot 890 being excised as a new lot (Lot C3820 in accordance with the approved Newport Plan of Subdivision) for the purposes of this development. Recommended Condition 1 requires the creation of this new lot triggering the requirement for the associated payment of infrastructure charges for 1 residential lot.

Therefore, as a result of the creation of this new lot and payment of the associated charge, the credit available under this option is $17,603.73 based on the proportional split stated in Table 3 of the CR.

(b) Lawful use of land

There is no current existing lawful use of the land or record of a previous lawful use of the land that is no longer taking place. Accordingly, the credit available under this option is $0.00.

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

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

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

The proposed development involves part of Lot 890 being excised as a new lot (Lot C3820 in accordance with the approved Newport Plan of Subdivision) for the purposes of this development. Recommended Condition 1 requires the creation of this new lot triggering the requirement for the associated payment of infrastructure charges for 1 residential lot.

Therefore, as a result of the creation of this new lot and payment of the associated charge, the credit available under this option is $17,603.73 based on the proportional split stated in Table 3 of the CR.

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; and

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

The original subdivision approval for the Newport Estate required the imposition of an additional payment condition. This is due to the Traffic Impact Assessment (TIA) submitted with the application identifying that additional works are required to be carried out at the Klingner Road / Boardman Road intersection over and above a trunk infrastructure upgrade already identified in the Council's Priority Infrastructure Planning as Item INT20 to be delivered in 2031. These works were not planned and represented works caused by the development. It is noted that the approved TIA identified this lot as a high-density allotment and calculated the daily trip generation based on 150 dwellings. This development application proposes a total of 126 dwelling, being less than what was assumed in the approved TIA.

Therefore, having assessed the proposed development, it does not warrant the imposition of an additional payment condition as traffic impacts were assessed as part of the original subdivision approval and an extra payment condition applied at that time.

2.6 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

The application was referred to Development Engineering for review. The following comments have been provided:

Traffic, Access & Parking

1. The traffic report by rytenskild dated 29th October 2019 demonstrates that the proposal is in accordance with the original Traffic Impact Assessment by Cardno for the Newport Master Plan. The original Traffic Impact Assessment (prepared by Cardno) for the overall Newport Master Plan, allowed for 150 high density dwellings on the subject site, being more than what is proposed by this development.

2. Traffic report by rytenskild dated 29th October 2019 demonstrates that the proposal is in accordance with AS2890.1 and council's planning scheme. An MRV can access the site and refuse collection is proposed from the street.

Stormwater / Flooding

1. Stormwater quality has been addressed through the original subdivision approval and creation of the lake. Therefore, there are no further stormwater requirements for this proposal.

2. A lawful point of discharge has been demonstrated in the MRC consulting engineers Stormwater Drainage Concept Plan C-SK3, with external stormwater and roads provided as part of DA/33286/2016/V4D/26.

3. The site has been filled to above the defined flood event as part of DA/33286/2016/V4D/26. A condition is recommended requiring the habitable floor level of the development achieve the minimum flood planning level of 3.2m AHD.

2.7.1.2 Environmental Health

The application was referred to Environmental Health for review. The following comments have been provided:

Acoustic Amenity

An acoustic technical note has been submitted in support of the development application. The note identifies the predicted noise impact level from activities associated with the communal recreation areas. It was identified that with the inclusion of solid balustrades these impacts are not anticipated to unduly affect future surrounding residents. The findings are based on an assumption that activities would be occurring between 6.30am and 9pm. It is appropriate therefore that a condition be applied limiting communal area hours. The note also recommends further assessment and certification of mechanical plant and equipment. A condition requiring the certification of mechanical plant and equipment is therefore also recommended.

Waste

A waste management program has been provided and is acceptable for the proposed use. This development will use 14 x 1.1m^3 bins. As a consequence, the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

2.7.2 Referral Agencies

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

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

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

2.8 Public Consultation

2.8.1 Public Notification Requirements under the Development Assessment Rules

(a) Public Notification was served on all adjoining landowners on 25 November 2019.
(b) The development application was advertised in the Courier Mail on 26 November 2019.
(c) A notice in the prescribed form was posted on the relevant land on 26 November 2019 and maintained for a period of at least 15 business days until 18 December 2019.

2.8.2 Submissions Received

Council received the following types of submissions in respect to this development application.

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		506
	Petition	-	0
Not Properly Made	Letter, Email, Fax		21
	Petition	-	0

Type	Number of Signatures	Number of Submissions
Total		527

The matters raised within the submissions are outlined below:

Summary of Submissions - In Support

Built Form and Design

- The Multiple Dwelling has been architecturally designed by RotheLowman Architects to ensure the development contributes positively to the locality in terms of form, scale and the provision of high-quality finishes.
- The building transitions in height away from future/proposed neighbouring properties from 2 storeys to 6 storeys at the lake edge.
- There is already a six-storey multiple dwelling to the south, therefore this proposal would not appear out of place in this area.
- There will be little to no impacts in terms of loss of amenity through shadowing or overlooking.
- The development is broken up into 2 buildings to reduce overall bulk and scale.
- A mix of unit types will be provided, including townhouses and apartments with access to private open space areas, as well as a communal open space area.
- The development offers a range of housing choice in direct response to the outcomes of the Next Generation Neighbourhood Precinct.

Height

- The proposed building height ranges from two storeys (8.3m) to six storeys (20.4m) from natural ground level across the site.
- The transition in building height is specifically designed to suit the existing landscape and surrounding uses ensuring the buildings contribute positively to the locality whilst maintaining the impact to surrounding land uses.
- The proposed building height and density was contemplated within the master-planning for Stockland's Newport Estate (greenfield development), making the issue of building height significantly different to the way it would otherwise be considered in a traditional infill development scenario.
- The Next Generation Residential Neighbourhood contemplates low to medium rise character which is defined in the *Planning Scheme Policy - Residential Design* as 4-6 storey high apartment buildings with images of 6 storey buildings as an example of the desired built form.

Density

- Residential density in this greenfield estate developed by Stockland has been determined across the entire development footprint. Whilst the proposal represents an individual site density of 110 dwellings per hectare, the overall density across the estate remain consistent with the 75 dwellings per hectare anticipated in the Next Generation Neighbourhood Precinct.
- The master-planning had originally contemplated 150 dwellings on this site, whereas the proposed development is for a total of 126 dwellings, ensuring the outcome is consistent and supported by the planning that has already been undertaken.
- The nearby retirement village has been approved by Council with a site density of 124 dwellings per hectare, a higher density than what is proposed as part of this application.

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Summary of Submissions - In Support

Housing Choice

Any residential community needs a variety of housing choices so that residents can choose the housing style that best suits their stage in life. This improves people's quality of life and makes the residential dwelling stock more efficient and suited to peoples needs. This development adds an important choice for existing and new residents to the area.

Infrastructure

- All infrastructure (roads, water, sewer, stormwater etc) has been designed specifically to accommodate a development of the proposed size and scale on the subject site.
- Detailed reports were provided as part of the original subdivision application and these have been ratified where required to support the current proposal.
- The traffic generated by the current proposal is well within the planning and assumptions that were allowed for during the time of the original subdivision.
- The proposal will have no significant adverse impacts on the broader traffic network with Stockland already committed to a number of different road and/or intersection upgrades in the area under the conditions of their existing approvals.

Economic Benefits

- There are significant benefits during both the construction and post construction phases. During the construction phase the project will support building workers and local supplies. Post construction, the additional residents will help to support the future shopping centre which is needed to support the emerging community.

Community Expectations

- Stockland has fully disclosed the intention for this subject site as ultimately being apartments within all Newport related marketing collateral and within every contract of sale at Newport. The proposed development is consistent with this disclosure to Stockland's customers.

Comparison with Newport Marina Complex

- Comparisons are being drawn between the recent decision of MBRC to refuse a development application at the Newport Marina for a 6 storey residential tower with some commercial at ground level which is less than 1km from the subject site. There are differences between the two proposals, being the zoning (Industry Zone) which does not contemplate residential development at the height and densities that were proposed. By contrast, the current application is within a greenfield master-planned community, located within the Next Generation Neighbourhood Precinct which does contemplate a residential development of the proposed scale. To draw similarities between the two projects is not reasonable in this instance and would unlikely ever set a 'precedent' for development at the Marina given the contrasting contexts.

Mitigation of Lake Management Costs

- The proposed development will deliver an additional 126 unit owners into the Newport Lakefront Community Title Scheme with all unit owners contributing money into the Administration and Sinking funds for this Body Corporate. Approval and delivery of the proposed development will help keep lake management costs affordable to residents within the Community Title Scheme.

Discussion

The above comments in support are noted.

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Summary and Assessment of Submissions - Opposed

Residential Density

- The General Residential Zone Code (Next Generation Neighbourhood Precinct) sets a clear requirement within both the Performance Outcome (PO1) and Overall Outcome (1a.) to provide a low to medium residential density of between 15 and 75 dwellings per hectare.
- Despite initially seeking to remove density as part of the recent planning scheme amendment, the maximum density will now be maintained for the Next Generation Neighbourhood Precinct demonstrating an important requirement and expectation for the precinct.
- The proposal provides a total of 126 dwellings equating to approximately 110 dwellings per hectare, therefore not complying with the Performance Outcome and Overall Outcome and substantially exceeding the maximum density requirement. The consequence of this non-compliance is development having a level of intensity that changes the character of the area which is valued.

Discussion

The issues raised by the submitters are acknowledged and it is recognised that the density outcome sought by the development exceeds the anticipated density of between 15 and 75 dwellings per hectare within the General Residential Zone Code (Next Generation Neighbourhood Precinct).

The development proposes an overall site density of 110 dwellings per hectare, therefore exceeding the range of between 15 and 75 dwellings per hectare required by Performance Outcome PO1 and Overall Outcome 1a. of the General Residential Zone Code (Next Generation Neighbourhood Precinct). The development proposal therefore requires assessment against the Strategic Outcomes within the Strategic Framework.

Within the Strategic Framework, the Specific Outcomes for the Next Generation Neighbourhood Precinct (3.14.9.1) do not provide a maximum site density requirement, however only requires that the Next generation neighbourhood place type has a **minimum** density of 35 people and/or jobs per hectare - equating to a net residential density of 15-25 dwellings per hectare. Therefore, a higher density development could be considered within the Next Generation Neighbourhood Precinct, particularly as this precinct seeks housing diversity with a mix of dwellings, including medium density residential units, to be provided.

A higher density on this site could also be supported due to its excellent locational attributes. In particular:

1. Two sides of the site are adjacent to a large lake - limiting direct amenity impacts to adjoining properties and providing high quality on-site amenity for future residents;
2. One side of the site being adjacent to a local park - providing highly accessible open space and opportunities for increased surveillance of public areas supporting good town planning principles such as Crime Prevention Through Environmental Design;
3. Within 250m of a future retail/commercial precinct as well as being within close distance of existing bus stops along Griffith and Boardman Road. It is also noted that Lakeview Promenade has been designed to cater for a future bus service. Strategic Outcome 3.6.5 specifically discusses infill development and states that *"Council will seek to increase residential densities and employment opportunities within the urban corridor and specifically within and adjoining activity centres and public transport in order to maximise access to and use of services and facilities and opportunities for use of public transport, walking and cycling and also adjacent to areas of high scenic amenity e.g*

Summary and Assessment of Submissions - Opposed

waterfront, environmental areas with high standards of amenity and accessible open space."

It is acknowledged that the site is located within the master planned Newport Estate, with the original subdivision providing an overall net residential density of 16.1 lots per hectare (as noted within the Applicant's Planning Report submitted with the original subdivision application). This net residential density is within the lower end of what is anticipated for the Next Generation Neighbourhood Precinct being 11-25 lots per hectare as part of a subdivision.

Further, as part of the original subdivision approval, this lot was notated as a high density allotment as demonstrated on the approved Plan of Development. Although development on this site is subject to a separate application, it is noted that the intent at the time of the original subdivision was that this lot would cater for a higher form of development. This is also reflected in the Traffic Impact Assessment approved for the Newport Estate that specifically anticipated this site to accommodate 150 dwellings, with road networks constructed accordingly. The current development application proposes a total of 126 dwellings, therefore less than originally anticipated.

Overall, the increased site density on this particular site is warranted and is not a reason for the refusal of the application.

Building Height

- The Overlay map - Building Heights which applies to the subject site sets a maximum building height of 8.5m. The maximum building height of the proposed development, for each tower, is six (6) storeys and 20.4m above natural ground level.
- Exceedance of the maximum building height will result in a visually dominant and overbearing building, causing adverse visual amenity impacts to the streetscape and surrounding uses.
- The proposed building height is not responsive to the features of the subject site, which includes a predominate low-rise built form in the areas immediately surrounding the subject site.
- The exceedance in density and building height combine to result in overdevelopment of the subject site beyond reasonable community expectations and will have direct, adverse consequence on amenity and character.
- The building height will expose surrounding properties to adverse visual amenity and overlooking impacts and will reduce privacy to surrounding dwellings.
- The buildings will change the character of the area, dwarfing the surrounding neighbourhood and overlooking the private homes of Newport.
- The proposed height of the unit towers will have a significant negative impact on the privacy of homes within at least a 600m radius.
- The height of the development will block easterly breezes and create overshadowing on some nearby residences to the west for at least 2 hours.

Discussion

The submitters concern regarding height are acknowledged, particularly due to the development proposing a built form containing a maximum height of approximately 20.5m, in lieu of 8.5m as identified by Overlay Map - Building Heights.

The development consists of two (2) stages that will provide two (2) storey townhouses constructed along the road frontage (Aqua Street) of the site with six (6) storey apartments located along the lake and park frontage. The proposal is a site responsive design that has given consideration to the height of the development by transitioning from

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Summary and Assessment of Submissions - Opposed

low scale two (2) storey townhouse dwellings along the road frontage to a higher built form along the lake and park frontage in order to minimise any amenity (privacy & overshadowing) impacts. Further, the development is separated into two (2) buildings in order to provide a break in the built form and a view corridor to the lake.

While Overlay Map - Building Heights identifies the site as having a maximum height of 8.5m, the General Residential Zone Code (Next Generation Neighbourhood Precinct) only references this specific height as an Example (E2). Examples are incorporated within the Planning Scheme to provide at least one (1) way (or an example) to achieve compliance with the corresponding Performance Outcome, being PO2 in this instance. As a specific building height is not referenced within Performance Outcome PO2, or the Overall Outcomes, there is opportunity for the building to exceed the height suggested by the Overlay Map and still comply with the code.

The Performance Outcome relating to building height (PO2) requires buildings and structures have a height that:

a. Is consistent with the low to medium rise character of the Next Generation Neighbourhood Precinct;
b. Responds to the topographic features of the site, including slope and orientation;
c. Is not visually dominant or overbearing with respect to the streetscape;
d. Responds to the height of development on adjoining land where contained within another precinct or zone.

In considering point a. above, it is important to understand what is envisioned as low to medium rise for the Next Generation Neighbourhood Precinct. This is outlined within Planning Scheme Policy - Residential Design which notes low rise apartments as having a typical height of 2-3 storeys and medium rise apartments with a typical height of 4-6 storeys. The application is proposing a built form containing a maximum of six (6) storeys, therefore the development is considered to be medium rise and is consistent with point a. of the above Performance Outcome.

Point b. of the Performance Outcome requires buildings to respond to the topographic features of the site. In accordance with existing operational works development permits, the site will be relatively flat with a slight batter towards the lake. However, as noted above, the design response has stepped the height of the building down towards the most sensitive interface at Aqua Street. The six storey elements of the building are adjacent to open space and Lake frontage. The proposal is therefore able to comply with this part of the Performance Outcome.

With regards to Point c., the proposal has carefully considered the built form outcome when viewed from the Aqua Street frontage and has incorporated two (2) storey townhouses along the street in order to minimise the development being visually dominant or overbearing within the streetscape. Although the development is also providing six (6) storey apartments, as these apartments are setback from the street, they will not be visually dominant or overbearing from the streetscape. It is acknowledged that the apartments will be viewed from the park and other areas at Newport, however this will be from a distance and will not impact on privacy or be visually dominant or overbearing.

Overall, the proposal is able to achieve compliance with the above Performance Outcome and therefore the proposed height of the development is not a reason for the refusal of the application.

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Summary and Assessment of Submissions - Opposed

Setbacks and Site Cover

- The proposed development results in setbacks and site cover that are non-compliant with the zone code.
- These non-compliances, in combination with the non-compliance building height and residential density, will result in a development that is visually dominant and overbearing to the adjoining site, which largely reflect a low-rise and low-density character.
- The subject site comprises a sufficient area, dimensions and scale to accommodate a Multiple Dwelling development that achieves the minimum setback and site cover intended by the Example provisions within the code.
- The building setbacks will expose surrounding properties to adverse visual amenity and overlooking impacts and will reduce privacy to surrounding dwellings.

Discussion

Concerns have been raised regarding the proposed setbacks and site cover, noting that what is proposed is non-compliant with the zone code.

Specific setback and site cover requirements are Examples within the code, they are not mandatory or prescriptive requirements. A performance-based approach to assessment is a requirement of the current Qld planning system and therefore the proposal has an opportunity to provide alternative outcomes, as long as the corresponding Performance Outcome can be achieved.

In this instance, alternatives to the example setbacks are as follows:

- An architectural feature of the townhouses will be built to the boundary at ground level, in lieu of being setback 2m. It is noted that this feature extends from the townhouse to the street frontage to frame each individual townhouse and provide clear entry points.
- Small portions of the development slightly extend within 4.5m of the lake boundary. The alternatives to the example relate to decks/patios within private open space areas and the roof of the development.
- Alternatives are sought to the side boundary setback adjoining the park. This area of the development relates to the apartments constructed along the lake frontage, with the apartments adjoining this boundary having decks extending into the side boundary setback where above Level 3.

The Performance Outcome relating to setbacks, PO4, requires that residential buildings be consistent with the low to medium density next generation neighbourhood character intended for the area, where buildings are positioned closer to the footpath to create more active frontage and maximise private open space. Further, the Performance Outcome requires development to not be visually dominant or overbearing with respect to the streetscape and the adjoining sites. The development achieves compliance with these parts of the Performance Outcome with the proposed townhouses along the Aqua Street frontage providing a high level of street activation through architectural features built to the boundary, however the design of the townhouse allows the built form to not be visually overbearing or dominant along the streetscape.

The Performance Outcome also requires that the privacy of adjoining properties be maintained. The development does not directly adjoin residential properties, with the site containing boundaries along Aqua Street, the Lake and Newport Park, therefore the development does not impact on the privacy of adjoining properties. It is noted that there will be some overlooking of the Newport Park, however the casual surveillance of public

Summary and Assessment of Submissions - Opposed

open spaces is encouraged within the Planning Scheme, specifically Performance Outcome PO15 of the Residential Uses Code.

With regards to site cover, the Example, E7, suggests a site cover of 60% when the building height is 8.5m or less. In this instance the development is proposing a site cover for the ground floor and level 1 of 68% and 69% for Stage 1 and 67% and 68% for Stage 2, with all other levels providing less site coverage than what is suggested by the example.

The corresponding Performance Outcome, PO7, requires that residential buildings ensure that site cover:

a. Does not result in site density that is inconsistent with the character of the area;
b. Does not result in an over development of the site;
c. Does not result in other elements of the site being compromised (e.g. setbacks, open space etc);
d. Reflects the low to medium density character intended for the area.

As previously discussed, the proposal exceeds the site density required by Performance Outcome PO1 of the zone code, however the Strategic Framework provides an opportunity for a higher density, particularly as this precinct seeks housing diversity with a mix of dwellings, including medium density residential units, to be provided. Further, the proposed site cover only slightly exceeds what is suggested by Example E7 for the ground floor and level 1 only, with all other levels complying with the suggested site cover. Therefore, the built form outcome is not considered an over development of the site, particularly as sufficient open space areas are provided, with minimal setback encroachments proposed. The development presents a high quality outcome that responds to its context, is respectful of the streetscape and adjoining properties and is also considered to reflect the medium density character intended for the Next Generation Neighbourhood Precinct.

Overall, the setbacks and site cover proposed for the development are not reasons to refuse the application.

Community Expectation

- The non-compliant building height and residential density contrasts with the community's reasonable expectations and will result in adverse impacts to neighbouring residents in terms of outlook, access to natural light and visual privacy. The development will adversely alter the character of the neighbourhood which is valued.
- The General Residential Zone (Next Generation Neighbourhood Precinct) sets a clear community expectation for the scale, height and density reasonably expected within the precinct.
- The level of exceedance in both building height and density is inconsistent with the established character of Newport and the emerging character of the Stockland Newport Estate, which are both characterised by a predominant and established character of low-rise residential development.
- The development application notes that residents were advised that a high-rise would be built on this site, referring to flyover images, physical models, masterplan etc.

Discussion

The concerns raised by the submitters are acknowledged, particularly as the proposed development seeks alternative development outcomes to the Examples within the Planning Scheme.

ITEM 2.2 DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT F - A19541402 (Cont.)

Summary and Assessment of Submissions - Opposed

It is further acknowledged that although the original approval to create this lot intended the site to be a high density allotment and that the developer incorporates images of apartments on their website, the development is subject to current Planning Scheme requirements and will be assessed accordingly. As outlined in the discussions above, the Planning Scheme does provide scope to approve development that exceeds height and density as outlined within the zone code, with the Strategic Framework providing an overarching view for the Next Generation Neighbourhood Precinct.

Overall, these are not reasons to refuse the application.

Traffic and Parking

- This site feeds onto narrow suburban streets. The existing infrastructure was not approved with the concept of dealing with congested dwelling densities. The roads around this site were approved for a maximum dwelling density of 75 dwellings per hectare.
- The added pressure of such a huge increase in density will have major impacts on traffic flow, parking and pedestrian safety and access by emergency vehicles.
- This development will exacerbate traffic congestion which is currently forming at the intersection of Griffith Road and Boardman Road at the access to Stockland's development. This will become even more exaggerated when all of the homes on the Stockland development have been settled.
- The infrastructure is not adequate to deal with unexpected traffic increases. The pressure on our community of heightened traffic congestion is already an issue.
- Parking and traffic is already under pressure due to the popular Spinnaker Park that adjoins the development site and the construction of the townhouse development on the corner of Aegean Street and Lakeview Promenade, with parking spilling out onto local street and Lakeview Promenade.
- Parking and traffic will be become exacerbated when further planned construction takes place and new residents move into the area.
- The narrow access roads which will be traversed by young families on foot were not constructed to allow for the increase in traffic which will be generated by the proposed 600 extra vehicles per day.
- The likelihood of road accidents and pedestrian injuries will be heightened because of the poor road geometry - especially so at the intersection with Lakeview Promenade.
- There will be an increase in traffic flow from the Town House construction currently being developed on Aegean Street and other approved sites. The result on this congested traffic site will have major impact on traffic flow as well as driver visibility and pedestrian safety.

Discussion

The concerns raised by the submitters are acknowledged and it is recognised that this development will increase traffic movement throughout the estate, as well as the wider community. However, the development permit that created this site approved a Traffic Impact Assessment (TIA) for the entire Newport Estate. The TIA specifically anticipated this site to accommodate 150 dwellings, with infrastructure constructed accordingly, including road networks and pedestrian footpaths that are incorporated all over the Newport Estate to provide a connected and walkable community.

The current development application proposes a total of 126 dwellings, therefore less dwellings than originally anticipated within the TIA. It is further noted that the development will provide adequate car parking spaces with a total of 270 spaces to be provided servicing 126 dwellings. The number of car parking spaces to be provided more than doubles the number of spaces suggested to be provided by the Planning Scheme.

ITEM 2.2 DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT F - A19541402 (Cont.)

Summary and Assessment of Submissions - Opposed
Overall, these are not reasons to refuse the application.
Construction • No consideration has been given to the construction impacts on local residents. The effects of heavy equipment, construction noise, pile driving, dust, vehicles (both passenger and industrial) on the residents have been ignored. • Where will the site workers park? Will they occupy the parking bays for the playground or park on the streets?
Discussion A development of this size will be required to provide a Construction Management Plan to Council for assessment and approval prior to the commencement or works on-site. This would be a condition of any development permit issued over the site. Overall, these are not reasons to refuse the application.
Economic Need • The development application does not demonstrate sufficient economic need to support it and displays a significant ignorance of the current and forecast supply of apartments in appropriately zone localities on the Redcliffe Peninsula.
Discussion The economic need of the development proposal is not a planning consideration. Therefore, this is not a reason to refuse the application.
Setting a Precedent • If this development is approved, then here lies a precedent for future developers to think they can do the same.
Discussion Development applications are subject to rigorous assessment in relation to the relevant assessment benchmarks and factors in the location and surrounding area of the site. Each application is assessed upon its own merits. In this way, the outcome of this development application would not represent a precedent which would be broadly applied. This is not a reason for the refusal of the application.
Reliance upon Existing Development Approval • Concern has been raised that the development application material relies on the development approval that created the site to justify the proposed development.
Discussion The development application is subject to assessment against the relevant codes within the MBRC Planning Scheme. Further, as the application is subject to Impact Assessment, the *Planning Act 2016* allows the assessment manager to carry out an assessment against any other relevant matter. Therefore, consideration could be given to the existing approval within the decision making process.

ITEM 2.2 DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT F - A19541402 (Cont.)

Summary and Assessment of Submissions - Opposed
This is not a reason to refuse the application.

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 19 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
None identified.

3. Strategic Implications

3.1 Legislative/Legal Implications
The applicant and submitters have appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

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

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

3.5 Delegated Authority Implications
There are no delegated authority implications arising as a direct result of this report.

3.6 Financial Implications
b) 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.
c) 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.

SUPPORTING INFORMATION
Ref: A19620647, A19541356 and A19625719

The following list of supporting information is provided for:

ITEM 2.2
DA/39704/2019/V23R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 2 LOTS AND ACCESS EASEMENTS), MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (73 DWELLINGS - STAGE 1) AND MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT F

#1 Aerial Photograph

#2 Zoning Plan

#3 Locality Plan

#4 Proposal Plans

#5 Properly Made Submissions

Due to size constraint, supporting information for this item is provided separate to agenda

ITEM 2.3
DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5

APPLICANT: WINDSOR DEVELOPMENT COMPANY PTY. LTD. C/- RYALL & SMYTH ARCHITECTS
OWNER: MS. GEORGINA BLOMFIELD TTE & MR WAYNE SPEAR, MS. GEORGINA BLOMFIELD TTE, BERNE NO.26 PTY. LTD.

Meeting / Session: *2 PLANNING & DEVELOPMENT*
Reference: *A19601052* ***: 18 February 2020 – Refer Supporting Information A19601071, A19625496 & A19625431***
Due to size constraint, supporting information for this item is provided separate to agenda
Responsible Officer: *GH, Principal Planner (Development Services)*

Executive Summary
This report is being presented to the Council for a decision as the proposal has raised significant community concerns and in accordance with the delegations to Council officers, the Divisional Councillor has requested that the development application be determined by the Council instead of under Council officer delegation. Therefore, Council is now the entity authorised to decide the development application.

APPLICATION DETAILS	
Applicant:	Windsor Development Company Pty. Ltd. C/- Ryall Smyth Architects
Lodgement Date:	3 September 2019
Properly Made Date:	13 September 2019
Confirmation Notice Date:	19 September 2019
Information Request Date:	3 October 2019
Info Response Received Date:	26 November 2019
Public Notification Dates:	29 November 2019 to 19 December 2019
No. of Submissions:	Properly Made: 191 Not Properly Made: 11
Decision Due Date:	18 February 2020
Prelodgement Meeting Held:	Yes (PRE/5074 - held 22 May 2019)

PROPERTY DETAILS	
Division:	Division 5
Property Address:	71 and 73 Landsborough Avenue and 116 Mein Street, Scarborough
RP Description	Lot 719 RP 30477, Lot 720 RP 30477, Lot 721 RP 30477, Lot 565 RP 30477
Land Area:	2,428m^2
Property Owner	Ms. Georgina Blomfield TTE & Mr. Wayne Spear; Ms. Georgina Blomfield TTE; Berne No.26 Pty. Ltd.

STATUTORY DETAILS	
Planning Legislation:	*Planning Act 2016*
Planning Scheme:	Moreton Bay Regional Council Planning Scheme

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

Planning Locality / Zone	Urban Neighbourhood Place Type General Residential Zone, Urban Neighbourhood Precinct
Level of Assessment:	Impact Assessment

This application seeks approval for a Material Change of Use - Development Permit for Multiple Dwelling (48 Dwellings), Shop and Food and Drink Outlet, situated at the above-mentioned property. It is proposed to construct a new mixed-use building comprising ten (10) storeys with an overall maximum building height of 31.03m. The proposed building contains 427m^2 of retail Gross Floor Area (GFA) at ground level fronting Landsborough Avenue and forty-eight (48) residential apartments above podium level.

The application was publicly advertised with 191 'properly made' submissions received.

An assessment of the development application has been undertaken under the *Planning Act 2016*. The "guiding principles" stated in the State Planning Policy requires that where acceptable, when outcomes are satisfied by development, then the relevant performance outcome is taken to be satisfied in full. Performance outcomes may still be satisfied, even though an associated acceptable outcome (or example) is not met.

As such the proposed development is considered to accord with the intent of the Moreton Bay Regional Council Planning Scheme, and is recommended to be approved, subject to conditions.

OFFICER'S RECOMMENDATION

A. That Council, in accordance with the *Planning Act 2016,* approves the development application for a Material Change of Use - Development Permit for Multiple Dwelling (48 Dwellings), Shop and Food and Drink Outlet at 71 and 73 Landsborough Avenue and 116 Mein Street, Scarborough, described as Lots 719, 720, 721 & 565 on RP30477, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Basement Level Plan	2177, DA-100, Revision F	Ryall & Smyth Architects	25/11/2019
Ground Level / Level 1 Plan	2177, DA-101, Revision F	Ryall & Smyth Architects	25/11/2019
Level 2 Plan	2177, DA-102, Revision F	Ryall & Smyth Architects	25/11/2019
Level 3 Plan	2177, DA-103, Revision F	Ryall & Smyth Architects	25/11/2019
Level 4 Plan	2177, DA-104, Revision F	Ryall & Smyth Architects	25/11/2019
Level 5 Plan	2177, DA-105, Revision F	Ryall & Smyth Architects	25/11/2019
Level 6 Plan	2177, DA-106, Revision F	Ryall & Smyth Architects	25/11/2019
Level 7 Plan	2177, DA-107, Revision F	Ryall & Smyth Architects	25/11/2019
Level 8 Plan	2177, DA-108, Revision F	Ryall & Smyth Architects	25/11/2019
Level 9 Plan	2177, DA-109, Revision F	Ryall & Smyth Architects	25/11/2019
Level 10 Plan	2177, DA-110, Revision F	Ryall & Smyth Architects	25/11/2019
Roof Plan	2177, DA-111, Revision F	Ryall & Smyth Architects	25/11/2019
Basement Level Plan	2177, DA-112, Revision F	Ryall & Smyth Architects	25/11/2019
Ground Level / Level 1 Plan	2177, DA-113, Revision F	Ryall & Smyth Architects	25/11/2019
Level 2 Plan	2177, DA-114, Revision F	Ryall & Smyth Architects	25/11/2019
Level 3 Plan	2177, DA-115, Revision F	Ryall & Smyth Architects	25/11/2019
Level 4 Plan	2177, DA-116, Revision F	Ryall & Smyth Architects	25/11/2019
Level 5 Plan	2177, DA-117, Revision F	Ryall & Smyth Architects	25/11/2019
Level 6 Plan	2177, DA-118, Revision F	Ryall & Smyth Architects	25/11/2019
Level 7 Plan	2177, DA-119, Revision F	Ryall & Smyth Architects	25/11/2019
Level 8 Plan	2177, DA-120, Revision F	Ryall & Smyth Architects	25/11/2019
Level 9 Plan	2177, DA-121, Revision F	Ryall & Smyth Architects	25/11/2019
Level 10 Plan	2177, DA-122, Revision F	Ryall & Smyth Architects	25/11/2019

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

Approved Plans and Documents			
Plan / Document Name	**Reference Number**	**Prepared By**	**Dated**
Roof Plan	2177, DA-123, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-124, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-125, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-126, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-127, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-128, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Plan	2177, DA-129, Revision F	Ryall & Smyth Architects	25/11/2019
Section 01, 02, 03	2177, DA-200, Revision F	Ryall & Smyth Architects	25/11/2019
Section 04, 05	2177, DA-201, Revision F	Ryall & Smyth Architects	25/11/2019
East Elevation	2177, DA-300, Revision F	Ryall & Smyth Architects	25/11/2019
North Elevation	2177, DA-301, Revision F	Ryall & Smyth Architects	25/11/2019
South Elevation	2177, DA-302, Revision F	Ryall & Smyth Architects	25/11/2019
West Elevation	2177, DA-303, Revision F	Ryall & Smyth Architects	25/11/2019
Site Cover - Level 3-10	2177, DA-400, Revision F	Ryall & Smyth Architects	25/11/2019
Typical Floor Plan	2177, DA-401, Revision F	Ryall & Smyth Architects	25/11/2019
Illustration 1 & 2	2177, DA-500, Revision F	Ryall & Smyth Architects	25/11/2019
Illustration 3 & 4	2177, DA-501, Revision F	Ryall & Smyth Architects	25/11/2019
Illustration 5	2177, DA-502, Revision F	Ryall & Smyth Architects	25/11/2019
Illustration 6	2177, DA-503, Revision F	Ryall & Smyth Architects	25/11/2019
Illustration 7	2177, DA-504, Revision F	Ryall & Smyth Architects	25/11/2019
Material Palette	2177, DA-600, Revision F	Ryall & Smyth Architects	25/11/2019
Noise Assessment Report	4995R2	Noise Measurement Services	25/10/2019
Waste Management Program	-	Ryall Smyth	-
Concept Design Plan Stormwater and Civil Services	9421-C-SK-01 Rev B	McVeigh	30/10/2019

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: 6. Car parking provisions; 7. Landscaping requirements; 8. Communal Open Space and Recreation areas; 9. Bin storage requirements and collection locations; and 10. Stormwater Management requirements.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	**Extent of Dwellings**	

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	Develop the Dwellings on the site as 48 dwellings containing 3 bedrooms.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
4	**On-Site Car Spaces**	
A	Provide on-site car parking as generally shown on the approved plans.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
5	**Bicycle Parking Facilities**	
	Install secure bicycle parking facilities for a minimum of 60 bicycles. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
6	**Configuration of Lots**	
	Amalgamate Lots 719, 720, 721 and 565 on RP30477 OR Reconfigure the lots in accordance with a Standard Format Plan or a Building Format Plan.	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
7	**Electrical Transformer**	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 6. A combination of screening device and landscaping;	Prior to commencement of use or endorsement of any Community Management Statement whichever

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	7. The screening device is constructed of durable, weather resistant materials; and 8. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site. Note: The use of barbed wire or metal prongs is not permitted	occurs first and to be maintained at all times.
8	**Clothes Drying Facilities**	
	Provide external clothes drying facilities that are screened from adjoining properties and the street or provide an electric clothes dryer within each dwelling.	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.
9	**Privacy Screening**	
A	Provide privacy screening or alternate treatments where: 4. 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 5. Habitable room windows or balconies that overlook private recreation areas of other dwellings on the same site or an adjoining site.	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.
B	Treatments may consist of one or more of the following: 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 commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.
10	**Materials and Finishes to Driveway and External Car Parking Spaces**	
	Construct the driveway and visitor parking spaces of materials and finishes to soften the visual impact of these areas. In order to achieve the above, one or a combination of the following is to be used: 1. coloured aggregate; 2. coloured asphalt; 3. brick pavers; 4. approved porous surfacing; and/or	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	5. banding patterns in the surface design. Notes: 9. Council may approve other materials and finishes that are compatible with the objectives of this requirement. 10. Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them. 11. The use of a plain concrete finish for the driveways and parking areas is not acceptable.	
11	**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 or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.
12	**Identification Display Board**	
	Install at each vehicular entry to the site a display board meeting the following criteria: 1. Constructed from permanent and durable material; 2. located in a visually prominent position; 3. lighting to allow for 24 hour viewing; and 4. contains an accurate site plan showing: o The overall layout of the development to scale; o The internal access ways, visitor car parks and residential dwellings; o Any physical constraints that would restrict emergency vehicles; o The names of the access ways (if applicable); o The numbers of each unit if an internal numbering system has been used in the development; o The location of the manager's dwelling, o The location and name of facilities; o The location of fire hydrants and any water storage; o The position of the site identification diagram in relation to its surroundings with the words "You Are (x) Here" highlighted and related to that position. Note: Assistance with the content of the diagram may be obtained from the Department of Emergency Services.	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first and to be maintained at all times.
13	**Internal Fire System**	

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
A	External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
B	A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: 1. An unobstructed width of no less than 3.5m; 2. An unobstructed height of no less than 4.8m; 3. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; 4. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
C	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.
D	For development that contains on-site fire hydrants external to buildings: 1. Those external hydrants can be seen from the vehicular entry point to the site; or 2. A sign identifying the following is provided at the vehicular entry to the site: o The overall layout of the development (to scale); o Internal road names (where used); o All communal facilities (where provided); o The reception area and on-site manager's office (where provided); o External hydrants and hydrant booster points; o Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and o Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
E	For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads.	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.	occurs first, and to be maintained at all times.
14	**Landscaping**	
A	Provide landscaping on site generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping.	Prior to commencement of use or Council endorsement of any community management statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use or Council endorsement of any community management statement, whichever occurs first.
C	Maintain the landscaping.	At all times.
15	**Vehicle Encroachment**	
	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to the commencement of use or Council endorsement of any community management statement, whichever occurs first.
16	**On Site Services**	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners include screening (e.g. fencing or landscaping) from view of any road frontage. Note: Rainwater tanks are not permitted within easements.	Prior to the commencement of use or Council endorsement of any community management statement, whichever occurs first.
17	**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: 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.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
18	**Fibre Ready Telecommunications – Multi**	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: 1. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and 2. Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit (PSU) or the likely location of a NTD and PSU for each dwelling / tenancy; and 3. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done. Note: The location or the likely location of the NTD is determined by the owner in consultation with the electrician/electrical engineer. NBN Co have guidelines available to help determine the best location. A template for certification is available from Council for the purpose of this condition.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
19	**Telecommunications Internal Wiring**	
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 / tenancy that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
20	**Electricity**	

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
A	Provide an underground electricity supply connection to the development.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that: 1. any electricity supply connection to an existing building or a private property pole is wholly contained in the lot it serves; and 2. any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
21	**Building Height**	
	Provide certification from a suitably qualified person verifying the building height does not exceed 31.03m as per the administrative definition of 'height' as contained within the Moreton Bay Regional Council Planning Scheme.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
22	**Acoustic Attenuation Measures**	
A	Provide the following acoustic attenuation measures as specified in the Noise Assessment Report by Noise Measurement Services and as specified below: 1. An acoustic barrier 2 metres (instead of 1.8m as specified in the approved report) high above the finished hardstand driveway and located in accordance with Plate ES1 of the report. The barrier is to achieve a surface area density not less than 12 kg/m^2 and have no air gaps. Material must be aesthetically pleasing and weather resistant such as sawn timber, plywood, coloured and patterned concrete, steel, brick or transparent acoustic fencing. Note: this condition is only applicable if the development approval DA/33335/2016/VCHG/1 (or as amended) to the north has not substantially commenced prior to this development substantially commencing. 2. Mechanical plant and equipment that is designed, sited and acoustically treated in order to achieve the specified noise limits. 3. Construct a solid awning above the commercial uses to mitigate noise impacts. The awning is to achieve a	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	surface area density not less than 12 kg/m^2 and have no air gaps. 4. Limit deliveries and waste collection to between 7am and 6pm only. Note: The above requirements place increased limitations over that required by the approved Noise Assessment report.	
B	Provide certification from a suitably qualified person that conditions 1, 2 and 3 above have been installed/ implemented in accordance with the specifications of the condition and Noise Assessment Report by Noise Measurement Services.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
23	**Waste Management Program**	
A	Implement the approved waste management program; Note: This development will use 15 x 1.1 m^3 bins serviced at the kerbside in the loading bay.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
D	Construct the temporary bin storage area with solid floor ceiling walls on the northern, eastern and western sides and a solid ceiling with no gaps in the joins between walls and ceiling.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
24	**External Lighting**	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
A	Install external lighting in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282:2019 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
25	**Pedestrian Lighting**	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
26	**Storage Facilities**	
	Provide a storage area of $8m^3$ per dwelling. Each storage area must be clearly allocated to individual units. Note - Storage areas can be co-located in garages, allocated car park areas in basements; or incorporated into building design. This storage area is not located within the dwelling.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained, and to be maintained at all times.
27	**Commercial Tenancy Front Glazing**	
	Ensure a minimum of 50% of the ground floor non-residential tenancies incorporates windows or glazing to Landsborough Avenue that is to remain uncovered and free of signage.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
		to be maintained, and to be maintained at all times.
28	**Awning**	
	Provide an awning as generally shown on the approved plans that is: 1. Cantilevered; 2. Extends from the face of the building; 3. Has a minimum height of 3.2m and a maximum height of 4.2m above pavement level; and 4. Does not extend past the vertical plane of 1.5m inside the kerb.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
DEVELOPMENT ENGINEERING		
29	**Replace Existing Council Infrastructure**	
	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.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
30	**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 the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first
31	**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. Submit and have approved by Council, a development application for operational works for the Stormwater connection to Landsborough Avenue. This condition has been imposed under section 145 of the *Planning Act 2016*.	To be maintained at all times.
32	**New Council Roads**	
A	Submit and have approved by Council, a development application for operational works for the following:	Prior to commencement of works associated with this condition.

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	CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	1. All frontage roads, external roads and associated works. The works are as follows: • Mein Street - Construct six (6) indented on-street parking bays on the western side of Mein Street, south of the development site. • Any footpath that is to be replaced along Mein Street because of the above car parking bays, for example fronting 105 Mein Street, is to be replaced with a 1.5m wide reinforced concrete pathway. Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of development and the MBRC Planning Scheme current at the time of the operational works application.	
B	Construct, at no cost to Council and in accordance with the approved plans and documents of development the following: 1. All frontage roads and associated works 2. All external roads and associated works. This condition has been imposed under section 145 of the *Planning Act 2016*.	Prior to commencement of use.
33	**Construction Management Plan**	
A	Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following: 1. Material delivery and storage locations 2. Waste locations and collection details 3. Construction office accommodation 4. Contractor / tradesman vehicle parking arrangements 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. The CMP may include a site layout drawing identifying these areas. The CMP needs to reflect any staging requirements. Notes: 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs)	Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
	2. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable 3. Traffic control measures may need to be put in place for the duration of the construction works to control contractor / tradesman vehicle parking arrangements, this should be documented within the CMP 4. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 5. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.	At all times during construction of the development.
34	**Erosion and Sediment Control**	
	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.	Prior to commencement of works and to be maintained current at all times during construction.
35	**Acid Sulfate Soils**	
A	Prepare an Acid Sulfate Soil Investigation Report and if required an Acid Sulfate Soils Management Plan. The reports and analysis are to be undertaken in accordance with the MBRC Planning Scheme and prepared by a suitably qualified person.	Prior to the commencement of works.
B	Implement the requirements and recommendations of the Acid Sulfate Soil Management Plan. All testing and monitoring is to be undertaken in accordance with the MBRC Planning Scheme.	While site works are occurring.
C	Provide certification from a suitably qualified person that all works have been undertaken in accordance with the Acid Sulfate Soil Management Plan.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
	Note: Council will only accept a 'suitably qualified person' as being either a Registered Professional Engineer of Queensland (RPEQ) or Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA) and has obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.	Note only.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
36	**Driveway Crossover**	
A	Construct a driveway crossover to the proposed development from Mein Street in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
37	**Access, Internal Roadways, Parking and Servicing Areas**	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the MBRC Planning Scheme current at the time of the building works application.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.

ADVICES	
1	**Aboriginal Cultural Heritage Act 2003**
	The *Aboriginal Cultural Heritage Act 2003* 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. 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 *likely* to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party. 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. Council strongly advises that before undertaking the land use activity, you refer to the

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ADVICES	
1	**Aboriginal Cultural Heritage Act 2003**
	cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.
2	**Adopted Charges**
	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. 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. 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.
3	**Food Premises - Food Business Licence Advice**
	In accordance with the Food Act 2006 the following must be submitted to Council prior to the commencement of construction or fit out of any licensable food business: 1. An application for food business licence. 2. Plans and elevations (refer to note below). 3. Supporting documentation. 4. Relevant fee. Note: The application is assessed against the provisions of the *Food Act 2006, Australia and New Zealand Food Standards Code and AS 4674 – Design, construction and fit-out of food premises (or equivalent)*.
4	**Food Premises - Commercial Exhaust Canopy**
	A food business may require a commercial exhaust canopy that would be required to comply with AS 1668.2-2012 The use of ventilation and air-conditioning in buildings - Mechanical ventilation in buildings. An exhaust canopy can have an impact on the visual amenity of a building and cause noise and vibration issues that may affect the location and design of a food business.

B. That the Council report for this application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.

C. That the following information be included in the Decision Notice.

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Decision Notice information

	Details to Insert
Application Type	Material Change of Use Development Permit for Multiple Dwelling (48 Dwellings), Shop and Food and Drink Outlet.
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	• Operational Works – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 191 properly made submissions about this application.

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REPORT DETAIL

1. Background

A prelodgement meeting (PRE/5074) was held on held 22 May 2019 to discuss a proposal for Material Change of Use - Development Permit for Multiple Dwelling (48 Dwelling), Shop and Food and Drink Outlet.

2. Explanation of Item

2.1 Proposal Details

This application seeks approval for a Material Change of Use - Development Permit for Multiple Dwelling (48 Dwellings), Shop and Food and Drink Outlet. The resultant residential density of the development is 198 dwellings per hectare, consistent with the requirements of the General Residential Zone Code, Urban Neighbourhood Precinct (minimum 45/du/ha).

It is proposed to construct a new mixed-use building, containing ten (10) storeys. The ground floor level (Level 1) is proposed to contain 427m^2 retail GFA fronting Landsborough Avenue, intended to by occupied by either Shops and/or Food and Drink Outlets. The retail tenancies are proposed to be constructed to the Landsborough Avenue frontage (0m setback) with a pedestrian awning extending over the road reserve, consistent with the established streetscape along Landsborough Avenue. Levels three (3) to ten (10) of the building are proposed to contain forty-eight (48) dwellings. Each level is proposed as a consistent floor plate with each level containing six (6) three-bedroom dwellings. Car parking is proposed to be contained within a basement level, Level 1 (ground level beneath the building) and within Level 2 of the building.

The proposed building has an overall maximum building height of 31.03m (36.73 AHD), exceeding the suggested maximum building height of 21m as shown on Overlay map - Building Height. Despite exceeding the suggested maximum mapped building height, the proposed building is a consistent height, bulk and scale with existing and approved buildings on adjacent properties to the north and south of the site. An assessment of the proposed building height, bulk and scale is contained within section 2.4 of this report.

Each proposed dwelling is provided with a generous balcony (24m^2 dwellings with larger balconies up to 73m^2 for dwellings at the front) oriented to be typically east-facing to capture views of Moreton Bay. Privacy screens are proposed to be installed within the balconies to ensure an appropriate level of privacy is maintained to adjoining properties, as well as for future residents. At ground level 175m^2 of deep planting landscaping areas are proposed representing approximately 7.2% of the site. In addition to ground level landscaping, a perimeter raised planter (1.2m wide by 1.2m high) is proposed around the perimeter of the podium (Level 3) to visually soften the built form.

Access to the development is proposed via an access handle driveway arrangement from Mein Street. The proposed access handle is approximately 10m wide and will contain a loading bay adjacent to Mein Street, temporary refuse collection area, electricity transformer and a typical 5.5m wide driveway and areas of landscaping. The driveway will provide access to fifteen (15) under croft car parking spaces at ground level to be allocated to the proposed retail tenancies. A ramp down from ground level will provide access to forty-nine (49) resident car spaces contained within a basement car parking level and a ramp up from ground level will provide access to a further fifty-two (52) resident car parking spaces on Level 2. The level 2 car parking areas will be fully enclosed (with the exception of ventilation) and will give the appearance of a solid built to boundary wall along the side boundaries (approx. 6.73m in height) and as a parapet wall above the awning of the retail tenancy fronting Landsborough Avenue. In total, 116 car parking spaces are proposed, exceeding the minimum suggested number of spaces in the planning scheme by 53 spaces. In addition, sixty (60) bicycle parking spaces are proposed including one per dwelling and a further twelve (12) for the retail tenancies. End of trip facilities are also provided at ground level.

A number of submissions received raised concerns regarding the suitability of Mein Street for vehicular access, citing the narrow width of the road and existing demand for on-street parking. Mein Street currently contains a 20m wide road reserve and approximately 7m wide road pavement, aligned off-centre towards the east of the road reserve. Given the existing width of the road pavement, when on street parking is utilised on opposite sides of the street, there is limited room to allow two vehicles to pass within the travel lanes. The recommendations of this report include a condition of development requiring external works to be completed by the developer within the western verge of Mein Street, typically south of the development site to Anderson Street, including formalising on-street parking spaces to improve traffic safety and efficiency, whilst maintaining on-street parking availability.

2.2 Description of the Site and Surrounds

The subject site has frontage to Landsborough Avenue and Mein Street and is located within the retail centre of Scarborough, commonly referred to as 'Scarborough Village'. The surrounding area along Landsborough Avenue is characterized by a continuous main street with shop fronts constructed on or near to the frontage with pedestrian awnings extending over the road reserve. A number of existing residential high-rise buildings are established along Landsborough Avenue above the 'main street'.

Directions	Planning Scheme Zone	Current Land Use
North	General residential zone, Urban neighbourhood precinct	Shop (limited-line supermarket)
South	General residential zone, Urban neighbourhood precinct	Mixed use building containing Food and Drink Outlet and Office with Multiple dwellings above
East	General residential zone, Urban neighbourhood precinct	Scarborough Beach park
West	General residential zone, Urban neighbourhood precinct	Multiple Dwellings, Dwelling Houses fronting Mein Street

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes Assessment Benchmarks that the application must be carried out against, which are additional or alternative to the Assessment Benchmarks contained in Council's Planning Scheme.

These Assessment Benchmarks are prescribed as being contained in:

- the South East Queensland Regional Plan and Part E of the State Planning Policy; and
- Schedule 10 of the Regulation.

Applicable Assessment Benchmarks:	State Planning Policy • State Planning Policy, Part E Regional Plan • South East Queensland Regional Plan
SEQ Regional Plan Designation:	• Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
Yes	(4) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently. (5) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. (6) Fire hydrants are suitable identified so that fire services can locate them at all hours.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply, subject to the inclusion of recommended conditions of development.
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint.

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

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

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

2.4.1 Strategic Framework

An assessment against the Strategic Framework is not required by the development proposal.

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

(c) proposes an alternative 'Example' satisfying or not satisfying the corresponding Performance Outcome; and

(d) 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		
6.2.6 General Residential Zone Code - Urban Neighbourhood Precinct	☑ Yes ☐ No	PO3, PO5, PO8, PO26, PO68
Development Codes		
9.3.2 Residential Uses Code	☑ Yes ☐ No	PO8, PO10,

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

2.4.3 Performance Outcome Assessment

Performance Outcome	Example
6.2.6 General Residential Zone Code - Urban neighbourhood precinct	
PO3 Buildings and structures have a height that: a. is consistent with the medium to high rise character of the Urban neighbourhood precinct;	**E3** Building height: a. is within the minimum and maximum mapped on Overlay map – Building heights; or

Performance Outcome	**Example**
b. responds to the topographic features of the site, including slope and orientation; c. is not visually dominant or overbearing with respect to the streetscape; d. responds to the height of development on adjoining land where contained within another precinct or zone. Note - Refer to Planning scheme policy - Residential design for details and examples.	b. for domestic outbuildings, including free standing carports and garages, 4m and a mean height not exceeding 3.5m.

Performance Outcome Assessment

Overlay Map - Building Height suggests that the building height for the site is a minimum of 5m and a maximum of 21m. The application seeks a Performance Solution with respect to the height of the building, proposed to be 31.03m.

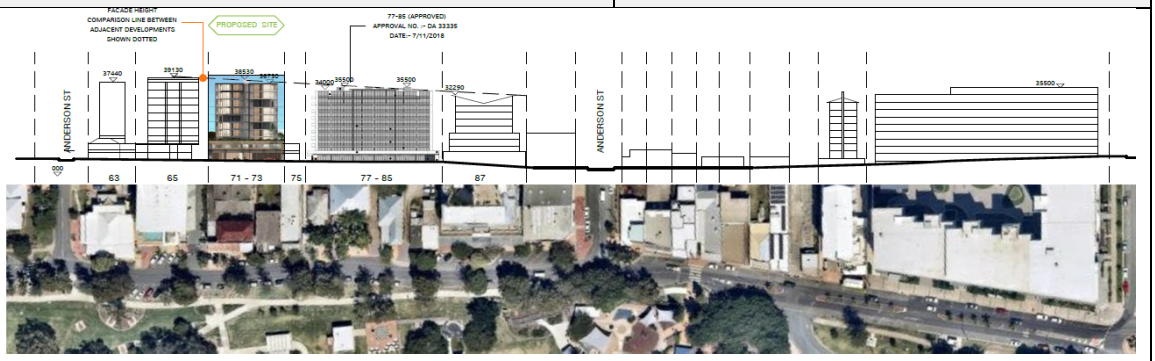
The proposal complies with the Performance Outcome (PO3) in the following regard:

a. The proposed building has a height of 31.03m and contains ten (10) storeys (inclusive of above ground car parking level). The proposal is consistent with the medium to high rise character of the Urban neighbourhood precinct. *Planning Scheme Policy - Residential design* provides examples of 'high rise' buildings which are shown as containing 7+ storeys and provides examples of buildings that are typically consistent with the proposed building. With respect to the established streetscape along Landsborough Avenue, the building is of a consistent height and bulk to existing and approved buildings. It is noted the proposed building is lower than the adjoining building to the immediate South (65 Landsborough Avenue) and contains substantially less building bulk than other approved and existing buildings located within the vicinity. Refer existing and approved high-rise building details and streetscape analysis below.

Address	**No. Storeys**	**Building Height (to roof)**	**Building Height RL**
71-73 Landsborough Ave (Subject Site)	10	31.03m	36.73m
4 Anderson Street (behind 63 Landsborough Avenue) (Alegria Scarborough)	9	29.7m	37.44m
65 Landsborough Avenue (Landsborough65)	10	32.5m	39.13m
77-85 Landsborough Avenue (approved, not built DA/33335/2016/VCHG/1)	10	27.98m	35.5m
87 Landsborough Avenue (Scarborough Beach resort)	9	28.2m	32.29m
113 Landsborough Avenue/Rock Street (The Scarborough Grand)	9	26.1m	35.50m

Streetscape analysis

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

Performance Outcome	Example
	
b. The site exhibits gentle slope falling towards the north-eastern corner of the site. The proposed building is responsive to the existing topography of the site. c. The height of the building does not contribute to the building being visually dominant and overbearing. It is acknowledged there are existing buildings that are higher in the vicinity of the site and contain substantially more building bulk. The proposed development continues the established building pattern of retail commercial tenancies constructed on or close to the Landsborough Avenue frontage and a tower setback from the street above podium level. In addition, the building provides a high level of articulation to reduce visual dominance. d. All adjoining land is contained within the General residential zone, Urban neighbourhood precinct. It is recommended the Performance Solution be accepted in this instance.	
PO5 Residential buildings and structures are setback to: a. be consistent with medium to high density Urban neighbourhood precinct character where buildings are positioned close to the footpath to create active frontages; b. maintain private open space areas that are of a size and dimension to be usable and functional; c. maintain the privacy of adjoining properties; d. ensure parked vehicles do not restrict pedestrian and traffic movement and safety; e. limit the length, height and openings of boundary walls to maximise privacy and amenity on adjoining properties; f. ensure built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties; g. Provide adequate separation to particular infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure. Note - Refer to Planning scheme policy - Residential design for details and examples.	**E5.1** Setbacks (excluding built to boundary walls) comply with Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses). Note - Greater setbacks may be required if the lot adjoins an environmental corridor or area (Refer to values and constraints for details). **E5.2** Buildings (excluding class 10 buildings and structures) ensure that built to boundary walls are: a. of a length and height in Table 6.2.6.4.4 'Built to boundary walls (Residential uses)'; b. setback from the side boundary: i. not more than 20mm; or ii. if a plan of development shows only one built to boundary wall on the boundary, not more than 150mm; c. on the low side of a sloping lot. Editor's note - Lots containing built to boundary walls should also include an appropriate easement to facilitate the maintenance of any wall within 600mm of a boundary. For boundaries with built to boundary walls on

Performance Outcome	**Example**
	adjacent lots a 'High Density Development Easement' is recommended; or for all other built to boundary walls an 'easement for maintenance purposes' is recommended.

Performance Outcome Assessment

Example 5.1 suggests that boundary setbacks are in accordance with *Table 6.2.6.4.3 'Setbacks' - Setback (Residential uses).* The application seeks a Performance Solution with respect to the following setbacks:

Rear Boundary Setbacks (western boundary)

- Level 2 - outermost projection (OMP) of residential car parking level (part of the building between 4.5m and 6.73m) proposed to be setback 1.5m as an alternative to the suggested setback of 2m (for parts of the building between 4.5 and 7.5m).
- Levels 3 to 10 - OMP of rear balconies, proposed to be setback 4.7m as an alternative to the suggested 5m. The 300mm performance solution relates to a semi-open balcony for 6m part of the rear of the building.

Side Boundary Setbacks (northern and Southern Boundaries)

- Level 5 - OMP of balcony and wall (wall at the rear portion of the building only) setback 3m as an alternative to the suggested 3.5m to OMP. The performance outcome relates to the top 900mm of the wall of the 2.9m wall height that is above a building height of 14.5m.
- Level 6 - OMP of balconies and wall (wall at the rear portion of the building only) proposed to setback 3m as an alternative to the suggested 3.5m to OMP.
- Level 7 - OMP of balconies and wall (wall at the rear portion of the building only) proposed to be setback 3m as an alternative to the suggested 4m to OMP.
- Level 8 - OMP of balconies and wall (wall at the rear portion of the building only) proposed to be setback 3m as an alternative to the suggested 4.5m to OMP.
- Level 9 - OMP of balconies and wall (wall at the rear portion of the building only) proposed to be setback 3m as an alternative to the 5m to OMP.
- Level 10 - OMP of balconies, wall (wall at the rear portion of the building only) and roof overhang proposed to be setback 3m as an alternative to the suggested 5.5m to OMP.

It is noted that the application proposes a consistent floor plate for Levels 3-10 of the building. The building contains a high level of articulation along the side of the building, with parts of the building meeting the example setbacks, and other parts of the building forward of the example setback. The Performance Solutions proposed for the side boundary setbacks relates to parts of the building above 14.5m in height (upper part of Level 5 to the roof of the building) and typically relates to semi-open balconies. The proposed side boundary setbacks generally comply when measured to the wall of the building, with the exception of the rear of the bedroom walls and small parts of the building at Level 9 and 10.

Example E5.2 suggests that built to boundary walls are of a length and height in Table 6.2.6.4.4 'Built to boundary walls (residential uses). In accordance with Table 6.2.6.4.4, the site has a frontage greater than 18m and refers to Queensland Development Code (QDC) criteria relating to built to boundary walls. It is noted that the QDC does not include provisions relating to Multiple Dwellings and therefore there is no suggested maximum built to boundary wall length or height specified.

The proposal achieves Performance Outcome PO5 in the following regard:

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td colspan="2">a. The proposal is consistent with medium to high density Urban Neighbourhood Precinct character and the proposed buildings are positioned close to the footpath to create active frontages. The proposed retail uses at ground level are proposed to be constructed to the boundary along Landsborough Avenue with cantilevered awning to maintain the established active frontage of the main street environment. The proposed building is consistent with the bulk and scale of adjoining buildings (existing and approved) in the vicinity;
b. The proposed building includes private open space areas that are of a size and dimension to be usable and functional;
c. The proposed building has been designed to maintain the privacy of adjoining properties as far as practical in a high density living environment. The floor plan of the proposed dwellings are oriented to face East (towards Moreton Bay) and not directly face adjoining properties to the extent practical. Privacy screen treatments have been proposed to all habitable room windows and balconies to maintain the privacy of adjoining properties. The recommendations of this report include a condition of development requiring the provision of privacy treatments to habitable rooms, windows and balconies to be provided prior to the commencement of use and to be maintained.
d. All vehicle parking is proposed internal to the building and provides 53 parking spaces above the minimum suggested requirements. Car parking arrangements and will not impact upon the pedestrian safety and will not compromise the active frontage along Landsborough Avenue.
e. The proposed built to boundary walls have been designed to ensure privacy and amenity on adjoining properties will be maintained through limiting the height and length of walls;
f. The proposed built to boundary walls do not create unusable or inaccessible spaces and do not negatively impact the streetscape character, amenity or functionality of adjoining properties. The built to boundary wall are proposed to predominantly adjoini the driveway and car parking areas of the adjoining high-rise building to the South and adjoining the solid wall of the supermarket building to the North;
g. The proposal will maintain adequate separation to infrastructure and water bodies to minimise adverse impacts on people, property, water quality and infrastructure.

It is recommended the Performance Solution be accepted in this instance.</td></tr>
<tr><td>PO8
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;
b. does not result in an over development of the site;
c. does not result in other elements of the site being compromised (e.g. Setbacks, open space etc);
d. ensures that buildings and structures reflect the attached medium to high density urban character.

Note - Refer to Planning scheme policy - Residential design for details and examples.</td><td>E8
Site cover (excluding eaves, sun shading devices, patios, balconies and other unenclosed structures) does not exceed the specified percentages in the table below.
<table><tr><th>Building Height</th><th>Lot Size (1001 - 2500m^2)</th></tr><tr><td>8.5 or less</td><td>60%</td></tr><tr><td>>8.5m to 12.0m</td><td>50%</td></tr><tr><td>>12m to 21m</td><td>40%</td></tr><tr><td>>21m to 27m</td><td>35%</td></tr><tr><td>Greater than 27m</td><td>25%</td></tr></table>
Note - Refer to Planning scheme policy - Residential design for details and examples.</td></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td colspan="2">The application proposes a performance solution with respected to the suggested site coverage percentages listed within Example E8. The Performance Solution proposed is as follows:</td></tr>
</table>

<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td>
<table>
<tr><th>Height of Building</th><th>Site cover proposed</th><th>Example Site Cover
(lot size 1001-2500m^2)</th></tr>
<tr><td>8.5m or less</td><td>Level 1 - 71.8%
Level 2 - 73.3%
Level 3 - 38.4%</td><td>60%</td></tr>
<tr><td>>8.5m to 12.0m</td><td>Level 4 - 38.4%</td><td>50%</td></tr>
<tr><td>>12.0m to 21m</td><td>Level 5 - 38.4%
Level 6 - 38.4%
Level 7 - 38.4%</td><td>40%</td></tr>
<tr><td>>21m to 27m</td><td>Level 8 - 38.4%
Level 9 - 38.4%</td><td>35%</td></tr>
<tr><td>Greater than 27m</td><td>Level 10 - 38.4%</td><td>25%</td></tr>
</table>

It is noted that the application proposes a consistent floor plate for Levels 3-10 of the building. As a result of the consistent floor plate, site cover is below the suggested maximum at some levels (Levels 3-7) and above the suggested maximum at some levels (Levels 1-2 and 8-10).

The proposed site coverage complies with Performance Outcome PO8 in the following regard:
a. The proposed site cover does not result in a site density that is inconsistent with the character of the area. The Urban Neighbourhood precinct requires a medium to high density of at least 45 dwellings per hectare (Performance Outcome PO1). The proposal for 48 dwelling on a 2,428m^2 site would result in a density of 197.6 dwelling/ha which is consistent and in some case lower than the density of other high-rise buildings in the locality. The proposed built form is generally consistent with the height and bulk of established and approved buildings in the surrounding area;
b. The proposed site cover does not result in an over development of the site. The proposal results in an anticipated form of development within the Urban Neighbourhood Precinct and of a consistent height and bulk of established and approved buildings in the vicinity;
c. The proposed site cover does not result in other elements of the site being compromised (e.g. Setbacks, open space etc). Whilst the application includes performance solutions against suggested minimum setbacks, the proposal complies with the corresponding Performance Outcome (refer discussion above);
d. The proposed site cover ensures that buildings and structures reflect the attached medium to high density urban character. The proposal is for a high-rise building (containing more than 7 storeys) and is consistent with the height, bulk and scale of buildings identified within Planning Scheme Policy - Residential design.

It is recommended the Performance Solution be accepted in this instance.</td></tr>
<tr><td>PO26
Upgrade works (whether trunk or non-trunk) are provided where necessary to:
a. ensure the type or volume of traffic generated by the development does not have a negative impact on the external road network;
b. ensure the orderly and efficient continuation of the active transport network;
c. ensure the site frontage is constructed to a suitable urban standard generally in accordance with Planning scheme policy - Integrated design.</td><td>No example provided.</td></tr>
</table>

Performance Outcome	**Example**
Note - An Integrated Transport Assessment (ITA) may be required to demonstrate compliance with this performance outcome refer to Planning scheme policy - Integrated transport assessment for guidance on when an ITA is required. An ITA should be prepared in accordance with Planning scheme policy - Integrated transport assessment. Note - The road network is mapped on Overlay map - Road hierarchy. Note - The primary and secondary active transport network is mapped on Overlay map - Active transport. Note - To demonstrate compliance with c. of this performance outcome, site frontage works where in existing road reserve (non-trunk) are to be designed and constructed as follows: i. Where the street is partially established to an urban standard, match the alignment of existing kerb and channel and provide carriageway widening and underground drainage where required; or ii. Where the street is not established to an urban standard, prepare a design that demonstrates how the relevant features of the particular road as shown in the Planning scheme policy - Integrated Design can be achieved in the existing reserve. Note - Refer to Planning scheme policy - Integrated design for road network and active transport network design standards.	

Performance Outcome Assessment

Planning Scheme Policy (PSP) - Integrated Design identifies Mein Street as a 'Contemporary Residential' street. A Contemporary Residential street is depicted within the PSP as being provided with two travel lanes, an indented off-street parking lane on one side of the street and a footpath on both sides of the street, contained within a typical 19.5m wide road reserve width.

Mein Street currently contains a 20m wide road reserve and approximately 7m wide road pavement, aligned off-centre towards the eastern side of the road reserve (eastern verge approx. 4.5m and western verge approx. 8.5m in width). Given the existing width of the road pavement, when vehicles are parked on-street on opposite sides, there is limited room to allow two vehicles to safely pass within the travel lanes of the road. The submitted Integrated Transport Assessment (ITA) in support of the application identifies the development is expected to generate approximately 428 trips per day (or 40 trips per hour in road network peak periods). As a result of the expected increase in traffic volumes, the development has the potential to exacerbate existing traffic efficiency and safety issues within Mein Street. The recommendations of this report include a condition of development requiring the developer to undertake external works within the western verge of Mein Street, typical between the development site south to Anderson Street. The external works are recommended to include the formalization of six (6) dedicated parking bays beyond the travel lanes of the road to improve traffic safety and efficiency, whilst maintaining the existing on-street parking availability (no net loss of on-street parking).

Through appropriate conditions of development, compliance with the Performance Outcome can be achieved.

Performance Outcome	**Example**
PO 68 Loading and servicing areas: a. are not visible from the street frontage; b. are integrated into the design of the building; c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses; d. where possible loading and servicing areas are consolidated and shared with adjoining sites.	No example provided.
Performance Outcome Assessment	
The application proposes a loading bay for refuse collection that adjoins and would be visible from Mein Street. As the proposal is unable to comply with the Performance Outcome, an assessment against the relevant Overall Outcome of the Residential Zone Code, Urban neighbourhood precinct is required.	

9.3.2 Residential Uses Code	
PO8 Driveways, pedestrian entries and internal access ways are located and designed to: 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; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. Note - Refer to Planning scheme policy - Integrated design for details and examples	**E8.2** Development provides crossovers with: a. a maximum width of 5.5m for a shared driveway; or b. a maximum of 1, 3m wide crossover for every 7.5m of primary road frontage. Note - Refer to Planning scheme policy - Integrated design for details and examples. Note - Development on a laneway provides access from the lane only in accordance with laneway development provisions. **E8.6** Driveways do not include a reversing bay, manoeuvring area or visitor parking spaces (other than tandem spaces) in the front setback.
Performance Outcome Assessment	

The application proposes a Performance Solution of providing a 9.8m wide vehicular crossover (typical driveway width 5.5m) to Mein Street, as an alternative to the suggested maximum width of 5.5m for a shared access driveway.

The proposal complies with the Performance Outcome as the driveway crossover provides for lawful access, would not detrimentally detract from the streetscape, does not negatively impact on adjoining properties, does not result in excessive crossovers or hardstand areas, does not compromise services, street trees or refuse collection or street infrastructure. Additionally, Council Officers sought to improve the streetscape outcome to Mein Street by requiring the development to include a pergola structure over the driveway and bin enclosure area to help reduce the 'gun barrel' effect of the driveway. This has been included on the proposal plans.

It is recommended the Performance Solution be accepted in this instance.

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome 68 of the General Residential Zone Code (proposed loading bay visible from the street), Urban Neighbourhood Precinct. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows:

6.2.6.4 General Residential Zone Code, Urban Neighbourhood Precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
e. The design siting and construction of residential uses are to: i. contribute to an attractive streetscape with priority given to pedestrians; ii. encourage passive surveillance of public spaces; x. locate car parking so as not to dominate the street; xi. cater for appropriate car parking and manoeuvring areas on-site; l. The design, siting and construction of non-residential uses: ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces; iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces;	Yes	The application proposes a loading area, located within the access handle adjoining Mein Street. The loading bay is proposed to accommodate a 12.5m long Heavy Rigid Vehicle (HRV) to service both residential and non-residential refuse bins from the temporary bin collection area. The submitted Integrated Traffic Assessment demonstrates appropriate maneuvering for a (HRV) is provided to the loading area from Mein Street. The proposed loading bay is proposed as a concrete hardstand area, located fully within the property boundary and will only be periodically occupied during collection of refuse. The temporary bin collection area located behind the loading bay will be fully screened from the street and contained within a roofed structure. In addition, the pergola structure is proposed over a portion of the driveway in the vicinity of Mein Street and will contain a trellis to allow for vertical and horizontal landscaping to ensure an attractive streetscape is maintained. The proposed loading bay complies with the overall outcome as it would not compromise areas of pedestrian movement, would not be a visually dominant feature to the streetscape and

6.2.6.4 General Residential Zone Code, Urban Neighbourhood Precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
		would not negatively impact the amenity of adjoining properties or compromise the achievement of an active frontage.

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

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution No. 8 commencing on 14 August 2018 (CR).

2.5.1 Levied Charge

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

(e) 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

(f) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of $125,780.91 exists and has been calculated based on 785m^2 GFA of Commercial (retail) uses, 1,075m^2 Commercial (Retail) impervious area, one x two bedroom dwelling and 1 x three-bedroom dwelling.

(g) 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

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

The credit available under this option is $70,414.92 based on four (4) existing lots, in accordance the proportional split stated in Table 3 of the CR.

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; and

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

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

2.6 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Traffic, Access & Parking
In order to address the requirement of a contemporary residential road street typology, 6 car parking bays have been recommended as a conditionto be built along the western side of Mein Street which will enable vehicles to manoeuvre more easily along this existing street.

Stormwater / Flooding
The site will not be impacted by flooding, however a stormwater connection to Landsborough Avenue has been proposed which will require an operational works application for stormwater.

Earthworks
The land is mapped as being above 5m AHD and below 20m AHD, with the potential for acid sulphate soils present. A condition has been recommended requiring an acid sulphate soils report to be undertaken for any earthworks which is to occur on the site.

2.7.1.2 Environmental Health

Acoustic Amenity
A noise assessment report by NMS has been provided in support of the development application. The assessment has considered impacts to surrounding sensitive uses from vehicle related activities, deliveries and waste collection. An assessment of road traffic and adjoining commercial use impacts to the proposed development was also undertaken although it is noted there was no trigger under the planning scheme requirements due to the designated road hierarchy. The findings recommended restrictions to delivery times and construction of 1 residential dwelling to category 1 in accordance with MP4.4 and limitations to noise emissions from mechanical plant. These findings are accepted.

The report identifies that the specific nature of the ground level commercial uses has not been determined and no specific noise assessment was undertaken in this regard. Given the application includes a food and drink outlet it is reasonable to assume these activities will occur below. As with the similar approved development to the north it is appropriate that the awning be of solid gap free construction to mitigate impacts from outdoor dining and related activities. A condition is recommended in this regard.

Surrounding sensitive uses were identified in the initial assessment however these did not include the immediate dwellings to the north due to an existing development approval over those sites. That approval would see the dwellings demolished.

Council requested further assessment of impacts to the nearest immediate existing sensitive use to the north. It was determined that the predicted noise levels will be above the accepted criteria for deliveries and waste collection. The applicant has proposed that deliveries and waste collection will be limited occurrences and has recommended a condition be applied restricting it to between 7am and 10pm only. Given the exceedance it is considered appropriate that both activities are restricted to between 7am and 6pm to ensure that neighbours are not impacted during evening periods. It is also noted that a 1.8m high barrier is recommended for construction along the common boundary between the northern residents and development site. Once again given the exceedances it is appropriate the barrier height is increased to 2 metres. As development approval (Refer DA/33335/2016/VCHG/1) exists over the lots immediately north of the proposed development site, as such, the above condition will be dependant on the northern development not having commenced.

Waste Management
A waste management program has been provided and is acceptable for the proposed use. This development will use up to 15 x 1.1m^3 bins serviced in the loading bay. The arrangement appears acceptable. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

Infrastructure Buffers Overlay
A sewer pumping station exists approximately 45m from the site in the park on the opposite side of Landsborough Avenue. The 50m buffer has been shown on the proposal plans and is measured from the centre of the pump station. The 50m buffer intersection the ground floor structure but does not intersect with the residential component. The applicant has sufficiently demonstrated there is insignificant impact from the sewer pump station to sensitive uses. No conditions are recommended in this regard.

2.7.2 Referral Agencies

2.7.2.1 Concurrence Agencies - Department of Infrastructure, Local Government and Planning
There were no Concurrence Agencies involved in assessing this development application.

2.7.2.2 Advice Agencies
There were no Advice Agencies involved in assessing this application.

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

2.8 Public Consultation

2.8.1 Public Notification Requirements under the Development Assessment Rules

(d) Public Notification was served on all adjoining landowners on 27 November 2019.
(e) The development application was advertised in the Redcliffe and Bayside Herald on 28 November 2019
(f) A notice in the prescribed form was posted on the relevant land on 29 November 2019 and maintained for a period of 15 business days until 19 December 2019.

ITEM 2.3 DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5 - A19601052 (Cont.)

2.8.2 Submissions Received

Council received the following types of submissions in respect to this development application.

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		191
	Petition		0
Not Properly Made	Letter, Email, Fax		11
	Petition		0
Total			202

The matters raised within the submissions are outlined below:

Assessment of Submissions

Issue - Built Form (Design, Character, Height, Bulk, Density, Site Coverage, Setbacks)

- The planning scheme overlay map indicated building height is to be a maximum of 21m. The proposed development is 31m in height, some 10m above the limit.
- Excessive building height will negatively impact the community by dominating the skyline.
- The height of the building is misrepresented in the developer's submission. The submission implies that the height of the existing 65 Landsborough Avenue is RL36.2, with two peaks rising to RL38.53.
- The height referenced has neglected to include the lift overrun.
- The visual bulk of the building is in the vicinity of 4,500m^2.
- The proposed building will be an eyesore for houses in Mein Street.
- The proposed building does not represent human scale and will have an imposing presence at street level.
- Performance Outcome PO5 of the General Residential Zone Code (Urban Neighbourhood precinct) requires residential buildings and structures to maintain the privacy of adjoining properties.
- The planning scheme suggests a correlation between building height and boundary setbacks with a tired built form. The proposal does not achieve the boundary setbacks on almost every level.
- Reduced boundary setbacks will have a negative impact on the privacy of neighbouring properties, particularly 65 Landsborough Avenue.
- At Level 10, the required setback from the boundary is 5.5m, whereas the proposal only offers 3m - a difference that is not considered minor in nature.
- The lack of setback from Levels 3-10 when taken against 65 Landsborough Avenue will create an eyesore and potential for wind tunnel effect. Two adjacent buildings of this height should not be permitted.
- The proposed height and bulk of the Level 2 built to boundary wall will have a major visual impact on businesses along the street. The wall of the planter boxes at Level 3 will only exacerbate the visual dominance.
- Performance Outcome PO8 of the General Residential Zone Code (Urban Neighbourhood Precinct) requires that site coverage does not exceed 40%. The proposal exceeds the site coverage on almost every level with coverage being between 38% to 73%.
- Performance Outcome PO8(c) states that the site cover does not result in other elements being compromised (e.g. setbacks, open space etc.).

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Assessment of Submissions

- The building does not incorporate a more desirable tired format, but rather an unpleasant box shape.
- Example 109 (Scenic Amenity) of the of the General Residential Zone Code (Urban Neighbourhood Precinct) suggest that buildings over 12m in height incorporates architectural character elements including curved balconies and walls, strong vertical blades and wall planes and wall articulation expressed with different colours. The corresponding Performance Outcome requires buildings to complement 'bayside character' and coastal landscaping. The proposed building does not respond to the Scenic Amenity overlay requirements.
- The proposed development will have an adverse effect on natural light and ventilation for residents on the southern side.
- All buildings on this block have a setback of 5m from the street and this needs to be maintained.
- The proposal to build further forward at level 2 is inconsistent with the rest of the streetscape and is further exacerbated by the planter boxes (solid walls) at level 3. In all other instances along the street, level 2 is setback beyond level 1.
- The setback of my unit on the 6th level on the southern side is 4.88m to the boundary. The proposed developments setback is just 3m, giving a separation of less than 8m. If the planning scheme setbacks were enforced, the separation would be 9m. Privacy screens need to be added.
- The character of Scarborough and its 'village feel' will be lost.
- High density and overcrowding are not what Scarborough needs.
- The precedent of existing 'over height' buildings should not be a consideration. The building should be limited to the maximum height specified in the current planning scheme.
- Concern is raised that the developers drawing consistently misrepresents the position and placement of buildings to the south.

Discussion:

Submissions received have raised concern with the proposed building height exceeding the suggested maximum height of 21m as shown on Overlay Map - Building Height. The proposed building height of 31.03m is considered to comply with the corresponding Performance Outcome (refer section 5.2 of this report for details).

Submitters have raised concern that the measurement of building height has neglected to include the lift overrun. Building height has been correctly depicted on the proposal plans in accordance with the Administrative Definition of Building Height contained within Schedule 7 of the Planning Scheme which states that 'lift overruns, air conditioners and the like, are excluded from the measure of building height'.

Submitters have identified that the height of adjoining buildings has been misrepresented on the plans as a result of the sloping roof form of the adjoining building to the south, thereby depicting the adjoining building as higher than it actually is. It is noted that the building height as defined in the MBRC Planning Scheme is measured to the uppermost part of the roof of a building. The height of existing buildings has been correctly expressed at its highest point on the streetscape analysis (RL39.13m). The height of adjoining buildings as shown on the section drawing i.e. Section 1 appears to be taken through a lower portion of the sloping roof of the adjoining building and depicts the building roof at RL36.73 (some 2.4m lower than the highest point of the adjoining building). The submitted plans are not considered to be misleading.

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Assessment of Submissions

Submitters have raised concerns with the proposed boundary setbacks exceeding the suggested setbacks identified within the example. The proposed setbacks are considered to comply with the corresponding Performance Outcome (refer section 5.2 for details).

Submitters have raised concern that the proposed built to boundary walls (including the outer wall of the Level 2 enclosed car parking level), will be visually dominant from adjoining properties and the streetscape. As discussed in section 5.2 of this report, there is no maximum height or length of a built to boundary wall specified in Queensland Development Code (QDC) for a Multiple dwelling. The built to boundary walls are located along northern and southern boundaries of the site (approximately 60m in length) and along the Landsborough Avenue frontage of the site (at level 2 above the proposed retail tenancies). The built to boundary walls will have a typical height of 6.73m (or 7.93m where including the 1.2m high planter box on the podium level) and are proposed adjoining the driveway of 65 Landsborough Avenue along the southern boundary and adjoining the existing built to boundary wall of 75 Landsborough Avenue (Friendly Grocer building) and the proposed driveway of the approved development (DA/33335/2016/VCHG/1) along the northern boundary. Along the Landsborough avenue frontage of the site, the built to boundary wall of the Level 1 car parking car will sit above the awning of the proposed commercial uses at ground level. The wall will not be visually dominant or overbearing from the streetscape and will be generally consistent with the established streetscape and of a similar height and form of the existing parapet wall of the existing building on site.

Submitters have raised concern that the building does not incorporate vertical massing or tiering. It is acknowledged that the Example 8 of the General Residential Zone Code, Urban Neighbourhood Precinct suggests that site coverage should reduce as building height increases. Planning Scheme Policy - Residential design also provides illustrations of how site cover may reduce with increased height, resulting in vertical massing of the building. It is noted the Planning Scheme Policy provides guidance material on site coverage, however it is not the intention to require every high rise building incorporate vertical massing. The proposed site coverage has been assessed and determined to comply with Performance Outcome PO8. Furthermore, the proposed building is generally in keeping with the established character of the area and includes good articulation.

Submitters have raised concern the proposed built form is not reflective of coastal architecture as suggested by Example E109 of the General Residential Zone Code, Urban Neighbourhood Precinct. The proposal is considered to incorporate aspects of traditional coastal architecture elements such as curved balconies, strong vertical blades and wall planes, generous roof forms with extended eaves, and large open balconies with glass balustrades to maximise views to the bay and promote sub-tropical lifestyle as well as the use of colours and materials reflecting those found in the natural coastal environment. In addition, the proposed building is consistent with existing buildings within the Scarborough locality and is therefore considered to complement the established bayside character of the area.

Submitters have raised concern with the density of the development. The Urban neighbourhood precinct specifies in the planning scheme that development has a medium to high residential density of at least 45 dwellings per hectare. The proposal for 48 dwelling on a 2,428m2 site would result in a density of 197 dwelling/ha, consistent with Performance Outcome PO1 of the Urban Neighbourhood Precinct. The proposed built form is generally consistent with the height and bulk of established and approved buildings in the surrounding area. The proposal is therefore consistent with the desired character and density as expressed within the planning scheme.

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Assessment of Submissions

Submitters have raised concern the 'village feel and charm' of Scarborough will be lost should the development proceed. Submitters have not articulated the specific aspects that are claimed to be lost. It is noted that the proposed Multiple dwelling and retail and commercial uses are all consistent uses within the zone and the density of the development is anticipated by the planning Scheme. The proposed built form is consistent with established buildings within the area. The proposal seeks to complement the established main street environment along Landsborough Avenue including commercial tenancies constructed to street align, uninterrupted active frontage and continuous pedestrian awning extending over the road reserve.

These are not sufficient reasons for refusal of the application.

Issue - Traffic, Access and Parking

- Mein Street is a narrow street 7.4m wide and is difficult to pass with two cars parked either side.
- Mein Street is not designed to be a main thoroughfare street.
- The traffic report anticipates an extra 428 trips per day as a result of the development. The cumulative effect of this along with other approved development would have a significant negative impact on properties in Mein Street, particularly between Anderson and Bunton Street.
- The development would result in congestion on street not designed to cater for high density development.
- It is unreasonable for residents of Mein Street and connecting thoroughfares to absorb traffic increases without road upgrades.
- Refuse collection of the 15 x 1.1m3 bin would occur 3 times per week by a 12.5m long Heavy Rigid Vehicle (HRV). Refuse trucks would be limited accessing the site from a narrow street if cars are parked in the street. In addition, refuse trucks will block the development's driveway whilst servicing the bins.
- Emergency vehicle access would be near impossible from Mein Street considering the narrow pavement and high utilisation of on-street parking.
- Mein Street needs to be widened to accommodate new development.
- Pedestrian safety is of concern. Crossing the road in current conditions is dangerous.
- Any proposal for 'no parking' signs to be erected in Mein Street to allow for commercial and delivery vehicles will restrict existing residents on-street parking options.
- Inadequate visitor parking has been provided.
- Customers to the proposed retail and commercial uses will occupy spaces intended for visitors to the beach.
- Construction traffic will create major disruptions. Where will contractors park?

Discussion

The site has frontage to both Landsborough Avenue and Mein Street. Landsborough Avenue is a Council-controlled District Collector Road and Mein Street is a Council-controlled local access street. For road efficiency and safety reasons, as well as to preserve the main-street environment along Landsborough Avenue, access from Mein Street, the lower-order road, is preferred.

As part of the application material, the applicant has submitted an Integrated Transport Assessment (ITA), prepared in accordance with the requirements of Council's planning scheme policy. The ITA identifies that the proposed development is expected to generate

Assessment of Submissions

approximately 40 trips per hour in the road network during peak periods or some 428 trips per day. The level of traffic anticipated to be generated by the development relates to, on average, two vehicles every three minutes during peak hours. As discussed within section 5.2 of this report, a condition of development is included in the recommendations of this report requiring the developer to undertake external road works including formalisation of dedicated parking bays in order to improve the functionality and safety of Mein Street.

A submitter has raised concern that inadequate visitor parking has been provided on site and there would be an increased demand for on-street car parking within Mein Street, Landsborough Avenue as well as within the Scarborough Beach Park parking area. Under the MBRC Planning Scheme, there is no requirement to provide visitor parking spaces. It is noted that the application proposes a total of 116 car parking spaces, consisting of 102 spaces to service the proposed 48 dwellings and a further 15 car parking spaces associated with the proposed commercial. The proposed onsite car parking provision exceeds the minimum suggested number of car parking spaces in the planning scheme by 53 spaces. As a result of the excess car parking provision, the demand for on-street car parking is not expected to be substantial. Furthermore, the proposal provides 60 bicycle parking spaces and end of trip facilities to promote the use of active and passive transport options and reduce the reliance of private vehicle trips.

The Traffic Impact Assessment has also demonstrated through swept path diagrams that all service and delivery vehicles will be able to enter and exit the site within the current Mein Street environment.

With respect to construction activities and construction vehicles, a condition is recommended requiring the submission and approval of a construction management, prior to any site works commencing. The construction management plan will be required to outline measures to minimise the impacts on the surrounding community during construction activities, including locations of contractor parking.

These are not sufficient reasons for refusal of the application.

Issue - Amenity and Environmental Concerns

- Construction noise will impact on local residents.
- The development will result in additional air and water pollution from vehicles operating and parking in the area, the latter leading to uncontrolled runoff to the
- The dust from this new development will be unimaginable. Will compensation be available for cleaning?
- The existing building (previously a cinema) contains asbestos (as much as 10 tonnes). What assurances do residents have that asbestos will be removed safely. Of particular concern, with strong coastal winds there is a risk to public safety.
- Concern is raised over noise pollution. The proposed dwellings may be rented using online short-term accommodation websites. This will add continual stream of short-term renters with no-connection to the local community and will likely be rowdy and disruptive.
- The increase in local population will have an impact on the environment - more water is used, more sewerage, more rubbish produced and greater impact on parks, beaches and public amenities.
- The proposed development will obstruct views of the bay.
- The height and bulk of the building will block easterly breezes to residents to the west.

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Assessment of Submissions

- The proposed building will cast a shadow over the waterfront and parkland in the afternoon. The building will overshadow adjoining properties.
- The shadow diagrams are deceptive and only show shadow impacts at 9am, 12pm and 3pm. Significant shadowing will occur beyond 3pm.
- Concern is raised about the level of noise and pollution that will drift across to neighbouring units on the same level as the proposed 2ned level car park.

Discussion

It is acknowledged there may be potential disruptions during construction of the proposed development. Should the application be supported, a condition of development would be recommended requiring the submission of a construction management plan prior to site works commencing. The construction management plan will be required to outline measures to minimise the impacts on the surrounding community during construction activities. Construction hours and noise limitations will be regulated under the Environmental Protection Act 1994, administered by the Queensland Government. Any claim for compensation for cleaning for dust impacts will be a civil matter between a property owner and the developer and/or its representatives.

It is acknowledged that any increase in population will place extra demand on infrastructure, services, community facilities and the environment. The proposed development is an anticipated form of development and consistent with the density expected within the Urban Neighbourhood Precinct. A Stormwater Management Plan (SWMP) has been submitted as part of the application. Should the application be approved a condition of development would be included requiring the recommendations of the SWMP to be implemented to ensure stormwater and runoff is appropriately managed.

Concern has been raised regarding the removal of asbestos from the demolition of the existing buildings on the site. The removal of any buildings on site will be required to obtain a demolition permit issued by a private building certifier and any asbestos removal will be required to be carried out in accordance with relevant legislation.

It is acknowledged that there is the potential for an increase in typical residential noise as a result of the proposed multiple dwellings (compared with the existing use of the land) however the expected increase in noise would be appropriate with what can reasonably be expected within an urban environment and specifically within the Urban neighbourhood precinct.

The application seeks approval for Multiple Dwellings and not Short-term accommodation. As within any residential area, any excessive noise generated from a residential property is a matter for the Queensland Police.

Submitters have raised concerns that existing views and access to breezes may be impacted as a result of the proposal development. Whilst the submitters concerns are acknowledged, it is imperative to note the proposed development is a consistent use within the General residential zone, Urban neighbourhood precinct and high-rise development is contemplated by the planning scheme for this site. The proposed building form including the height and bulk of the building is consistent with the established character of the area.

Submitters have raised concern that the proposed development will result in overshadowing of adjoining places including private properties and other public places including Scarborough Beach Park. Whilst the submitters concerns are acknowledged, the shadowing impact of the result of the development will be consistent with the existing overshadowing

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Assessment of Submissions

from established and approved buildings within the locality. The applicant has submitted shadow diagrams depicting the shadowing impact at 9am, 12pm and 3pm at both the winter and summer solstice. Whilst it is acknowledged that longer shadows would result on the diagrams had 5pm in the summer solstice been depicted, the shadowing impact will remain consistent with the existing overshadowing from established and approved buildings within the locality. Furthermore, it is noted that there are no assessment benchmarks in the planning scheme relating to shadowing impacts.

A submitter has raised concern with the potential for noise and air pollution to result from the proposed Level 2 car parking area. Should the application be supported, further detailed construction design would be required to occur prior to obtaining building works approval. The required noise and ventilation requirements of the raised car parking level would be assessed in accordance with relevant standards at the time of building works approval.

These are not sufficient reasons for refusal of the application.

Issue - Miscellaneous Matters Raised

- Businesses will suffer as a result of the development. Additional retail and commercial tenancies will compete with already struggling businesses.
- Construction activities will severely impact pedestrians and businesses on Landsborough Avenue.
- Additional retail/commercial floor space is not needed. Existing businesses are already struggling.
- Local residences will be devalued significantly.
- The Planning Scheme should be adhered to. Any variation to planning requirements sets a dangerous precedent.
- Why does Council have a planning scheme if it is to be ignored/overridden.
- Council should consider encouraging a diversity of destinations across the Redcliffe peninsula. Scarborough is a unique tourist offering and should not simply replicate the level of high-rise development occurring at Redcliffe or Woody Point.
- Decision making needs to be open and transparent. MBRC has not been open nor transparent in the decision-making process and there are concerns the developers have been lobbying MBRC Councillors and staff without proper documentation made public.
- State infrastructure such as schools and hospitals are inadequate to support increased density.
- Additional houses will slow the speed of the NBN.
- Development in the Scarborough area has been rapid and future development should be postponed.
- Scarborough is not the Gold Coast or Sunshine Coast - this form of development is not needed or wanted.
- Construction activities have the potential to compromise the foundations of adjoining buildings.
- There is currently a glut of apartments on the peninsular. The Scarborough was completed a number of years ago and there are still units for sale. According to real estate websites, there are 223 units available for sale in Scarborough.
- The applications should be decided by the full Council, not by the local Councillor acting alone, nor by the CEO acting under delegation. Further noting a number of Councillors retiring prior to the next election, any decision should be deferred so the new Council is in place and accountable for their decision.

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Assessment of Submissions

- Public advertisement of this proposal within a 3 week period right before Christmas is inadequate for proper consultation.
- The proposed development if approved will affect the house and well-being of existing residents.
- Will no longer be able to get to a grocery store without transport.
- Recently purchased property based on the planning scheme, including maximum height restrictions and setbacks to ensure my views and privacy would be protected.
- The development will spell the end of Scarborough's historic buildings with the demolition of the Old Bay Cinema building. Some of 'old' Scarborough's charm and character will be lost.
- The proposal will be a concrete jungle.

Discussion

A number of submissions have raised concern with non-compliance with assessment benchmarks. In particular, submitters have identified that the example building height, example setbacks and example site coverage are not being met, therefore the application should not be supported. It is imperative to note that the planning framework in Queensland is performance based and that where an Example is not met, the application is required to demonstrate compliance with the corresponding Performance Outcome. This report has demonstrated how the proposal has achieved the Performance Outcomes and Overall Outcomes of the relevant codes.

A number of submitters have raised concern that should the proposed development proceed, it will devalue their properties. The impact of property prices is not a relevant planning consideration or a matter the assessment manager can have regard to.

A number of submitters have raised concern that should the proposed development proceed, it will impact on their health and well-being. The impact of an individual's personal circumstances is not a relevant planning consideration or a matter the assessment manager can have regard to.

It is acknowledged that there may be potential disruptions to existing businesses and pedestrians during construction of the building. Construction disruptions are largely unavoidable but will be temporary in nature. A condition of development would be recommended requiring the submission of a construction management plan prior to any works commencing on site, to appropriately manage any impacts associated with construction activities.

Submitters have raised concerns of potential damage to their property (i.e. damage to foundations) as a result of construction activity. The potential for damage to property is not a relevant planning consideration. Any damage that may occur would be a civil matter between a property owner and the developer and/or its representatives.

Submitters have raised concern that existing commercial uses in the area are struggling and there is no need for additional competition for these businesses. The application seeks approval for 427m^2 of ground floor commercial floor space, intended to be occupied by Food and Drink Outlets and/or Shops. It is noted that the site is located within a mapped Neighbourhood Hub and Food and Drink Outlets and Shops are consistent land uses. In addition, it is noted the future residential population of the proposed forty-eight (48) dwellings will support existing and future retail and commercial uses in the area.

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Assessment of Submissions
It is acknowledged that minimal landscaping is proposed as part of the development. The proposed development forms part of a 'main street' environment along Landsborough Avenue with priority given to achieving buildings constructed on the street alignment with active frontages and continuous pedestrian awnings. The applicant has proposed to provide the majority of landscaping at podium level through a 1.2m wide and 1.2m high planter boxes intended to accommodate screen planting and shade trees which will soften the appearance of the built form the street and adjoining properties. A submitter has raised concerns with the loss heritage and character values from the demolition of the former cinema building on the site. The subject premises is not listed on a Local or State heritage register. Submitters have raised concern that there is inadequate infrastructure, particularly local hospitals and schools to support any additional population in the area. Schools and hospitals are a matter for the State Government. A growing community may support upgrades or new facilities into the future. Submitters have raised concern that the level of community consultation was inadequate. The applicant has correctly undertaken all public notification requirements as identified within the *Planning Act 2016*. These are not sufficient reasons for refusal of the application.

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 20 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
None identified.

3. Strategic Implications

3.1 Legislative/Legal Implications
The applicant and submitters have appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

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

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

3.5 Delegated Authority Implications
There are no delegated authority implications arising as a direct result of this report.

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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) Infrastructure contributions are applicable to the development should it be approved and carried out.

3.7 Economic Benefit Implications

Appropriate development supports the growing Moreton Bay region

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Refer to clause 2.8.

SUPPORTING INFORMATION
Ref: A19601071, A19625496 & A19625431

The following list of supporting information is provided for:

ITEM 2.3
DEVELOPMENT APPLICATION DA/39277/2019/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (48 DWELLINGS), SHOP, FOOD AND DRINK OUTLET LOCATED AT 71 AND 73 LANDSBOROUGH AVENUE AND 116 MEIN STREET, SCARBOROUGH - DIVISION 5

#1 Locality Plan

#2 Aerial Photograph

#3 Proposal Plans

#4 Properly Made Submissions

Due to size constraint, supporting information for this item is provided separate to agenda

ITEM 2.4
THE MILL AT MORETON BAY GUIDANCE MATERIAL: PUBLIC ART GUIDELINE - CONSIDERATION OF SUBMISSIONS AND GUIDELINES ADOPTION - DIVISION 7

Meeting / Session: *2 PLANNING & DEVELOPMENT*
Reference: *A19608594 : 24 January 2020* ***- Refer Supporting Information A19663533 & A19664889***
Responsible Officer: *NS, Coordinator Community & Cultural Programs (CES Community Services, Sport & Recreation)*

Executive Summary
Council resolved at its General Meeting held 26 November 2019 to commence public consultation on The Mill 'Draft' Public Art Guidelines (the guidelines). The public consultation process occurred between 29 November 2019 and 29 January 2020, utilising a similar process for making or amending Planning Scheme Policies under the Minister's Guidelines and Rules.

The purpose of this report is to seek Council's:
- approval for the proposed changes to the draft guidelines resulting from the public consultation process;
- adoption of the revised The Mill at Moreton Bay *Public Art Guidelines* (Refer Supporting Information #1) as guidance material to The Mill at Moreton Bay Priority Development Area Development Scheme, for implementation effective 24 February 2020; and
- approval to notify submitters regarding the outcomes of the submission consideration process.

OFFICER'S RECOMMENDATION

1. That Council has considered all properly made submissions received by Council about the proposed The Mill at Moreton Bay *Public Art Guidelines*.

2. That having considered the properly made submissions, Council approves the changes to the proposed The Mill at Moreton Bay *Public Art Guidelines* as contained in Supporting Information #1.

3. That the Chief Executive Officer be authorised to:
   a) notify persons who made a properly made submission by writing about how their submission was dealt with;
   b) prepare a Consultation Report generally in accordance with Supporting Information #2, summarising the issues raised in submissions and outlining how Council has responded to those issues; and
   c) make publicly available the Consultation Report by:
      (i) placing a copy on Council's website for viewing and downloading; and
      (ii) providing the report to each person who made a properly made submission.

4. That Council adopt The Mill at Moreton Bay *Public Art Guidelines* (Refer Supporting Information #1) as guidance material to The Mill at Moreton Bay Priority Development Area Development Scheme.

5. That The Mill at Moreton Bay *Public Art Guidelines* (Refer Supporting Information #1) commence on 24 February 2020.

6. That the Chief Executive Officer be authorised to do all things reasonable and necessary to commence The Mill at Moreton Bay *Public Art Guidelines,* including:

   a) make publicly available the adopted guidelines by:
      (i) placing a copy on Council's website for viewing and downloading; and
      (ii) providing at least one public notice in a newspaper circulating in the region stating that the guidelines are adopted and will commence on 24 February 2020 and are publicly available as per Officer's Recommendation 6a.

ITEM 2.4 THE MILL AT MORETON BAY GUIDANCE MATERIAL: PUBLIC ART GUIDELINE - CONSIDERATION OF SUBMISSIONS AND GUIDELINES ADOPTION - DIVISION 7 - A19608594 (Cont.)

REPORT DETAIL

1. Background

The Mill at Moreton Bay (The Mill) Priority Development Area's (PDA) Development Scheme (DS) commenced on 18 August 2017. The DS identifies that public art that is appropriate to the origins, history and character of the area will contribute to the uniqueness and richness of The Mill.

The DS includes an allowance for the development of 'Guidance Material' to set the standard for the desired point of difference and ensure the PDA will be an exemplar for the region. The following action is included in the DS 'Implementation Strategy':

> *Strategy 4.6, Action 2*
> *"Develop additional guidance material as needed to assist in communicating the criteria within the development scheme (for example street profiles and cross sections)."*

Officers have developed The Mill 'Streetscape Guidelines' and 'Civic Space and Park Guidelines', for the Mill Central and part of the Mill Green, to provide more detail on achieving exemplary urban, streetscape, civic space, and park design. These guidelines illustrate where public art is required, however provide no further guidance in relation to the types of public art to be delivered or the overall outcomes sought.

Accordingly, draft Public Art Guidelines for The Mill at Moreton Bay were developed to assist in communicating the vision and requirements for public art to developers, relevant contractors such as urban planners, architects, landscape architects, artists and designers, and set expectations for the community. Council's Development Services team will use the guidelines, once finalised, as an assessment tool, providing further detail to the Mill PDA Criteria.

Council resolved at its 26 November 2019 General Meeting to commence public consultation on The Mill 'Draft' Public Art Guidelines. The following resolution appears on minute page 19/2465 of the General Meeting of Council held 3 December 2019:

Ex. General Meeting held 26 November 2019 (MP. 19/2440):

RESOLUTION

That the Chief Executive Officer be authorised to commence public consultation (as described in this report) on "The Mill at Moreton Bay: (Draft) Public Art Guidelines" annexed at Supporting Information #1.

2. Explanation of Item

The guidelines will support the DS in delivering high-quality public art outcomes across The Mill PDA and enable Council to influence the type and character of public art commissions delivered by developers and other parties at The Mill. The guidelines will do this by, amongst other things, communicating the vision for public art at The Mill, the curatorial rationale and themes to be utilised in artwork commissions, and the assessment and approval processes for public art projects.

During the consultation, three submissions were received, two of which were considered properly made. Despite this, all submissions received have been considered.

A *Guidance Material Consultation Report* (Refer Supporting Information #2) has been prepared that categorises the submissions into themes, summarising the submitter's comments, and includes Council's proposed responses (where applicable).

ITEM 2.4 THE MILL AT MORETON BAY GUIDANCE MATERIAL: PUBLIC ART GUIDELINE - CONSIDERATION OF SUBMISSIONS AND GUIDELINES ADOPTION - DIVISION 7 - A19608594 (Cont.)

In accordance with the Minister's Rules and Guidelines for Planning Scheme Policies (which are the equivalent to these guidelines), 'post-consultation' changes can be made to the guidelines to:

(a) address issues raised in submissions;
(b) amend a drafting error; or
(c) address new or changed planning circumstances or information.

In accordance with the above, changes are proposed based on new information presented within the two submissions related to the guidelines (refer Supporting Information #1). These changes include:

- the addition of two new sections to the Framework for Developers (p. 10):
  - 9.3 Maintenance
  - 9.4 Decommissioning

- the inclusion of additional text to the Standard Artwork Commissioning Methodology that states the artist will "provide the client with images and a maintenance report" (p.15).
- the inclusion of additional text that states "the Moreton Bay Region is home to established and emerging artists with a diversity of arts practice. Developers may consider commissioning local artists, or opportunities to involve local artists, in the delivery of public art" (p. 5).

3. Strategic Implications

3.1 Legislative / Legal Implications
The preparation of the guidelines has been undertaken in accordance with the Minister for Economic Development Queensland's (MEDQ) Instrument of Delegation and Direction and the *Economic Development Act 2012*.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications
The guidelines will provide clarity and further detail to implement the Development Scheme.

3.4 Risk Management Implications
Providing guidance material for the PDA reduces the risk of inappropriate and poor-quality public art outcomes.

3.5 Delegated Authority Implications
This report recommends that the Chief Executive Officer be authorised to do all things reasonable and necessary to commence The Mill at Moreton Bay Public Art Guidelines.

3.6 Financial Implications ☒ Nil identified

3.7 Economic Benefit Implications
The draft guidelines provide further detail to support the Development Scheme, which promotes economic benefits to the region. The potential economic benefits of public art at The Mill include, but are not limited to:
- Attracting investment and business; and
- Creating a cultural tourism destination.

3.8 Environmental Implications ☒ Nil identified

ITEM 2.4 THE MILL AT MORETON BAY GUIDANCE MATERIAL: PUBLIC ART GUIDELINE - CONSIDERATION OF SUBMISSIONS AND GUIDELINES ADOPTION - DIVISION 7 - A19608594 (Cont.)

3.9 Social Implications

The guidelines provide further detail to support the DS, which promotes positive social outcomes. The potential social benefits of public art at The Mill include:

- Creating a strong cultural identity;
- Creating a sense of place;
- Animating public spaces and places;
- Celebrating community cultures; and
- Responding to the area's Aboriginal and historic heritage.

3.10 Consultation / Communication

Public consultation was undertaken between 29 November 2019 to 29 January 2019 (37 business days). The consultation involved:

- publication on 30 November 2019 and 11 January 2020 in the Courier Mail a notice—
  - i) stating that the proposed draft guidelines are published on the Council's website and available for inspection at Council's Strathpine and Caboolture Customer Service Centres and at the Redcliffe Library; and
  - ii) inviting persons to make submissions about the proposed draft guidelines by 12:00pm 29 January 2020.
- publishing the proposed draft guidelines on the Council website; and
- publishing a media release.

Following public consultation, internal Council consultation was undertaken with relevant Council departments about the submissions and the proposed actions.

The commencement of the guidelines will be publicly notified through a public notice in the Courier Mail stating that the proposed guidelines are adopted and will commence on 24 February 2020 and are available on Council's website for viewing and downloading.

SUPPORTING INFORMATION
Ref: A19663533 & A19664889

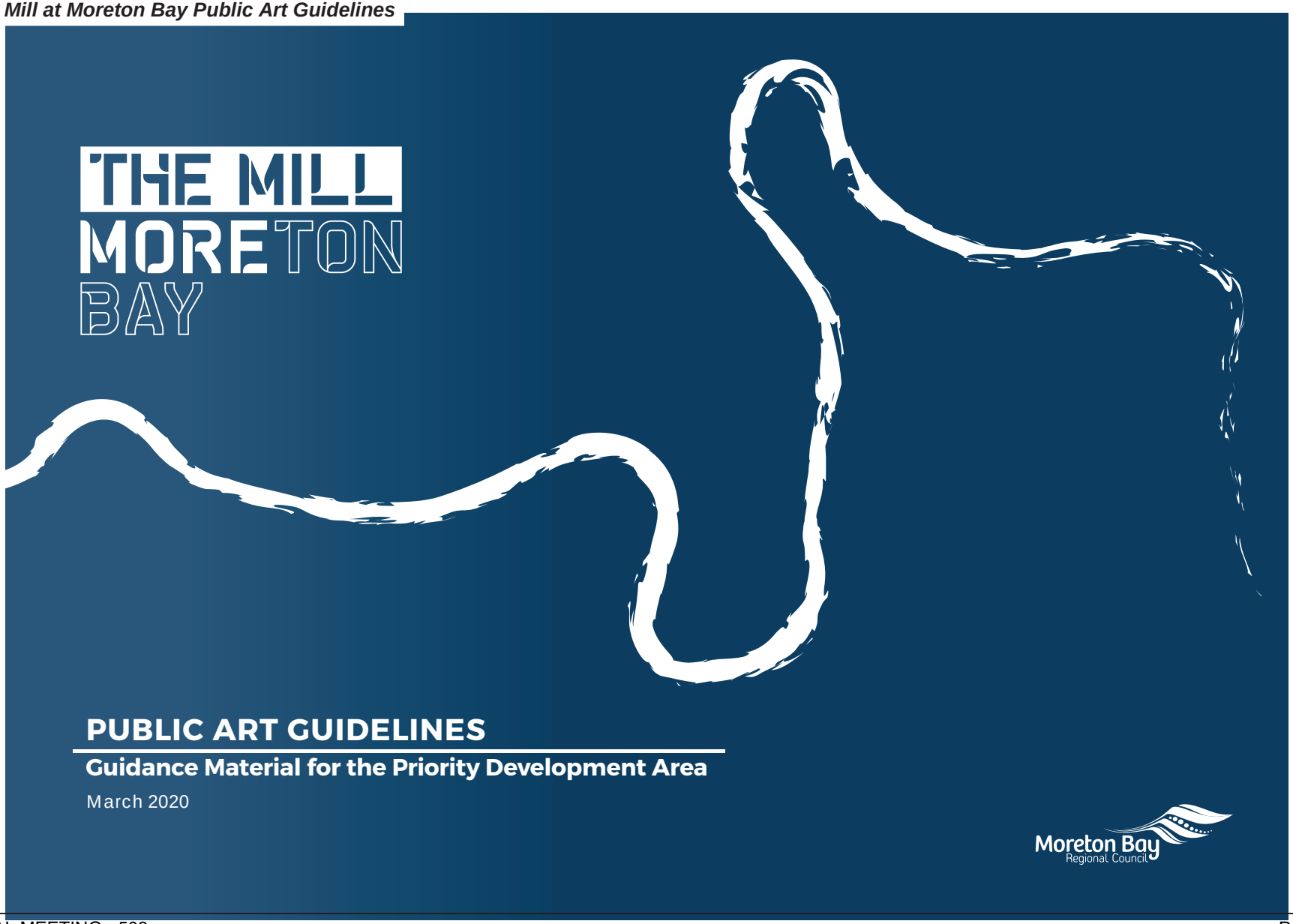
The following list of supporting information is provided for:

ITEM 2.4
THE MILL AT MORETON BAY GUIDANCE MATERIAL: PUBLIC ART GUIDELINE - CONSIDERATION OF SUBMISSIONS AND GUIDELINES ADOPTION - DIVISION 7

#1 The Mill at Moreton Bay Public Art Guidelines

#2 Consultation Report

#1 The Mill at Moreton Bay Public Art Guidelines



Moreton Bay Regional Council

The Mill at Moreton Bay
Public Art Guidelines

Revision 2.1
Commenced 2 March 2020

Report Authors and Contributors

Author Moreton Bay Regional Council (Community Services, Sport and Recreation)

Contributor

Archipelago

THE MILL

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THE MILL

1. INTRODUCTION

The Mill Priority Development Area (PDA) aims to be a world-class destination, as such its design and planning must be exemplary.

These Public Art Guidelines have been produced to assist in the delivery of The Mill at Moreton Bay Priority Development Area (PDA) vision. The PDA vision being for an active and embellished public realm delivering high quality landscape and urban design outcomes.

These guidelines are provided to communicate the vision and public art requirements to developers and relevant consultants such as urban planners, architects, landscape architects, artists and designers.

These guidelines also set expectations for the community in terms of the theming, form and location of public art at The Mill.

They assist the design, planning and assessment of civic spaces, streetscapes and parks within the PDA.

These guidelines provide developers and designers with a clear indication of the outcomes that are desired.

These guidelines will be utilised by Moreton Bay Regional Council (MBRC) as the Minister Economic Development Queensland (MEDQ) delegate in the assessment of public art proposals in the PDA. They will also be consulted by the Design Review Panel (DRP) in its role of providing specific design advice for development propositions.

These guidelines provide clarity to investors and the community on the quality of the public artwork to be included in the PDA.

The standards set out in these guidelines are intended to provide a degree of certainty and clarity of interpretation of the *Development Scheme*. Notwithstanding this intention, as guidelines are not statutory obligations, they are to be afforded some flexibility in application.

Proponents may therefore propose innovative and alternative solutions that demonstrate achievement of the PDA vision, relevant structural elements, PDA-wide criteria and place provisions in the *Development Scheme*.

These guidelines are an evolving document expected to be revised from time to time to reflect new findings or recommendations prompted by further PDA planning work and on-going review of development outcomes achieved across the PDA.

The Mill Public Art Guidelines are a companion to The Mill Civic Space and Park Guidelines, Mill Streetscape Guidelines, and other future Mill Guidelines and as such a holistic approach is to be adopted in their application to specific opportunities

1.1 RELATIONSHIP TO THE DEVELOPMENT SCHEME

The Mill Public Art Guidelines are 'guidance material' and are to be taken into account in the preparation and assessment of PDA development applications in accordance with sections 2.1.3, 2.2.2 and 2.6 of the *Development Scheme*.

These guidelines are required by the *Development Scheme*'s Implementation Strategy to support the achievement of the vision for the Mill. The relevant Implementation Strategy action is:

> *4.6 Action 2. Develop additional guidance material as needed to assist in communicating the criteria within the development scheme (for example street profiles and cross sections).*

As per the Implementation Strategy, these guidelines will assist in communicating the *Development Scheme* criteria.

1.2 RELATIONSHIP TO THE MORETON BAY REGIONAL COUNCIL PLANNING SCHEME

The Moreton Bay Regional Council Planning Scheme is also 'guidance material' and where relevant is taken into account in the preparation and assessment of PDA development applications (refer to section 2.2.12 of the *Development Scheme*).

Where these guidelines contain variations to aspects of the planning scheme, these guidelines prevail.

THE MILL

2. WHAT IS PUBLIC ART?

Public art refers to contemporary art practice that occurs outside of the traditional gallery or museum system. It is art in any visual media that has been planned and executed with the intention of being staged in the public domain, usually outside and accessible to all.

The public domain refers to both indoor and outdoor spaces and includes the natural and built environment used by the general public on a day-to-day basis such as streets, plazas, parks, and public infrastructure.

Some aspects of privately owned space also contribute to the look and feel of the public realm within a place. These may include:

- the articulation, bulk and scale of buildings;
- courtyards and building entries that are traversed by the public; or
- gardens that are visible from the public realm.

While monuments, memorials and civic statues are some of the oldest forms of public art, contemporary public art practice is a much wider practice in which site specificity, community involvement and collaboration are key as is the relationship between the content and audience.

Public artworks can be located in, or form part of:

- building developments;
- public open space;
- private space that is physically or visually accessible to the public;
- streetscapes; and
- transport or utility networks.

Public art may be permanent, temporary or ephemeral. It should not be seen in isolation but in the context of its adjacent buildings, their uses and its location in a wider network of public and private space.

2.1 TYPES OF PUBLIC ART

The descriptors that follow indicate the diversity of approaches to public art projects. Public art does not need to fall into a single type, it is common for art to cross between one or more types. For example a piece of functional art can also be classified as iconic, equally an interpretive piece of art can also be site specific.

Digital

Examples of digital public artworks include video played on an outdoor screen, or computer-generated imagery (CGI) projected directly onto the surface of a building. Digital artwork can also include elements of sound or light.

Kinetic

A kinetic artwork is one that moves in some way.

Functional

Where the primary purpose of the element is utilitarian such as seating, lighting, bollards, rubbish bins, bike racks, shelters and paving. These can vary in form, scale or quantity, dependent on the location and artist aspiration. Functional works can reinforce a design aesthetic or thematic concern and be playful, delightful or sophisticated.

Commemorative

A commemorative artwork is located at a focal point within the landscape or architectural design location that draws attention to historical events, persons, or places of significance. A commemorative opportunity may be a stand-alone form or a collection of elements, is mostly medium to large scale, and are generally built from elements designed to endure.

Landmark/Way finding

A landmark/wayfinding artwork is one sited within a key location, often within a place of historical or geographical significance, and with high traffic volume. The landmark opportunity may lend itself to a large-scale, stand-alone form, while a wayfinding opportunity is located along a journey or pathway often within direct or indirect sightlines. This may serve the dual purpose of being both an artwork and a directional indicator, and may be of variable form, quantity, and scale.

Site specific

Designed specifically for and in response to a particular site through scale, material, form and concept.

Interactive

An interactive artwork offers audience engagement as part of its character and function. Examples of these artworks include play-based sculptural elements (in a public park or playground), and digital interactivity, where viewers may take their own journey through the artwork layers.

Integrated

Works that are fully incorporated within the design of the built or natural environment. It may be the facade of a building, be constructed within and/or be of importance to the architectural framework. It may also add meaning, aesthetic importance or itself be a feature within a space either indoor or outdoor.

Interpretive

Where the primary purpose is to describe, educate and comment on issues, events or situations. It generally has relevance to the area in which it is sited, and adds a layer of cultural memory over the place.

Temporary

Temporary public artwork has a predetermined lifetime that can range anywhere between a few hours to several years. Examples can include installations, projections and performances created for public space.



Figure 1. Example of digital art
Night Life
Artist: James Turrell
Image courtesy of QAGOMA



Figure 2. Example of functional art
XXX Times Square with Love
Artist: J.Mayer H.Und Partners
Image courtesy of Rob Kassabian & Marsha Ginsberg for Times Square Arts and UAP



Figure 3. Example of landmark scale art
Air sea and land, curated by Justkids
Artist: Okuda San Miguel
Image courtesy of Justkids



Figure 4. Example of integrated art
The sound That light makes
Artist: Alexander Knox and Canhui Chen
Image courtesy of UAP.



Figure 5. Example of interpretive art
Interpretive artwork on the Noarlunga Downs Wetland Trail
Image courtesy of www.walkingsa.org.au

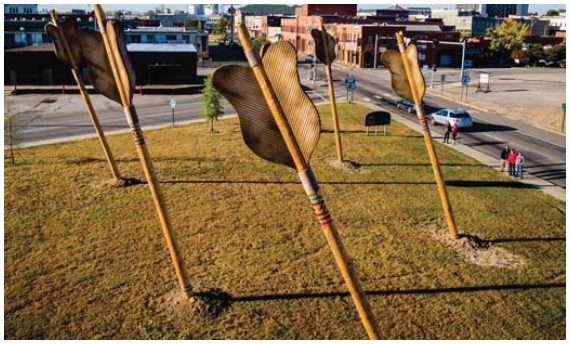


Figure 6. Example of temporary art
Trail of Tears, curated by Justkids
Artist: D*FACE
Image courtesy of Justkids

THE MILL

2.2 EXAMPLES OF PUBLIC ART IN THE PRIVATE REALM

Inclusion of public art within private development can be used as a marketing tool and placemaking element. It can change the way people think about a building and the way people pass through a commercial precinct.



Figure 7. Rainbow mille-feuille Tokyo, by artist Emmanuelle Moureaux. This commercial building is offset 2m from the property line to allow for the installation of 48 coloured sticks on both sides of the glazed facade. Image courtesy of Daisuke SHIMA



Figure 8. "I see what you mean" Denver, Colorado by Artist Lawrence Argent. Peering into the cities convention centre, the sculpture embodies the curiosity that a passerby might feel. Creating an attraction in its own right.

Image courtesy of Argent studio.



Figure 10. Darling one construction hoarding, Sydney by artist Karan Singh. Hoarding illustrations were designed for the Lendlease project to bring a vibrant and enticing attraction to what is typically seen as plain hoarding structures.

Image courtesy of Houston Group



Figure 9. "Harmonic Convergence", Miami International Airport, Miami, FLA- ©2012, PhenomenArts, Inc., Christopher Janney, Artistic Director. Integrated into the station terminal, the work is composed of 132 shades of transparent color with accompanying sound-score. The artwork uses video sensors to track pedestrian movement within the space and influence the sound-score.

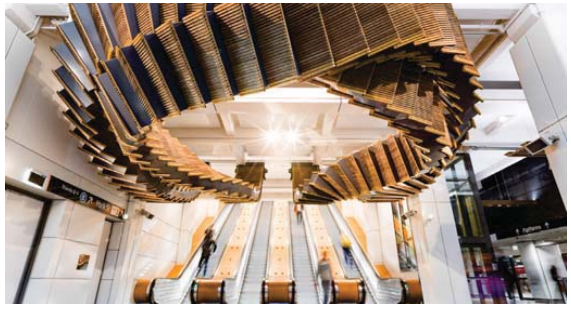


Figure 11. Interloop, Wynard Station Sydney by artist Chris Fox. Internal to the trainstation. The sculpture uses remnant pieces of the original train station as a dynamic signifier of Sydneys past enriching the history of the site.

Image Image courtesy of Josh Raymond, chrisfox.com.au

3. WHY INCLUDE PUBLIC ART

Public art is used to enhance an environment and enrich the experience of being in a place. The inclusion of public art in the Mill will enhance the way people engage with each development by creating focal reference points in the region that encourage people to engage with their surroundings.

Works of art can become familiar features that help to cultivate community identity and support way-finding. This will add to the evolving community's sense of place by providing an opportunity to understand and reflect upon the Mills past, present and future.

Developers and contractors are to consider public art opportunities early in the design process to evaluate site influences, implications and restrictions that may be imposed by the site and the expectations of the future audience.

4. COMMISSIONING PUBLIC ART

Every commissioning opportunity is different and the act of commissioning requires some adaptability to each site's unique circumstances.

Commissioning public art will involve contracting professional and recognised local, national, or international artists to produce permanent or temporary site-specific work.

The commissioning process begins by developing an artist brief. The brief is to be open and inspiring to allow space for creativity, time for research and development of ideas. It needs to be clear and set well defined and realistic ambitions.

Selecting the right artist for each job significantly influences the success of each project and, the selection process may vary depending on the procurement model. This is described more in section 9.1.

The Moreton Bay Region is home to established and emerging artists with a diversity of arts practice. Developers may consider commissioning local artists or opportunities to involve local artists in the delivery of public art.

Art in the public and private domain can be realised through:

MBRC developments

Designated MBRC sponsored temporary or permanent capital works projects for the purposes of civic enhancement.

Private developments

Private developers are encouraged to integrate public art within their developments to express their commitment and contribution to the development of this vibrant precinct.

This can be achieved by using design consultants that will develop designs that are cognisant and respectful of the sites heritage and environmental context. It should also be future focused and consider the potential to help shape the built form into precincts, communities and places of a human scale that people enjoy living, learning and working in.

This may also be achieved by commissioning public art.

Community cultural developments

Where public art projects are developed and managed by community organisations or led by MBRC.

Transport authorities and service providers

Where high quality urban design outcomes are integrated within infrastructure elements. This could include but is not limited to facade treatments to bus stops and substations, bridge design, design of smart city infrastructure and artistic embellishments to traffic signal boxes and service pit lids.

THE MILL

5. DEVELOPING THE BRIEF

The artist brief is a written document that provides relevant information on the artwork to be commissioned. The brief should set the vision, direction and scope of the commission whilst remaining flexible enough to allow for a creative response.

Different parties may be involved in developing the brief including art curators, artists, architects, landscape architects, community members and any other professions and individuals with a passion for artistic expression.

Developers and contractors may wish to engage an art curator to help develop the brief and manage the procurement of the public artwork commission. This is discussed further in section 9.2.

The brief is generally considered a formal document and contents may include the following:

- identity of the person/group in charge;
- project details including background information on the community, the site and project objectives;
- artist submission requirements including details on what is required of the artist at each stage of the selection and creation processes;
- scope of commission, type of work proposed, scale, material constraints and any stylistic preferences;
- budget available for the design concept and fabrication;
- project timeline;
- assessment criteria and selection panel if relevant (described in section 10);
- proposed lifespan of artwork and maintenance; and
- contract conditions.



Figure 12. Example briefing workshop

6. PUBLIC ART VISION

To create one of Australia's distinct regional public art collections that creates an innovative urban heart and sustainable climate of life-long public art.

6.1 PUBLIC ART OBJECTIVES

The public art objectives and principles are mechanisms to establish performance expectations of public art and their contribution to realising the PDA-wide criteria and Place Provision criteria identified in the *Development Scheme*.

The following objectives of the public art guideline have been designed to guide developers, relevant contractors such as urban planners, architects, landscape architects, artists and designers in realising the public art vision for The Mill.

1. Use art to contribute to the sense of place

Art theming will invite artists to respond to the heritage of the place; to acknowledge the first inhabitants and share its natural histories, and also evoke the innovation and contemporary aspirations at the heart of The Mill development. Public artworks will be unique, relevant and memorable.

2. To create local landmarks

Inclusion of landmark scale urban art can be used to shape the urban identity of The Mill and improve the visual connection to the surrounding environment.

3. To make streets, open spaces and buildings more distinctive

Using the language of the built form and public realm to express the character of the site will bring cultural meaning, aesthetic quality and uniqueness to the urban space.

4. Use temporary art to create changing experiences.

The use of temporary and ephemeral art can beautify streetscapes and create excitement around new and proposed developments and activate underused sites.

6.2 PUBLIC ART DESIGN PRINCIPLES

The design principles provide guidance for developing projects, shaping briefs, selecting artists and implementing projects. The principles apply equally to all scales of public artwork.

1. High quality design

Artwork to be delivered at The Mill is to be of high quality and artistic merit. This can be achieved by engaging curatorial advisors and well-regarded artists to realise each project vision.

The life cycle of the proposed artwork is to be considered when developing the brief to ensure that the artwork will have creative and physical longevity and on-going relevance to the site.

A maintenance schedule is to be developed and enforced throughout the life of the artwork.

2. Connection to Country

Use public art to acknowledge, uphold and reflect the prior and ongoing connection to Country of local Traditional Custodians – the Kabi Kabi First Nation Traditional Owners Native Title Claim Group ('Kabi Kabi Claimaints').

3. Art should be able to be enjoyed and experienced by everyone

Art projects should be developed with a community audience in mind. Art work should engage people of all ages and abilities, and provide an opportunity to explore cultural diversity.

4. Art should relate well to the built and natural environment

Ensure that art work is responsive to climate and environmental issues, be constructed of environmentally aware materials and processes and consider the use of embodied and expended energy in it manufacture and operation.

THE MILL

7. CURATORIAL RATIONAL

Paper and cardboard are two elements that have been integral to The Mill site for generations.

The former AMP/Amcor Paper Mill operated on the site for 56 years. The Mill closed in 2013 and now is making way for a health and knowledge precinct. The operations of the Mill are within clear living memory for many residents, a generation of whom will no doubt be somewhat amazed at its re-birth as a university of knowledge and innovation.

In 1948, Herbert Gepp, managing director of Australian Paper Manufacturers Ltd. announced that the company was acquiring land on the Pine River, Petrie, for the establishment of a paper mill which would produce wrapping paper and cardboard. From 1957 until 2013 The Mill did just that, supporting jobs and businesses. But the production of paper at the Mill also caused contamination of the site. As a society and as individuals we are all more acutely aware of our human responsibility to make our activities more sustainable and to minimise our contamination of the environment which sustains us all in the end.

There is now considerable emphasis on recycling of paper (pioneered at the Mill) and much of what we use today had already been recycled to increase its sustainable use on the planet. Paper remains an important and valuable commodity in both the local and global market.

Paper and cardboard have also remained consistently important to a range of both traditional and contemporary artists for its artmaking capabilities as both a material to draw and paint on and a substance to manipulate - folding, gluing, cutting - to make into sculptures, artists books and a variety of other uses. It is also universally seen as a suitable artmaking material for children due to its affordability and less precious nature for experimentation. Consequently, it is a broadly democratic and inclusive medium of art practice for all ages and cultures.

Paper and the environment are key platforms for The Mill to be recognised, explored and celebrated. Together they imply **unfolding futures in a new millennium**.



Figure 13. Example of riparian themed art work. Image courtesy of duo decorative screens

8. CURATORIAL THEMES

Curatorial themes

MBRC has identified four curatorial themes to inform the development of artwork across the site and to assist in the selection of artwork type, artist/s and artwork.

These themes have been established by acknowledging and recognising the sites geology and natural environment, the Traditional Custodians and their connection to Country, post contact European settlement, and contemporary and future Australian society.

Table 3: Proposed curatorial themes

Caring for Country: Riparian zone	The next Mill (ennium)	Gathering through time and place	An outdoor pharmacy
▪ Fragile ecology	▪ Digital connectivity	▪ Collective approaches	▪ Bush medicine
▪ Environmental sustainability	▪ Smart technology	▪ A gathering place - from Aboriginal people coming together for ceremonies and the Mill attracting workers to the region, to the new learning and innovation industries that will attract people into the future.	▪ Contemporary research and medical achievements
▪ Prior Aboriginal occupation and use of the area	▪ Ethical, environmental and economic coherence		▪ Melding artistic research with botanical and scientific endeavours
▪ Ongoing Aboriginal custodianship of Country	▪ Experimentation		
▪ Coming together of different landscapes and cultures	▪ Innovation		
▪ All Recreation Parks within Mill Central and Mill Green	▪ Life long learning		

THE MILL

9. FRAMEWORK FOR DEVELOPERS

9.1 COMMISSIONING MODELS

There are several ways to commission artworks and to source artists for public art commissions. The most common methods are 'open competition', 'limited tender', and 'direct commission'. Each method offers benefits and limitations that need to be considered on a case-by-case basis.

Open Competition/Invitation

Open competition is usually adopted as an advertised 'expression of interest' (EOI) and most frequently includes two stages:

- shortlisting a select number of artists from the first round EOI applications and inviting them to further develop their proposal for a design fee; and
- shortlisted artists present their concept to a selection panel who follow a rigorous assessment criteria to select one artist or a team of artists.

Limited Tender

Limited tender involves an artist being sourced from existing arts advocacy organisations' databases and/or through commercial and non-commercial galleries. Several artists may be approached for consideration as an initial 'long-list' and then a shorter list is determined against criteria to contend for the public art commission through a limited competition.

Direct Commission

Direct commission is when artists are approached directly to create work for a public art commission against an approved brief endorsed by the commissioner. The artist in this instance is deemed to be the most suitable person to deliver the public art commission.

Often, public art curators are appointed to undertake the work required for direct commissions. This approach provides clear identification of artist and reasons why, direct negotiation of what is required, uses a curator's expertise (if contracted), and can result in commissions by high-profile artists with a national or international reputation who would only likely respond to the brief if approached directly.

The process is not open in this instance; it relies on high-level knowledge of artists and the expertise of the curator engaged and requires good negotiation skills to execute the commission.

9.2 MANAGING ARTWORK COMMISSIONS

MBRC encourages the appointment of a public art consultant / curator to assist with the commissioning process and ensure high quality, contemporary art outcomes that are consistent with the vision for The Mill.

Some curators have expertise in project management and may also undertake community consultation and stakeholder management, oversee the commissioning process, artwork fabrication, risk assessments, time-frame and budget.

Standard artwork commissioning methodology is attached Appendix A.

9.3 MAINTENANCE

The ongoing maintenance of the public artwork is usually the responsibility of the owner of the land or building. The artist will typically prepare a maintenance report at the end of the project which outlines:

- a description of the artwork;
- artist/artist team contact details;
- a maintenance schedule and an agreement on who is responsible for the ongoing maintenance;
- the expected lifespan of the work;
- the method of construction, the types of materials used and details of the fabrication company (if relevant);
- details of any electrical and/or mechanical systems installed;
- any specific instructions or products to be used when cleaning and maintaining the artwork; and
- any instructions to respond to urgent maintenance issues such as vandalism.

9.4 DECOMMISSIONING

If an artwork has reached its intended lifespan, has been damaged or destroyed, or is no longer safe, there may be a need to remove or relocate the artwork. This may also happen if the site on which the artwork is located has been sold or is to be redeveloped.

Disposal of the artwork or relocation to another area may occur in consultation with the artist.

10. APPROVING A PROPOSED ART SUBMISSION

10.1 DEVELOPMENT APPROVAL PROCESS

Developers are encouraged to discuss public art proposals with MBRC prior to development approval submission. For projects that require Master Planning, are of high significance or impact, Step 1 to 3 should be followed. For other developments, Steps 2 to 3 are to be followed.

It is recommended that the art work commissioning methodology shown in Appendix A is utilised to ensure that the commissions are in line with MBRCs objectives, principles and expectations under *the development scheme*.

Step 1 - At pre-application stage or during the application process

A public art proposal should be prepared which identifies the scope and rational of the public art opportunity, the proposed commissioning process, and estimated budget. The proposal will be reviewed by the Design Review Panel Public Art Sub-Committee in line with the public art criteria nominated in 10.2 of this guideline. Any recommendations will be recorded in writing and passed on to the developer for consideration.

Step 2 - MBRC Development application

Public art development is to be included in the finalised development application. Details should include:

- brief statement of design intent and how it relates to the approval criteria;
- a site plan to show where the artwork will be installed;
- concepts/illustrations of proposed artwork showing the relationship to its environment;
- dimensions and materials of proposed artwork; and
- the proposed budget.

MBRC will issue a decision notice that endorses the scheme. MBRC may provide conditions requiring further information prior to endorsement including the provision of a public art report prior to occupation of the development.

Step 3 - Installation of works

A final public art report is required to be submitted prior to the occupation of the development, to satisfy MBRC that the public art criteria has been met.

The report should provide information about the completed work(s) and commissioned artist including images; key details about the fabrication and installation; information regarding ongoing ownership and maintenance.

10.2 PUBLIC ART CRITERIA

Suggested criteria is listed below. This criterion may also be used by the Design Review Panel Public Art Sub-Committee.

1. Artistic merit
   - » The artwork is an original, designed and created by a professional artist/s.
   - » The artwork achieves high standards of excellence and innovation.
   - » The artist/s have previous experience with similar size, scale, budgeted projects and have professional referees.
   - » Artwork is not offensive
2. Alignment with the curatorial framework. The artwork complies and engages with, or interprets the curatorial rational and themes:
   - » Caring for Country - Riparian zone
   - » The next Mill (ennium): Game changing innovation
   - » Gathering through time and place
   - » An outdoor pharmacy
3. Engagement and accessibility.
   - » The artwork complies with Aboriginal cultural protocols (if relevant)
   - » It is accessible to the public - it can be seen from or is in the public realm - and provides engagement opportunities.
4. Place and site
   - » The art work contributes to an attractive, stimulating and functional environment, and does not detract from the amenity or safety of the public realm.
5. Design life
   - » The artwork complies with relevant policies, Australian standards and building codes.
   - » Materials are durable and there is consideration of maintenance requirements.

THE MILL

11. GLOSSARY

Unless defined below, or in the *Economic Development Act 2012*, or the *Development Scheme*, the MBRC *Planning Scheme* definitions apply to this guideline

Development Scheme	The Mill at Moreton Bay Priority Development Area - Development Scheme (August 2017) - https://www.dsdmip.qld.gov.au/edq/the-mill-at-moreton-bay.html

THE MILL

APPENDIX A
STANDARD ARTWORK COMMISSIONING METHODOLOGY

THE MILL

A. STANDARD ARTWORK COMMISSIONING METHODOLOGY

ARTWORK OPPORTUNITIES REPORT
(CURATORIAL RATIONALE, OPPORTUNITIES)

- Identify the project vision and objectives; in particular, how they relate to public art;
- review existing artwork elements in the immediate precinct and surrounds to ascertain context for new commission/s;
- consult with the client and design team to ensure that strategies developed align with the approval criteria
- consult with the project design team to ensure design intent/ palette and best artwork siting in relation to key design features and view lines;
- develop a Curatorial Rationale – key themes and conceptual drivers to inform artwork types and artist selection for the project (see section 9); and
- finalise a public art opportunities report or public art proposal for client review. This document may be presented to Council at pre-application stage or during the application process (see section 11.1).

Artist Selection (Identification, Shortlist)

- create a longlist of local, national and international artist suitable for the opportunities;
- present longlist and suggested shortlist of artists to the client and design team for selection;
- liaise with the shortlisted artists regarding project opportunities, programs, budgets and expectations; and
- finalise an Artist Selection Report for client review.

Artwork Commission Brief (Opportunity, Context, Direction)

Create a briefing document that:

- articulates project background, context and curatorial drivers
- outlines artwork opportunity and objectives
- identifies program and budget
- outlines concept design requirements

CONCEPT DESIGN STAGE - (IDEAS, BUDGET, SCALE)

Artist will:

- undertake research and read all briefing material;
- produce a concept for the art opportunity outlined in the briefing document;
- provide visual representations such as sketches / impressions / renders, illustrating the proposed artwork design with scale and perspective indicated;
- produce a written Concept Statement outlining vision, intent and rationale for the concepts;
- propose artwork implementation/construction methodology; and
- develop cost estimates and a proposed program for theimplementation stage.

Curator will:

- conduct artist briefings to outline curatorial and design direction of artworks;
- manage budgets, approvals and payments to artists and sub-contractors;
- provide commission agreements on behalf of the client;
- review concept designs and provide curatorial input and advice to artists;
- assist artist/s to seek engineering advice and liaise with design and/or construction teams;
- review budgets and provide construction estimates to client;
- facilitate concept design presentations;
- meet with the project team to gain endorsement for artwork concepts to proceed to design development and commissioning; and
- finalise a concept design package for client review.

DESIGN DEVELOPMENT STAGE
(BUDGET, ENGINEERING, RISK MANAGEMENT)

Artist will:

- resolve any outstanding design issues
- finalise materials and finishes
- finalise fabrication methodologies and costings.

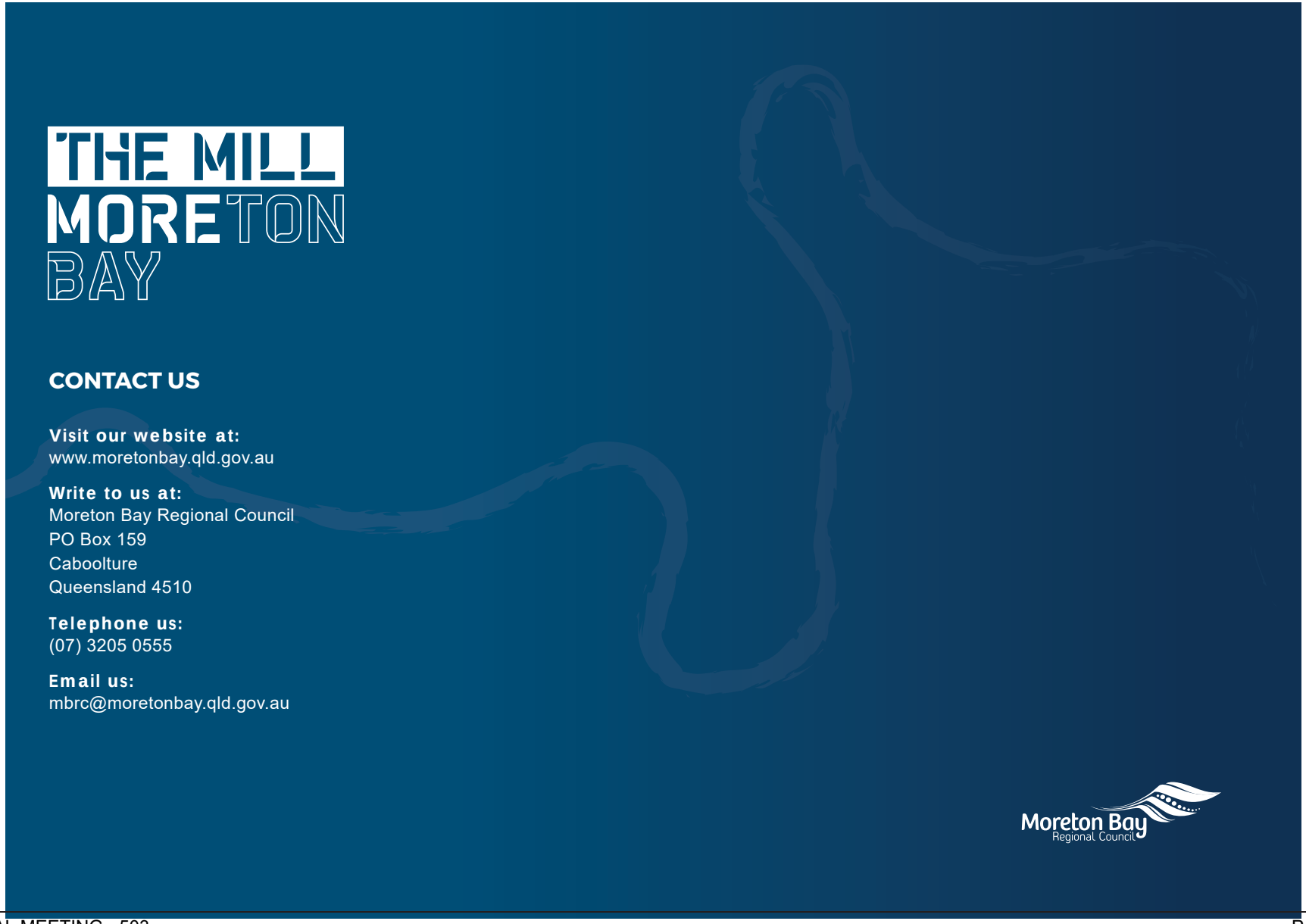
Curator will:

- provide contract management and artist liaison;
- review developed designs, fabrication methodologies, and budgets;
- assist the artist/s to seek suitable fabrication quotations;
- assist artist/s to confirm engineering requirements and liaise with design and/or construction teams;
- liaise with the project design team and site contractor as required regarding site constraints, programming, access, etc.; and
- review budgets and provide construction estimates to client; facilitate client presentations;

COMMISSION STAGE (FABRICATION & INSTALLATION)

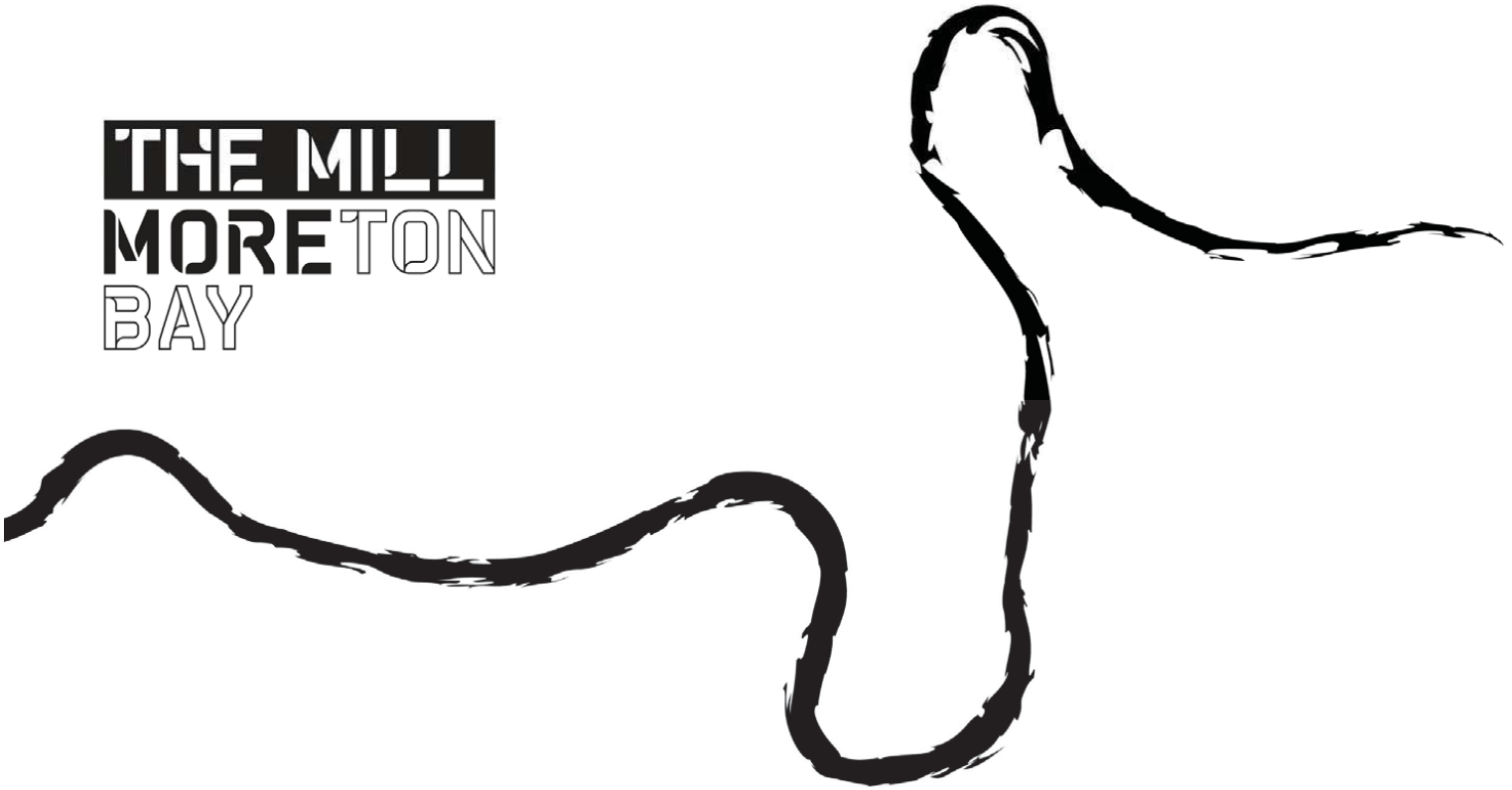
Artist & Curator will:

- oversee fabrication to ensure artistic vision of the project during construction including client approvals as required;
- provide quality reviews throughout the fabrication process and ensure adherence to approved artwork budget;
- liaise with artist/s, managing contractor, sub-contractors and Council to coordinate all aspects of artwork installation, such as footings, power requirements and site access;
- provide commission update reports to the client at key stages of fabrication and installation of the artwork/s;
- obtain final client approval prior to delivery of artwork/s or installation;
- oversee the installation of the artwork/s and provision of installation plans as required; and
- provide the client with images and a maintenance report.


THE MILL
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CONTACT US
Visit our website at:
www.moretonbay.qld.gov.au
Write to us at:
Moreton Bay Regional Council
PO Box 159
Caboolture
Queensland 4510
Telephone us:
(07) 3205 0555
Email us:
mbrc@moretonbay.qld.gov.au
Moreton Bay
Regional Council

#2 Consultation Report

THE MILL
MORETON
BAY



CONSULTATION REPORT

Public Art Guidelines

THE MILL PRIORITY DEVELOPMENT AREA (PDA)

February 2020

Moreton Bay Regional Council

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INTRODUCTION

This report has been prepared by Moreton Bay Regional Council (MBRC) to summarise the comments raised in submissions and outline how Council has responded to the issues raised, related to the consultation for The Mill Priority Development Area (PDA) Public Art Guideline. The consultation was held between Friday 29 November 2019 and 12:00pm Wednesday 29 January 2020.

CONSULTATION

The *Economic Development Act 2012* provides no guidance on public notification processes for the making of Guidance Material, however the guidance material will operate in a similar manner to Planning Scheme Policies (PSPs) under the *Planning Act 2016* - in that they support the operation of the Development Scheme.

The public consultation adopted the process for making or amending PSPs under the *Minister's Guidelines and Rules*, and this involved:

- publishing the proposed draft guidelines on the Council website; and
- publishing, at least once in a newspaper circulating in the area of the relevant local government, a notice—
  - (i) stating that the proposed draft guidelines is published on the Council's website and available for inspection at Council's Strathpine and Caboolture offices; and
  - (ii) inviting persons to make submissions, within a period of at least 20 business days (the submission period), about the proposed draft guidelines.

Council undertook consultation from Friday 29 November 2019 and 12:00pm Wednesday 29 January 2020.

Submissions Received

During consultation three submissions were received.

SUBMISSION REVIEW PROCESS

The below outlines the submission review process undertaken by Council.

Step 1 - Submission received and recorded

1. Council received the submission via, post, email or using the online form.
2. Each submission was checked to:
   i. Determine if it was properly made.
   Note: For submissions to be 'properly made' the submission must:
   - *be in writing (including by electronic means);*
   - *include the full name and residential or business address of each person making the submission;*
   - *state a postal or electronic address for service of a response to the submission;*
   - *be signed by each person making the submission (unless made electronically);*
   - *state the grounds of the submission and the facts and circumstances relied on in support of the grounds;*
   - *be made to Moreton Bay Regional Council; and*
   - *be received by Council before 12:00pm Wednesday 29 January 2020.*

   Despite this, all submissions received have been considered with responses recorded in this report.
   ii. Ensure it was not a duplicate.
3. Each submission was recorded in Council's database.

Step 2 - Submission summarised and themed

1. Each submission was reviewed in detail and a high-level summary of the matters raised prepared.
2. Each submission was then allocated a 'theme' or number of themes depending on the matters raised, so that similar issues or concerns could be considered together. The following themes were used:

   - Theme 1 - Artwork Management

- Theme 2 - Commissioning
- Theme 3 - Not Guideline Related

Step 3 - Submission issue identification

Each submission identified for each theme was then reviewed again to determine the specific submission issue or matter related to that theme. This process ensured all matters raised were captured, as a submitter may raise multiple items relating to one theme. Similarly, multiple submitters may raise the same issue or concern.

Each submission was then summarised for consideration.

Step 4 - Changes

Each submission issue was then considered in relation to the proposed guideline to determine if a change or improvement could be made. Not all submission issues resulted in a change or improvement.

Responses to each issue raised were categorised as follows:

- Change - Guideline Related;
- No change - Guideline Related; or
- No change - Not Guideline Related

To ensure appropriate community consultation and transparency around changes to the guidelines, the Queensland Government's Minister's Guidelines and Rules (MGR) includes limits to the matters Council can change post consultation.

Issues that Council determined did not relate to the purpose or intent of the guidelines resulted in no changes.

Step 5 - Responses

A response to each submission matter was then prepared.

SUMMARY OF ISSUES RAISED AND COUNCIL RESPONSE

Public Art Guideline

#	Theme	Issue raised by	Summary of issue	Response	Change Proposed *(Yes or No)*
1	Theme 1 - Artwork management	A19541836	**Artwork life cycle management.** Suggest a lifespan for each artwork and plan for decommissioning.	This suggestion is supported. New information about maintenance and decommissioning of artwork has been added.	Change - Guideline related
2	Theme 2 - Commissioning	A19621092	**Commissioning public art.** Advocating for the development of the local creative industry, including commissioning local artists and professional development opportunities.	In response to this submission, new text has been added to inform developers that they may consider commissioning local artists.	Change - Guideline related
3	Theme 3 - Not Guideline Related	A19420888	**Request for food and beverage outlets to cater for students.**	It is not the intent of the guidelines to provide this information. The Development Scheme provides certainty about the type and form of development that can occur in The Mill. For example, within Mill Central, specific land uses have been identified to achieve the intention of Mill Central. Such preferred land uses within Mill Central include: community use, food and drink outlet, function facility, shop as well as bar, club, market, shopping centre, theatre and tourist attraction.	No change - not guideline related

3 CORPORATE SERVICES SESSION (Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

ITEM 4.1
STRATHPINE - 199 GYMPIE ROAD - OFFICE FITOUT - DIVISION 8

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19597604 : 20 January 2020 -* ***Refer Confidential Supporting Information A19565294***
Responsible Officer: *BB, Manager Project Management (ECM Project Management)*

Executive Summary
Tenders were invited for the *'Strathpine - 199 Gympie Road - Office Fitout (Including Structural, Hydraulics and Electrical) (MBRC009472)'* project. The tender closed on 14 January 2020 with a total of ten conforming tenders and two non-conforming tenders received.

It is recommended that the tender for the *'Strathpine - 199 Gympie Road - Office Fitout (Including Structural, Hydraulics and Electrical) (MBRC009472)'* project be awarded to Premis Solutions Pty Ltd for the total sum of $483,900 (excl. GST), as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for *'Strathpine - 199 Gympie Road - Office Fitout (Including Structural, Hydraulics and Electrical) (MBRC009472)'* project be awarded to Premis Solutions Pty Ltd for the total sum of $483,900 (excluding GST).

2. That the Council enters into an agreement with Premis Solutions 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 Premis Solutions Pty Ltd for *'Strathpine - 199 Gympie Road - Office Fitout (Including Structural, Hydraulics and Electrical) (MBRC009472)'* project and any required variations of the agreement on Council's behalf.

ITEM 4.1 STRATHPINE - 199 GYMPIE ROAD - OFFICE FITOUT - DIVISION 8 - A19597604 (Cont.)

REPORT DETAIL

1. Background

The project is located within Unit 9 of the Council-owned commercial complex at 199 Gympie Road, Strathpine directly adjacent to the Pine Rivers Community Hall. The project scope has involved the design, demolition, mechanical works, fit out and furniture supply for the overall refit of the space as a Council office space. The purpose of the project is to convert a previously under-utilised tenancy into a new efficient workspace to accommodate the growth of Council's workforce.

Noting that demolition is complete, fit out works are expected to commence in late February 2020 and take eight weeks to complete, weather permitting. Following completion of the fitout, it is expected that staff would require 1-2 days to move into the new space.

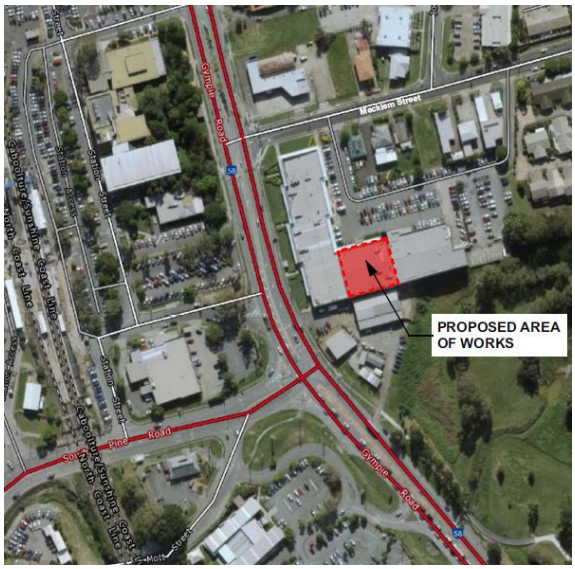


Figure 16: Site locality - Unit 9, 199 Gympie Road, Strathpine

2. Explanation of Item

Tenders for the *'Strathpine - 199 Gympie Road - Office Fitout (Including Structural, Hydraulics and Electrical) (MBRC009472)'* project closed on 14 January 2020 with a total of ten conforming tenders and two non-conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Premis Solutions Pty Ltd	98.05
2	Future Fitouts (Qld) Pty Ltd	97.08
3	INTREC Management Pty Ltd	96.33
4	Signature Projects Pty Ltd	95.60
5	Quadric Pty Ltd	91.72
6	LEAF Building Group Pty Ltd	91.13
7	Kane Constructions (QLD) Pty Ltd (trading as arete Australia)	85.00

ITEM 4.1 STRATHPINE - 199 GYMPIE ROAD - OFFICE FITOUT - DIVISION 8 - A19597604 (Cont.)

RANK	TENDERER	EVALUATION SCORE
8	Verve Constructions (QLD) Pty Ltd	83.69
9	Modus Projects Pty Ltd	76.74
10	Kimini Constructions Pty Ltd	71.53
11	MC Industries Pty Ltd	Non-conforming
12	Workspace Commercial Furniture	Non-conforming

Premis Solutions Pty Ltd (Premis Solutions) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 30 January 2020 at which Premis Solutions demonstrated their relevant experience, construction methodology, environmental considerations, safety track record and subcontractors. Premis Solutions have previously completed similar projects including the (MBRC) Albany Creek Community Centre Internal Refurbishment valued at $240,000, WorkCover L6-15 Refresh valued at $2.7M for WorkCover and Ashgrove Library Upgrade valued at $870,000 for Brisbane City Council.

Future Fitouts (Qld) Pty Ltd submitted a comprehensive and well-presented tender; however, there were no additional benefits for the higher price.

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

The non-conforming tenderers did not provide the mandatory tender documentation.

3. Strategic Implications

3.1 Legislative / Legal Implications
Due to the value of the work being greater than $200,000, Council called a public tender for the work through the LG Tender system in accordance with the *Local Government Act 2009.*

3.2 Corporate Plan / Operational Plan
This project is consistent with the Corporate Plan outcome - Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications
This project has been procured in accordance with the provisions of the following documents:
- Council's Procurement Policy 2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

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

A third-party review of financial status has been carried out and the successful tenderer was rated '*sound'*.

Construction Risks:
a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental plan as part of the contract to identify and detail how it will manage and mitigate project construction risks.

b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and the ability for lessees and the community to access the adjacent tenancies and facilities including lay down spaces and limiting use of car parking areas in peak times. The building contractor is experienced in working with existing tenants to limit disruption during works.
c. The recommended contractor has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works efficiently.
d. Inclement weather may impact on the duration of the works in the early stages of the project, particularly installation of mechanical plant. An allowance for wet weather is included in the contractor's construction duration.
e. Demolition works have been completed as a separate contract package which reduces the risk of latent conditions under this contract.
f. Supply and installation of Mechanical Plant and Furniture has been separated from this contract to reduce lead times for these items.
g. There are no development approval risks relating to this contract.
h. There are no procurement risks relating to this contract. The timeframe from awarding the contract and commencement of works has been clarified with the contractor and there is sufficient lead time for material procurement so as not to delay the project.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications

Council has allocated $1,400,000 ($1,025,000 Q2) in the 19-20 FY Capital Projects Program to commence the design and preconstruction works for this project. All financial information below is excluding GST.

19/20 Design	$ 75,829.00
Demolition	$ 102,039.85
Mechanical Contract	$ 176,440.00
Furniture Contract (estimate)	$ 160,000.00
BMS System Allowance	$ 20,000.00
AV Allowance	$ 5,000.00
Future adjacent car park (estimate)	$ 300,000.00
Tender price (construction this contract)	$ 483,900.00
Contingency (10%)	$ 48,390.00
Consultancy services	$ 5,000.00
QLeave (0.475%)	$ 2,298.53
Total project cost	$1,378,897.38
Estimated ongoing operational/maintenance costs	$43,000 per F/Y

There are sufficient funds for the project.

3.7 Economic Benefit Implications

The project strengthens the community by providing strong local governance and a council connected with its community. The project makes use of a previously underutilised space.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

3.9 Social Implications ☒ Nil identified

ITEM 4.1 STRATHPINE - 199 GYMPIE ROAD - OFFICE FITOUT - DIVISION 8 - A19597604 (Cont.)

3.10 Consultation / Communication

A detailed communication plan has been prepared for this project. Communication strategies include project notices and personal contact to be undertaken with adjacent tenants two weeks prior to work activities. Fortnightly email updates to the Divisional Councillors. The Divisional Councillors have been consulted and are supportive of the project.

SUPPORTING INFORMATION
Ref: A19565294

The following list of supporting information is provided for:

ITEM 4.1
STRATHPINE - 199 GYMPIE ROAD - OFFICE FITOUT - DIVISION 8

Confidential #1 Tender Evaluation

ITEM 4.2
TENDER - GROUNDS MAINTENANCE SERVICES - REDCLIFFE PENINSULA (RAIL) LINE SHARED PATH CORRIDOR - DIVISIONS 4, 5, 6 & 7

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19548097: 10 February 2020* ***- Refer Confidential Supporting Information A18909808***
Responsible Officer: *TO, Team Leader - Asset Maintenance (ECM Directorate)*

Executive Summary
Tenders were called for *Grounds Maintenance Services Redcliffe Peninsula Line Shared Path Corridor (MBRC009103)*. Tenders closed on 19 December 2019 with a total of 12 conforming and 1 non-conforming submissions received.

It is recommended that the tender for *Grounds Maintenance Services Redcliffe Peninsula Line Shared Path Corridor (MBRC009103)* be awarded to Elite Horticultural Services Pty Ltd for the annual sum of $111,836.66 (excl. GST) as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for *Grounds Maintenance Services Redcliffe Peninsula Line Shared Path Corridor (MBRC009103)* be awarded to Elite Horticultural Services Pty Ltd for the annual sum of $111,836.66 (excl. GST) for an initial period of two years (1 July 2020 to 30 June 2022) with an option to extend a further two x one-year periods, subject to satisfactory performance.

2. That the Council enters into an agreement with Elite Horticultural Services 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 Elite Horticultural Services Pty Ltd for *Grounds Maintenance Services Redcliffe Peninsula Line Shared Path Corridor (MBRC009103)* and any required variations of the agreement on Council's behalf.

ITEM 4.2 TENDER - GROUNDS MAINTENANCE SERVICES - REDCLIFFE PENINSULA (RAIL) LINE SHARED PATH CORRIDOR - DIVISIONS 4, 5, 6 & 7 - A19548097: 10 February 2020 (Cont.)

REPORT DETAIL

1. Background

As part of the Redcliffe Peninsula Line project, Moreton Bay Regional Council negotiated for the inclusion of a 3m wide shared path to be built adjacent to the new rail corridor. This shared path is bordered on both sides with a variety of turf and landscaped treatments which require a high presentation and maintenance regime.

The scope of works under this contract includes mowing of the turfed areas and landscape maintenance including weed management. The maintenance frequency within this contract has been set at 26 cycles per annum.

The current arrangement for grounds maintenance of the Redcliffe Peninsula Line shared path corridor is due to expire on 30 June 2020.

2. Explanation of Item

The tender for *Grounds Maintenance Services Redcliffe Peninsula Line Shared Path Corridor (MBRC009103)* closed on 19 December 2019, with submissions received from 13 companies. One of these submissions was deemed to be non-conforming. Tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the mandatory selection criteria set out in the tender documentation.

All tenderers with their weightings are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Skyline Landscape Services (QLD) Pty Ltd	99.58
2	**Elite Horticultural Services Pty Ltd**	**99.55**
3	Southern Cross Facilities Services Pty Ltd	96.45
4	Jungle Busters Pty Ltd	92.97
5	MMS Group Pty Ltd	87.23
6	River City Garden & Lawn Pty Ltd	90.53
7	Centrogen Pty Ltd	86.60
8	Broad Acre Maintenance Services	80.87
9	Gabriel Family Holdings Pty Ltd	71.17
10	Blue Maintenance Group Pty Ltd	54.51
11	Total Building Maintenance - Queensland	50.45
12	JWB Constructions Pty Ltd	18.04
13	Aruma Services	Non-conforming

Skyline Landscape Services Pty Ltd (Skyline) received the highest-ranking evaluation score and was the lowest priced offer received. The Skyline submission demonstrated that this company holds the required experience, resources and understanding of the tender's project requirements and scope.

ITEM 4.2 TENDER - GROUNDS MAINTENANCE SERVICES - REDCLIFFE PENINSULA (RAIL) LINE SHARED PATH CORRIDOR - DIVISIONS 4, 5, 6 & 7 - A19548097: 10 February 2020 (Cont.)

Skyline currently have two portions (one large, once small) of grounds maintenance contracts in the region. Skyline are also the recommended tenderer for the DTMR High Profile Sites contract due for commencement 1 July 2020, to be considered by Council at its meeting of 18 February 2020. The panel was concerned about Skyline's ability/capacity to deliver on the existing and proposed contracts; coupled with a very minor difference in overall evaluation score between the two highest tenderers; and on this bases, recommended that the tender for the Redcliffe Peninsula Line be awarded to Elite Horticultural Services Pty Ltd.

Elite Horticultural Services Pty Ltd (Elite) received the second highest ranking evaluation score and was the second lowest priced submission received. The submission from Elite was very strong, included a detailed and clear understanding of the project requirements and scope, and demonstrated a high level of skill, knowledge, experience and qualifications desirable for this tender.

This company is the incumbent contractor for grounds maintenance services of the Redcliffe Peninsula Line Shared Path Corridor and has performed to a very high standard during the term of the current contract.

Southern Cross Facilities Services Pty Ltd (Southern Cross) received the third highest ranking based on the selection criteria and the third lowest price. Southern Cross' submission demonstrated this company holds the required experience and resources; however, they were not as competitive in the pricing for this tender.

The submission from **Aruma Services** was deemed non-conforming as the information contained in their submission related to a separate tender.

3. Strategic Implications

3.1 Legislative / Legal Implications
Due to the value of the work being greater than $200,000, a competitive open tender process was undertaken. The tender was called in accordance with the Local Government Act 2009.

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

3.3 Policy Implications
This contract has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications
This contract will ensure that the recommended tenderer's staff are suitably qualified and experienced to undertake these specialised services in accordance with MBRC specification and stakeholder expectation.

A third-party financial status review of the recommended tenderer with a financial status rating of 'strong' confirming their financial capacity to deliver the proposed works outlined in the contract.

3.5 Delegated Authority Implications ☒ Nil identified

ITEM 4.2 TENDER - GROUNDS MAINTENANCE SERVICES - REDCLIFFE PENINSULA (RAIL) LINE SHARED PATH CORRIDOR - DIVISIONS 4, 5, 6 & 7 - A19548097: 10 February 2020 (Cont.)

3.6 Financial Implications

This project will be debited to job number 20431-129-22004. The recommended tendered amount for this contract is within budget allocation.

Tender price	$111,836.66
Contingency (5%)	$ 5,591.83
Total annual contract	$117,428.49

3.7 Economic Benefit Implications

The effective management and maintenance of this shared pathway corridor and its subsequent presentation has a definitive effect on the perception that people have of the region. Past observation has shown successful tenderers procure resources and recruit staff from within our region.

3.8 Environmental Implications

The recommended tenderer will be subject to the same State and Federal environmental legislation that regulates Council's parks maintenance activities.

3.9 Social Implications

The provision and regular maintenance of this high-profile asset has positive implications in terms of visual amenity and public safety outcomes. This asset is constantly used by pedestrians and cyclists and creates a general feeling of wellbeing for the community.

3.10 Consultation / Communication

Consultation for the delivery of this program has been undertaken with relevant officers, stakeholders and the procurement section of Council.

SUPPORTING INFORMATION
Ref: A18909808

The following list of supporting information is provided for:

ITEM 4.2
TENDER - GROUNDS MAINTENANCE SERVICES - REDCLIFFE PENINSULA (RAIL) LINE SHARED PATH CORRIDOR - DIVISIONS 4, 5, 6 & 7

Confidential #1 Tender Evaluation

ITEM 4.3
TENDER - GROUNDS MAINTENANCE SERVICES - DTMR HIGH PROFILE LOCATIONS - REGIONAL

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19548083 : 10 February 2020* ***- Refer Confidential Supporting Information A18909804***
Responsible Officer: *TO, Team Leader - Asset Maintenance (ECM Directorate)*

Executive Summary
Tenders were called for *Grounds Maintenance Services of DTMR (Department of Transport and Main Roads) High Profile Locations (MBRC009104)*. Tenders closed on 19 December 2019 with a total of seven conforming and one non-conforming submissions received.

It is recommended that the tender for *Grounds Maintenance Services of DTMR High Profile Locations (MBRC009104)* be awarded to Skyline Landscape Services QLD Pty Ltd for the annual sum of $529,724.04 (excl. GST), as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for *Grounds Maintenance Services of DTMR High Profile Locations (MBRC009104)* be awarded to Skyline Landscape Services QLD Pty Ltd for the annual sum of $529,724.04 (excl. GST) for an initial period of two years (1 July 2020 to 30 June 2022) with an option to extend a further two x one-year periods, subject to satisfactory performance.

2. That the Council enters into an agreement with Skyline Landscape Services QLD 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 Skyline Landscape Services QLD Pty Ltd for *Grounds Maintenance Services of DTMR High Profile Locations (MBRC009104)* and any required variations of the agreement on Council's behalf.

ITEM 4.3 TENDER - GROUNDS MAINTENANCE SERVICES - DTMR HIGH PROFILE LOCATIONS - REGIONAL - A19548083 : 10 February (Cont.)

REPORT DETAIL

1. Background

Council currently undertakes grounds maintenance services along parts of the DTMR road network (approximately 36.5 kilometres in length) under an existing 'Memorandum of Understanding' agreement with DTMR. The nominated high-profile locations under this contract are:

- Anzac Avenue (from Redcliffe Parade to the Petrie roundabout)
- Deception Bay Road (from Rothwell roundabout to Priests Road)
- Morayfield Road (from Graham Road, Morayfield to King Street, Caboolture)
- Lower King and King Street (from Bruce Highway to Glenfield Drive, Caboolture)
- Bribie Island Road (Ningi township between 60 kph entry signs)
- Gympie Road (from the Petrie roundabout to Brisbane City Council boundary at South Pine River)
- South Pine Road (from Gympie Road to Old Northern Road)
- Old Northern Road (from Albany Creek Road to the southern boundary with Brisbane City Council)
- Albany Creek Road (from the eastern Brisbane City Council boundary to South Pine Road).

The road segments comprise landscaped and grassed areas that are highly visible areas in the region.

The scope of works under this contract include mowing of turfed areas and landscape maintenance including weed management. The frequencies of maintenance within this contract have been set at 18 cycles per annum for the day works component, and 12 cycles per annum for the night works component.

The current arrangement for Grounds Maintenance Services of DTMR High Profile Locations is due to expire on 30 June 2020.

2. Explanation of Item

The tender for *Grounds Maintenance Services of DTMR High Profile Locations* closed on 19 December 2019, with submissions received from eight companies. One of the eight submissions was deemed to be non-conforming. Tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the mandatory selection criteria set out in the tender documentation.

All tenderers with their weightings are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Skyline Landscape Services QLD Pty Ltd	96.64
2	River City Garden and Lawn Pty Ltd	91.25
3	Jungle Busters Pty Ltd	90.85
4	Elite Horticultural Services	88.96
5	MMS Group Pty Ltd	84.75
6	Broad Acre Maintenance Services	78.14
7	Gabriel Family Holdings Pty Ltd	50.04
8	Centrogen Pty Ltd	Non-conforming

ITEM 4.3 TENDER - GROUNDS MAINTENANCE SERVICES - DTMR HIGH PROFILE LOCATIONS - REGIONAL - A19548083 : 10 February (Cont.)

Skyline Landscape Services QLD Pty Ltd (Skyline) received the highest ranking based on the selection criteria and submitted the second lowest price. The submission from Skyline was very strong and included a detailed and clear understanding of the project requirements and scope, and demonstrated a high level of skill, knowledge, experience and qualifications desirable for this tender. The panel recommend Skyline's offer as being the best value offer to Council.

River City Garden and Lawn Pty Ltd (River City) received the second highest ranking based on the selection criteria and submitted the fifth lowest priced offer. The River City submission demonstrated the company holds the required experience and resources but were not as competitive in their pricing for this tender.

Jungle Busters Pty Ltd (Jungle Busters) received the third highest ranking based on the selection criteria and submitted the sixth lowest price. The Jungle Busters submission was strong and demonstrated a high level of skill, knowledge, experience and qualifications desirable for this tender, but was not as price competitive when compared to submissions from the above companies. (This company is the incumbent contractor for Council's Grounds Maintenance Services of DTMR High Profile Locations and has performed to a very high level during the term of this contract.)

The submission from **Centrogen Pty Ltd** did not address the tender requirements relating to day works and night works and was therefore deemed non-conforming.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of the work being greater than $200,000, a competitive open tender process was undertaken. The tender was called in accordance with the Local Government Act 2009.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

This contract requirements will ensure that the contractor's staff are suitably qualified and experienced to undertake these specialised services in accordance with MBRC specification and stakeholder expectation. The recommended contractor and staff will be required to comply with Council's WH&S requirements and undertake a formal induction process prior to commencing the ground works.

A third-party financial status review of the recommended tenderer was undertaken, with a financial status rating of '*sound'* confirming their financial capacity to deliver the proposed contracted works.

3.5 Delegated Authority Implications ☒ Nil identified

ITEM 4.3 TENDER - GROUNDS MAINTENANCE SERVICES - DTMR HIGH PROFILE LOCATIONS - REGIONAL - A19548083 : 10 February (Cont.)

3.6 Financial Implications
This project will be debited to job number 20431-124-22004. The recommended tender amount for this contract is within budget allocation.

Tender price	$ 529,724.04
Contingency (5%)	$ 26,486.20
Total annual contract amount	$ 556,210.24

3.7 Economic Benefit Implications
The agreed maintenance levels of the DTMR road network under the existing 'Memorandum of Understanding' agreement with DTMR and its subsequent presentation has a definitive effect on the perception that people have of the region. Past observation has shown successful tenderers procure resources and recruit staff from within our region.

3.8 Environmental Implications
The successful tenderer will be subject to the same State and Federal environmental legislation that regulates Council's urban roads maintenance activities.

3.9 Social Implications
The provision and regular maintenance of these high-profile assets has positive implications in terms of visual amenity, public safety outcomes and create a general feeling of wellbeing for the community.

3.10 Consultation / Communication
Consultation for the delivery of this program has been undertaken with relevant officers, stakeholders, department managers and the procurement section of Council.

SUPPORTING INFORMATION
Ref: A18909804

The following list of supporting information is provided for:

ITEM 4.3
TENDER - GROUNDS MAINTENANCE SERVICES - DTMR HIGH PROFILE LOCATIONS - REGIONAL

Confidential #1 Tender Evaluation

ITEM 4.4
TENDER - GROUNDS MAINTENANCE SERVICES (CEMETERIES) - REGIONAL

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19548068* ***: 10 February 2020 - Refer Confidential Supporting Information A18909801***
Responsible Officer: *TO, Team Leader - Asset Maintenance (ECM Operations)*

Executive Summary
Tenders were called for *Grounds Maintenance Services - Regional Cemeteries (MBRC009102)*. Tenders closed on 19 December 2019 with a total of 10 conforming submissions received.

It is recommended that the tender for *Grounds Maintenance Services - Regional Cemeteries (MBRC009102)* be awarded to River City Garden & Lawn Pty Ltd for the annual amount of $202,716.15 (excluding GST), as this offer represents the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for G*rounds Maintenance Services - Regional Cemeteries (MBRC009102)* be awarded to River City Garden & Lawn Pty Ltd for the annual sum of $202,716.15 (excluding GST) for an initial period of two years (1 July 2020 to 30 June 2022) with an option to extend a further two x one-year periods, subject to satisfactory performance.

2. That the Council enters into an agreement with River City Garden & Lawn 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 River City Garden & Lawn Pty Ltd for *Grounds Maintenance Services - Regional Cemeteries (MBRC009102)* and any required variations of the agreement on Council's behalf.

ITEM 4.4 TENDER - GROUNDS MAINTENANCE SERVICES (CEMETERIES) - REGIONAL - A19548068 : (Cont.)

REPORT DETAIL

1. Background

Council undertakes grounds maintenance services at Redcliffe Cemetery, Tallowwood Cemetery (Deception Bay), King Street Cemetery (Caboolture), Albany Creek Cemetery, Samford Cemetery, Samsonvale Cemetery, Lawnton Cemetery, Dayboro Cemetery and Caboolture River Road Cemetery.

Services include mowing of the grounds and garden maintenance including weed management. The frequency of grounds maintenance within this contract has been set at 39 cycles per annum.

The current arrangement for regional grounds maintenance of cemeteries is due to expire on 30 June 2020.

2. Explanation of Item

Tenders were called for *Grounds Maintenance Services - Regional Cemeteries*. Tenders closed on 19 December 2019, with conforming submissions received from 10 companies. Tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the mandatory selection criteria set out in the tender documentation.

All tenderers with their weightings are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	River City Garden and Lawn Pty Ltd	98.57
2	Brisbane Commercial Lawn and Garden Care	96.43
3	Skyline Landscape Services QLD Pty Ltd	93.68
4	Aruma Services	79.76
5	The Plant Maintenance Company	76.95
RANK	**TENDERER**	**EVALUATION SCORE**
6	Coast2Coast Grounds and Gardens Pty Ltd	74.81
7	Beach and Ocean Art Design	70.87
8	MMS Group Pty Ltd	69.48
9	Broad Acre Maintenance Services	66.04
10	Novar Group Pty Ltd	44.84

River City Garden and Lawn Pty Ltd (River City) received the highest ranking based on the selection criteria and submitted the lowest price. The submission from River City was very strong and included a detailed and clear understanding of the project requirements and scope, and demonstrated a high level of skill, knowledge, experience and qualifications desirable for this tender. The offer from River City was deemed by the panel to be the best value offer to Council and is the recommendation of this report.

Brisbane Commercial Lawn and Garden Care (Brisbane Commercial) received the second highest ranking based on the selection criteria and submitted the third lowest price. The Brisbane Commercial submission demonstrated this company holds the required experience and resources and clearly understands this tender's project requirements and scope, however, were not as competitive in their pricing for this tender and therefore not deemed best value to Council.

ITEM 4.4 TENDER - GROUNDS MAINTENANCE SERVICES (CEMETERIES) - REGIONAL - A19548068 : (Cont.)

Skyline Landscape Services QLD Pty Ltd (Skyline) received the third highest ranking based on the selection criteria and submitted the fifth lowest price. The Skyline submission demonstrated a sound understanding of the project specification and scope; however, were not as competitive in their pricing for this tender and therefore not deemed best value to Council.

3. Strategic Implications

3.1 Legislative / Legal Implications
Due to the value of the work being greater than $200,000, a competitive open tender process was undertaken. The tender was called in accordance with the Local Government Act 2009.

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

3.3 Policy Implications
This contract has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications
The contract requires that the recommended tenderer's staff are suitably qualified and experienced to undertake specialised services in accordance with the tender (MBRC) specification and stakeholder expectation. The recommended tenderer and its staff will be required to comply with Council's WH&S requirements and undertake a formal induction process prior to commencing the ground works.

A third-party financial status review of the recommended tenderer was undertaken and received a financial status rating of 'strong', confirming their financial capacity to deliver the proposed works outlined in the contract.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications
This project will be debited to job number 20431-121-22004. The tendered amount is within budget allocation for this contract.

Tender price	$ 202,716.15
Contingency (5%)	$ 10,135.80
Total annual contract amount	$ 212,851.95

3.7 Economic Benefit Implications
The effective management and maintenance of cemeteries and their subsequent presentation has a definitive effect on the perception that people have of the region. Past observation has shown successful tenderers procure resources and recruit staff from within our region.

3.8 Environmental Implications
The successful tenderer will be subject to the same State and Federal environmental legislation that regulates Council's parks maintenance activities.

3.9 Social Implications
Regional cemeteries, maintained to a high level by Council, provide a safe and visually amenable environment for the community to visit.

ITEM 4.4 TENDER - GROUNDS MAINTENANCE SERVICES (CEMETERIES) - REGIONAL - A19548068 : (Cont.)

3.10 Consultation / Communication
Consultation for the delivery of this program has been undertaken with relevant officers, stakeholders, department managers including the former Manager Regulatory Services and the procurement section of Council.

SUPPORTING INFORMATION
Ref: A18909801

The following list of supporting information is provided for:

ITEM 4.4
TENDER - GROUNDS MAINTENANCE SERVICES (CEMETERIES) - REGIONAL

Confidential #1 Tender Evaluation

ITEM 4.5
NARANGBA - BOUNDARY ROAD - DEPOT DEVELOPMENT - DETAILED DESIGN - DIVISION 4

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19620012: 29 January 2020*
Responsible Officer: *BB, Manager Project Management (ECM Project Management)*

Executive Summary
Council is currently designing a new central works depot at Boundary Road, Narangba procured under Local Buy contract BUS 262 for Engineering and Environmental.

Additional design work is required for consideration of an additional office floor to the proposed two-level building to accommodate various Council staff, in addition to Asset Maintenance at this facility.

This report recommends that Council enters into a variation to the current contractual arrangement with Bornhorst & Ward Pty Ltd to progress the *Narangba - Boundary Road - Depot Development - Detailed Design* project.

OFFICER'S RECOMMENDATION

1. That in accordance with section 234 of the Local Government Regulation 2012, Council is satisfied that an agreement with Bornhorst & Ward Pty Ltd to undertake the additional design work for the *Narangba - Boundary Road - Depot Development - Detailed Design* project is entered into under an LGA Arrangement (Local Buy).

2. That the Council enters into an agreement with Bornhorst & Ward 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 variation to the agreement with Bornhorst & Ward Pty Ltd for the *Narangba - Boundary Road - Depot Development - Detailed Design* project and any required variations of the agreement on Council's behalf.

ITEM 4.5 NARANGBA - BOUNDARY ROAD - DEPOT DEVELOPMENT - DETAILED DESIGN - DIVISION 4 - A19620012 (Cont.)

REPORT DETAIL

1. Background

Bornhorst & Ward Pty Ltd was awarded the tender for the *Narangba - Boundary Road - Depot Development - Detailed Design (VP104383)* on 7 May 2019 - refer to Coordination Committee Minute Page 19/772-19/773.

A variation to the design to consider an additional floor to that of the current project scope's two-level building at this central location is recommended. The proposed facility's central location is attractive to accommodate a range of Council staff, in addition to that of Asset Maintenance staff and to provide for growth. It is timely to consider this variation as detailed design is still in relatively early stage (15%).

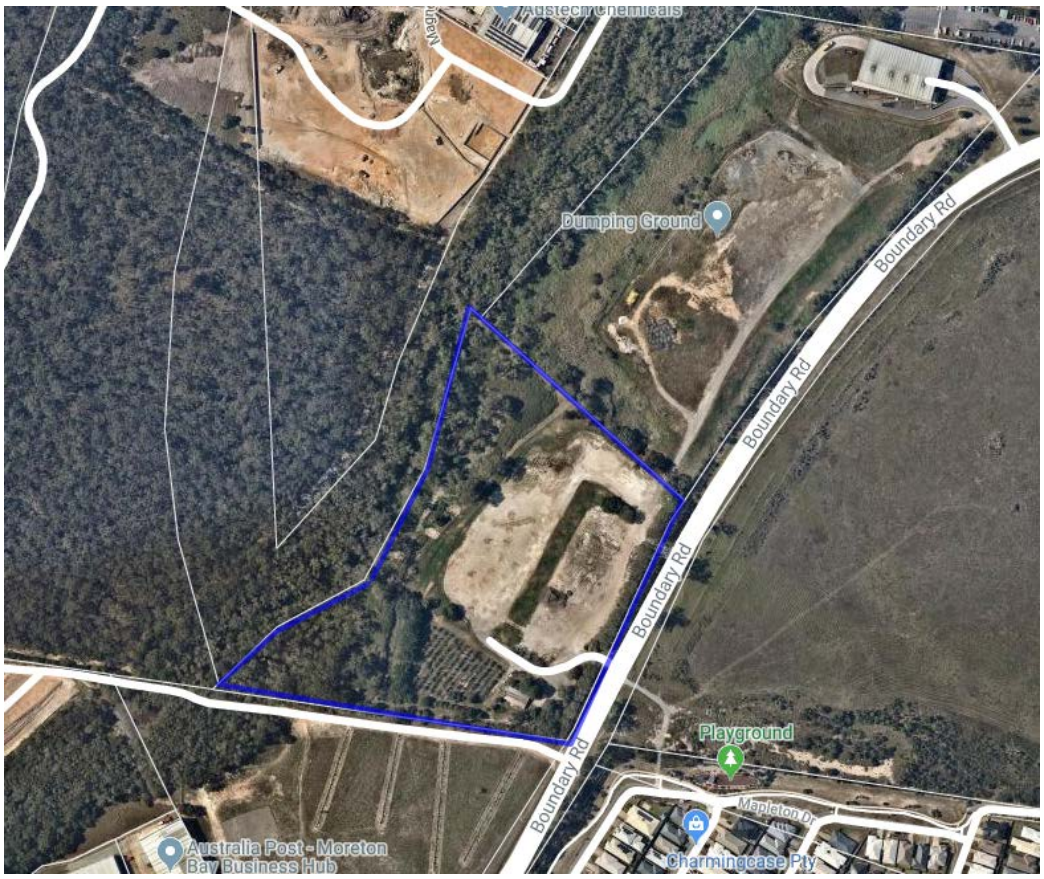


Figure 1: Site of works

ITEM 4.5 NARANGBA - BOUNDARY ROAD - DEPOT DEVELOPMENT - DETAILED DESIGN - DIVISION 4 - A19620012 (Cont.)

2. Explanation of Item

As the principal consultant appointed under the contract, Bornhorst & Ward will manage the additional detailed design including its nominated sub-consultants. The scope and associated fee proposal align with the current contract and will leverage the project knowledge Bornhorst & Ward has with work completed to date.

3. Strategic Implications

3.1 Legislative / Legal Implications

To manage legal risk and implications, the agreement with Bornhorst & Ward Pty Ltd will be a variation to the current contract for consultancy services using a Local Buy Panel supplier thus ensuring Council's contractual risk is adequately managed.

Under section 234 of the Local Government Regulation 2012, a local government may enter into a contract for goods and services without first inviting written quotes or tenders if the contract is entered under an LGA arrangement (Local Buy). Local Buy Contract BUS262 for Engineering & Environmental is an LGA arrangement.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications

Procurement Policy 2150-006 notes that for all contracts exceeding $200,000 it is necessary to conduct an open tender process, unless an exception is made in accordance with the Local Government Regulation 2012.

3.4 Risk Management Implications

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

a. Financial

Tenders were invited from consultants selected from the Local Buy Supplier Panel with prequalified supplier arrangements in place.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications

Council originally allocated a total of $8,226,054 in the 19-20 FY Capital Project Program. At quarter 2, the budget allocation was reduced ($6.9M funds deferred) to a total budget of $1,326,054. All financials are excluding GST. The additional design work has been priced (lump sum) at $290,405.

Current Building Design Contract Value	$ 867,171.00
Current Contract Variations	$ 124,091.00
Project Management costs	$ 45,192.00
Sub-total	$1,036,454.00
Proposed three level building design variation	$ 290,405.00
Total Project Building Design Cost	$1,326,859.00

The progress of the design will be monitored and managed closely.

ITEM 4.5 NARANGBA - BOUNDARY ROAD - DEPOT DEVELOPMENT - DETAILED DESIGN - DIVISION 4 - A19620012 (Cont.)

3.7 Economic Benefit Implications ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications ☒ Nil identified

3.10 Consultation / Communication

The design work will be managed by the Project Management team in line with communication policies and protocols. Council's Legal Services and Procurement teams have been consulted regarding the proposed arrangement.

ITEM 4.6
CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19425318 : 3 December 2019* ***- Refer Confidential Supporting Information A19539545***
Responsible Officer: *BB, Manager Project Management (ECM Project Management)*

Executive Summary
Tenders were invited for the '*Caboolture - Brown Street Corridor - Road Construction and Upgrade (MBRC009301)*' project. The tender closed on 20 December 2019 with a total of nine tenders received, all of which were conforming.

It is recommended that Council award the contract to CES Civil SEQ Pty Ltd for the sum of $1,913,794.59 (excl. GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for the '*Caboolture - Brown Street Corridor - Road Construction and Upgrade (MBRC009301)*' project be awarded to CES Civil SEQ Pty Ltd for the sum of $1,913,794.59 (excl. GST).

2. That the Council enters into an agreement with CES Civil SEQ 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 CES Civil SEQ Pty Ltd for the '*Caboolture - Brown Street Corridor - Road Construction and Upgrade (MBRC009301)*' project and any required variations of the agreement on Council's behalf.

4. That to allow the project to continue, Council commits to providing $1,000,000 in the draft 2020-21 Financial Year Capital Projects Program.

ITEM 4.6 CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3 - A19425318 (Cont.)

REPORT DETAIL

1. Background

The project is located along the Brown Street Corridor which runs from Ardrossan Road to Pettigrew Street, Caboolture.

The scope of works involves the construction of a new road between Ardrossan Road and Elof Road. The works also include construction of a new roundabout at Elof Road and Cassowary Court intersection, including on-road cycle lanes, pathway facilities and elements of water sensitive urban design. The project will supplement capacity improvements created by the construction of the Brown Street bridge to accommodate future traffic volumes and provide pedestrian and cyclist connectivity and amenity.

Project works will commence in March 2020 and take six months to complete, which includes an allowance for wet weather.



Figure 1: Locality Plan - works site

ITEM 4.6 CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3 - A19425318 (Cont.)

2. Explanation of Item

Tenders were invited for the '*Caboolture - Brown Street Corridor - Road Construction and Upgrade (MBRC009301)*' project and closed on 20 December 2019, with a total of nine conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	CES Civil SEQ Pty Ltd	97.33
2	Allroads Pty Ltd	96.78
3	HEH Civil Pty Ltd	95.19
4	Hazell Bros (Qld) Pty Ltd	93.31
5	Civlec Pty Ltd T/A GRC Civil	88.98
6	AllenCon Pty Ltd	88.50
7	Ryan Civil Contracting Pty Ltd	87.30
8	SGQ Pty Ltd	86.07
9	Epoca Constructions Pty Ltd	82.68

CES Civil SEQ Pty Ltd (CES) submitted a comprehensive tender. A tender clarification meeting was held on 24 January 2020 at which CES demonstrated their experience and understanding of the project requirements and capability in delivering the works. CES's methodology has been designed to minimise disruption to road users throughout the project. The contractor will stage the works and maintain one lane of traffic along Elof Road and Cassowary Court, under contraflow. Translink buses will be provided with priority through the site. The road will be open to two lanes of traffic each day after the completion of works. CES has undertaken construction works for Moreton Bay Regional Council, including Margate - Cox Street - Drainage Upgrade valued at $3.5M and Redcliffe - Jeffrey Street - Drainage Construction Upgrade 2 and Road Rehabilitation valued at $1.4M, James Cook University Mount Stuart Continuation / Western Carpark / James Cook Drive reconstruction valued at $3M. The assessment panel evaluated the offer from CES as providing the best overall value to Council.

Allroads Pty Ltd (Allroads) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 24 January 2020 at which Allroads demonstrated their experience and understanding of the project requirements and capability in delivering the works; however, there were no additional benefits for the higher price.

HEH Civil Pty Ltd (HEH) submitted a comprehensive and well-presented tender. A tender clarification meeting was held on 24 January 2020 at which HEH demonstrated their experience and understanding of the project requirements and capability in delivering the works; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative / Legal Implications

Due to the value of the work being greater than $200,000, Council called a public tender for the work through the LG Tender system in accordance with the *Local Government Act 2009.*

ITEM 4.6 CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3 - A19425318 (Cont.)

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

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

Financial Risks:

a. CES Civil NQ Pty Ltd have provided a cross company guarantee for the subsidiary company CES Civil SEQ Pty Ltd. A third-party review of financial status has been carried out on CES Civil NQ Pty Ltd and the successful tenderer was rated '*sound'*.

Construction Risks:

b. The recommended tenderer will provide a program of works, traffic management plans, safety management plan, environmental management plan, tree management plan, and quality management documentation as part of the contract to detail how they will plan, establish and manage project construction risks which will be reviewed and audited by Project Management.
c. Unsuitable subgrade may be encountered during earthworks. The pavement design has incorporated potential treatments and a provisional sum for the treatment of unsuitable subgrade materials has been included in the contract and the project contingency.
d. The recommended tenderer has demonstrated their understanding of the project site and the need to manage the impact on road users and property access requirements.
e. The recommended tenderer has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works efficiently.
f. An allowance for wet weather (8 weeks) is included in the recommended tenderer's construction program.
g. There are no development approval risks relating to this contract.
h. The procurement risks relating to this project are low given that there is sufficient lead time for the recommended tenderer to procure the relevant construction materials as to not delay the project.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications

Council has allocated a total of $3,865,000 for this project, with $1,865,000 for construction in the 19-20 FY and has a $2,000,000 allocation in the draft 20-21 FY Capital Projects Program. All financial information below is excluding GST.

Street lighting (Energex)	$ 288,608.57
Construction tender	$ 1,913,794.59
Contingency (15%)	$ 287,069.19
Service Relocations (Unitywater/Telstra)	$ 92,581.79
QLeave (0.475%)	$ 9,090.52
Total Project Cost	$ 2,591,144.66

ITEM 4.6 CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3 - A19425318 (Cont.)

Estimated ongoing operational/maintenance costs $ 38,650 per F/Y.

The budget amount for this project is sufficient. It is recommended that the identified $2,000,000 in the draft 2020-21 FY Capital Projects Program can be reduced to $1,000,000.

3.7 Economic Benefit Implications
An economic benefit of the project is increased road network connectivity for future developments and residential access.

3.8 Environmental Implications
The recommended tenderer submitted an integrated Construction Project Management Plan as part of their tender submission. The plan includes quality, work health and safety, and environmental management. The integrated management plan details the management of onsite environmental matters affecting the project during construction.

3.9 Social Implications
The proposed project will supplement capacity improvements for current and future residents, improve cyclists and pedestrian access.

3.10 Consultation / Communication
A detailed communication management plan has been prepared for this project. Communication strategies include project notices issued two weeks prior to the commencement of works, variable message boards (VMS Boards) placed on site during construction and 2 weeks pre and post construction, project signs placed at either end of the work site and fortnightly updates to the Divisional Councillor. The project will be progressively updated twice per week on the council website. The Divisional Councillor has been consulted and is supportive of the project.

The Procurement and Legal teams were consulted.

SUPPORTING INFORMATION
Ref: A19539545

The following list of supporting information is provided for:

ITEM 4.6
CABOOLTURE - BROWN STREET CORRIDOR - ROAD CONSTRUCTION AND UPGRADE - DIVISION 3

Confidential #1 Tender Evaluation

ITEM 4.7
LOCAL DISASTER MANAGEMENT PLAN 2019 - REGIONAL

Meeting / Session: *4 ASSET CONSTRUCTION & MAINTENANCE*
Reference: *A19635126 : 3 February 2020* ***- Refer Supporting Information A18539521 & A18715295***
Responsible Officer: *CCB, Disaster Preparedness Coordinator (ECM Directorate)*

Executive Summary
This report seeks Council's approval of the Moreton Bay Regional Council (MBRC) Local Disaster Management Plan (the 'Plan' - version 5). The Plan was signed by the Chair of the Local Disaster Management Group (LDMG) and the Moreton District Disaster Coordinator (DDC) on 11 February 2020. The Plan has been prepared in accordance with the requirements of the *Disaster Management Act 2003*.

OFFICER'S RECOMMENDATION

That the Moreton Bay Regional Council Local Disaster Management Plan (amendment version 5 dated December 2019) be adopted as Council's approved plan for disaster management in the Moreton Bay Regional Council area.

ITEM 4.7 LOCAL DISASTER MANAGEMENT PLAN 2019 - REGIONAL - A19635126 (Cont.)

REPORT DETAIL

1. Background

The authority to develop and maintain a Local Disaster Management Plan for the Moreton Bay Regional Council area is legislated under the provisions of Section 57(1) of the *Disaster Management Act 2003* (the Act). The current Plan (version 4.1) was approved by Moreton Bay Regional Council on 13 December 2018.

2. Explanation of Item

Section 59(1) of the Act states 'a local government may review, or renew, its local disaster management plan when the local government considers it appropriate'. Section 59(2) states 'However, the local government must review the effectiveness of the plan at least once a year'.

The most recent annual review of the Plan has been finalised with significant amendments and changes to the format being made from version 4.1. Key changes reflected in the Plan (amendment version 5 dated December 2019) include:

- Incorporation of an *Acknowledgement of Country* in the preamble.
- Alignment of the Plan content with Prevention, Preparedness, Response, Recovery framework.
- Updated foreword from the Chair of the Local Disaster Management Group (LDMG).
- Updated Abbreviations and Acronyms and Definitions, moved to Appendix A and B.
- Document Authorisation and Control updated and moved to Appendix F.
- Emergency contacts updated and moved to Appendix E.
- Part One: Structure & Governance
  - Updated from version 4.1 to incorporate recent renewal of Queensland Disaster Management Arrangements, Emergency Management Assurance Frameworks and other updates to governance that require communication to the reader.
  - Where appropriate, information has been summarised and relevant references provided for further information in a change from version 4.1.
  - Roles and responsibilities within the LDMG, DDMG and for all member/advisor agencies have been provided in a change from version 4.1 in a summarised, tabulated format with relevant internet hyperlinks provided for ease of access by the reader.
- Part Two: Community Characteristics
  - New format maps and images have been incorporated with the Plan to provide easy references for the reader in a change from version 4.1.
  - Demographic information relevant to the Plan has been provided in a new infographic format that is compatible with the technical accessibility tools used by community members with special needs in a change from version 4.1.
  - Infrastructure and Essential Services and Transport Network information have been updated and refined to include recent changes from version 4.1.
- Part Three: Disaster Risk Assessment
  - The three areas of high-risk exposure faced by the region, Bushfire, Severe Weather and Coastal Inundation have been highlighted.
  - Supporting State documents that help inform MBRC priorities for risk-treatment have been identified and hyper-linked for the benefit of readers.
  - A basic explanation of the QLD Emergency Risk Management Framework (QERMF) has been provided in addition to the outline of the MBRC strategy for Risk Treatment provided in verson 4.1.
- Part Four: Prevention
  - Strategies for risk mitigation for vulnerable communities have been summarised from version 4.1.
  - Hazard-specific risks have been summarised in the Plan, with further detail provided in the supporting Local Disaster Hazard Specific Arrangements document in a change from version 4.1.
- Part Five: Preparedness
  - A summary of General Operational, Public Information & Warnings and Emergency Warning arrangements that are in place to support the community has been provided, reviewed and updated from version 4.1.
  - Information on Volunteer Coordination summarised in a change from version 4.1.

- Part Six: Response
  - A summary of the different levels of disaster response that can be adopted by MBRC and the LDMG has been reviewed and updated from version 4.1.
  - This includes tabulated information that provides clear information on Triggers, Actions and Communications that can be expected as responses move up and down the escalatory scale.
  - A summary of the region's disaster response arrangements is provided and the chain of authority for the declaration of a disaster in the region is confirmed.
- Part Seven: Relief and Recovery
  - An outline of MBRC Relief and Recovery strategies is provided for the reader with links to relevant State and Agency documents for further information in a change from version 4.1.
  - For a detailed account of MBRC Disaster Relief and Recovery Operations, readers are directed to address the dedicated Recovery Plan for MBRC that has been recently published in a change from version 4.1.
- Part Eight: Hazard Specific Arrangements
  - A summary of the MBRC Hazard Specific strategies is provided with readers also directed to consult the Local Disaster Hazard Specific Arrangements publication that will be published with the Plan if they require further information. This is a change from version 4.1 to make the Plan shorter and more accessible for the community.
  - The impact of Climate Change and its influence on likely hazards is detailed in a stand-alone sub-section. It details a summary of climate change effects, published by the Bureau of Meteorology and refers to the Emergency Management Sector Adaptation Plan publication that has been recently published by the State government.
- In a change from version 4.1, the Local Disaster Hazard Specific Arrangements provides detailed information on the MBRC strategies to mitigate and manage these hazards appropriately in a stand-alone supplementary document. This document supports community understanding and education for those community members who wish to access more detailed information about relevant MBRC strategies for disaster management.

3. Strategic Implications

3.1 Legislative / Legal Implications

The authority to develop and maintain the Plan for the Moreton Bay Region is legislated under the provisions of Section 57(1) of the Act. Section 57(2) states the Plan must include provision for the following:

a) the State group's strategic policy framework for disaster management for the State and the local government's policies for disaster management;
b) the roles and responsibilities of entities involved in disaster operations and disaster management in the area;
c) the coordination of disaster operations and activities relating to disaster management performed by the entities mentioned in paragraph (b);
d) events that are likely to happen in the area;
e) strategies and priorities for disaster management for the area;
f) the matters stated in the disaster management guidelines as matters to be included in the plan;
g) other matters about disaster management in the area the local government considers appropriate.

Section 59(1) of the Act states 'a local government may review, or renew, its local disaster management plan when the local government considers it appropriate. Section 59(2) states 'However, the local government must review the effectiveness of the plan at least once a year'.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications ☒ Nil identified

ITEM 4.7 LOCAL DISASTER MANAGEMENT PLAN 2019 - REGIONAL - A19635126 (Cont.)

3.4 Risk Management Implications
The integration of the new QERMF into how MBRC assesses its risk of exposure to disaster hazards is an ongoing process. The MBRC risk exposure to hazards has not changed significantly, but the appreciation and understanding of how its existing risk exposure may impact the community, environment and Council services continue to evolve as support and guidance are provided to Council from Queensland Fire Emergency Services Hazard Risk Unit. Further reporting and outputs from this process of review will be provided through routine LDMG business and reporting.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications ☒ Nil identified

3.7 Economic Benefit Implications ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
This Plan seeks to support individuals, communities, businesses, industries, non-government organisations and government agencies to be aware of and prepared for disasters. Good planning is critical in assisting to minimise the consequences of a disaster event on the community and ensuring effective and timely operational response and recovery occurs. The Plan is one mechanism to build on the existing community and individual awareness of risk and participation in disaster management activities to enhance resilience.

3.10 Consultation / Communication
Consultation has occurred with the following persons/agencies:

- The Chair and Deputy Chair of the LDMG (Cr Flannery and Cr Constance)
- Members and Advisors of the LDMG (All Agencies)
- The Moreton District Disaster Coordinator and Executive Officer
- Queensland Fire and Emergency Services and Queensland Police Service personnel
- Council officers

SUPPORTING INFORMATION
Ref: A18539521 & A18715295

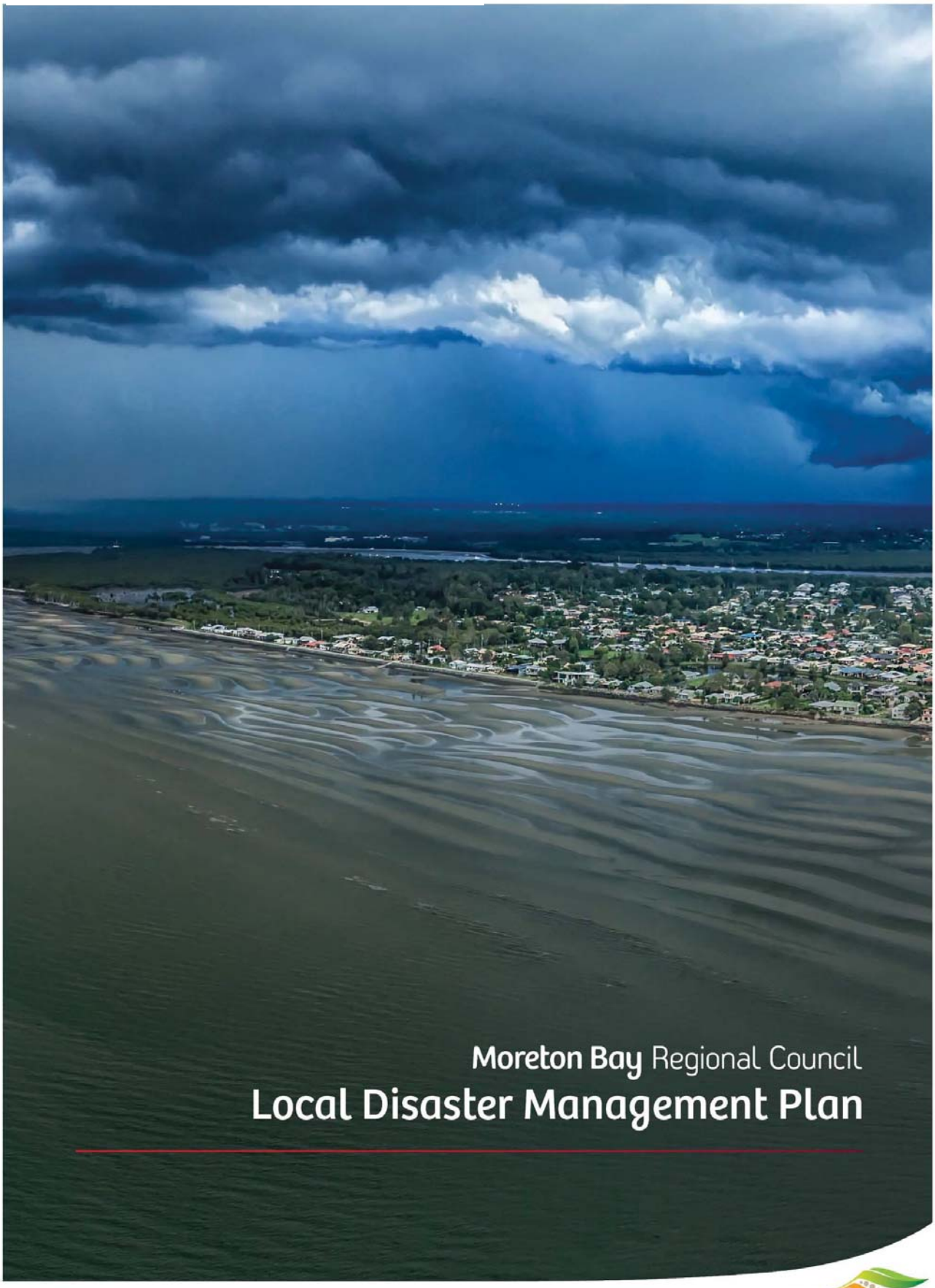
The following list of supporting information is provided for:

ITEM 4.7
LOCAL DISASTER MANAGEMENT PLAN 2019 - REGIONAL

#1 MBRC Local Disaster Management Plan

#2 MBRC Local Disaster Hazard Specific Arrangements

#1 MBRC Local Disaster Management Plan





Acknowledgement of Country

Moreton Bay Regional Council acknowledges Aboriginal peoples are the original Custodians of this land. The Moreton Bay Region extends through traditional lands of the Jinibara, Kabi Kabi and Turrbal people.

Council respectfully acknowledges the Traditional Custodians of the land, and pays respect to the Elders past, present and emerging. Council celebrates the traditions of Aboriginal and Torres Strait Islander peoples and recognises their special relationship with the land, waterways and sea.

Acknowledgements

Moreton Bay Regional Council wishes to thank all personnel, volunteers and stakeholders for continuing to provide ongoing local disaster management assistance to the Moreton Bay community, including the development of this document and contribution of images.

Disclaimer

Moreton Bay Regional Council has produced this document based on accurate information at the time of issue. Some information supplied from information contained in the Council's records may have been furnished to the Council by other organisations. Persons making decisions with financial or legal implications must not rely upon the details shown in this plan for the purpose of determining whether any particular facts or circumstances exist. Moreton Bay Regional Council (and its officers and agents) expressly disclaims responsibility for any loss or damage suffered as a result of placing reliance upon this information.

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Foreword

The Moreton Bay region is one of South East Queensland's most diverse areas, spanning more than 2037 square kilometres from Samford and Arana Hills to Redcliffe, Bribie Island, Caboolture, Dayboro, Woodford and Mt Mee.

Whilst the region is a beautiful place to work and live, there is always the risk of severe weather events such as storms, floods and bushfires. Moreton Bay Regional Council plays a major role in managing and minimising the impacts of disasters within its boundaries. With an unwavering commitment to building resilient communities and a coordinated effort from government and non-government entities with responsibilities or capabilities in disaster management, we can plan to prevent, prepare for, respond to and recover from disaster events.

Disasters are inevitable but through this risk-based approach to effective planning and a shared responsibility approach at government, business and community level, we can enhance the resilience of our region and minimise the adverse effects of any disaster event.

The plan complies with the *Disaster Management Act (2003)* and is aligned with the *Queensland Emergency Management Assurance Framework* and the *Queensland Prevention, Preparedness, Response and Recovery Disaster Management Guideline*. The plan is dynamic and will be maintained to ensure currency with legislation, relevance and best practice.

_____

Councillor Peter Flannery

Chair - Moreton Bay Local Disaster Management Group

v

Accessing the plan

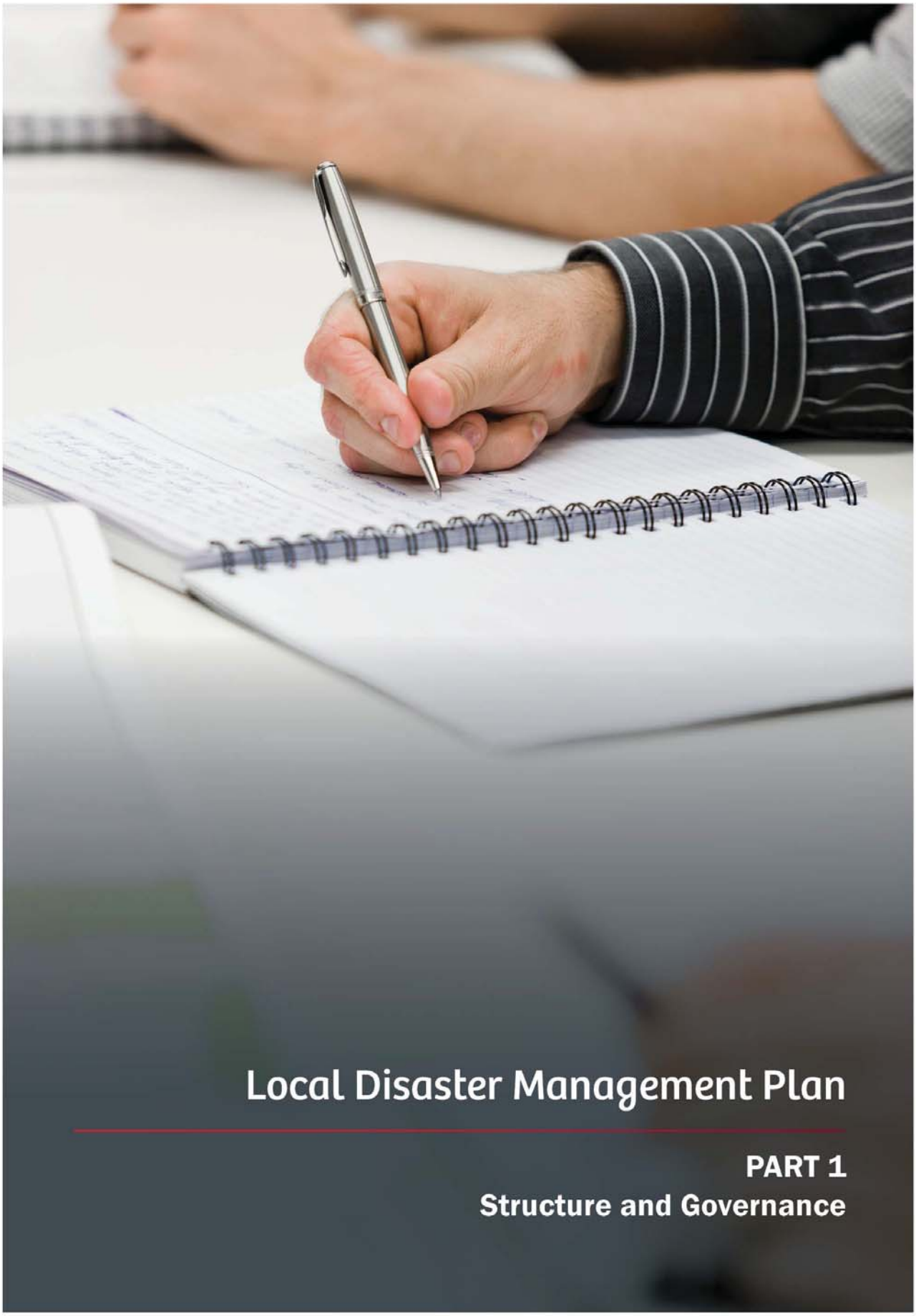
The Plan is available:

- online at moretonbay.qld.gov.au/Services/Reports-Policies/Local-Disaster-Management-Plan.
- for viewing at Council's customer service centres at:
  - 220 Gympie Road, Strathpine (access from Hall Street)
  - 2 Hasking Street, Caboolture (access from Town Square)
  - Redcliffe Library, 476 Oxley Avenue, Redcliffe
- from council libraries, copies can be printed, upon payment of the relevant fee.

Supporting documents and systems

There are several related documents and systems that further support Council's disaster management activities, including:

- Moreton District Disaster Management Plan
- Moreton Bay Disaster Management Recovery Plan
- Bribie Island Emergency Response Plan
- Caboolture Aerodrome Emergency Plan
- Redcliffe Aerodrome Emergency Plan
- Council and agency-specific operational and response plans
- Queensland State Government legislation, plans, policies and guidelines
- Flood check property reports and flood maps
- Flood operational systems
- Council's Natural Disaster Risk Management Assessment final report
- MoretonAlert
- Regional Floodplain database
- Wildfire Mitigation and Readiness Plan
- Council's suite of corporate and operational policies and procedures


Local Disaster Management Plan
PART 1
Structure and Governance

PART ONE: STRUCTURE & GOVERNANCE

Executive summary

Disaster events can occur at any time with little warning, rapidly spread over boundaries and cause diverse and widespread impacts across affected communities.

Moreton Bay Regional Council (MBRC) can help to minimise these threats and contribute to the safety and wellbeing of its community by delivering Disaster Management Planning, Response and Recovery measures in accordance with its legislatively directed responsibilities, as detailed by the *Disaster Management Act (2003)*[1] (referred to as the *Act*) and in accordance with Queensland *Emergency Management Assurance Framework*[2] (EMAF).

The State Disaster Management Plan[3] (SDMP) articulates the roles and responsibilities of Local Government in the local disaster management planning and preparedness area. These include ensuring all requisite local disaster management planning and preparedness measures are undertaken. The *MBRC Local Disaster Management Plan* (LDMP) forms part of Council's commitment to disaster management planning and ensures that Council has a coordinated and planned response to disasters.

Disaster event hazards outlined in the *Council Disaster Risk Register* have been sourced from the Natural Disaster Risk Management Assessment that was carried out by Aurecon for MBRC in 2013. Those hazards assessed as high-risk of occurrence have been assessed using the newly established principles outlined in the *Queensland Emergency Risk Management Framework* (QERMF) through consultation with internal and external stakeholders. The remaining medium and low-risk hazards are assessed in accordance with a process that aligns with ISO 31000:2009, Risk management – Guidelines. Council considers all-hazards across a scale of minor incidents to major emergencies including:

- Severe storms
- Flooding
- Coastal Inundation
- Bushfire
- Heatwave
- Landslips
- Pandemic
- Exotic and plant disease
- Earthquakes
- Tsunami

This LDMP contains strategic information relevant to local government. It follows the structure as required by section *57(1) the Act* and contains information and actions relevant to Council across the spectrums of prevention, preparedness, response and recovery.

[1] Available at: legislation.qld.gov.au
[2] Available at: igem.qld.gov.au
[3] Available at: disaster.qld.gov.au

Purpose

The primary focus of the LDMP (the Plan), is to inform the community of the coordinated efforts and strategies that are in place to be executed by Council in a disaster event. These measures will be applied by all levels of government and non-government entities with responsibilities in disaster management.

The purpose of the Plan is to:

- enable effective coordination between all members and advisors to the Moreton Bay Local Disaster Management Group (LDMG)
- support the implementation of measures to reduce the impact of a disaster on the region, through developing community resilience and educational awareness
- provide a consistent framework for disaster management activities in the region
- improve centralised coordination for the region's disaster management information
- improve the community plans to recover from an event
- ensure compliance with the *Act*.

To achieve this, the LDMG, in coordination with the Moreton District Disaster Management Group (DDMG) adopted a shared Moreton Bay District Capability Strategy in 2018.

The Moreton Bay District Capability Strategy focuses on the following four principles in disaster management practice within the Moreton Bay Disaster District:

- **Leadership** - Clear direction provided through a collaborative approach and risk-based decision-making at all levels.
- **Public Safety** - Working with our community to understand risks and enhance resilience.
- **Partnership** - Incorporating all Disaster Management stakeholders, including local communities, to improve resilience in the Local Government Area (LGA).
- **Performance** - Delivering a model of continuous improvement through lessons learned processes, helping to embed good practice at all levels of the District.

Information for agencies

Agencies are required to ensure that they individually meet their workplace health and safety obligations while acting under this Plan.

Objectives

The overall objective of this plan is to reduce the risk of the Region being significantly impacted by disaster events. This will be achieved by providing a strategic framework across all four phases of Disaster Management described in the comprehensive approach of PPRR[4]:

Prevention

- Increase community understanding of the systems and regulations in place to reduce disaster risks
- Investigate and implement strategies and initiatives to reduce the impact of hazards on the community

Preparedness

- Increase community safety through information and education
- Encourage an all-agency, all-hazards approach to disaster management
- Identify resources to maximise the region's disaster response potential
- Provide a framework to support the development of contingency plans
- Enhance the capability through training and exercises and equipment acquisition

[4] Detailed information available at: disaster.qld.gov.au

Response

- Provide effective and efficient coordination of disaster response efforts
- Minimise the impact of a disaster event on the community
- Ensure effective communication with the Moreton DDMG

Recovery

- Identify and align the Recovery Priorities of the Moreton Recovery Group (MRG)
- Ensure the recovery priorities of the community are identified and satisfied
- Help build community resilience

Compliance

MBRC is committed to ensuring that the Region's disaster management arrangements comply with the provisions of the *Act*. Section 58 of the *Act* obliges Council to ensure that the LDMP is consistent with approved disaster management guidelines. Council also acknowledges the legislative role of the IGEM in the setting and reviewing of disaster management standards.

In the preparation of this plan, the following guidelines[5] were considered:

- the *Act* and associated regulation
- *Local Government Act 2009*
- *Emergency Management Assurance Framework (2014)*
- *Queensland Emergency Risk Management Framework*
- *Queensland Disaster Management Strategic Policy Statement (2016)*
- *Queensland State Natural Hazard Risk Assessment (2017)*
- *Evacuation: Responsibilities, Arrangements and Management Manual – M.1.190 (2018)*
- *Queensland Recovery Plan (2017)*
- *Queensland Prevention, Preparedness, Response and Recovery Guideline (2018)*
- *Queensland Resupply Manual – M.1.205 (2018)*
- *Queensland State Heatwave Risk Assessment (SHRA) (2019)*
- *Queensland State Disaster Management Plan (2018)*
- *Moreton District Disaster Management Plan (2016)*
- *Queensland Emergency Management Sector Adaptation Plan (EM-SAP) for Climate Change*

[5] All these guidelines can be accessed online at: disaster.qld.gov.au

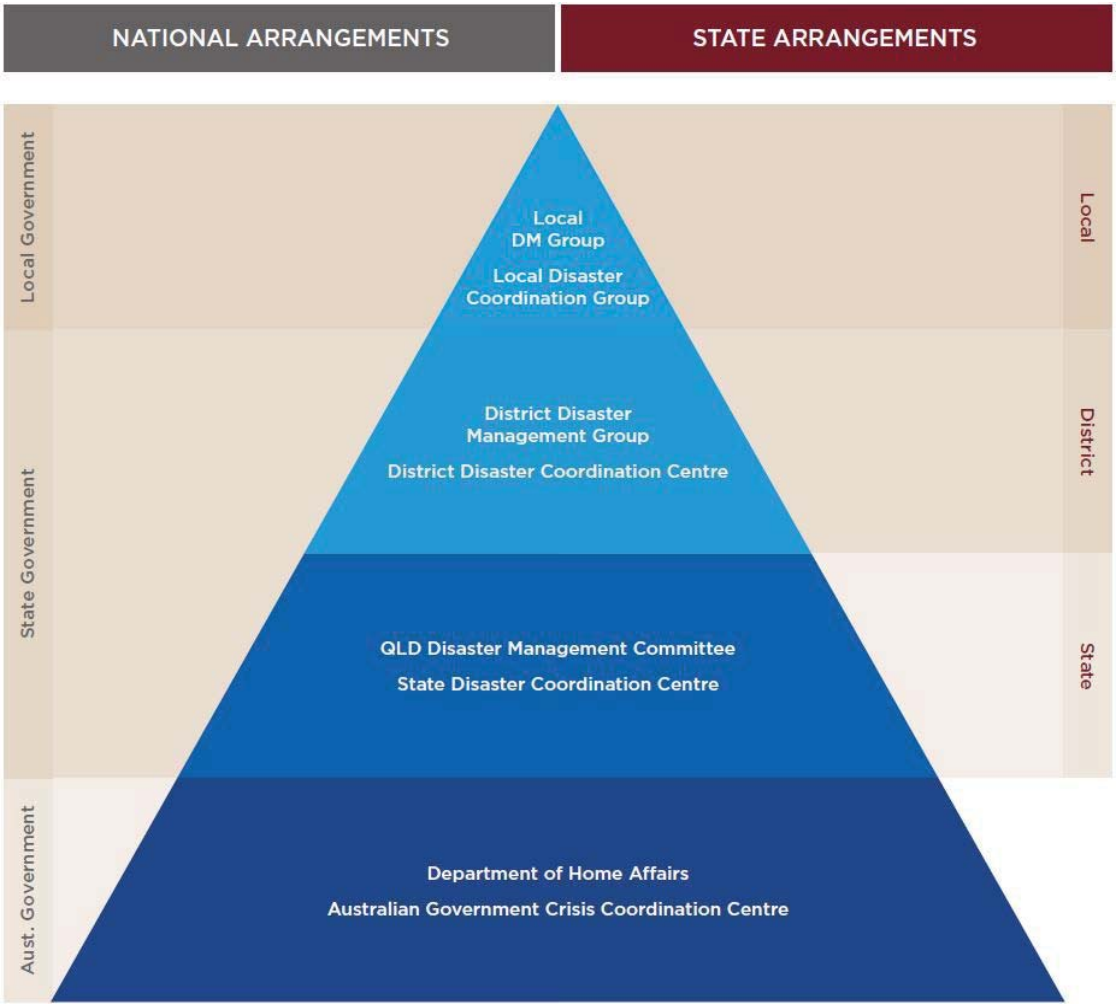


Figure 1: Queensland Disaster Management Structure

Queensland Disaster Management Arrangements

The *Queensland Disaster Management Arrangements* (QDMA) recognise and promote collaboration to ensure comprehensive disaster management through the effective coordination of disaster risk planning, services, information and resources. The disaster management structure for the region is initiated at the Local Disaster Management Group level and enable a progressive escalation of support and assistance through each tier as required. The Australian government is included in the arrangements as a fourth level, recognising that Queensland may need to seek Commonwealth support during times of disaster.

Disaster Management Act 2003

The *Act* provides for matters relating to Disaster Management in Queensland. This Local Plan has been prepared so that it is consistent and complies with the *Act*. The *Act* forms the legislative basis for disaster management activities within all levels of Government in Queensland. It allows for the formal declaration of a disaster and activation of response mechanisms by Government at the State, District and Local levels. See Queensland Legislation[6].

[6] Queensland Legislation can be accessed online at: legislation.qld.gov.au

Queensland Emergency Management Assurance Framework

This plan is consistent with the principles contained in the *Queensland Emergency Management Assurance Framework* and the *Standard for Disaster Management in Queensland*[7]. The state framework focuses on a comprehensive, all-hazards approach with all levels and agencies of government working in partnership to reduce the effects of disasters and emergencies.

Queensland Disaster Management Document Hierarchy



Queensland State Disaster Management Plan 2018

The Queensland *SDMP* outlines Disaster Management principles contained within the *Act* and guides disaster management in Queensland. The principles are:

- a comprehensive approach
- an all-hazards approach
- a local disaster management capability
- provision of support to the LDMGs by DDMGs and the Queensland Disaster Management Committee (QDMC).

The plan identifies four priority areas that contribute to effective disaster management in Queensland:

1. Risk management
2. Planning
3. Local focus
4. Resilience

The *SDMP 2018* describes the QDMA that implement the guiding principles and objectives of the *Act* along with the *EMAF* ('the *Framework*').

[7] See igem.qld.gov.au

Moreton Bay - Disaster Management Structure

The LDMG has been established in accordance with the *Act* to coordinate disaster management activities within the region.

The LDMG functions are in accordance with Section 30 of the *Act*:

(a) To ensure that disaster management and disaster operations in the area are consistent with the State group's strategic policy framework for disaster management for the State

(b) To develop effective disaster management and regularly review and assess the disaster management

(c) To help Council prepare the LDMP

(d) To identify, and provide advice to the relevant district group about support services required by the local group, to facilitate disaster management and disaster operations in the area

(e) To ensure the community is aware of ways of mitigating the adverse effects of an event and preparing for, responding to and recovering from a disaster

(f) To manage disaster operations in the area under policies and procedures decided by the State group

(g) To provide reports and make recommendations to the relevant district group about matters relating to disaster operations

(h) To identify, and coordinate the use of, resources that may be used for disaster operations in the area

(i) To establish and review communication systems in the group, and with the relevant district group and other local groups in the disaster district of the relevant district group, for use when a disaster happens

(j) To ensure information about a disaster in the area is promptly given to the relevant district group

(k) To perform other functions given to the group under the *Act*

(l) To perform a function incidental to a function mentioned in paragraphs (a) to (k)



LDMG membership and structure

LDMG members are appointed in accordance with Section 33 of the *Act*. Representatives are appointed by position and are deemed to have the necessary expertise or experience and delegation authority to support all aspects of disaster management and agreed arrangements.

Membership of the Local Group will be reviewed annually by the Chair of the Local Group, the Local Disaster Coordinator (LDC) and the Chief Executive Officer of Queensland Fire and Emergency Service (QFES). The District Disaster Coordinator (DDC) will then be advised of the membership of the Local Group as per the requirements of Section 37 of the *Act*. In addition to its members, the LDMG may seek the assistance of individuals or organisations as circumstances require. These persons sit as advisors to the group. They will receive copies of the agendas and minutes and can attend and participate in meetings and discussions as required. They do not have voting rights on decisions. Membership of the LDMG includes the following appointed positions and agency members:

- **Mayor** - The primary spokesperson for the LDMG, including liaising with the media and the community. If the Mayor is not available, the Deputy Mayor and/or the Chair of the LDMG, or delegate, will be the primary spokesperson.
- **Chair** - In accordance with Section 34 of the *Act*, a Councillor is appointed by Council as the Chair of the LDMG.
- **Deputy Chair** - In accordance with Section 34 of the *Act*, a Councillor is appointed by Council as the Deputy Chair of the LDMG.
- **Local Disaster Coordinator (LDC)** - In accordance with Section 35 of the *Act*, after consultation with the Chief Executive, the Chair appointed the Deputy CEO to the role of LDC.
- **Moreton Recovery Coordinator (MRC)** - In accordance with Section 33 of the *Act*, the Director of Community and Environmental Services is appointed by Council as the MRC.
- **Coordinator Disaster Management** - In accordance with Section 33 of the *Act*, the Coordinator Disaster Management is appointed by Council to the LDMG.

LDMG member agencies

- Australian Red Cross
- Department of Education
- Energex
- Moreton Bay Regional Council (MBRC)
- Queensland Ambulance Service (QAS)
- QFES - Emergency Management
- QFES - Fire and Rescue / Rural Fire Service
- QFES - State Emergency Service (SES)
- Queensland Health (QHealth)
- Queensland Police Service (QPS)
- Unitywater

Council may appoint members of the group to assist the group to undertake its functions as outlined in the Terms of Reference. LDMG membership, including deputies and support agency representatives, is reviewed annually.

LDMG advisor agencies

The LDMG has the following agencies nominated as standing advisors:

- APA Group
- Department of Environment and Science
- Department of Transport and Main Roads
- NBN Co
- QFES - Rural Fire Service Queensland
- QFES - SES Brisbane Region Controller
- QHealth - Redcliffe and Caboolture Hospital
- Seqwater
- Surf Life Saving Queensland
- Volunteer Marine Rescue

The Chair is authorised to invite individuals or organisations as advisors and/or observers, to assist the LDMG as required.

DDMG / LDMG meetings

Local community sub-groups

The LDMG together with the Moreton DDMG will conduct three ordinary meetings per year at times and places decided by the Chair. During disaster and emergency situations a Local Group extraordinary meeting may be called and be held either in person or via teleconference to consider and discuss the situation.

Details of actions taken and issues discussed by the LDMG and Moreton DDMG at meetings are communicated and made available to Council in the form of minutes, agendas, reports and schedules. These are also distributed to members and advisor agencies.

The LDMG may constitute permanent or temporary sub-groups for specific issues or tasks to assist the LDMG with its business. Each sub-group chair will report their group's progress to the LDMG as required. The current sub-group of the LDMG is the MRG. The MRG includes the following recovery sub-committees:

- Human and social
- Economic
- Environment
- Building
- Roads and transport

Following each LDMG meeting, contact lists for the LDMG and associated sub-groups shall be updated. The revised contact listing will be sent to LDMG members with the minutes of the meeting for member's retention.

The LDMG may also work with local geographic community groups, business groups, and others, to prepare emergency and business continuity plans, to build community capacity and resilience.

The LDMG may resolve to create a sub-group to develop local community plans. The sub-group may become a standing group or a group that exists only during the planning phase. Where sub-groups are created or are supported by Council this support may be formalised through a resolution of the LDMG.

District disaster management group

The Moreton DDMG provides a whole-of-government planning and coordination capability for disaster management. This includes:

- making decisions on how to best allocate State resources in the support of Council undertaking disaster management activities
- conducting a regular review and assessment of disaster management by the LDMG.

During operational activities, the LDMG reports to the DDMG through Situation Reports (SITREPs). The frequency of t h e provision of SITREPs by the LDMG to the DDMG is dependent on the nature of the event and the advice of the DDC. Additionally, the LDMG may approach the DDMG regarding:

- Requests for assistance
- Declaration of a Disaster Situation

When activated, the District Disaster Coordination Centre (DDCC) will support the Moreton DDMG in the provision of State-level support to the LDMG.

The DDCC coordinates the collection and prompt dissemination of information to and from the Local Disaster Coordination Centre (LDCC) and State Disaster Coordination Centre (SDCC) about disaster events occurring within the Moreton Disaster District. The DDCC will implement decisions of the DDC and DDMG and coordinate State and Australian government resources in support of the LDMG and disaster-affected communities within the region.

Roles and responsibilities

The LDMG responsibilities are detailed in the PPRR DM Guideline – Support Toolkit[8] and summarised in the following table.

Responsibilities of local group members

LDMG role	LDMG responsibilities
Executive and Coordinator Roles	
Chair	• Chair LDMG Meetings and provide the primary link between the LDMG and Council. • Manage and coordinate the business of the group, to ensure, as far as practicable, that the group performs, its functions, report regularly to the relevant district group, and the Chief Executive regarding the performance and functions.
Deputy Chair	• Provide advice and support to the Chair and LDMG. • Chair LDMG meetings in the absence of the Chair. • Provide a link between the LDMG and Council. • Participate in the issuing of public information and warnings. • Chair of the Recovery Sub Committee if required.
Local Disaster Coordinator (LDC)	• Coordinate disaster operations for the Local Group, report regularly to the Local Group about disaster operations, to ensure, as far as practicable, that any strategic decisions of the Local Group about disaster operations are implemented. • Provide advice and support to the Chair and Local Group • Activate the Local Plan and LDCC when required/
Deputy LDC	• Undertake the functions of the LDC in the absence of the LDC.
Moreton Recovery Coordinator (MRC)	• Liaise regularly with the LDC during disaster operations. • Chair of the Moreton Recovery Group (MRG). • Liaise with functional lead agency representatives. • Work with agencies and the community to assist the LDMG to implement their Recovery Sub-Plan and coordinate a recovery strategy during disaster operations. • Provide advice and support to the Chair and Recovery Group. • Activate the Disaster Recovery Plan and Local Recovery Coordination Centre when required.

[8] This PPRR guideline can be accessed online at: www.disaster.qld.gov.au

LDMG role	LDMG responsibilities
Executive Officer **DDMG**	• Liaison between the agency and the LDMG. • Provide advice and support to the Chair and Local Group. • To participate in the issuing of public information and warnings
QFES (Emergency Management Coordinator)	• Provide advice and support to the Chair and Local Group. • Liaison between the agency and the LDMG. • Ensure that disaster operations are conducted consistent with the relevant regulations, legislation, best practice and guidelines. • Ensure that persons performing functions under the *Act* in relation to disaster operations are appropriately trained. • Provide situational monitoring of events and incidents across the State via the SDCC Watch Desk.

Generic LDMG/DDMG roles and responsibilities

Other Agencies' Members	
Indicative Responsibilities	• Functions in accordance with Section 30 of the *Act*. • Be appropriately trained in accordance with the *Queensland Disaster Management Training Framework*. • Attend LDMG activities with full knowledge of their agency's /organisation's resources and services and the expectations of their agencies. • Be available and appropriately briefed to actively participate in LDMG activities to ensure that plans, projects and operations use the full potential of their agency or function while recognising any limitations. • Be appropriately positioned within their agency/organisation to be able to fully commit resources to LDMG business activities. • Have a deputy who is appropriately trained to take on responsibilities should they be unavailable, or to provide additional support during extended operations. • Report on their agency's disaster management actions and plans. • Notify the LDMG of any disaster or potential disaster. • Contribute to disaster response and recovery actions, including the provision of a liaison officer for the LDCC. • Participate in other businesses of the LDMG, such as training, exercises and community awareness. • Comply with relevant Terms of Reference

Agency-specific organisational roles and responsibilities

Moreton Bay Regional Council
LDMG Member and Secretariat

moretonbay.qld.gov.au

- Provide a secretariat and coordinate the LDMG.
- Ensure disaster response capability and assist the community to prepare for, respond to and recover from an event or disaster.
- Approve the Local Disaster Management Plan (LDMP).
- Ensure information about an event or disaster in the region is promptly provided to the District Disaster Coordinator.
- Ensure business continuity of Council services during and after an event including but not limited to:
  - Maintain local roads and bridges including debris clearance
  - Maintain refuse disposal and waste management
  - Maintain rainfall and flooding telemetry and warning systems
  - Provide Council resources necessary to meet legislative and statutory obligations
  - Manage damage assessment on behalf of the LDMG
  - Provide and manage resources to support evacuation centres
- Support SES in partnership with QFES.
- Action reasonable requests during disaster operations, as required.

APA Group
LDMG Advisor

apa.com.au

- Provide advice and assistance to the Moreton Bay LDMG, in relation to gas supply.
- Monitor gas transmission and distribution networks.
- Provide natural gas safety advice for consumers.
- Maintenance and/or restoration of natural gas supply.
- Action reasonable requests during disaster operations, as required.

Australian Defence Force
Access through DDMG

- Consider Defence Aid to the Civil Community (DACC) when requested through the appropriate channels.
- Provide advice to DDMG/LDMG and action reasonable requests during disaster operations, as required.

Australian Red Cross
LDMG Member

redcross.org.au

- Provide advice and support to the DDMG and LDMG in relation to disaster management planning and disaster operations.
- Assist Queensland Police Service in the management of Register.Find.Reunite, the registration of evacuees and associated enquiries.
- Upon request from Council provide teams of trained volunteers to operate, manage and close evacuation centres as agreed.
- On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.

Department of Agriculture and Fisheries Access through DDMG daf.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Coordinate efforts to prevent, respond to and recover from pests and non-human disease, and to address livestock welfare. ▪ Provide advice related to stock. ▪ Coordinate destruction of stock or crops or other mandatory bio-security measures, if required in an emergency. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Department of Communities, Disability Services and Seniors Access through DDMG communities.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide human-social recovery services across all stages of disaster response and recovery operations. ▪ Establish and manage community recovery outreach programs and centres (Recovery Hubs). ▪ Distribute financial assistance to eligible individuals and families affected by natural disasters in accordance with state and federal funding guidelines. ▪ Coordinate the development of community recovery communication strategy messages (strategic and operational). ▪ Provide advice and communicate to the LDC and DDC about community recovery requirements and operations. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Department of Education LDMG Member education.qld.gov.au	▪ Maintain the safety and wellbeing of students, staff and volunteers who work or participate in state schools, institutes and workplaces. ▪ Ensure all educational facilities and workplaces have a documented emergency plan. ▪ Facilitate the return of education facilities to normal operations as soon as possible ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Department of Employment, Small Business and Training Access through DDMG desbt.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide information and advice on the impact of disaster events on employment, small business and local training providers / TAFE. ▪ Provide advice on recovery operations to restore favourable employment, small-business and diverse and inclusive vocational education and training investment program. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.

Department of Housing and Public Works Access through DDMG hpw.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan for planning, coordination and implementation of building recovery in Queensland. ▪ Advice on and provide temporary emergency accommodation solutions for people displaced by disaster events and for government agency response and/or recovery workers. ▪ Coordinate technical advice on structural suitability of buildings to use as evacuation centres, places of refuge or cyclone shelters. ▪ Coordinate evacuations, closures and restoration of damaged infrastructure of recreation centres and department-owned areas. ▪ Provide advice to the LDMG, as required. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Department of Environment and Science Access through DDMG and Advisor to LDMG des.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide situational monitoring of events and incidents across industrial sites and authorise emergency wastewater releases as necessary. ▪ Monitor and advise on the management of impacted wildlife outside the national park estate and reduce conflict and risks to the community due to their displacement. ▪ Establish mechanisms for industry, landowners and local governments to receive necessary environmental approvals for recovery. ▪ Provide storm tide monitoring and real-time sea level date during severe weather events.
Department of State Development, Manufacturing, Infrastructure and Planning Access through DDMG statedevelopment.qld.gov.au	▪ Carry out primary and/or lead functional roles in assisting local government, business and industry in resilience and recovery strategies. ▪ Provide initial situation reporting on economic impacts in LGAs from disaster events to the LDMG. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Department of Transport and Main Roads Access through DDMG and Advisor to LDMG tmr.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide information and advice on the impact of disaster events on relevant transit corridors and infrastructure. ▪ Provide advice on recovery operations to restore a functional transport network. ▪ Advice on location and suitability of heavy earthmoving equipment. ▪ Assist with the safe movement of people due to mass evacuations of disaster-affected community. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.

Energex Member of LDMG energex.com.au	▪ Maintenance and/or restoration of electrical power supply. ▪ Advice in relation to electrical power, including safety advice for consumers. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Maritime Safety Queensland Access through DDMG msq.qld.gov.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide situational monitoring of events and incidents to ensure maritime safety for shipping and recreational craft through regulation. ▪ Monitor and advise on the management of vessel-sourced waste and responses to marine pollution. ▪ Establish mechanisms to assure essential maritime services such as aids to navigation and vessel traffic services during disaster events. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
National Broadband Network Co Advisor to LDMG/DDMG nbnco.com.au	▪ Carry out primary and/or lead functional roles as nominated in the plan. ▪ Provide situational monitoring of NBN network services on the local access network. ▪ Monitor and advise on NBN service provision and service recovery during disaster events. ▪ Establish mechanisms to assure essential NBN services during disaster events. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Queensland Ambulance Service (QAS) LDMG Member ambulance.qld.gov.au	▪ Implement internal business continuity plans to allow ongoing support to the LDMG in disaster operations. ▪ At the request of the Local Disaster Coordinator or delegate provide a liaison officer to Council's LDCC with delegation and knowledge to commit resources in a disaster management context. ▪ Provide, coordinate operate and maintain ambulance services, volunteer first-aid groups including QAS first responders. ▪ Provide and support temporary health infrastructure where required. ▪ Collaborate with Queensland Health in mass casualty management systems. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.

Queensland Fire and Emergency Services (QFES)

Inclusive of QFES services:
Emergency Management;
Fire and Rescue; and
Rural Fire Service.

LDMG Member

qfes.qld.gov.au

ruralfire.qld.gov.au

- The functional lead agency for warnings and primary agency for:
  - bushfire response;
  - most hazmat related incidents;
  - control, management and pre-incident planning of fires (structural, landscape and transportation);
  - rescue capability for persons trapped in any vehicle, vessel, by height or in confined space;
  - rescue of persons isolated or entrapped in swift-water/floodwater events;
  - advice, chemical analysis and atmospheric monitoring at chemical/hazmat incidents;
  - mass and technical decontamination capabilities under State Biological Disaster and State Radiological Disaster response;
  - Urban Search and Rescue capability for building collapse events;
  - the Queensland Hazardous Materials Incident Recovery Plan; and
  - the *Queensland Coastal Contingency Action Plan – Chemical Spill Response Plan* (a supporting plan of the *National Marine Chemical Spill Contingency Plan*, and *National Marine Oil Spill Contingency Plan*).
- Establish and maintain arrangements between the state and region regarding effective disaster management.
- Ensure that disaster operations in the region are consistent with strategic policy; the *SDMP*, the disaster management standards and guidelines.
- Provide advice and support to the local and district groups in relation to disaster management and disaster operations.
- Provide impact assessment and intelligence capabilities.
- Ensure the availability, maintenance and operation of the SDCC which includes the following:
  - The operation of the Intelligence, Logistics, Operations, Planning and Aviation Capabilities.
  - Coordinate emergency supply.
  - Coordinate resupply operations.
  - Coordinate and implement the logistics support framework.
- Coordinate, support and manage the deployment of SES resources (as required, in consultation with local government, appoint a suitably experienced and/or qualified officer as SES Coordinator to support the coordination of SES operations).

State Emergency Service (SES) LDMG Member ses.qld.gov.au	▪ Perform rescue or similar operations in an emergency. ▪ Perform search operations in an emergency or similar situation. ▪ Perform storm damage operations. ▪ Perform land search operations. ▪ Perform flood boat operations. ▪ Perform traffic management operations. ▪ Perform agency support operations including air search observation, welfare, evacuation centre support and radio communications. ▪ Perform other operations in an emergency to: - Help injured persons; - Protect persons or property from danger or potential danger associated with the emergency; and - Perform activities to help communities prepare for, respond to and recover from an event or disaster. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Queensland Health LDMG Member health.qld.gov.au	▪ Functional Lead Agency for health response. ▪ Primary agency for heatwave and pandemic influenzas, biological and radiological incidents. ▪ Protect and promote health in accordance with the *Hospital and Health Boards Act 2011, Hospital and Health Boards Regulation 2012, Health and Public Health Act 2005*, other relevant legislation and regulations. ▪ Queensland Health provides a whole-of-health emergency incident management and counter disaster response capability to prevent, respond to, and recover from a State disaster emergency or disaster event. ▪ Provide coordinated multidisciplinary support for disaster response and recovery including specialist health services and specialist health knowledge representation. ▪ Provide clinical and state-wide and forensic services support for disaster and response recovery. ▪ Provide health emergency incident information for media communications.
Queensland Police Service (QPS) LDMG Member police.qld.gov.au	▪ Execute primary agency responsibilities in accordance with extant legislation to ensure the maintenance of law and order and community safety in a disaster event. ▪ The primary agency responsible for the response phase in accordance with Queensland's disaster management arrangements ▪ Provide management at the district level within the Queensland disaster management framework. ▪ Provide disaster victim identification capability. ▪ Undertake coronial investigations. ▪ Coordinate search and rescue operations. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.

Queensland Rail Access through DDMG queenslandrail.com.au	▪ Provide advice on the condition and operational status of rail corridors. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Queensland Reconstruction Authority (QRA) Access through DDMG qra.qld.gov.au	▪ Administer Disaster Recovery Funding Arrangement (DRFA) relief measures ▪ When requested, support the QFES with rapid damage assessments of housing in disaster impacted areas ▪ Undertake damage assessments of public infrastructure in collaboration with local governments ▪ Liaise with local governments and state agencies to gather information to ensure DRFA disaster activations meet Commonwealth Government criteria. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Redcliffe Coastguard Advisor to LDMG coastguard.com.au	▪ Carry out primary and functional roles as required. ▪ Provide situational monitoring of events and incidents in coordination with MSQ. ▪ Monitor and advise on on-water operations relevant to the disaster event. ▪ On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.
Seqwater Advisor to LDMG seqwater.com.au	▪ Advice on dams located within the Moreton Bay Region and relevant *Emergency Action Plans*. ▪ Advice on bulk water supply and *Emergency Response Plans*. ▪ Coordinate the SEQ Bulk Water Supply. ▪ Provide advice to the LDMG and action reasonable requests during disaster operations, as required.
Surf Life Saving (Queensland) Advisor to LDMG lifesaving.com.au	▪ Advice on coastal and aquatic rescue management to LDMG. ▪ Provide a network of support and advice to the DDMG and LDMG in relation to: - disaster and emergency response via volunteer surf lifesavers and professional lifeguards; and - the Westpac Life Saver Helicopter Rescue Service.

Telstra
Access through DDMG

telstra.com.au

- Implement internal business continuity plans to allow ongoing support to the LDMG in disaster operations.
- Provision of emergency communication facilities.
- On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.

Unitywater
LDMG Member

unitywater.com

- Develop and maintain the Unitywater Control Room, including the training and staffing of enough personnel to operate the Centre.
- Maintain essential water supply and sewerage services to the community including:
  - wastewater treatment and disposal (sewage);
  - water (via business continuity planning);
  - public health; and
  - environmental protection.
- Provide advice and communication to the LDC/DDC in relation to the operations.
- Assist the community to prepare for, respond to and recover from an event or disaster, e.g. public education and awareness programs.
- Provide services advice and communication support for other agencies.

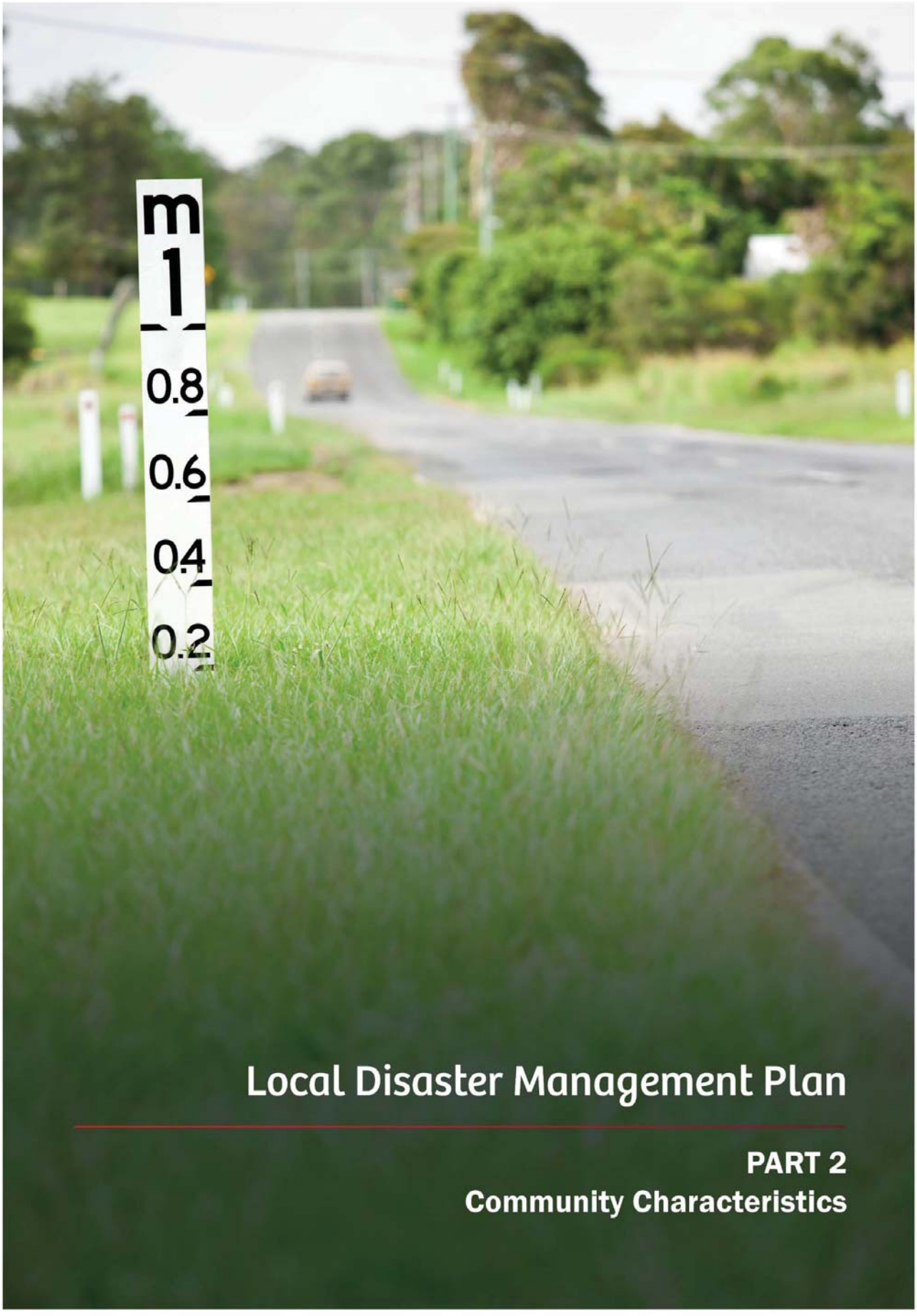
Volunteer Marine Rescue (Bribie Island)
Advisor to LDMG

marinerescueqld.org.au

- Carry out primary and functional roles as required:
  - Search and Rescue operations in coordination with QPS.
  - Medical evacuation services in coordination with QAS.
- Provide situational monitoring of events and incidents in coordination with LDCC and relevant emergency services.
- Monitor and advise on on-water operations relevant to the disaster event.
- On request, provide a liaison officer to the LDCC to advise and action reasonable requests during disaster operations.

Information management

Council, LDMG and any supporting agency involved in disaster management are bound by the requirements of the *QLD Information Privacy Act 2009*. This means that any information that is collected, used, disclosed, accessed or stored for disaster management purposes is done so in accordance with this legislation.


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Local Disaster Management Plan
PART 2
Community Characteristics

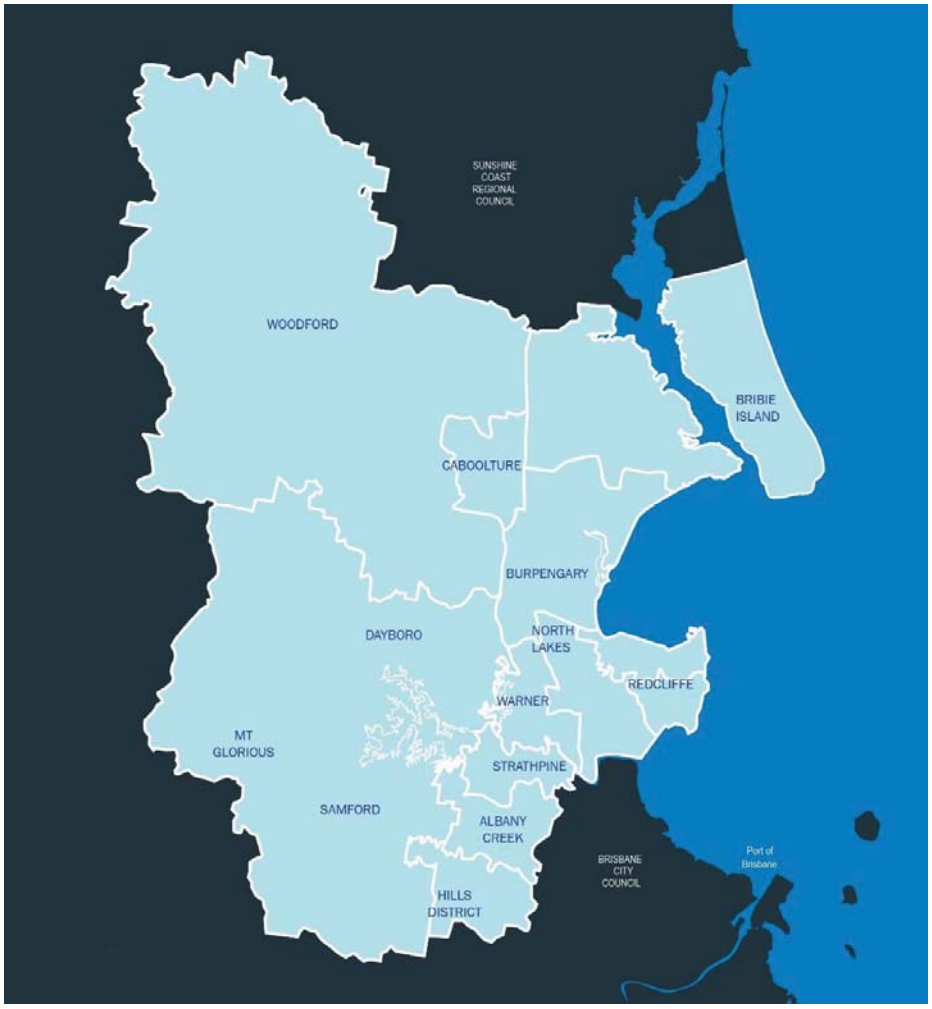
PART 2 COMMUNITY CHARACTERISTICS

Geography and topography

The LGA of the MBRC, covers an area of 2,037 square kilometres, or 206,959 hectares, spanning the mountainous areas of Mount Delaney, Mount Mee, Mount Glorious and Mount Nebo in the west to the coastal areas of Deception Bay, Redcliffe and Bribie Island in the east, hosting 45 kilometres of coastline.

The region includes mountain ranges, water supply catchments, coastal wetlands, national parks, state forests, rural townships and urban centres. The region's diverse terrain can be described as undulating coastal plain bordered to the west by the higher country of the Conondale and D'Aguilar Ranges.

The region also encompasses the flood plains of the Caboolture, Pine and Stanley Rivers with numerous tributaries and dammed lakes at Lake Kurwongbah (about three-and-a-half square kilometres in area) and Lake Samsonvale (29.3 square kilometres in area).



Population and demographics

The Moreton Bay Region is one of the fastest-growing population areas in Australia. The following data is provided to readers to give a snapshot of key demographic measurements and projections of Moreton Bay LGA in comparison to the Greater Brisbane Greater Capital City Statistical Area (GCCSA)[9].

Estimated Resident Population[10]

459,585 persons

The estimated resident Population for Moreton Bay LGA as at 30 June 2018.



2.3%
Average annual growth rate over five years for Moreton Bay LGA

1.9%
Average annual growth rate over five years for Greater Brisbane GCCSA

Population Projections[11]

438,313 persons to 690,602 persons

The population projected increase (2016 to 2041) for Moreton Bay (R) LGA.



This change equals an increase of 1.8% per year over 25 years and is equal to Greater Brisbane GCCSA

Population growth and rapid urbanization is driving an increase in exposure to disaster risks.

We are committed to mainstreaming disaster risk management into development planning to reverse the current trend of rising disaster impact and ensure we improve quality and resilience of essential services with our Local, State and National partners.

People characteristics



3.0% **(12,571 persons)**
The percentage of Aboriginal peoples and/or Torres Strait Islander peoples in Moreton Bay (R) LGA.



43.4%
The percentage of persons in Moreton Bay (R) LGA with a different address five years ago.

The top five non-English languages spoken at home for the total population of Moreton Bay (R) LGA were:



Language spoken
1. Indo Aryan Languages (0.8%)
2. Southeast Asian Austronesian Languages (0.7%)
3. Chinese Languages (0.6%)
4. Samoan (0.5%)
5. Afrikaans (0.4%)



87.3%
The percentage of Moreton Bay (R) LGA residents that speak only English at home

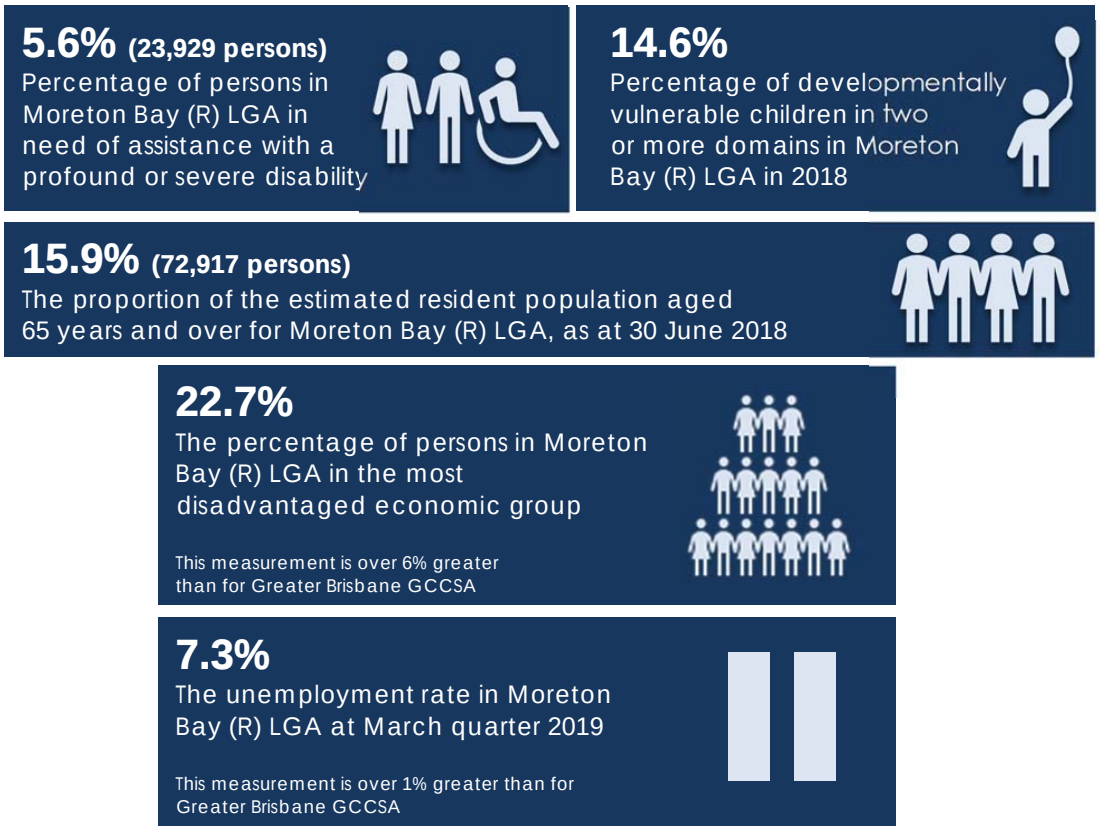


7.1% **(30,007 persons)**
The percentage of Moreton Bay (R) LGA residents that speak a language other than English at home

[9] Queensland Government Statistician's Office, Queensland Treasury, Queensland Regional Profiles: *Resident Profile for Moreton Bay (R) Local Government Area*
[10] The estimated resident population (ERP) figure is the official population estimate.
[11] Population projections are generated by applying assumptions regarding future trends in the components of population change (fertility, mortality and migration) and the latest planning and development intelligence available.

Potentially vulnerable populations[12] [13] [14]

It is important to accurately identify those members of the community that may be more vulnerable to the impacts of disaster using available statistical data and comprehensive community engagement. We aim to ensure those parts of the community that are most vulnerable are prepared for a disaster and adequately supported during and after an event. This will help minimise the negative consequences of disaster events and allow the community to recover in the shortest time possible.



Disaster preparedness information is available in Australian Sign Language (Auslan). For further information, access the Queensland Government - Translated Materials[15]

[12] Persons with a profound or severe disability has been derived from the 2016 Census of Population and Housing variable 'Core activity need for assistance'. Persons with a profound or severe disability are defined as needing help or assistance in one or more of the three core activity areas of self-care, mobility and communication because of a long-term health condition (six months or more), a disability (lasting six months or more), or old age.

[13] The Australian Early Development Census (AEDC) is a national collection of information about how children are developing prior to school. AEDC instrument encompasses five domains of early childhood development which are predictors of a child's health, education and social outcomes. The five domains are: physical health and wellbeing; social competence; emotional maturity; language and cognitive skills; and communication skills and general knowledge.

[14] Socio-Economic Indexes for Areas (SEIFA) is a summary measure of the social and economic conditions of geographic areas across Australia. The index focuses on low-income earners, relatively lower education attainment, high unemployment and dwellings without motor vehicles. Low index values represent areas of most disadvantage and high values represent areas of least disadvantage.

[15] Translated materials are available online at: qld.gov.au/community/disasters-emergencies

Vegetation and general land use



The region forms part of a recognised biodiversity 'hot spot' of significant habitats. These include mountain and lowland subtropical rainforest, wet and dry eucalypt-dominant forest, rocky outcrops, wetlands of Hays Inlet and the Pine Rivers estuaries, as well as coastal mangrove communities and other ecosystems.

Extensive areas have been cleared of natural vegetation to make way for cropping, orchards, grazing (especially dairying), hobby farming and urban development.

Climate and weather

The South East Queensland region has a sub-tropical climate influenced by tropical systems from the north and fluctuations in the high-pressure ridge to the south. Detailed information on the climate is available through the Bureau of Meteorology[16] (BoM). The average annual temperature is 19 degrees centigrade. Summer average temperature is 24 degrees centigrade, in autumn and spring it is 20 degrees centigrade and in winter 14 degrees centigrade.

The annual and seasonal average rainfall is variable, affected by local factors such as topography and vegetation, and broader scale weather patterns, such as the El Niño– Southern Oscillation. Most rainfall occurs in summer and autumn (388 millimetres and 295 millimetres per year, respectively).

The region's annual average potential evaporation is almost 50% greater than the annual average rainfall, which contributes to the depletion of soil moisture.

However, as detailed in the Queensland Emergency Management Sector Adaptation Plan for Climate Change[17], the climate is changing across Queensland.

Average temperatures across the state are currently 1-degree centigrade higher than they were 100 years ago. Recent decades have shown a clear warming trend. Our climate is already highly variable, but climate change is leading to shifts beyond this natural variability.

[16] BoM information can be accessed online at: bom.gov.au
[17] The QLD EM-SAP for Climate Change can be accessed online at: disaster.gov.au

Infrastructure and essential services

Emergency services

The city is serviced by the following emergency services:

- QFES, Fire and Rescue stations
- QFES, Rural Fire Service brigades
- Queensland Ambulance Service, Ambulance establishments
- Queensland Police Service, Police establishments
- State Emergency Service, SES depots

Medical and health facilities

The region is serviced by the following major medical facilities:

- Caboolture Hospital, operated by Queensland Health
- Redcliffe Hospital, operated by Queensland Health
- Caboolture Private Hospital
- Pine Rivers Private Hospital
- Prince Charles Hospital, operated by Queensland Health
- Peninsula Private Hospital
- Eatons Hill Medical Centre
- Health Hub Morayfield
- an extensive network of smaller medical centres and general practitioners.

Gas supply

APA Group maintains a major natural gas reticulation network within the region. For further information, visit the APA Group website.

Electricity supply

The electricity supply within the region is supplied via Energex transmission lines from the Powerlink South Pine substation at Brendale. Power is reticulated across the region predominantly via 110 Kilo Volt and 33 Kilo Volt overhead power lines. The water and sewerage network is reliant upon electricity supply availability. There is some emergency capacity but this is not sufficient for the entire network. This makes the electricity grid a critical network for community welfare.



Water supply

Seqwater owns and operates the North Pine Dam (214,302 Mega Litres) and Sideling Creek Dam at Lake Kurwongbah (8,590 Mega Litres) for water supply. Water is distributed via the Seqwater owned Northern Pipeline Interconnector (NPI) into the local distribution network operated by Unitywater.

Using the NPI water can be supplied from as far south as the Hinze Dam on the Gold Coast and as far north as the Lake MacDonald, Noosa Water Treatment Plant. Seqwater maintains *Emergency Action Plans* for the major dams in our region, Sideling Creek and North Pine Dam[18].

These arrangements provide resilience over much of the supply area. Considerations of note include:

- Dayboro is entirely dependent upon the off-grid Water Treatment Plant (WTP)

[18] Seqwater information on Dams can be accessed online at: seqwater.com.au

- If the WTP requires to be shut down water supplies are delivered to the plant
- Seqwater maintains Reservoirs at Narangba, Aspley and Sparkes Hill in our region
- The North Pine WTP is the sole grid-connected water treatment facility in the region
- NPI is a Seqwater-owned bulk supply pipeline. It supplies water into Unitywater's service area (MBRC, Sunshine Coast Council and Noosa Council LGAs) and is used to transfer water in both directions depending on local dam levels. It is about 100 km long.

For further information, visit the Seqwater website[19] .

Sewerage

Most residential parts of the Moreton Bay Region are connected to a reticulated sewerage network. Sewage treatment plants are located at Murrumba Downs, Brendale, Dayboro, Clontarf, Bribie Island, Burpengary East, Caboolture South, and Woodford. Sewage is transported to the local treatment plant through a sewerage network comprising gravity sewers and pressure mains with associated sewage pumping stations. Unitywater can provide detailed sewer Network Maps if required[20].

Telecommunications

Telstra, Optus and other service providers maintain telecommunications networks within the region. This includes Public Switched Telephone Network (PSTN), National Broadband Network (NBN), mobile services and internet connection (fixed line, Wi-Fi, 3G, 4G).



[19] seqwater.com.au

[20] unitywater.com.au

Transport network

The region is heavily reliant on its internal and external links for road, rail, air and sea transportation.

Railway

Moreton Bay is connected to the Brisbane central business district by Queensland Rail's Brisbane Redcliffe Peninsula line, Caboolture Line and with the Sunshine Coast by the Sunshine Coast Line.

Airports, airfields and helicopter landing pads

There are is airfield locations across Moreton Bay Region for use by small fixed-wing aircraft.

There are several locations across the region that are suitable for use as helicopter landing pads (helipads) and could be used for evacuation purposes.

Road network

The Department of Transport and Main Roads (DTMR) is responsible for building, maintaining and operating the state's road network[21]. This includes the main highway link through the region is the 6-lane Bruce Highway and the D'Aguilar Highway.

Marine services

There are four major marina and harbour locations across Moreton Bay Region for use by privately-owned watercraft:

1. Newport Marina
2. Pacific Harbour Marina
3. Scarborough Marina
4. Spinnaker Sound Marina

Maritime Safety Queensland and the owner/operator of the Marine Services are responsible for providing detailed information regarding the conduct of marine activity in Moreton Bay.



[21] Details on the DTMR network can be accessed online at: tmr.qld.gov.au

Industry

The region is home to a range of industries such as manufacturing, construction and retail trade. It also accommodates a large range of property, health and community services, and primary producers.

With over 90,000 businesses and 1,800 primary producers in the LGA, many provide services to the population inside and outside the region. The industrial base serving the area includes many establishments that may be considered to contain hazardous material and/or processes.

Key industrial and commercial centres are located at:

Brendale	Kallangur
Burpengary	Kippa-Ring
Caboolture	Lawnton
Clontarf	Narangba
Dakabin	North Lakes
Deception Bay	Strathpine

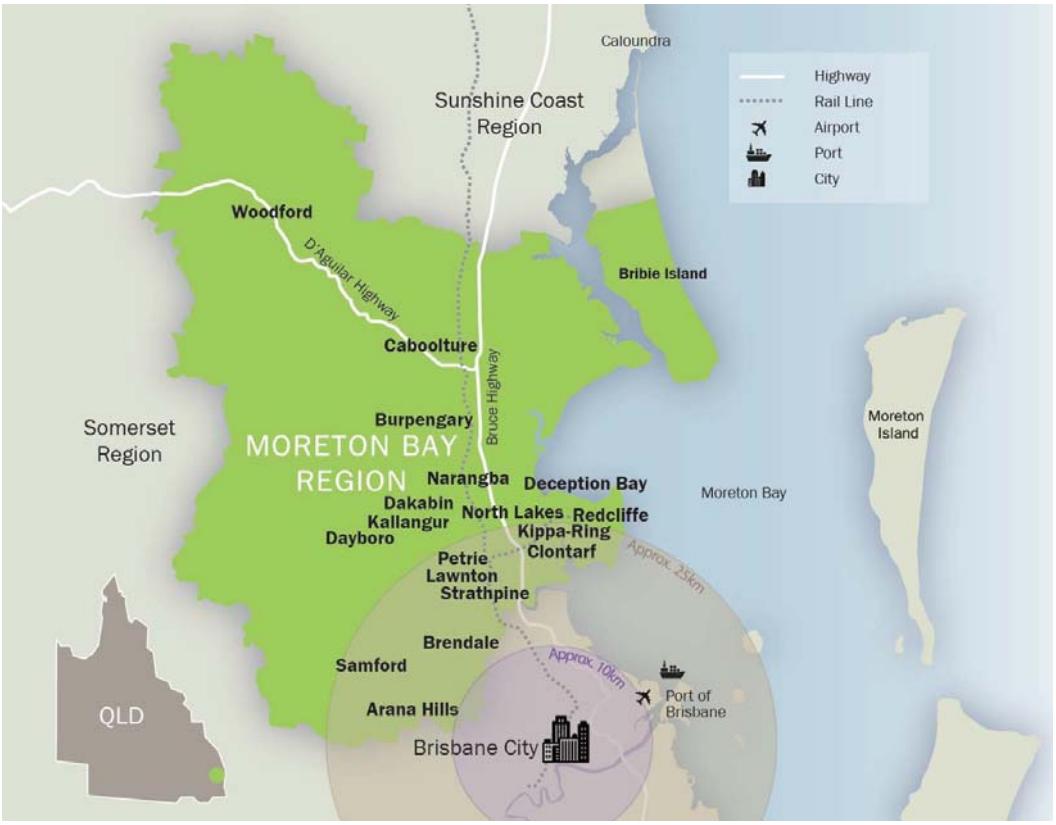
Narangba innovation precinct

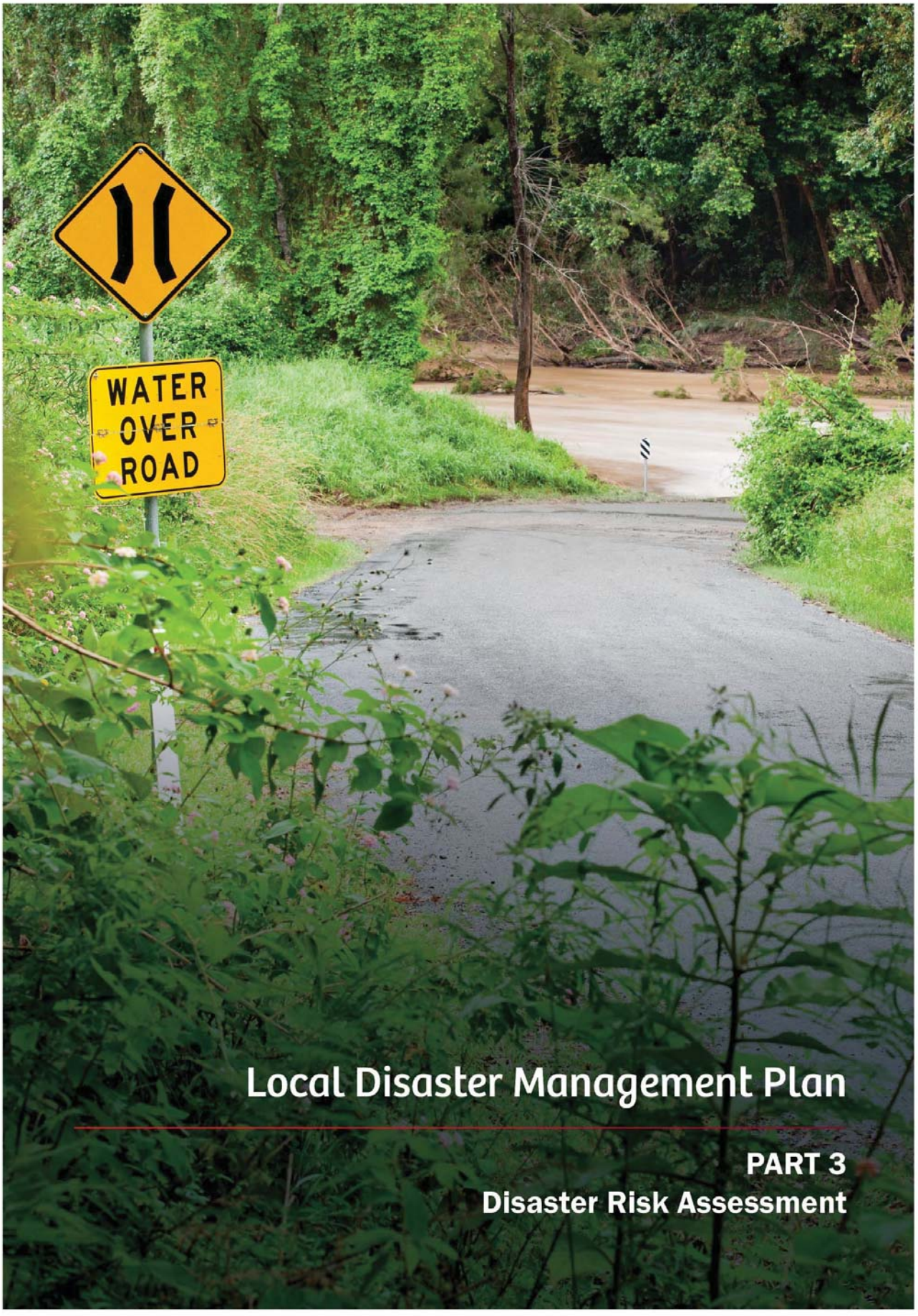
This precinct comprises businesses that either store or use dangerous goods. The primary responsibility for the safe management of hazardous materials remains with the occupiers of each property within the precinct.

Council has developed a specific response plan in conjunction with QPS, QFES and other stakeholder agencies. It details the response and recovery arrangements required for a hazardous materials incident at that location.

Tourism and events

The Moreton Bay Region is known for its vibrant lifestyle and tourism industry, accommodating approximately 80,000 visitors to the area annually. In addition, there are thousands of tour operators, as well as a high number of community events held across the region each calendar year.




WATER
OVER
ROAD
Local Disaster Management Plan
PART 3
Disaster Risk Assessment

PART 3 - DISASTER RISK ASSESSMENT

Disaster risk management

Council holds responsibility for managing disaster risk, for all-hazards, across the four phases of comprehensive approach: **prevention, preparedness, response and recovery** in accordance with the principles of the *Act*.

Risk Management is a proactive process that forms the basis for disaster management planning and helps Council provide effective, relevant and informed services to the community.

Overview of hazards and priorities

The Moreton Bay Region has been assessed as being at high risk of exposure to the following scenarios. High risk, in this case, is assessed as meaning it is almost certain the region will be impacted by the exposure to these hazards. These impacts can include direct and indirect impacts on population, community and social, infrastructure, economy.

Bushfire

Bushfire hazard is the potential fire behaviour characterised by the weather, fuels and topography. Within Moreton Bay, there are key interface zones (I-Zones) where natural bushland interacts with urban areas to create a vulnerability to people, domestic dwellings and industrial areas. These areas are a priority management area for QFES and the MBRC Fire Management workforce as part of the Council fire mitigation strategy.

Severe weather event

This category of hazard incorporates the incidence of Severe Thunderstorm Events and East Coast Lows. Primary and secondary hazard characteristics relating to severe weather events are:

- flash and riverine flooding
- damaging wind gusts and hail
- storm surge causing erosion and localised flooding
- lightning strikes leading to ignition of bushfires.

Coastal inundation

Storm tide inundation is a naturally occurring coastal process that is usually associated with one or more other hazards, including tropical cyclone or severe weather event. The Moreton Bay region, through a combination of vulnerability and coping capacity, would likely suffer significant consequences from a large coastal inundation event. This hazard is therefore assessed as a high-risk event.

Priorities

To inform the disaster hazard risk assessment process, Council has used several reference documents published to inform Queenslanders and disaster management stakeholders of their Risk Environment. These documents include *State Natural Hazard Risk Assessment 2017*[22]; *State Heatwave Risk Assessment*[23]; *State Earthquake Risk Assessment*[24]; and, *Emergency Management*

[22] A State level assessment has been conducted with the seven most prevalent natural hazards in scope. Detailed information on the Risk and Hazards that the Region is exposed can be found in the Statewide Natural Hazard Risk Assessment 2017.
[23] The *Queensland SHRA 2019* represents the most comprehensive analysis of future climate risk undertaken for a natural hazard risk assessment in Queensland.
[24] The *Queensland State Earthquake Risk Assessment 2019 (SERA)* and companion Tsunami Guide for Queensland were developed to provide a comprehensive overview of earthquake and tsunami risk for the State.

Sector Adaptation Plan (EM-SAP) for Climate Change[25]. Relevant information is summarised in this document. The full reports and helpful factsheets are available to MBRC residents on the Assessments and Plans webpage of Queensland Government Disaster Management website at disaster.qld.gov.au.

Council has identified Severe Weather Events and Bushfire as equally the most disruptive and damaging natural hazard within the Region. While Moreton Bay is well placed to implement mitigation efforts, including the capability to prepare for, respond to and recover from Severe Weather and Bushfire, the rapid onset and unpredictable nature of storms and bushfire over the whole of the Moreton Bay area can make the management of disaster operations challenging.

Council's second priority is the management of risk associated with Coastal Inundation. It is important to note that coastal inundation cannot be considered in isolation as these events are often a consequence hazard from the impact of a primary hazard such as a tropical cyclone or severe weather event. The changes in the frequency, intensity, distribution and duration of climate extremes resulting from climate change are likely to increase exposure and risks to Queensland communities and infrastructure into the future[26]. Council is committed to remaining agile to deal with the impacts and put in place reasonable risk mitigation strategies to protect the community and reduce the impact on the delivery of critical council services within the Region.

OVERALL RISK RATING	HAZARD
HIGH	Bushfire Severe Weather - Flooding & Storm Coastal Inundation
MEDIUM	Chemical Incident Earthquake / Landslide / Tsunami Major fire Major transport incident (road, rail, air, marine) Pandemic Severe weather - Heatwave Severe weather - Tropical Cyclone
LOW	Aircraft, Meteor, Or Space Debris Strike Civil Disturbance Exotic and Endemic Animal Disease Exotic Plants, Pests and Diseases Industrial Accident Plague - Insect or Vermin Radiological Incident Terrorist Attack Volcanic Eruption

Table 1: *Hazards listed in this table with a 'Low' risk rating are assessed as less likely to impact the region and residents on a seasonal or regular basis.*

[25] As a part of the Queensland Government's climate change response, QFES has led the development of a Sector Adaptation Plan for Climate Change in partnership with the Department of Environment and Science and the National Climate Change Adaptation Facility.
[26] *Queensland EM-SAP for Climate Change (2018)*

Hazard specific arrangements have been established by each lead agency for the coordination of incident response, relief and recovery activities. It is acknowledged that agencies have arrangements in place to deal with such hazardous situations, should they occur.

Council works continuously with agencies to ensure that adequate risk mitigating strategies are in place for each hazard.

Hazard and risk assessment

To ensure effective disaster risk management, Council has started to adopt the QERMF[27] as the standard for risk assessment, starting with those risks that the Moreton Bay Region is at a high risk of exposure to. The QERMF approach integrates a range of assessment elements to assist in risk-based planning by:

- evaluating the effect of a hazard manifesting, based on the assessment of the severity of exposure and the level of vulnerability
- informing risk prioritisation, treatment, resource allocation and planning, and measuring this against the capability and capacity to manage the identified vulnerabilities.

Risk treatment

Council manages hazard identification, risk assessments, treatment strategies and action plans as part of its overall risk management strategy. Risks unable to be treated (residual risk), are either accepted or escalated to the DDMG for consideration.

Council develops its understanding of the risk environment of the LGA as a continuous process of review and adjustment, taking an all-hazards approach. Council remains aware of the fact the risk environment is constantly changing. It has a range of strategies in place to mitigate known risk areas.



Figure 2: Queensland Emergency Risk Management Framework

[27] QERMF provides a standardised and internationally recognised approach to the prioritisation, mitigation and management of risk that is integrated within all levels of the Queensland Disaster Management Arrangements. Further information on the QERMF can be accessed at disaster.qld.gov.au.


Local Disaster Management Plan
PART 4
Prevention

PART 4 - PREVENTION

Communities with vulnerabilities

Several communities in the Region may be exposed to the additional risks of:

- isolation through flooding
- storm tide inundation
- exposure to bushfire threats
- exposure to hazardous materials.

Council has developed specific arrangements for risk mitigation, incident response and recovery. Measures include the:

- targeted provision of public information and education
- provision of tailored alerts and warnings for residents in higher risk areas.

Community education

Council develops and maintains an education program to deliver information to the public regarding disaster management arrangements and initiatives. This program includes:

- media campaigns to encourage community preventative measures
- programs that raise awareness of evacuation procedures and the location of evacuation centres during a disaster event
- participation in various community forums, meetings and exercises with specific groups such as isolated communities, aged care facilities and people with vulnerabilities
- encouragement to residents to be self-reliant for at least 3-days during disaster events
- encouragement to all property owners to arrange insurance cover
- maintenance of the MBRC Disaster management website[28].

Disaster response capacity

Council has a consistent objective to comply with the *Act* and the *EMAF* to deliver best-practice Disaster Management capability to the community. To support this objective, Council maintains a dedicated disaster management unit and trained staff to lead disaster response and recovery activation. Council also develops and maintains effective strategies and plans to coordinate responses between:

- emergency service agencies;
- emergency services volunteer organisations;
- major infrastructure and utility providers;
- private business; and
- relevant Local, State and Federal Non-Government Organisations.

Finally, Council maintains Memoranda of Understanding (MoU) to support additional disaster management response and recovery capacity from external agencies, councils and organisations.

Land use management initiatives

For more information on the MBRC Planning Scheme visit the council website and discover how we aim to address several challenges facing the Moreton Bay Region.

Council considers community resilience to natural disasters including flood and coastal hazards as our communities are required to adapt to changes in weather patterns and the environment in the future[29].

[28] moretonbay.qld.gov.au/Services/Disaster-Management

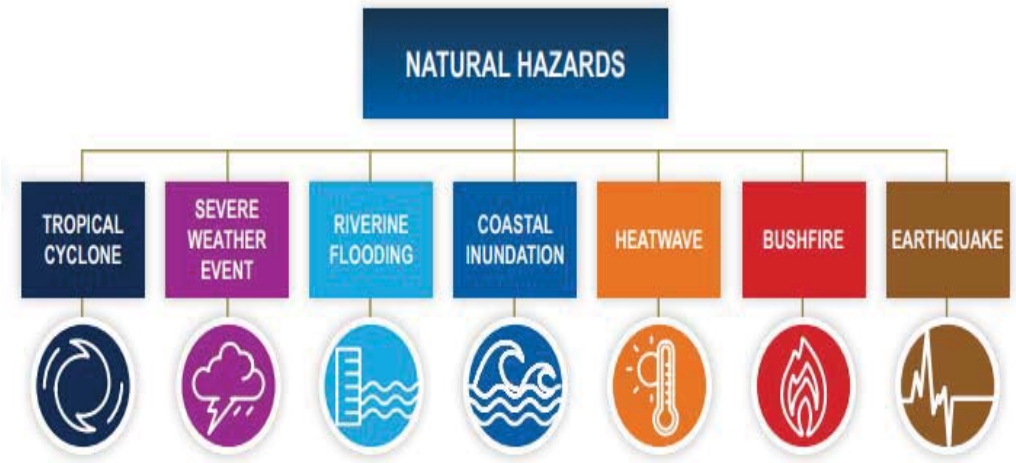
[29] Emergency Management - Sector Adaptation Plan for climate change

Ways to prepare and keep safe and hazard-specific risk

All residents of the Region share a responsibility for preventing, preparing for, responding to and recovering from the impact of disasters. To help achieve this Council provides comprehensive information on its website to guide residents to a range of disaster management information that allows residents to access disaster preparedness information and advice.

The MBRC Disaster Management webpage provides information and guidance to residents before, during and after a disaster event may have struck. It also guides residents to the MBRC Disaster Portal that provides a single destination for timely news and warnings and information on weather-affected roads, open evacuation centres and sandbag locations.

To help residents understand the specific risks that the Moreton Bay Region is exposed to from natural hazards, the following information is provided covering the **seven natural hazards** identified in the *Queensland State Natural Hazard Risk Assessment*.



1. Tropical cyclone

The manifestation of tropical cyclones in the region is expected to become a greater risk in the future. Characteristics include:

- disruption of power and communication networks
- disruption and contamination of water supplies and sewerage treatment infrastructure
- closure of transport hubs including highways, major roads, across the affected area in Moreton Bay
- severe impact on access/resupply in the affected areas
- isolated areas and small townships may require evacuation and/or resupply
- exposure of highly vulnerable persons or residents with enhanced care needs to greater risks due to isolation for up to 3-days
- short to medium term reduction of services coupled with strain on frontline council services
- secondary hazards such as riverine flooding, flash flooding and storm surge exacerbating periods of disruption, delaying the issues of response and recovery efforts.

2. Severe weather event

The manifestation of a severe weather event is the highest risk that the Region is faced with. It can lead to localised and widespread outages of the power network from the direct impact of the event across the short to medium term. Characteristics include:

- communication networks are likely to be indirectly affected due to the loss of power
- short term disruption to major road and rail systems
- major congestion and significant transport-related incidents
- access being disrupted due to flash flooding across affected areas in the Region
- impact of power outages on water and sewerage network infrastructure resulting in possible contamination of drinking water supplies
- impact on responding agencies and increased traffic congestion and incidents due to road obstruction
- fatalities and critical injuries
- short term displacement of persons due to damage of residential properties or isolation from flash flooding at a local level
- immediate effects on agriculture and industry due to storm damage
- financial losses because of the direct event impact and indirect disruption of essential services
- environmental impact from lightning strikes, wind gusts and storm surge causing damage to national parks, State forests and coastal areas
- recovery costs for damage to infrastructure and non-supply periods to the government
- strain on budgets with the potential for widespread personal financial impacts due to insurance claims and associated costs related to the event impacts
- secondary hazards such as flash flooding and storm surge increase periods of disruption.



Storm strikes The Hills District, Nov 2008.

3. Riverine flooding

An event which delivers a significant amount of rainfall in one or more of the Moreton Bay catchment areas may potentially lead to a riverine flooding event. Characteristics include:

- levels of riverine flooding being increased by the release of additional in-flows from the North Pine Dam
- riverine flooding events ranging in duration depending on the amount of rainfall and current ground and climatic conditions
- short to medium term disruption periods for exposed elements such as power and communication nodes, roads, rail networks and hubs
- damage from the cumulative effect of events can potentially cause network outages over the affected area
- destruction of road infrastructure, and temporary cessation of rail services
- communities situated in the direct forecast impact areas requiring coordinated evacuations
- the strain on frontline council services due to increased demands for a response to the event
- damage and disruption to operations of sewerage treatment plants and supply of drinking water due to incursion of floodwaters into facilities and contamination of water
- consideration for additional funding to support the impacted sectors or locations of agriculture, industry and transport sectors
- areas of ecological significance in the Region being impacted by major riverine flooding events.

4. Storm tide / coastal inundation

An event that occurs from a combination of astronomical tide + storm surge + wave set-up resulting in an increase in water levels above the predicted tide. Characteristics include:

- a cumulative impact on exposed communities from a storm surge leading to coastal inundation
- short to medium term disruption periods to exposed elements such as power and communication nodes and road networks
- network outages over the affected area from the cumulative effect of these events
- destruction of road infrastructure and temporary cessation of normal services
- communities situated in the direct forecast impact areas requiring coordinated evacuations
- the strain on frontline council services due to increased demands for a response to the event
- short term disruption to road networks
- damage and disruption to operations of sewerage treatment plants and supply of drinking water
- impact access, resupply and response efforts within the affected communities
- financial loss to the agriculture, industry and transport sector
- consideration for additional funding to support the impacted sectors or locations of agriculture, industry and transport sectors
- a risk of significant environmental damage and impacts to areas of ecological significance in the Moreton Bay Region.

5. Heatwave

The *SHRA 2019* delivers a comprehensive overview of current and future heatwave risk in Queensland, for use by all levels of government.

Heatwaves can result in significant health stress on vulnerable people. This stress may result in death during the heat event and, in many cases, well after the heatwave has passed. Characteristics include:

- the manifestation of localised and widespread outages of the power network due to high levels of peak demand, leading to failure across some areas of the service
- infrastructure damage or outages related to direct impact from sustained high temperatures
- increased risk of bushfire during heatwave conditions
- fatalities and critical injuries in those with pre-existing renal, respiratory and/or heart conditions, and in elderly populations (65+) who are noted as being extremely vulnerable during heatwaves
- short-term disruption to major, road and rail systems due to the impacts of the event
- major congestion and significant transport-related incidents
- increased movement of people in urban centres or moving towards coastal areas seeking respite increasing traffic issues and subsequent traffic incidents
- 'load shedding' to protect the electrical network during periods of extreme heat. This may disrupt other public utilities reliant upon electrical supply, like water supply and treatment of sewerage
- reduction in the availability of key emergency service personnel due to the increases in calls to responding agencies
- increased livestock mortality during severe and extreme heatwaves
- recovery costs for damage to infrastructure and business interruption due to non-supply periods are likely
- exposure of highly vulnerable national parks, wildlife reserves, conservation areas and wildlife populations to the increased risk of the secondary hazard of bushfire.



6. Bushfire

The Region has significant exposure to Bushfire risks due to weather, topography and available fuels in the region. Characteristics include:

- significant areas of interaction with urban landscapes and essential infrastructure where bushfire may manifest in the Region
- observed short to medium term disruption periods of exposed elements such as power and communication nodes, roads and rail networks
- network outages over the affected area, destruction of infrastructure, and temporary cessation of rail services or road closures due to damage from the cumulative effect of fire and smoke
- the requirement for coordinated evacuations of communities situated in the direct forecast impact areas
- increased strain on frontline council services due to increased demands for a response to the event
- impact on access, resupply and response efforts within the affected communities due to short term disruption to road networks
- exposure of highly vulnerable national parks, wildlife reserves, conservation areas to significant loss due to impact by bushfire
- the requirement to maintain sufficient water pressure in any water network infrastructure to support supply for firefighting
- the manifestation of bushfire hazard impacting vulnerable native vegetation and fauna
- impact on critical local infrastructure that is present in those locations.



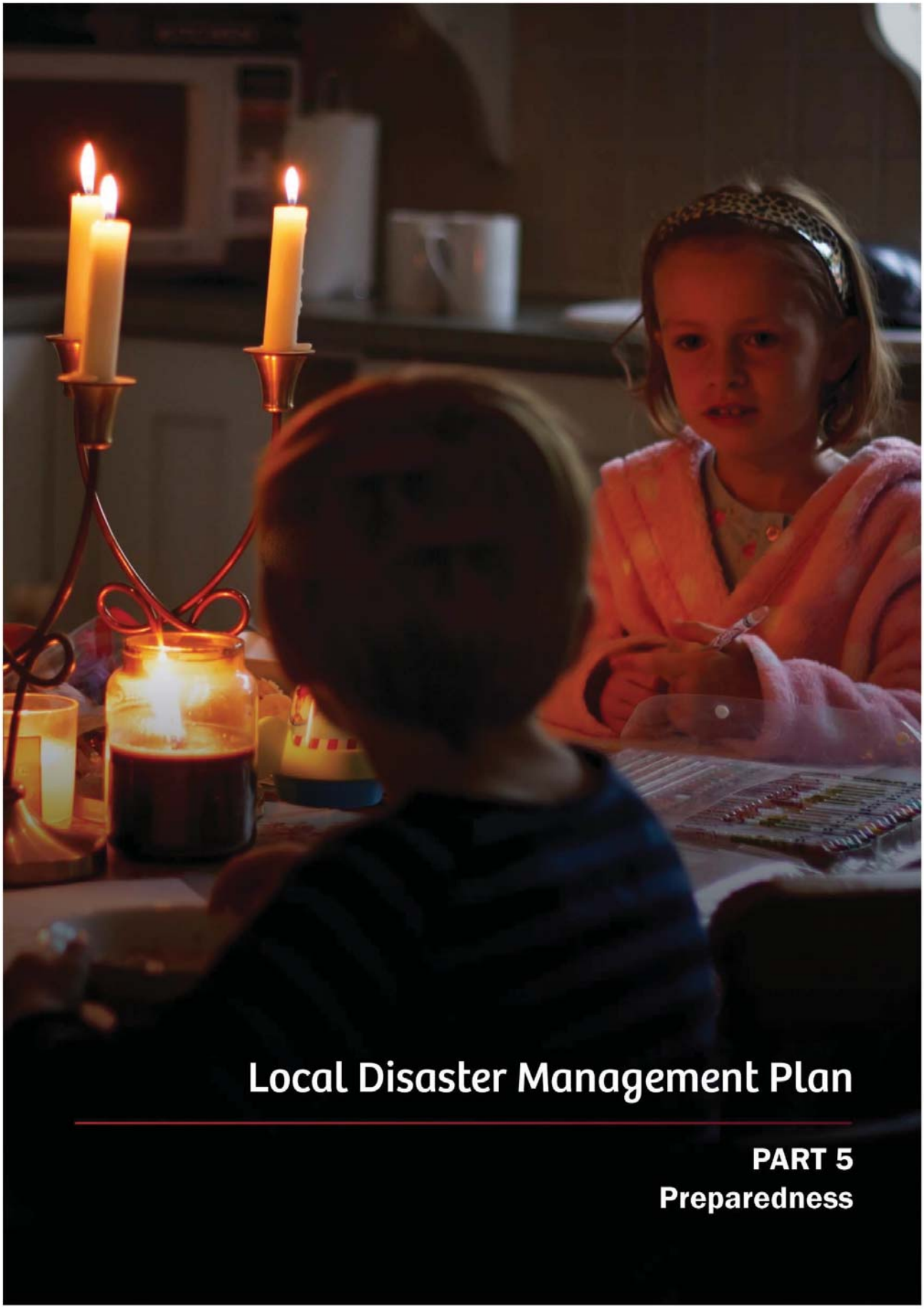
7. Earthquake

The *State Earthquake Risk Assessment* provides a comprehensive overview of earthquake risk in Queensland and is intended to be utilised by all levels of government.

Earthquake risks to the Moreton Bay region are not significant since Australia does not sit on the edge of a tectonic plate. Queensland State Government has assessed the impact of an Earthquake against a "Newcastle-type" event intensity to provide a clearer understanding of our general vulnerabilities. Earthquake characteristics include:

- widespread power, water, sewerage and communication outages
- closure of transport hubs including highways and major roads
- severe impact on access/resupply in the short-term
- long-term disruption to essential services (e.g. mains gas and water)
- the requirement for substantial State and Federal assistance to enable a full return of services and utilities
- fatalities and critical injuries, depending on magnitude and intensity, duration, location and time of the event
- medium to long-term reduction of services
- the strain on frontline council services due to increased demand
- an increase in the number of injuries sustained during response and recovery phases
- extensive building damage, especially to those buildings built prior to 1995
- contamination due to the presence of asbestos within buildings and elements of infrastructure beyond the local capacity to manage
- offshore earthquakes of significant magnitude resulting in the manifestation of a secondary Tsunami hazard and major coastal inundation.




Local Disaster Management Plan
PART 5
Preparedness

PART 5 - PREPAREDNESS

General operations

Financial assistance and recovery funding

Financial assistance for residents, businesses and to support Local and State reconstruction is available after a disaster. A key function of the QRA is to manage and coordinate disaster recovery and reconstruction funding program for Queensland, considerations include:

- the main recovery funding arrangements are the DRFA[30], for disaster events from 1 November 2018
- a range of financial assistance is available to Queensland residents, households, businesses and primary producers
- details of the various schemes can be found on the Queensland Government Financial Assistance webpage[31].

Public health

Disaster events may pose a risk to public health. These issues are addressed by Council's public health services. Queensland Health, as a member of the LDMG, will also provide advice and assistance on:

- the functional lead agency for the emergency support function of public health and medical services
- the functional lead agency for the emergency support and state response function of an emergency medical retrieval
- the primary hazard-specific agency for biological (human-related), heatwave, pandemic, and radiological hazards
- the joint lead agency for the state response function of mass casualty and mass fatality management (with the Queensland Police Service).

For further information on public health in disasters, visit the Queensland Health website[32].



[30] Disaster Recovery Funding Arrangements qra.qld.gov.au

[31] qld.gov.au/community/disasters-emergencies

[32] health.qld.gov.au/public-health/disaster

Public information and warnings

The LDMG is responsible for the dissemination of public information and warnings before, during and after disasters. All supporting and lead-agencies of the LDMG are expected to utilise the LDMG forum to align and coordinate messaging during an event. This will help ensure the community receives clear and concise messaging using a single 'point-of-truth', wherever possible.

Before a disaster

Prior to an event declaration or activation of the LDCC, the Disaster Management section of Council is responsible for preparing and distributing warnings and information received from State and hazard-specific lead agencies. This process of dissemination is supported by Council's corporate communications team.

Council will release information through the most effective combination of mediums, including but not limited to:

- Social media
- Broadcast media
- Council's website
- Community workshops
- Subscription messaging services

During a disaster

Once the LDCC has been activated the release of public information will be coordinated by the Public Information and Warnings team in the LDCC. Warnings are distributed via the most appropriate means. This may include:

- media warnings including the utilisation of local community radio stations 101.5FM, 99.7FM and ABC 612AM, commercial radio networks, internet and social media (website, Facebook, Twitter), other local media, radio and television services and local newspapers
- alerts to registered subscribers of Council's MoretonAlert service
- broadcast of alert messages to mobile and landline telephones via the Emergency Alert (EA) system
- Door knocks by police, emergency services, SES, Council staff and/or others
- Predetermined warning device(s) (e.g. horns or alarms) including sirens at Mt Nebo and Mt Glorious.

After a disaster

Once the immediate impact of an event has passed there will be a significant number of hazards remaining in the area. Council and all the supporting agencies of the Moreton Recovery Group (MRG) will be focused on supporting the recovery of the community at the earliest time and restoration of any services that have been disrupted.

Appropriate and relevant Public Information messages and information will be disseminated via the most appropriate channels at the time. Council works with other MRG agencies to facilitate consistent and accurate messaging.

Emergency warnings

Emergency warnings may be issued by any agency that has primary responsibility for a hazard, such as the BoM, QPS and QFES. The SDCC may decide to issue an EA message without consultation with Council or the LDMG; however, during these situations, the SDCC will inform Council of any warnings issued. Additional disaster-related information may be available via Council social-media channels. Council works with other LDMG agencies to facilitate consistent messaging.

For further information on warnings and alerts, visit Council's webpage[33].

[33] Search 'Stay Informed' at moretonbay.qld.gov.au

MoretonAlert

MoretonAlert is a public messaging system managed by Council, to provide critical information to registered users in the region.

MoretonAlert provides free SMS, email and voice notifications to the public for severe weather warnings; QFES bushfire warnings; Council prescribed burn notifications; potential flash flooding incidents; as well as planned dam releases within the region.

For further information, visit Council's MoretonAlert webpage[34].



Emergency Alert (EA)

EA is a national emergency public warning system that can be used to convey emergency warnings to the public. The initiating and approving authority for the use of EA in Queensland is QFES. The LDC and QFES should coordinate their usage of EA and MoretonAlert to ensure public safety.

For further information, visit the website for Queensland Govt. Weather Warnings and EA's[35].

Standard Emergency Warning Signal

The Standard Emergency Warning Signal (SEWS) is a nationally agreed warning tone. This is the same warning signal used to alert the public of a cyclone. The purpose of SEWS is to alert the community that an official emergency announcement is about to be made concerning an actual or imminent emergency that has the potential to affect them. For further information, visit the SEWS website[36].

Volunteer coordination

Volunteers are a vital resource during all phases of disaster management. Council supports the use of volunteers that provide unpaid assistance to residents, businesses, the wider community and other government sectors.

Disaster volunteering

After a disaster or emergency event, it is very common for people, both from within the impacted community, and the surrounding areas, to want to volunteer their time to assist. Council provides useful information on the simple things you can do to make the process easier on its website.

Register to volunteer

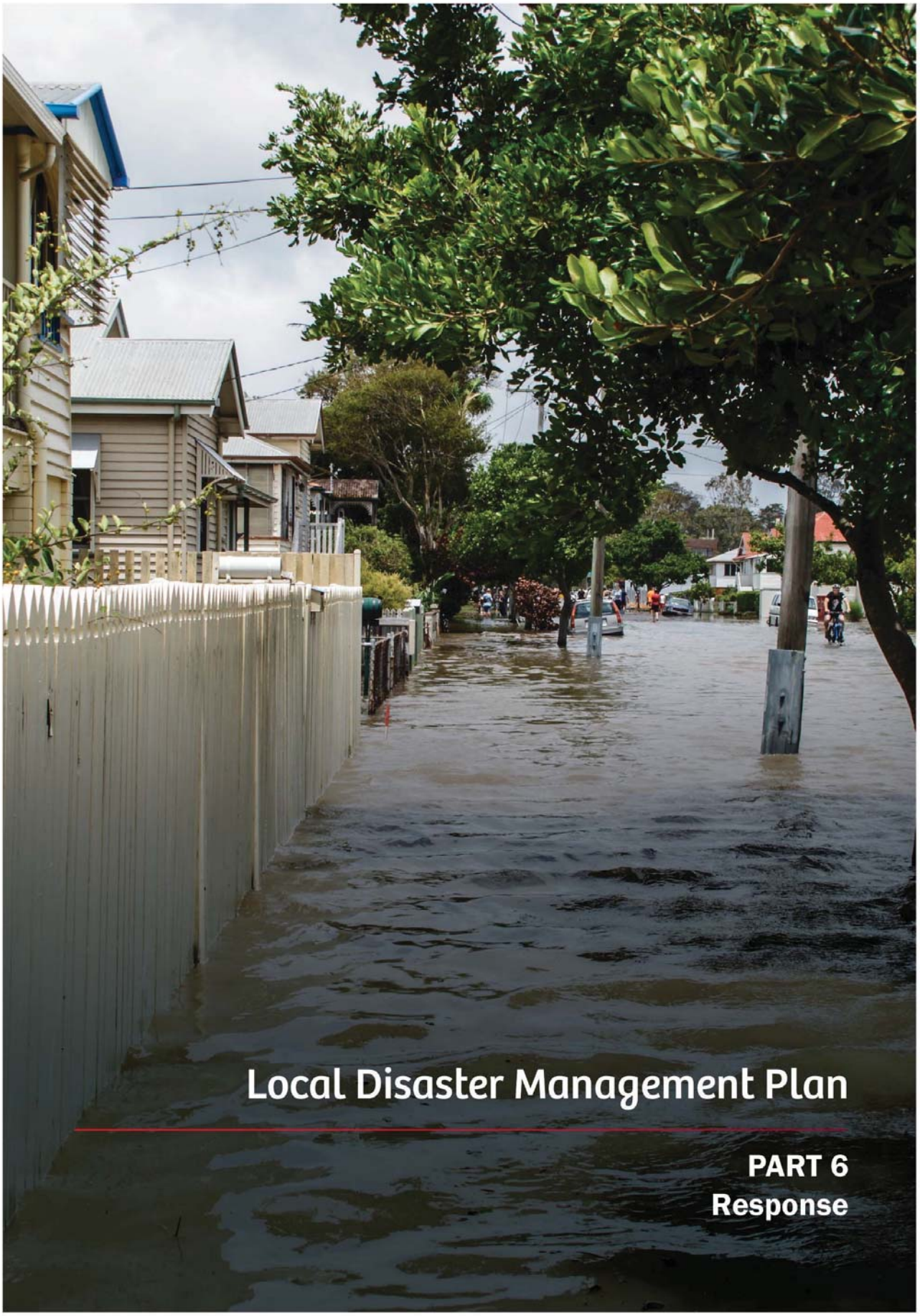
The best way to ensure that you can assist is to sign up as a volunteer with a registered agency before an event occurs.

On activation, the volunteer coordination team will implement a volunteering strategy tailored to the size, scope and nature of the disaster event that is occurring. Volunteers that are deployed by council, under existing volunteer arrangements, will be insured by Council. For further information, visit volunteeringqld.org.au.

[34] Search 'moretonalert' at moretonbay.qld.gov.au or your chosen internet search engine

[35] qld.gov.au/emergency/dealing-disasters/warnings-alerts

[36] emergencyalert.gov.au


Local Disaster Management Plan
PART 6
Response

PART 6 - RESPONSE

Disaster response operations

Activation

Timely activation of the LDMG is critical for an effective response to an event. The LDMG will activate using an escalation model reflecting state response phases. The level of activation and movement through this escalation phase depends entirely upon the complexity, nature and extent of an event.

Council adopts a flexible and scalable approach to activating its response. Activation levels are based on community impacts or consequences, and the required level of coordination of Council's response:

Level 1 - Business As Usual / Stand Down

Managed through core business functions and normal incident response reporting as per corporate policies and procedures. Normal after-hours arrangements are in place and managed through On-Call and Escalation Officers.

Level 2 - Alert

Managed by the key Council business departments. Management of Council's operational response is undertaken by the Event Manager. Coordination of Council's response is required and the LDCC may be on Alert/Lean Forward.

Level 3 - Lean Forward

The LDCC is activated (Stand Up). Management of the disaster response is undertaken by the LDC. The LDMG may also be activated.

Level 4 - Stand Up

Full activation of the LDMG, and LDCC, as well as activation of the district and state arrangements. Commonwealth assistance may also be required. These events require a complex response through high-level coordination, resource allocation and forward planning from a range of internal stakeholders and external agencies.



Disaster response phases - Local and district levels

	Local/ District	TRIGGERS	ACTIONS	COMMUNICATIONS
ALERT	**Local**	Awareness of a hazard that has the potential to affect the region	- Hazard and risks identified - Information sharing with warning agency - LDC informs QFES and DDC of ALERT status	- Initial advice to all stakeholders - Chair and LDC on mobile remotely
	District	LDMG at LEAN FORWARD	Situation being monitored by DDC	DDC and XO able to be contacted
LEAN FORWARD	**Local**	- There is a likelihood that the threat may affect the region - Threat is quantified but may not yet be imminent - Public awareness required	- LDMG conduct an analysis of predictions and assess the threat. - LDMG monitors the situation closely - Conduct meeting/initial briefing with available LDMG - Council staff prepare for operations - Determine trigger point for STAND UP - Prepare LDCC for operations - DDMG on ALERT - MRG on ALERT	- Chair, LDC and LDMG members on mobile and monitoring email remotely - Periodical briefing and reporting as required - Establish regular communications with warning agency - LDC advises DDC of LEAN FORWARD and establishes regular contact - Warning orders to appropriate Liaison Officers - Public information and warning initiated
	District	- LDMG on STAND UP	- DDC to liaise with LDC regarding the level of response - DDMG members advised - DDCC prepares for operations - XO to commence rosters for DDCC staff functions	- DDC to maintain contact with LDC - DDC receiving SITREPs from LDCC - DDMG members available on mobile and monitoring email remotely
STAND UP	**Local**	- Threat is imminent - The community will be or has been impacted - Need for coordination in the LDCC - Requests for support received by LDMG agencies or to the LDCC - Coordinated response required - Additional support may be required	- Meeting of LDMG - LDCC activated - Rosters for LDCC planned and implemented - Commence disaster operations - DDMG on LEAN FORWARD or STAND UP - MRG on LEAN FORWARD OR STAND UP	- LDCC commence SITREPs to DDMG - LDC present at LDCC - LDMG members attending meetings and/or available via phone, monitoring emails
	District	- Event requires additional resources and support - Requests from LDMG being received - Event activation by District or State	- DDMG to meet as required to provide advice and assistance - DDMG to support - DDCC roster activated	- SITREPs received from LDCC - SITREPs sent to SDCC - DDCC to action RFAs, including EA
STAND DOWN	**Local**	- No requirement for a coordinated response - The community has returned to normal function - Recovery may be taking place	- Implement a plan to transition to recovery - Debrief of staff in LDCC - Debrief with LDMG members - Handover to MRC for reporting - Final situation report sent to DDMG	- LDMG members not involved in recovery operations resume standard business and after-hours contact arrangements
	District	- Support no longer required from LDMG - Recovery may have commenced	- Final situation report sent to SDCC - Maintain situational awareness of recovery if required	- DDMG members resume Business As Usual arrangement - DDC receives recovery SITREPs

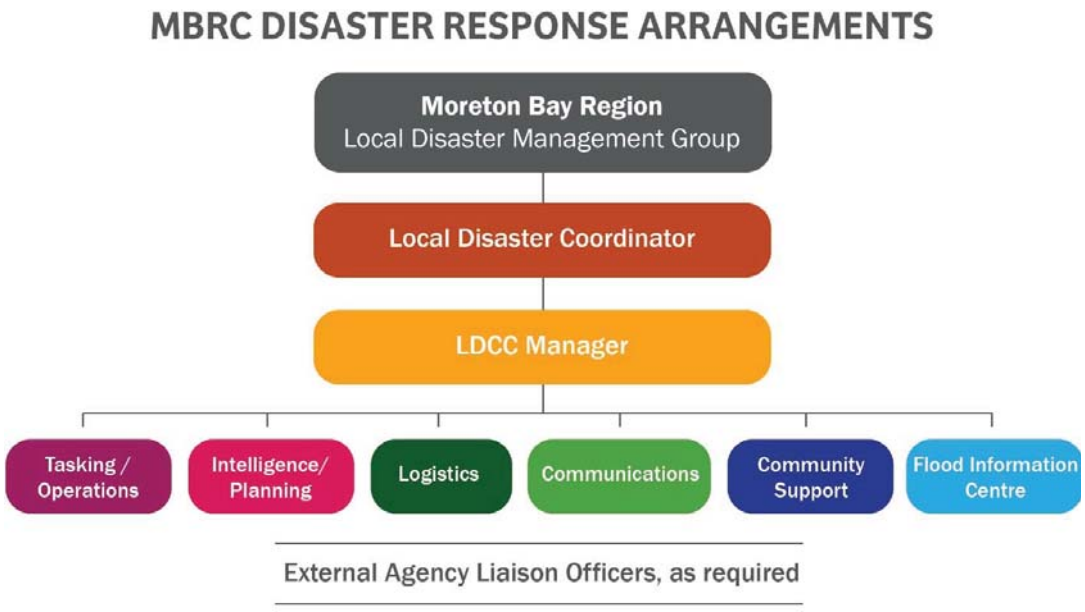
Disaster response arrangements

The region's response strategy involves the conduct of activities and appropriate measures necessary to respond to a disaster event. Council and the LDMG adopt an all-hazards response strategy to enable potential impacts and the consequences of a disaster to be addressed through a flexible and scalable approach. Elements of LDMG disaster response arrangements include:

- Activation of the LDCC
- Functional plans to address operational requirements to manage an event
- Enacting threat-specific plans to support the arrangements and operations of lead agencies
- Arrangements with other emergency response agencies
- Media management
- Logistics support and resource management
- Impact assessments and operational reporting

The primary functions of the LDCC revolve around 3 key activities: forward planning, resource management and information management. The LDC has overall responsibility for the establishment and operation of the LDCC. During a disaster event, Council will coordinate operational response activities at a whole-of local government level. It is responsible for:

- managing the implementation of strategic decisions through operational tasks allocated by the LDCC
- maintaining operations of Council assets;
- managing all internal operations directly related to the event response within the region
- collecting, evaluating, disseminating and using the information to support the active management of Council resources personnel within the whole LGA.



Declaration of a disaster

The DDC may, with the approval of the Queensland Minister for Fire and Emergency Services, and in consultation with the Moreton LDMG and the Moreton DDMG, declare a disaster situation for the district or part thereof. This enables additional powers for specific groups to perform actions, give directions and control movements within a disaster declared area.

The declaration of a disaster situation relates directly to the provision of additional powers for a specific event. A disaster situation is not required to activate the disaster management arrangements or to obtain financial assistance through established disaster relief schemes.

It is likely for the DDC or a declared disaster officer to exercise declared disaster powers to prevent or minimise:

- Loss of human life
- Illness or injury to humans
- Property loss or damage
- Damage to the environment

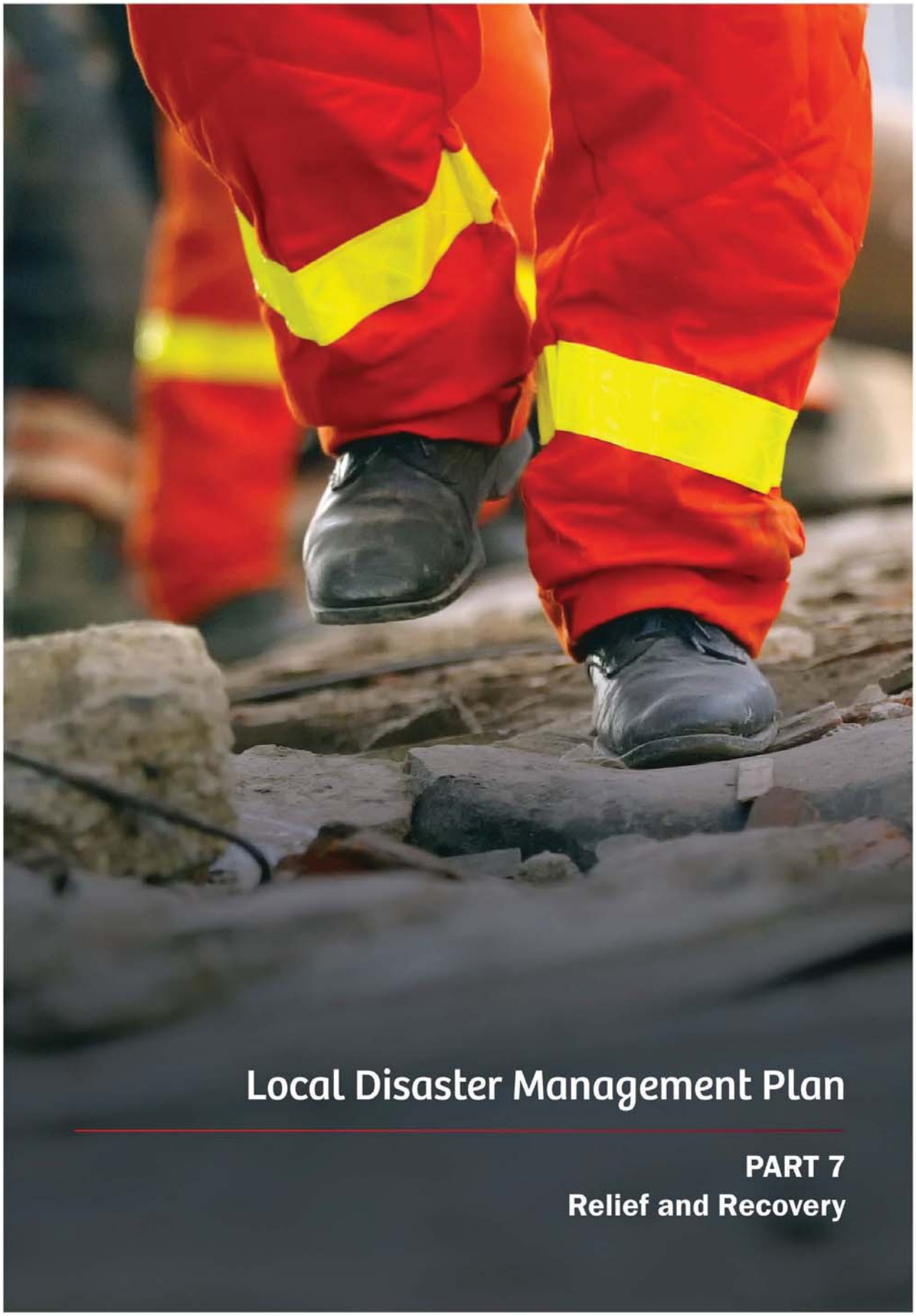
Cross-boundary arrangements

Cross-boundary arrangements exist between Council and other local government areas. If resources permit, activities relating to disaster response and recovery for affected communities across Council borders will be initiated.

In addition, and at the request of the DDC, the Chair of the LDMG or delegate may activate the LDMG and the Plan to provide support to disaster-affected communities outside the region.

Should neighbouring councils request assistance the LDC will request assistance via Council to Council arrangements.




Local Disaster Management Plan
PART 7
Relief and Recovery

PART 7 - RELIEF AND RECOVERY

Evacuation

Evacuation is a risk mitigation strategy that aims to remove people from a dangerous place, or potentially dangerous place, to a place of relative safety. There are several emergency or disaster situations that may require evacuation or temporary relocation of part of the community.

The disaster evacuation process is primarily based on self-evacuation. This involves advising the community to seek temporary accommodation in safer places in a timely manner. It is recommended the public arranges temporary accommodation with family and friends in the first instance. However, for some individuals, such as travellers from outside the region, the next best option may be to attend an evacuation centre, until the disaster passes.

The key objectives adopted by the LDMG evacuation activities are:

- to ensure the preservation of life during a disaster event
- to use evacuation when it is deemed to be the most appropriate strategy
- to ensure the effective coordination of an evacuation operation.

There are five stages that apply to each evacuation, these are:

- Decision
- Warning
- Withdrawal
- Shelter
- Return

The Queensland Evacuation Responsibilities, Arrangements and Management process for a directed evacuation is described below.

Registration

Council encourages people who present themselves to evacuation centres to register through the Australian Red Cross Register.Find.Reunite.[37] service.

Animal management

The sheltering, welfare, protection and identification of domestic animals (including livestock) is the responsibility of their owners. Public interests and welfare may take precedence regarding sheltering, evacuating and care of animals.

All animal owners are encouraged to have a pet emergency plan[38].

For information on preparing livestock for disaster, visit the Business Queensland website[39].

The LDMG may initiate additional disaster management arrangements such as:

- local and state resources for care
- shelter
- information, emergency veterinary and supportive care
- the collection and housing of stray animals.

At the onset of a disaster event, domestic animals are permitted to be taken to MBRC evacuation centres, under the supervision of their owners, and will be subject to a separate registration process. Owners are required to provide for their animals, including providing adequate food, medication and restraints etc.

Animals will be housed in areas separate from residents. Some animals may not be accepted due to the species or behaviour of the animal and the need for specialised care. Livestock will not be accepted at evacuation centres, and if required, arrangements will be made to transport these animals to an appropriate facility.

[37] Register.Find.Reunite. can be viewed at: register.redcross.org.au

[38] For further information on pet emergency plans visit qld.gov.au/emergency/dealing-disasters/prepare-pets

[39] business.qld.gov.au/industries/farms-fishing-forestry/agriculture/rural-disaster-recovery/disaster-recovery-livestock

Evacuation of vulnerable residents

Specialised evacuation of vulnerable residents or those community members cared for in specialist facilities is sometimes required. The needs of these community members can be complex.

Aged care facilities should have business continuity plans to address how their residents will manage sheltering-in-place and offsite evacuations. Arrangements with other providers in the industry to share resources and provide mutual support in times of crisis are encouraged.

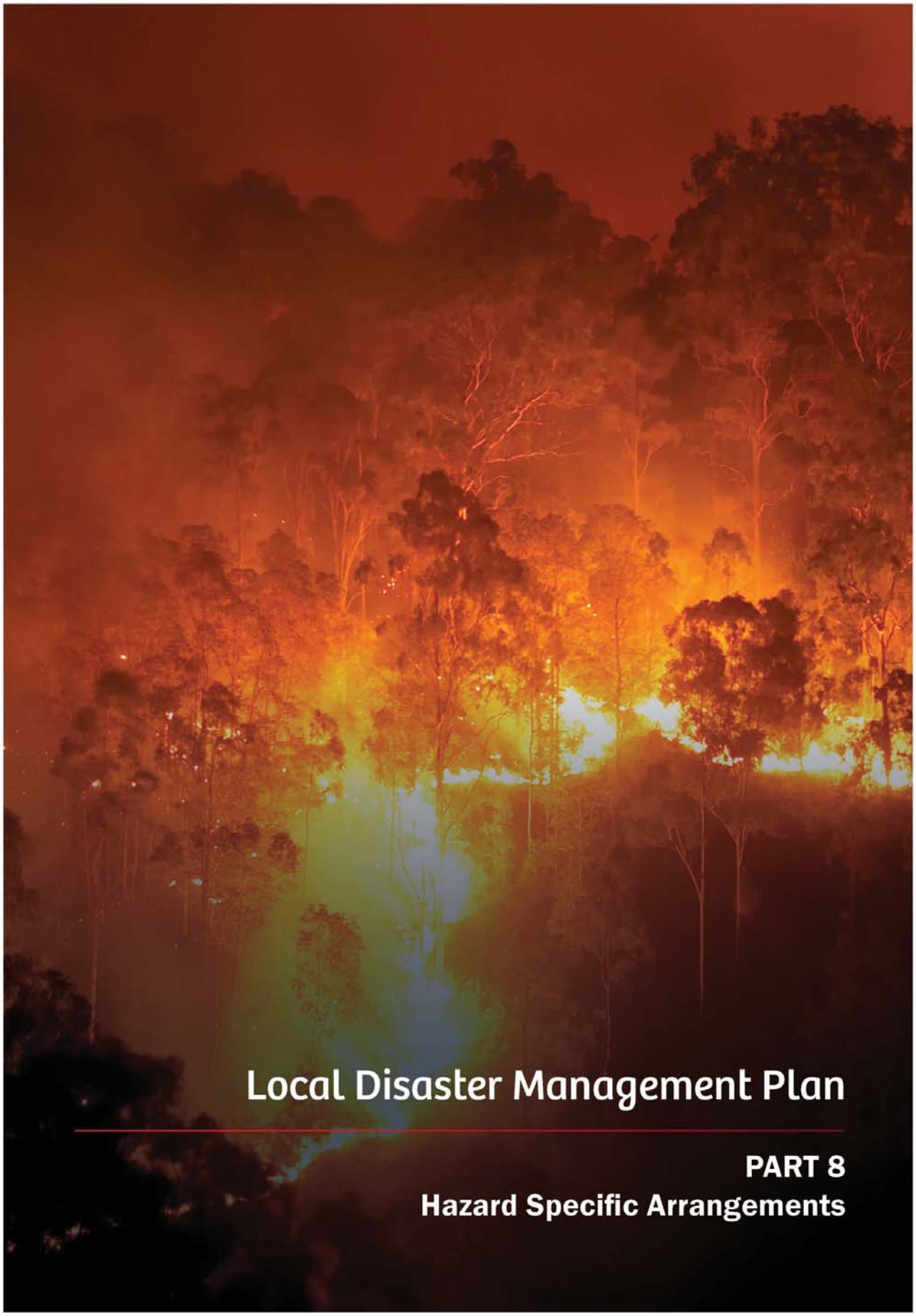
MBRC Disaster Relief and Recovery Operations

Disaster relief and recovery is a complex and often lengthy process, requiring a collaborative, coordinated, adaptable and scalable approach in which responsibility for its delivery is shared between all sectors of the community including individuals, families, community groups, businesses and all levels of government.

Council has developed a dedicated Recovery Plan to provide guidance and direction on the preparation for, conduct and support of disaster recovery operations in the Moreton Bay Region and to assist in building a more disaster resilient and informed community. This can be accessed through the Council website[40].



[40] moretonbay.qld.gov.au


Local Disaster Management Plan
PART 8
Hazard Specific Arrangements

PART 8 HAZARD-SPECIFIC ARRANGEMENTS

Bushfire arrangements

The Moreton Bay Region is particularly vulnerable to bushfires. The LDMG is responsible for ensuring that a coordinated approach across the PPRR spectrum is undertaken and for directing efforts to reduce the region's bushfire vulnerability.

This section details responsibilities, considerations and activities required to: prevent and mitigate the risk of bushfires; effectively prepare for, manage and coordinate bushfire responses; and, undertake recovery after bushfires.

Bushfire prevention strategies

Bushfire management strategies

The LDMG is committed to adopting a risk-based approach to bushfire management in the region and undertaking appropriate bushfire prevention and mitigation activities on an ongoing basis to reduce bushfire risk. These strategies include:

- community education
- delivering appropriate early warning
- providing bushfire affected communities with appropriate community support
- the provision of accurate and timely public information regarding bushfire impact or potential bushfire impact in coordination with QFES
- the coordination and resourcing of bushfire responses in partnership with the Area Fire Management Group (AFMG),
- the provision of relevant and appropriate recovery services
- ensuring the continuity of essential services.

In achieving the above strategies, the LDMG will utilise the expertise of multiple agencies that contribute to bushfire management and response. Detailed information on Bushfire Hazard Identification and Mitigation strategies used by the Region can be found in the *MBRC Local Disaster Hazard Specific Arrangements* publication.

Hazard identification and risk assessment

Bushfire prone areas

Bushfire prone areas in Queensland have been identified and mapped under the *State Planning Policy*[41] (SPP). For more information please refer to the State Government's state-wide bushfire area mapping fact sheet[42].

How do I find out if my property is identified on the Bushfire hazard overlay map?

To find out if your property is affected by this overlay map, use My Property Look Up[43]. The overlay map may also be viewed on the interactive map by selecting Bushfire hazard in the layer list or in PDF form.

Key consequences of bushfires in the region

Bushfires are often more likely to occur near small communities adjacent to parks, forests and nature reserves. In these communities, there are significant numbers of properties on the urban fringe, or at the interface (I-zone) that are more susceptible to bushfire and pose a greater risk to people and property.

Hazard mitigation and risk reduction

Bushfire hazard mitigation and risk reduction require a multi-agency approach to be effective.

LDMG bushfire mitigation strategies

The LDMG seeks to achieve effective bushfire mitigation and risk reduction through three key mitigation strategies:

Strategy 1: Mitigation through planning schemes

The MBRC Planning Scheme and the Development Application process ensures all

[41] State Planning Policy can be accessed at the ePlanning Portal

[42] ruralfire.qld.gov.au/Bushfire_Planning

[43] Access at moretonbay.qld.gov.au

planned development in bushfire hazard areas is subject to appropriate development controls in accordance with the SPP[44]. For more information please refer to the State Government's state-wide bushfire area mapping fact sheet.

Strategy 2: Mitigation through hazard reduction programs

Hazard reduction programs are an important element in effective bushfire mitigation. Such programs aim to modify fuel loads to reduce community vulnerability to bushfire hazards and support appropriate planning and environmental management processes.

Numerous agencies contribute to bushfire hazard reduction through fuel load management activities including State Government Agencies, Public Utilities, Council and private landowners.

Strategy 3: Mitigation through education programs

Community education focusing on fire risk, fire prevention and fire safety is a key element of the LDMG's bushfire prevention and mitigation effort. This provides the community with appropriate knowledge of the actions and safeguards needed to prevent or reduce the impact of bushfires.

Bushfire preparedness strategies

Planning

Preparedness and planning for bushfires must be undertaken to ensure that appropriate, timely and effective responses to bushfire events can be provided. This section outlines how the LDMG seeks to ensure effective bushfire preparedness and planning.

LDMG bushfire preparedness and planning strategies

The LDMG uses the following strategies to ensure effective preparedness and planning for bushfire response/disaster operations:

Fire danger ratings (FDR)

For bushfire preparedness, QFES adopts the FDR scale to demonstrate the likelihood of fire behaviour, the ability to suppress a fire and the potential of impact on the community should a bushfire occur. It considers forecast temperatures, humidity, wind speed and dryness of vegetation. For further information, visit the Rural Fire Service website[45].

Strategy 1: Regional bushfire preparedness level (BPL)

Levels of preparedness can be linked to the FDR and/or the QFES BPL, both of which provide QFES with a guide to increasing levels of preparedness based on risk.



[44] State Planning Policy can be accessed at the planning.dsdmip.qld.gov.au

[45] ruralfire.qld.gov.au

Strategy 2: Contingency plans for high-risk communities

Contingency plans are developed to maximise public safety during dangerous fires. Bushfire community plans for high-risk areas include community profiles; arrangements for specific bushfire warnings; and, specific arrangements for the evacuation of the community.



Strategy 3: Community bushfire education and awareness

Preparing the community for the potential for bushfires and encouraging residents to minimise their personal risk is an important component of community preparedness.

Strategy 4: Fire response planning and exercises

Agencies that provide bushfire response and community support also plan and prepare specific arrangements, activities and exercises on an annual basis.

Bushfire response strategies

Bushfire - Emergency communications

Effective communication across the community and between agencies is critical during the response to a Bushfire. There are several mechanisms used to warn and inform during bushfires:

Bureau of meteorology - Fire weather warnings

The BoM issues Fire Weather Warnings when weather conditions are conducive to the spread of dangerous bushfires. For more information refer to the BoM Fire Weather Services website[46].

Bushfire Warning Messages

QFES is responsible for issuing bushfire warnings to affected communities during periods of increased fire risk. For detailed information visit the Rural Fire Service website[47].

SEWS during bushfires

SEWS is used to alert the community to the public broadcast of an urgent safety message relating to a bushfire. For further information, visit the SEWS website[48].



EA during bushfires

EA can be used to convey bushfire warnings to the public. The initiating and approving authority for the use of EA during bushfires in Queensland is QFES. For further information, visit the National EA website.

[46] bom.gov.au
[47] ruralfire.qld.gov.au
[48] emergencyalert.gov.au

MoretonAlert during bushfires

During bushfires, the primary purpose of MoretonAlert is to assist in the dissemination of bushfire warning messages as issued by QFES. MoretonAlert can also be used to convey important community messages issued by other agencies. The LDC authorises all bushfire messages issued via MoretonAlert.

Mt Nebo / Mt Glorious early warning system

The Mt Nebo / Mt Glorious Early Warning System (EWS) is a purpose-built system dedicated to providing early warning to these communities. The EWS does not negate the use of other emergency warning or alert systems. Should any event fit within the guidelines that identify the need to use the EA system, then an EA may be utilised to provide warnings to the communities. For further information, visit Council's Mt Nebo and Mt Glorious Early Warning System webpage.

Neighbourhood safer places

A Neighbourhood Safer Place (NSP) is an approved local open space or building, such as ovals or sports clubs, where people may gather, as a last resort, to seek shelter from a bushfire.

An NSP may be part of your contingency plan when:

- a Bushfire Survival Plan has failed
- the plan was to stay and defend a property, but the extent of the fire means that the impact of the fire is too great and therefore the property is no longer a safe place to shelter
- the fire has escalated to an 'extreme' or 'catastrophic' level and voluntary evacuation is the safest option

For additional references and a list of NSPs in the region, visit the Rural Fire Service website and search '*Neighbourhood Safer Places*'.



Bushfire relief and recovery strategies

Bushfire relief and transition to recovery

Once a bushfire has passed, it is important that the affected community receives appropriate relief measures and that recovery commences as quickly as possible. Council has developed a dedicated Recovery Plan. This can be accessed through the Council website.

LDMG strategies for transition to recovery for bushfire

Further information on Council's strategies for the transition to Recovery after Bushfire events is provided in the MBRC Local Disaster Hazard Specific Arrangements publication and the Recovery Plan. Key strategies are summarized as follows:

Strategy 1: Planning post-bushfire operations during response

It is imperative that post-bushfire operations are conducted quickly after the passage of a fire through an area. There may be people and animals that require immediate assistance after a bushfire and there may be actions necessary to help reduce further loss or damage to property.

Strategy 2: Safety assessments of burnt-out areas

Safety assessments of burnt-out areas must be undertaken before agencies and the public are authorised to enter. QFES is responsible for undertaking safety assessments of burnt-out areas.

Strategy 3: Undertake disaster victim identification

QPS will mobilise appropriate resources and deploy into the burnt-out areas as required once the area has been deemed safe by QFES.

Strategy 4: Coordinated disaster assessment and reporting processes

Post-disaster assessment is the formal process undertaken to assess the damage caused by the event. Initial damage assessments may be included in the QFES safety assessment of burnt-out areas; however, more formal and focused damage assessment processes will be undertaken as part of the recovery process.



Severe weather arrangements

The Moreton Bay Region is subject to severe weather such as flooding, heatwave, storms and storm tide. This section focuses on how Council will respond and recover from the impacts these events have on our community.

Severe weather mitigation strategies

The LDMG is committed to the following broad strategies to mitigate the impact of severe weather on the region:

- Adopting a risk-based approach to the overall management of severe weather hazards and impacts
- Ensuring the community is informed of the potential dangers associated with severe weather
- Ensuring that multi-agency responses are coordinated and are appropriately resourced
- Undertaking appropriate flood prevention and mitigation activities on an ongoing basis
- Helping communities, families and individuals to prepare themselves for potential severe weather and associated flood impacts
- Providing communities at risk of potential flooding with appropriate early warning

Refer to Appendix C for the Consequences of Severe Weather table.



Flood - Hazard identification and risk assessment

The Moreton Bay Region is characterised by steep mountainous terrain in the west of the region from which numerous rivers and streams flow eastward to the sea across a relatively narrow floodplain.

The region is affected annually by severe weather that can deposit large amounts of rain in the river and creek catchments resulting in riverine flooding, flash flooding and overland flows which can have a significant impact on communities.

Information on the complex characteristics and flood behaviour of the Region is provided in the *MBRC Local Disaster Hazard Specific Arrangements* publication.

Flood hazard areas

Flood hazard areas, as defined under the MBRC Planning Scheme, are provided as map overlays available to the public. Areas depicted in these overlays are defined as high, medium or balanced (low or negligible) risk flood hazard areas. Climate change considerations have been considered in these overlays. For a flood hazard overlay map, visit Council's Planning Scheme Interactive Map on our website.

River/Stream catchments

A total of 14 separate drainage catchments are located within the region including the Pine and Caboolture Rivers, and numerous large creek catchments. For information relating to flood warning groups and associated gauges, visit Council's Flood Gauge Information webpage[49].

Flood - Hazard mitigation and risk reduction

Strategy 1: Mitigation through planning schemes - Property modification

The *MBRC Planning Scheme* outlines provisions and development controls that relate to the level of risk for premises. For free *Flood Check Property Reports*, visit Council's Flood Check webpage[50]. For further information, visit Council's Overland Flow webpage.

Strategy 2: Mitigation through hazard reduction programs - Flood modification

Council undertakes annual programs aimed at improving drainage and floodproofing assets where possible, based on an assessed priority of works and available funding. Council encourages property owners to undertake improvements to their property drainage in accordance with the planning scheme.

Strategy 3: Mitigation through community education programs

Council, with support from QPS and other agencies, is responsible for defining and delivering community flood awareness and flood safety programs.



[49] moretonbay.qld.gov.au/Services/Disaster-Management/Flood-Gauges

[50] Search 'flood check' at moretonbay.qld.gov.au

Heatwave - Hazard identification and risk assessment

A heatwave is defined by the BoM as *"three days or more of high maximum and minimum temperatures that are unusual for that location"*. In our region, this generally assessed as being temperatures above 37 degrees centigrade.

While heatwaves of all intensities have direct impacts on mortality, they also cause numerous indirect impacts to communities. These include stress on electricity networks, emergency services, hospitals and critical infrastructure, such as damage to roads railway lines.

The impacts of severe and extreme heatwaves are likely to affect all sectors of Moreton Bay's communities, from the public to government organisations and industries, health, utilities, commerce and agriculture.

The Queensland *SHRA* 2019 represents the most comprehensive analysis of future climate risk undertaken for a natural hazard risk assessment in Queensland[51].

Heatwave - Hazard mitigation and risk reduction

The primary agency for responses to a Heatwave is Queensland Health. Detailed information on the QLD Health Heatwave response plan is provided on Queensland Health's webpage[52].

MBRC direct responses to mitigate and reduce the impact of Heatwave hazards are incorporated into the *Council Climate Change Policy*[53]. This includes actions undertaken to deliver appropriate policy responses, under the following four themes:

- Governance
- Infrastructure
- Planning and Regulation
- Advocacy and Awareness

[51] The *SHRA* 2019 is publicly available at disaster.qld.gov.au
[52] health.qld.gov.au/public-health/disaster/management

Storm - Hazard identification and risk assessment

Risks associated with severe storms

The risk posed by destructive winds to buildings and infrastructure in a severe thunderstorm is like that experienced in cyclones and the risk of flooding is like that for creek flooding.



The cumulative damage from frequent thunderstorms can be catastrophic, particularly if an area is hit by a sequence of storms during a single season and without adequate time to recover and rebuild.

Storm - Hazard mitigation and risk reduction

This section outlines measures applied to reduce storm vulnerability.

Strategy 1: Community education and awareness programs

Council, with support other LDMG agencies, is responsible for defining and delivering storm awareness and safety programs.

Strategy 2: Mitigation through the provision of public warnings

Council receives all issued severe weather and storm warnings from the BoM. Due to the short notice of severe weather and storm warnings (potentially less than 15 minutes), Council's dissemination of warnings will be limited to the use of social media and through MoretonAlert.

[53] *MBRC Climate Change Policy 14-2150-075. Council Resolution 10/1417*

Strategy 3: Mitigation through response plans

Mitigating the effects of storms is also achieved by ensuring that key emergency response agencies are prepared and mobilised quickly to provide response operations as required.

Storm tide - Hazard identification and risk assessment

A storm tide is a rise in seawater that occurs during a cyclone or storm. Storm tides are caused primarily by the effects of wind 'pushing' water onshore combined with lower than normal atmospheric pressures. These conditions are usually associated with cyclones or severe storms[54]. This surge of water onshore, with its associated wave action, may inundate coastal areas causing a risk to life and property.

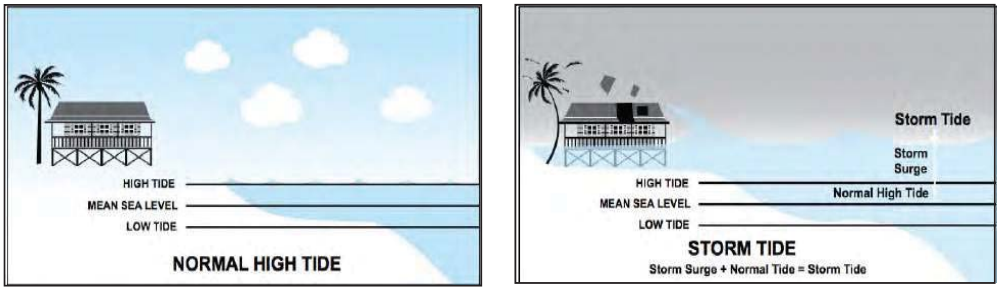
The Queensland Government has endorsed the assessment contained within the *EM-SAP for Climate Change* that describes projected climate average climate trends that may result in more frequent sea-level extremes. Additionally, recent historical data analysis also suggests Tropical Cyclones are travelling slower and southward with increasing rainfall intensity[55]. If these conditions are experienced it increases the chance of storm tides impact this region.

Storm surges are difficult to predict accurately in advance because they are dependent on central pressures and the approach direction of the east coast low or cyclone. The effect of this surge is dependent on the phase of the tide at which the surge occurs.

Impacts associated with storm tide may include:

- seawater flooding to coastal areas
- flooding of low-lying properties
- destruction of near-shore buildings
- increased coastal erosion
- contamination due to salt-water inundation of critical services such as water supplies and treatment plants
- inundation of critical public infrastructure
- community-wide evacuations
- injuries and fatalities.

Difference between a normal high tide and a storm tide





[54] Further information is available on the Queensland Government Disaster website.

[55] A Climate Change Factsheet is available to the public on the Queensland Government Disaster website.

Storm tide - Hazard mitigation and risk reduction

This section outlines the hazard mitigation and risk reduction measures applied within the region to reduce the impact of a storm tide event.

Strategy 1: Mitigation through planning schemes (property modification)

Under the SPP[56], local planning schemes must identify areas at risk of coastal hazard. Council does this via its planning scheme and Coastal Hazard Overlays. Additional development controls are applied to address storm tide risks when assessing new developments.

There are free downloadable maps available showing areas of potential inundation by storm tide:

- Council's Storm Tide Mapping on its website
- Queensland Government - Request a Coastal Hazard Map
- Council's Coastal Hazard Overlays

Strategy 2: Mitigation through response modification

Storm tides pose a significant threat to coastal communities. In most cases, evacuation from the storm tide area is the only effective risk treatment. To that end storm tide prediction and warnings are focused on appropriate and timely advice to guide the decision making of the public and support efficient evacuations, where necessary.

Storm tide warnings will, where possible, be issued at least 24-hours prior to the forecast onset of extreme wind gusts affecting coastal and island communities with consideration given, where possible, to issuing evacuation orders during daylight hours. If there is a possibility of Highest Astronomical Tide (HAT) being exceeded, storm tide warnings will be updated at 3- hourly intervals. If a total water level above HAT is expected, a storm tide warning is issued to disaster management authorities before a qualitative description of the storm tide threat is given in warnings to the public.



[56] State Planning Policy can be accessed at the ePlanning Portal

Severe weather preparedness strategies

It is imperative to ensure that appropriate preparedness and response arrangements are in place to provide adequate warnings and, if required, undertake evacuations from areas where residents may be at risk. These two imperatives underpin the LDMG preparedness and planning strategies.

Flood - Preparedness and planning

Flood prediction and warning strategies

Council is the primary agency for flood prediction and the provision of flood warnings in the region. The key strategies for effective flood prediction and warnings are:

- maintenance of the regional flood-warning network in conjunction with the BoM
- allocation of clear internal council responsibilities for flood prediction and for the development of warning messages
- rapid activation of Council resources for effective flood prediction and warning services including the activation of a Flood Information Centre (FIC)
- documented procedures for managing flood prediction and warning services in fair weather, flood events, post-flood events and storm tide.

The regional flood warning system

- Provides predictions of flood magnitude for fast, medium and slow response zones of the region's catchments
- Provides flood level predictions for key sites and river height stations
- Compares flood levels with potential impacts at each gauge location

Mitigation through response plans

Mitigating the effects of flooding is also achieved by effective response plans which include:

- road closures and signage of alternate routes
- public information
- pre-positioning of emergency services e.g. swift water rescue teams at strategic locations to ensure a rapid response
- evacuation plans for high-risk areas.

Flood prediction and outputs

The FIC develops flood intelligence and specific reports, based on either forecast rainfall or real-time rainfall events. The centre also responds to BoM warnings and considers the likely flood magnitude based on forecast rainfall.



Storm - Preparedness and planning

The high chance of the rapid onset of storm events dictates that the LDMG and response agencies maintain an ongoing preparedness to respond. Elements of readiness include:

- regular training and exercising of response elements and plans
- pre-positioning key resources
- undertaking key asset protection measures on public assets.

Storm tide - Preparedness and planning

LDMG storm tide management strategies

The LDMG is committed to the following strategies:

- Adopting a risk-based approach to storm tide management in the region
- Undertaking coastal hazard mitigation through the MBRC Coastal Hazard Adaptation Strategy (CHAS)
- Early activation of response arrangements for events that have the potential to lead to storm tide inundation

Strategy 1: Storm tide warnings to people at risk

Council is the primary agency for ensuring that affected communities within the region are provided with adequate warning of any storm tide risk once the BoM has issued warnings of tides above HAT.

The LDMG will ensure local communities are prepared through providing evacuation maps, with identified evacuation zones so that they can be used to guide evacuations.

Strategy 2: Early evacuation of people from defined storm tide evacuation zones

To facilitate evacuations from high-risk storm tide zones, Council maintains a range of storm tide evacuation maps which define likely storm tide evacuation zones within the region.

These maps are for use by the LDMG/LDCC and emergency services and assist in identifying areas for evacuation and are an aid to planning.

Emergency communications

Effective emergency communications across the community and between agencies are critical due to the fast-moving nature of disaster events in the region.

SEWS

The SEWS can be used during major floods, flash floods and/or dam breaks as well as for intense rainfall leading to flash floods and major storm tide events.

The BoM is the authorising authority. Council may request the BoM to use the SEWS for a severe weather event.



MoretonAlert

Due to the rapid onset of flooding, the use of MoretonAlert is vital for timely flood warnings to flood-affected communities or those likely to be impacted. For the issuing of targeted warnings across the region, Council has developed several flood alert groups.

Public access to flood gauge and MoretonAlert information

Data from BoM river height gauges are readily available to the public along with a copy of the above MoretonAlert flood alert groups. These allow the public to monitor relevant gauges to assess their own flood risk.

For more information, visit Council's Flood Gauges' webpage.

EA

The rapid onset of flood events in the region may prevent the use of the EA system. In this case, MoretonAlert is likely to provide a much more rapid and focused warning capability.

Severe weather response strategies

Flood - Response

Several agencies provide responses to flood events including Council, QPS, QFES, SES, Seqwater, Energex, DTMR, Australian Red Cross, Department of Communities, Disability Services and Seniors (DCDSS) and Queensland Health.

Primary responsibilities for flood response

Council is the primary agency for flood management and has several strategies for flood response operations.

Strategy 1: Activation of resources

When agreed 'trigger events' are detected or reported various resources will be activated including the tasking of personnel, equipment and material resources to support the community and mitigate the risk to residents and infrastructure posed by a forecast flood event.

Strategy 2: Provision of warnings and public information

BoM Severe Weather Warnings and Flood Watches are the first warning levels issued to the public. Council receives these warnings and rapidly disseminates these to residents using traditional and social media.

Note: The BoM does not issue site-specific flood warnings in the region

Strategy 3: Road closures, diversions and signage

Council closely monitors and reports the status of all roads that may be affected by flooding. Where required, it will close affected roads; establish traffic diversions; install road closure signage and maintain the Council Road Conditions Report on its website.

For state road conditions, visit the Department of Transport and Main Road State Roads conditions website. For local road conditions, visit the Council Road Conditions Report webpage.

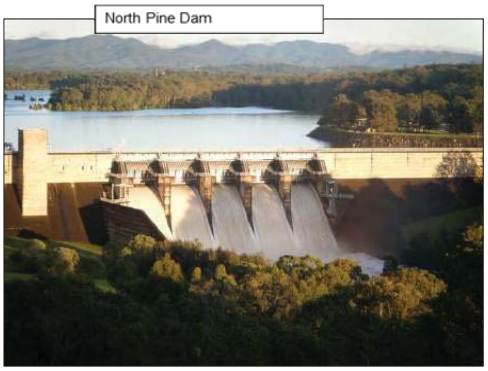
Strategy 4 - Opening of evacuation centres

Flooding can result in people being unable to remain in or access their homes. For those affected, the best option is to stay temporarily with family or friends. Council can support those needing temporary accommodation, through the opening and management of evacuation centres.

Dam releases

Seqwater provides information about water releases from North Pine Dam. On receipt of a dam release notification from Seqwater, Council will issue warning messages as required. For further information on the Seqwater Dam Release Notification Service, visit the Seqwater webpage.

Storm – Response



Several agencies provide responses to storm events including Council, QPS, QFES, SES, Energex, DTMR, Australian Red Cross, DCDSS and Queensland Health. The LDMG has overall responsibility for managing severe storm responses and does this through the following strategies.

Strategy 1: Activation of resources

Council typically activates various resources and centres as early as possible, due to the short nature of severe weather and storm onset in the region. These include the LDCC, FIC, operational crews, emergency services and support agencies.

Strategy 2: Provision of warnings and public information

BoM Severe Weather Warnings and Storm Warnings are often the first warnings provided within the region. Council receives these warnings and disseminates these via traditional media, social media and MoretonAlert.

Strategy 3: Storm-related disaster operations

There is a range of disaster operations Council may undertake during or immediately after severe storms including road closures, erection of warning signage, clearance of debris and provision of shelter and support to isolated or displaced community members.



Image: Storm Surge Dohles Rocks Road

Storm tide - Response

The issue of an initial storm tide warning is the trigger for the activation of the LDMG / LDCC to undertake planning and implementation of disaster operations specific to the storm tide threat by implementing the following strategies.

Strategy 1: Clarify the storm tide threat

This includes defining the potential localities that may be affected and the size of the storm tide at those locations. Advice from the BoM and DES will be available to the LDC and the LDMG for specific storm tide advice.

Strategy 2: Determine possible evacuation requirements

Multiple evacuation zones may need to be evacuated and separate evacuation centres may need to be opened to cater for evacuees.

Strategy 3: Determine public warning requirements

The LDMG will define what warnings need to be issued, who needs to receive them and how they are to be disseminated. Public warnings will include information about the storm tide threat and expected impact as well as advice regarding evacuation, evacuation routes and evacuation centres.

Strategy 4: Implement evacuation plans including the opening of evacuation centres

The LDMG will develop appropriate evacuation plans, activate suitable facilities to provide temporary shelter and support the provision of alternative homing arrangements for those residents who require this.

Strategy 5: Implement general public safety arrangements

These include (but are not limited to):

- Undertaking road closures/diversions
- General safety messages
- Measures to protect key assets and services including power, water and telecommunications

Strategy 6: Provide public information regarding the event

Public information regarding the impact of storm tide or potential storm tide should also be widely disseminated to the public usually through the same procedures as for warnings.



Severe weather relief and recovery strategies

LDMG strategies for transition to recovery from severe weather events

Further information on Council strategies for the transition to Recovery after disaster events is provided in the MBRC Local Disaster Hazard Specific Arrangements publication and the Recovery Plan.

Strategy 1: Planning post-event operations during the response phase

Council applies a planned, prioritised and coordinated approach for the provision of relief services, clean-up operations and restoration of Council assets and services. A post-storm operations plan will be developed to prioritise community needs and apply resources to areas that need it most.

Strategy 2: Timely and coordinated damage assessment and reporting processes

Damage assessments and safety inspections are usually required after significant disaster events. Dependent on the asset, assessments may be conducted by Council, QFES, Private Assessors or utility companies.

Council arranges any required damage and safety assessments for public assets such as bridges, culverts and local roads.

Strategy 3: Timely clearance of debris and other event-related hazards from public assets

Determining the priority of effort based on community need and available resources is required to ensure that public assets can be returned to normal operation as soon as possible.

Council is the primary agency for the timely clearance of flood debris and other related hazards from public assets. Assistance may be required from other agencies. For example, QFES may be required to assess and assist in the removal of hazardous materials contained within the general debris.

Strategy 4: Timely re-opening of roads including public information

A priority task in post-event operations is the re-opening of closed roads. Closed roads can have a significant economic impact on a region as well as causing inconvenience to the travelling public. Public expectations are that roads will be re-opened as soon as possible.

Council will re-open closed roads as soon as possible and when safe to do so. The status of local roads is updated on the Council's Road Conditions Report webpage.

Strategy 5: Provision of assistance to the community for clean-up operations

The removal of debris and damaged goods from homes and businesses impacted by the disaster event is primarily the responsibility of the property owner.

Council will consider ways to assist the community after an event. Clean-up operations can commence when it is safe for home and business owners to return to their properties after a flood. Advice to assist the community during clean-up is provided by Queensland Government on its website: Health, wellbeing and cleaning up[57].



Strategy 6: Provision of disaster relief to people impacted by storms

The provision of disaster relief may take many forms from payments under DRFA (if activated) to the provision of long-term temporary accommodation or counselling and referral services provided by a range of agencies.

Usually, some form of outreach service is undertaken in severely affected areas. Outreach is normally coordinated through the DCDSS and may be undertaken by departmental officers supported by other agencies such as the Australian Red Cross.

Strategy 7: Formal handover from disaster operations to recovery

For each event requiring disaster recovery measures, Council will develop a detailed recovery plan to guide short, medium and long-term community recovery.

[57] qld.gov.au/community/disasters-emergencies/recovery-after-disaster/cleaning-up

OTHER HAZARDS

Chemical incident

The production, storage, transport, use and disposal of chemicals may involve risks and can lead to major incidents. The region is home to several sites that produce hazardous chemicals. QFES is the responding agency to manage chemical incidents, with the support of the LDMG. Disaster management arrangements will be activated for any large-scale chemical incident impacting the region.

For further information, visit the Queensland Government - Chemical Incidents webpage[58].

Earthquake and tsunami

Earthquakes in the region are unlikely; however, they can be unpredictable and range in strength from slight tremors to great shocks lasting up to a few minutes.

For further Earthquake information, visit the Queensland Government - Disaster Management Earthquakes webpage.

The BoM issues land inundation warnings to advise people to move at least 10-metres above sea level or at least 1-kilometre away from all beaches and the water's edge of harbours and coastal estuaries in the event of a Tsunami risk being identified.

For further Tsunami information, visit the Council - Know your Disaster Risks webpage and the Queensland Government - Get Ready website.

Landslide

Landslides usually involve the movement of large amounts of either earth, rock, sand or mud or any combination of these. Landslides can be caused by earthquakes, volcanoes, soil saturation from rainfall or seepage or by human activity (e.g. vegetation removal, construction on steep terrain)[59].

Major transport incident (road, rail, air, marine)

Major accidents involving all transport modes are possible within the region due to extensive road and rail networks, airfields and air traffic corridors including military flight corridors and boating/shipping activities.

Should a major transport incident impact the region, all relevant responding agencies will be in attendance, including QPS, QFES, DTMR, SES and Queensland Rail. The LDMG will activate resources as required.

Pandemic

A pandemic is an epidemic of infectious disease that spreads through human populations across a large region causing mass illness, debilitation and death. Pandemics spread with the movement of people and animals.

The most likely form of a pandemic to impact the region is from Influenza. A human influenza outbreak in Queensland will be a 'controlled notifiable condition' under the *Public Health Act 2005*. The Chief Medical Officer of Queensland Health is responsible for the overall management and control in response to any public health emergency[60].

[58] For more information about landslides, visit qld.gov.au/emergency/dealing-disasters/disaster-types/landslides

[59] For more information about landslides, visit qld.gov.au/emergency/dealing-disasters/disaster-types/landslides

[60] For further information visit QLD Health website health.qld.gov.au

CLIMATE CHANGE

While climate change is not in itself a hazard, it is likely to produce more intense and longer duration weather events, such as:

- Sea level rise (particularly Bribie Island)
- Storm surge
- Precipitation
- Heatwave
- Flooding
- Extreme weather
- National and state regulatory policy changes

The development of eight Sector Adaptation Plans is part of the initial action under the Sectors and Systems pathway of the Q-CAS.

The Emergency Management Sector stands to be continually challenged by changes to the frequency, intensity, distribution and duration of acute events, major disasters and long-term climate-related stresses.

The EM-SAP[61] provides a vision for the sector and a series of principles and priorities in order to achieve it. This will provide a platform for Moreton Bay Regional Council to appreciate its current and future disaster risk, strengthening governance, preparedness and resilience.

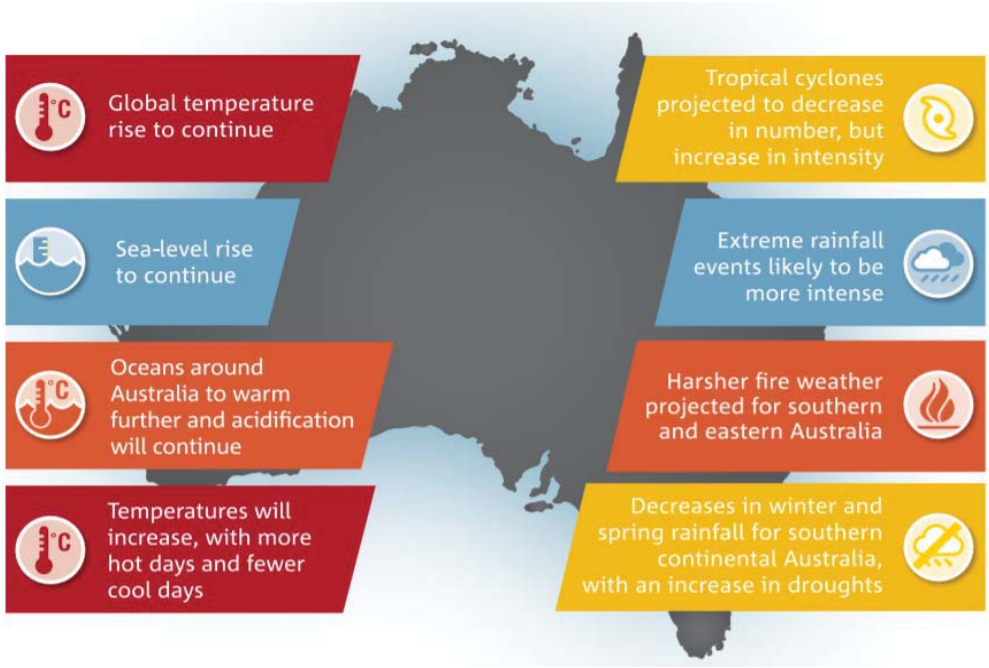


Image: Summary of climate change effects on Australia. Source: Bureau of Meteorology

[61] For more information on the Queensland Government's Climate Change Response, go to qld.gov.au/environment/climate/response

APPENDIX A - Abbreviations, Acronyms and Websites

ADRA	Adventist Development Relief Agency
AFMG	Area Fire Management Group
AHD	Australian Height Datum
BoM	Bureau of Meteorology
DAF	Department of Agriculture and Fisheries
DCDSS	Department of Communities, Disability Services and Seniors
DES	Department of Environment and Science
DNRME	Department of Natural Resources, Mines and Energy
DHPW	Department of Housing and Public Works
DSDMIP	Department of State Development, Manufacturing, Infrastructure and Planning
DITIDCG	Department of Innovation and Tourism Industry Development and the Commonwealth Games
DTMR	Department of Transport and Main Roads
DDC	District Disaster Coordinator
DDCC	District Disaster Coordination Centre
DDMG	District Disaster Management Group
DRFA	Disaster Recovery Funding Arrangements
EA	Emergency Alert
EMAF	Emergency Management Assurance Framework
EWS	Early Warning System
FDR	Fire Danger Rating
FIC	Flood Information Centre
HAT	Highest Astronomical Tide
HazMat	Hazardous materials (in the context of emergency response)
ICC	Incident Control Centre
LAT	Lowest Astronomical Tide
LDC	Local Disaster Coordinator
LDCC	Local Disaster Coordination Centre
LDMG	Local Disaster Management Group
LDMP	Local Disaster Management Plan
MBRC	Moreton Bay Regional Council
MNHHS	Metro North Hospital and Health Service
MOU	Memorandum of Understanding
MRC	Moreton Recovery Coordinator
MRG	Moreton Recovery Group

NSP	Neighbourhood Safer Place
PPRR	Prevention, Preparedness, Response and Recovery
QAS	Queensland Ambulance Service
QDMA	Queensland Disaster Management Arrangements
QDMC	Queensland Disaster Management Committee
QERMF	Queensland Emergency Risk Management Framework
QFES	Queensland Fire and Emergency Services
QPS	Queensland Police Service
QPWS	Queensland Parks and Wildlife Service
QRA	Queensland Reconstruction Authority
RIDC	Regional Interdepartmental Development Committee
RSPCA	Royal Society for the Prevention of Cruelty to Animals
SDCC	State Disaster Coordination Centre
SDMP	State Disaster Management Plan
SDRA	State Disaster Relief Arrangements
SES	State Emergency Service
SEWS	Standard Emergency Warning Signal
SITREP	Situational report
SOP	Standard Operating Procedure/s
SPP	State Planning Policy
USAR	Urban Search and Rescue
VQ	Volunteering Queensland
List Ends	

APPENDIX B - Definitions

the *Act*	Queensland *Disaster Management Act 2003*
Agency representative	An individual allocated to an incident from an assisting agency who has been delegated the authority to make decisions on all matters affecting that agency's participation at the incident.
Alert	A heightened level of vigilance and preparedness due to the possibility of an event in the area of responsibility. Some action may be required, and the situation should be monitored by staff capable of assessing and preparing for
Chair	The person appointed by the Moreton Bay Regional Council as the chair of the Local Disaster Management Group.
Community	A group with a commonality of association and generally defined by location, shared experience, or function. A social group which has several things in common, such as shared experience, locality, culture, heritage, language, ethnicity, pastimes, occupation, workplace, etc..
Community resilience	The adaptive capacity of its members to respond to and influence the consequences of disasters to continue an acceptable level in functioning and structure.
Consequence	The outcome of an event or situation expressed qualitatively or quantitatively. In the emergency risk management context, consequences are generally described as the effects on persons, society, the environment and the
Coordination	The bringing together of organisations and other resources to support an emergency/disaster management response. It involves the systematic acquisition and application of resources (organisational, human and equipment) in an emergency.
Coordination Centre	A centre established at state, district or local government level as a centre of communication and coordination during times of disaster operations.
Council	Moreton Bay Regional Council
Disaster District	Part of the state prescribed under a regulation as a disaster district. The Moreton Disaster District covers the Moreton Bay Region.
Disaster management	The body of policy and administrative decisions and operational activities which pertain to the various stages of a disaster at all levels.
Disaster management functions	The services essential to managing the impacts and consequences of an event.
Disaster mitigation	The lessening or minimising of the adverse impacts of a hazardous event. The adverse impacts of natural hazards often cannot be prevented fully, but their scale or severity can be substantially lessened by various strategies and actions. Mitigation measures include engineering techniques and hazard-resistant construction as well as improved environmental and social policies and public
Disaster operations	Activities undertaken before, during or after an event happens to help reduce the loss of human life, illness or injury to humans, property loss or damage, or damage to the environment, including, for example, activities to mitigate the adverse effects of the event.
Disaster recovery	The coordinated process of supporting affected communities, families and individuals in the reconstruction of the built environment and the restoration of their emotional, social and economic wellbeing, as well as the natural
Disaster relief	The efforts to meet the immediate needs of persons affected by a disaster, to minimise further loss through the provision of immediate shelter and life

Disaster response	Actions are taken directly before, during or immediately after a disaster in order to save lives, reduce health impacts, ensure public safety and meet the basic subsistence needs of the people affected.
Disaster response capability	The ability to provide equipment and a suitable number of persons, using the resources available to the Moreton Bay Regional Council, to effectively deal with, or help another entity to deal with, an emergency or a disaster in the Moreton Bay Region.
Disaster response operations	The phase of disaster operations that relates to responding to a disaster.
Disaster risk assessment	A qualitative or quantitative approach to determine the nature and extent of disaster risk by analysing potential hazards and evaluating existing conditions of exposure and vulnerability that together could harm people, property, services, livelihoods and the environment on which they depend. Disaster risk assessments include the identification of hazards; a review of the technical characteristics of hazards such as their location, intensity, frequency and probability; the analysis of exposure and vulnerability, including the physical, social, health, environmental and economic dimensions; and the evaluation of the effectiveness of prevailing and alternative coping capacities with respect to likely risk scenarios.
District Disaster Coordinator	A person appointed under the *Act* who is responsible for the coordination of disaster operations in the disaster district for the Disaster District Management Group.
Evacuation	The planned relocation of persons from dangerous or potentially dangerous areas to safer areas and eventual return.
Event	An incident or situation, which occurs in a place during an interval of time.
Functional lead agency	An agency allocated responsibility to prepare for and provide a disaster management function and lead relevant organisations that provide a supporting role.
Guidelines	Guidelines about the preparation of disaster management plans, matters to be included in disaster management plans and other appropriate matters are developed under section 63 of the *Act*.
Hazard	A source of potential harm or a situation with a potential to cause loss. A potential or existing condition that may cause harm to people or damage to property or the environment. An intrinsic capacity associated with an agent or process capable of causing harm.
HazMat	Hazardous materials (in the context of emergency response)
Inspector-General Emergency Management	A person appointed in accordance with the *Act* responsible for providing an assurance of public safety, through the establishment and implementation of an assurance framework.
Lean Forward	An operational state prior to 'stand up' characterised by a heightened level of situational awareness of a disaster event (either current or impending) and a state of operational readiness. Disaster coordination centres are on standby; prepared but not activated.
Likelihood	A qualitative description of probability and frequency.
Local Disaster Coordinator	A person appointed under the *Act* who is responsible for the coordination of disaster operations for the Local Disaster Management Group.

Local Disaster Management Group	The group is responsible for implementing the requirements of local government with respect to the development and implementation of disaster management arrangements for the LGA.
Mitigation	See Disaster mitigation.
MoretonAlert	An alert system provided by MBRC that sends alert messages to registered users about local disaster events via text, voice message and/or e-mail. The system complements existing warning mechanisms.
the Plan	Local Disaster Management Plan
Post-disaster assessment	Addresses performance during and the risks revealed by a disaster event to improve the future development of mitigation measures. Post-disaster assessment forms part of continuous improvement of the whole system.
Preparedness	All activities are undertaken in advance of the occurrence of an incident to decrease the impact, extent and severity of the incident and to ensure more effective response activities.
Prevention	Regulatory and physical measures to ensure that emergencies are prevented, or their effects mitigated. Measures to eliminate or reduce the incidence or severity of emergencies.
Primary Agency (or lead agency)	An agency allocated responsibility to prepare for and respond to a specific hazard based on their legislated and/or technical capability and authority.
Reconstruction	Actions that have been taken to re-establish a community after a period of rehabilitation after a disaster. Actions would include the construction of permanent housing, full restoration of all services, and complete resumption of the pre-disaster state.
Region / the region	The area governed by the Moreton Bay Regional Council.
Residual risk	Residual risk is the disaster risk that remains even when effective disaster risk reduction measures are in place, and for which emergency response and recovery capacities must be maintained.
Risk	The exposure to the possibility of such things as economic or financial loss or gain, physical damage, injury or delay, because of pursuing a course of action. The concept of risk has 3 elements, i.e. L x V x C: the Likelihood of something happening; the Vulnerability of the exposed element; and the Consequences or impact of the hazard occurring.
Risk management process	The systematic application of management of policies, procedures and practices to the tasks of communicating, consulting, establishing the context, and identifying, analysing, evaluating, treating, monitoring and reviewing risk.
Risk treatment	Strategies that aim to determine and implement the most appropriate actions to treat (control or mitigate) the identified inherent risk. These actions typically comprise both short and longer-term strategies to address immediate impacts and the resultant ongoing issues.
Stand down	The transition from responding to an event back to normal core business and/or recovery operations. There is no longer a requirement to respond to the event and the threat is no longer present.
Stand up	The operational state following 'lean forward' whereby resources are mobilised, personnel are activated, and operational activities commenced. Disaster coordination centres are activated.
Vulnerability	The degree of susceptibility and resilience of the community and environment to hazards. The degree of loss to a given element at risk or set of such elements resulting from the occurrence of a phenomenon of a given magnitude and expressed on a scale of 0 (no damage) to 1 (total loss).

APPENDIX C - Severe Weather Consequences

People	• Impact on physical wellbeing (illness, disease, injury or death) • Impact on social wellbeing (isolation, missing persons, stranded, trapped, lifestyle disruption, inability to access clean water) • Impact on psychological wellbeing (stress, irrational behaviour, risk of disease)
Environment	• Loss or damage to vegetation and/or degradation of land • Displace or loss/injury of fauna • Contamination of water bodies and water quality impacts • Increase in noxious pests/change in habitat areas • Loss or disruption to the provision of environmental services
Economy	• Interruption to business operations: o Major - Top 5 (retail trade, construction, health care and social assistance, manufacturing, education and training) o Minor - tourism and other sectors o A decrease in business output o Major - Top 5 (manufacturing, construction, health care and social assistance, retail trade, education and training) o Minor - tourism and other sectors o Disruption to or loss of transport and handling facilities/systems affecting the supply of goods, product, stock
Public Administration	• Loss of or reduced capacity to sufficiently respond to an event • Disruption to staff through the loss or interruption of the provision of corporate services • Reduced ability of elected officials to represent the constituents
Social Setting	• Permanent loss of cultural artefacts and data • Social networks weakened and unable to assist the community • The non-urban sector of the population may be temporarily unable to contact and be helped by social structures • Loss or disruption to the provision of community services • Inability to participate in community activities (e.g. sports, social clubs) • Inability to function and/or provide services (e.g. support groups) • Inability to interact with other communities
Infrastructure	• Loss or disruption to the provision and maintenance of public assets (roads, bridges, drainage systems, etc.) • Damage, loss, disruption to the operation or provision of Critical infrastructure (trunk infrastructure); Power and water supply networks; Rail and road networks; Sewerage treatment plants/pump stations; Communications networks; Jetties, marinas, slipways and airports • Damage, inundation or destruction (structural or internal) of Residential and non-residential buildings and Government buildings • Medical and emergency facilities

APPENDIX D - Emergency Contacts

SERVICE / ORGANISATION	CONTACT INFORMATION
Life-threatening emergencies	Triple zero (000) for Police, Fire or Ambulance
Dept of Agriculture and Fisheries	13 25 23 (Animal and plant biosecurity alerts and advice)
Australian Red Cross - Register.Find.Reunite	1300 554 419 or 3367 7222
Crime Stoppers - Anonymous crime reporting	1800 333 000
Dept of Communities, Disability Services and Seniors - Support and financial assistance	1800 173 349 (Community Recovery Hotline)
Dept of Environment and Science	1300 130 372 (Wildlife emergencies)
Education Queensland - School closures	Contact your child's school, or go to the Dept website
Energex	13 19 62 (Emergency 24/7 Fallen power lines and electricity faults) 13 62 62 (Power outages)
APA Group - Gas Leaks and Emergencies	1800 427 532
GIVIT - donate goods and services	givit.org.au
Lifeline	13 11 14
Marine rescue	(07) 3408 7596
Moreton Bay Regional Council	(07) 3205 0555 (24 hours)
National Relay Service - hearing/vision impaired	133 677 (TTY voice calls) 1300 555 727 (speak and listen) 0423 677 767 (SMS relay)
National Security Hotline	1800 123 400
Optus	13 13 44
Poisons information	13 11 26
Policelink - Non-urgent property crime and incidents	131 444
Queensland Fire and Emergency Services	Triple zero (000) to report a fire or any emergency i.e. chemical incident or rescue
Queensland Health	13 HEALTH (13 43 25 84)
Road Closures: Department of Transport and Main Roads Moreton Bay Regional Council	13 19 40 (State roads) 3205 0555 (Local roads)
RSPCA QLD - Animal emergencies / injured animals	1300 ANIMAL (1300 264 625)
Rural Fire Service	Triple zero (000) to report a fire
State Emergency Service (SES)	132 500 (storm damage and flood assistance)
Telstra	13 22 03
Unitywater - Emergencies and faults	1300 086 489 (24 hours)
Vodafone	1300 650 410
Volunteering Queensland	1800 994 100

HOSPITAL	ADDRESS	PHONE
Caboolture Hospital	McKean Street, Caboolture	5433 8888
Caboolture Private Hospital (adjacent to the public hospital)	McKean Street, Caboolture	5495 9400
Peninsula Private Hospital	George Street, Kippa-Ring	3284 8577
Pine Rivers Private Hospital	Dixon Street, Strathpine	3881 7222
Prince Charles Hospital	Rode Road, Chermside	3139 4000
Redcliffe Hospital	Anzac Avenue, Redcliffe	3883 7777

APPENDIX E - Sources

- *Queensland Disaster Management Act 2003*
- *Queensland State Disaster Management Plan*
- *State Natural Hazard Risk Assessment 2017*
- *Queensland State Heatwave Risk Assessment 2019*
- *Queensland State Earthquake Risk Assessment 2019*
- *Emergency Management Sector Adaptation Plan for Climate Change*
- *Queensland Emergency Risk Management Framework Risk Assessment Process Handbook*
- *Standard for Disaster Management in Queensland*
- *Queensland's Emergency Management Assurance Framework*
- *Australian Institute of Disaster Resilience*

APPENDIX F - Document control and authorisation

In accordance with section 59 of the *Queensland Disaster Management Act 2003* (the *Act*):

1. A local government may review, or renew, its local disaster management plan with the local government considers it is appropriate to do so.
2. However, the local government must review the effectiveness of the plan at least once per year.
3. Council reviews the effectiveness of the plan using the *Emergency Management Assurance Framework* through assurance activities to validate performance and through an annual disaster management exercise.
4. Minor amendments may be approved by the Coordinator Disaster Management. Significant changes, requiring a major or full plan amendment, will be endorsed by the Moreton Bay Region Local Disaster Management Group Chair and approved by Council.

Version	Date	Comments
1.0	8 April 2009	First publication Approved by LDMG and EMQ
1.1	2 March 2010	Amendment Approved by DDC 10 March 2010 Approved by Council
2.0	July 2011	Annual review and amendment
2.1	August 2011	Annual review and amendment Endorsed by LDMG 31 August 2013 Endorsed by DDC 13 September 2013 Approved by Council 18 October 2013
3.0	30 September 2013	Full review and amendment, including agency feedback, exercise evaluation and alignment with State guidelines Endorsed by LDMG 26 September 2013 Endorsed by LDMG Chair and DDC 30 September 2013 Approved by Council 15 October 2013
3.1	30 November 2016	Partial amendment to capture the machinery of government and legislative changes Noted by Council 8 December 2016 Endorsed by LDMG Chair and DDC 23 January 2017
4.0	1 September 2017	Full review and amendment to align with *Emergency Management Assurance Framework (EMAF)* Endorsed by LDMG Chair and DDC 31 August 2017 Endorsed by LDMG 5 September 2017 Approved by Council 12 September 2017
4.1	29 November 2018	Partial amendment to capture machinery of government and legislative changes Endorsed by LDMG Chair and DDC 29 November 2018 Approved by Council 13 December 2018
5.0	7 February 2020	Full review and amendment to align with new legislation, policy and Queensland Emergency Risk Management Framework. Establishment of Local Disaster Hazard Specific Arrangement supplementary document. Endorsed by LDMG Chair and DDC 22 January 2020 Endorsed by LDMG Members by Flying Minute 7 February 2020

Authority to plan

This plan has been developed by and with the authority of, Moreton Bay Regional Council pursuant to *Sections 57 and 58* of the *Act*. The plan conforms to the State Plan guidelines, *Section 80(1)(b)* of the *Act* requires Council to approve its Local Disaster Management Plan.

The plan has been reviewed and accepted.

Superintendent William Graham

Queensland Police Service

District Disaster Coordinator - Moreton District Disaster Management Group

Date: / /

_____

Councillor Peter Flannery

Moreton Bay Regional Council

Chair - Moreton Bay Local Disaster Management Group

Date: / /

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#2 MBRC Local Disaster Hazard Specific Arrangements



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INTRODUCTION

The Moreton Bay Region is exposed to a wide range of Disaster Hazards and the Council, as detailed in the Local Disaster Management Plan. Council has developed detailed arrangements to support community understanding and provide useful information to community members as to how these hazards will be mitigated and managed appropriately. This document provides additional detail and information on Hazard-Specific Arrangements to supplement that provided in the Local Disaster Management Plan. This provides the community with a range of easily accessible documents, targeted appropriately to inform interested community members.

The MBRC Hazard-Specific Arrangements Supplement forms part of Council's commitment to disaster management planning and ensures that Council has a coordinated and planned response to disasters.

HAZARD-SPECIFIC ARRANGEMENTS - BUSHFIRE

The Moreton Bay Region is particularly vulnerable to bushfires. This section provides supplementary information on the responsibilities, considerations and activities required to prevent and mitigate the risk of bushfires. This information is provided in addition to the information provided in the LDMP.

Key responsibilities

The following agencies have responsibilities relating to bushfire management and contribute to the maintenance of this plan.

Entity	Specific Bushfire Responsibilities
LDMG	• Responsibility across the PPRR spectrum to enhance public safety • Primary agency for public information related to bushfire management
QFES / RFS	• **Primary agency for bushfire response** • Primary agency for post-bushfire "make safe" operations • Primary agency for bushfire community education • RFS to Chair the AFMG and the Regional Interdepartmental Development Committee (RIDC) to coordinate bushfire management • Develop the regional Bushfire Mitigation and Readiness Plan • Provide the LDMG with situational awareness of events and incidents
MBRC	• Identification of bushfire prone areas and implementation of development controls to reduce bushfire risk under the region's planning scheme • Management of council-owned land including prescribed burns to reduce fuel loads • Supporting agency for bushfire warnings in the region • Supporting agency for public information • Supporting agency for community education on bushfire risk, warnings, advice and support to landowners and bushfire preparedness • Member of AFMG and RIDC
QPS	• Lead agency for post-bushfire disaster victim identification • Supporting agency for bushfire warnings • Supporting agency for bushfire management within the region • Provide support to QFES Incident Control Centres (ICC) • Member of RIDC
QPWS	• Supporting agency for bushfire warnings in relation to fires in national parks and other state-owned reserves • Supporting agency for public information regarding bushfire management of national parks and other state-owned reserves • Provide support, as required, to QFES ICC when established • Member of AFMG and RIDC
DTMR	• Supporting agency for bushfire warnings in relation to fires and associated hazards along state and federal roads and transport corridors • Supporting agency for public information regarding bushfire management in relation to fires and hazards along State and Federal roads and transport corridors. • Member of AFMG and RIDC
Seqwater	• Provide advice to the LDMG on bushfire impacts on strategic water assets • Member of AFMG
Unitywater	• Provide advice public information relating to impacts of bushfire on water supply • Member of AFMG
Energex	• Provide representation on RIDC
Hancock Plantations	• Member of the AFMG and RIDC

All agencies are also responsible for bushfire mitigation for agency-owned land and assets. This includes fuel load reduction activities for agency-controlled areas. These responsibilities are part of individual agency core business and details are contained within agency documentation.

Bushfire prone areas

The Bushfire Prone Areas in Queensland mapped under the State Planning Policy (SPP) enable councils to identify areas of high-risk and very-high-risk and provide the basis for the application of additional controls to mitigate the bushfire risk. The Moreton Bay Region shows an increased risk in the western areas of the region where significant tracts of bushland and mountainous terrain exist. Small pockets of very high bushfire risk occur throughout the region.

While these bushfire hazard areas are mapped primarily for land use planning purposes, they are useful in identifying areas of high risk for general planning and mitigation purposes.

The SPP Interactive Mapping System is a repository for all Geographic Information System mapping that relates to matters of state interest under the SPP. Layers for bushfire hazards can be accessed allowing users to zoom in to individual parcels of land to view the general level of bushfire risk for that parcel of land. It should be noted that these layers are primarily for use as part of the Development Application process. However, they provide a useful tool to visualise the bushfire hazard across the region.

Summary of risk factors

The risk factors that may influence bushfire risk include:

- the region's extensive areas of retained forest cover, particularly in the western parts, with connectivity into urbanised areas
- the proximity of bushland areas in the eastern parts of the region to urban populations (and an associated increased ignition risk)
- the high proportion of native vegetation that is fire-prone
- roads, overhead power lines, telecommunications equipment and other key community infrastructure that is situated in positions where it can be cut or damaged by bushfires
- weather and climate conditions
- the proximity of bushfire-prone areas to isolated communities and the limited road network to support evacuation i.e. Mt Nebo/Mt Glorious
- limited access to fire-prone areas that may hamper bushfire mitigation and response
- general lack of community awareness of fire risk, fire behaviour, fire danger or how to prepare and respond to bushfire threats
- changing climate that may extend traditional bushfire seasons.

Mitigation strategies

Hazard reduction programmes
Each of the bushfire mitigation entities is responsible for planning, coordinating, undertaking and evaluating their own hazard reduction programs using their own resources, with support from other agencies and landowners as required.

Agencies and entities undertaking fire management activities must follow the relevant legislative and published guidelines:

- *Environmental Protection and Biodiversity Conservation Act 1999*
- *Sustainable Planning Act 2009 – State Planning Policy*
- *Fire and Emergency Services Act 1990*
- *Fire and Emergency Services Regulation 2011*
- *Land Act 1994*
- *Nature Conservation Act 1992*
- *Vegetation Management Act 1999*

Bushfire hazard reduction programs are usually conducted before the fire season and are aimed at reducing fuel loads in high and very high bushfire risk areas. They are typically conducted during the period February to August each year when conditions are suitable; although, burns may be undertaken outside this window subject to appropriate approvals.

Education programs

Annual bushfire education programs utilise multiple strategies to communicate with the public and may include:

- use of traditional media outlets e.g. television, radio, newspapers
- agency websites
- social media including Facebook, Twitter, Instagram, YouTube, etc
- displays at public events and in public spaces
- community meetings (useful for high-risk communities)
- mailouts and provision of pamphlets, guidelines and other paper-based/electronic information products.

In addition, MBRC is an active member of the Brisbane Community Engagement Working Group, which facilitates a coordinated process with various agencies for collaborative prioritising, planning and delivery of bushfire and severe weather event community engagement activities across South East Queensland.

Bushfire - preparedness and planning

Community plans

Bushfire community plans for high-risk areas include the following:

- Community profiles (such as population, services, facilities, vulnerable persons, evacuation centres, neighbourhood safe zones, MoretonAlert groups, land usage)
- Arrangements for specific bushfire warnings (includes MoretonAlert, EA and early warning systems where fitted, such as Mt Glorious and Mt Nebo)
- Specific arrangements for the evacuation of the community, including evacuation routes and traffic plans (such as road capacity, travel times, traffic control points and possible traffic congestion points)

Community bushfire education and awareness

To prepare the community for the potential for bushfires and provide ways for residents to minimise their personal risk emphasis is placed on the following:

- The current seasonal outlook for bushfires including information on seasonal variations may apply e.g. High fuel loads, season rain outlooks, etc
- Information on fire weather to help educate the community on the conditions that are conducive to start and spread of bushfires
- The FDR system including where the community can access information on the current fire danger rating
- The system of fire controls e.g. permits and fire bans and the fire warden system
- Guidance on bushfire survival planning
- Bushfire warning systems
- Public information - the MBRC website details evacuation routes and evacuation centres
- Community and school presentations and information sessions, particularly in high-risk communities

Bushfire - emergency communications

Effective communication across the community and between agencies is critical. This section outlines the emergency communication systems and outlines procedures for their use during bushfires.

Bureau of Meteorology - fire weather warnings

Wind, temperature, humidity and rainfall are weather elements that affect the behaviour of bushfires. In Australia, there is a system of assessing these in conjunction with the state of the available fuels to determine a "fire danger" or suppression difficulties. The BoM issues Fire Weather Warnings to alert the public when conditions are likely to be dangerous. QFES agencies in each jurisdiction determine FDR and, in some cases, declare fire restrictions or bans. The major trigger for QFES to increase their response level is when the FDR is 50+.

The information contained in Fire Weather Warnings includes:

- The local time, day and date that it was issued
- A description of the relevant meteorological conditions and FDR
- The area where weather conditions are conducive to the spread of dangerous fires
- The time for which it will be in effect

Fire Weather Warnings are distributed through the media, fire agencies and other key emergency service organisations. Warnings are normally issued in the afternoon for the following day so to be available for evening television and radio news broadcasts. Warnings are renewed at regular intervals and generally at the same time major forecasts are issued. However, warnings may be issued or amended and reissued at any time if a need is identified.

Bushfire warning messages

QFES is responsible for issuing bushfire warnings to affected communities during periods of increased fire risk. Bushfire warnings are issued by QFES and are disseminated by radio, social media and the Rural Fire Service website. There are 3 levels of warning issued for a defined area at risk of a bushfire event. They are Advice, Watch & Act and Emergency Warning.

		MoretonAlert issued by MBRC	Emergency Alert issued by QFES
ADVICE MONITOR CONDITIONS.	This advice is issued when a fire or other related emergency has started; however, there is no immediate threat to the community.	Yes	No
WATCH & ACT CONDITIONS ARE CHANGING.	When a Watch & Act warning is issued there is a heightened level of threat. The public are advised to be aware of the situation and take action to be prepared and protect yourself and your family.	No[1]	Yes
EMERGENCY WARNING YOU ARE IN DANGER.	When an emergency warning is issued, people in the path of the fire are in danger and should take immediate action as recommended in the warning.	No[1]	Yes

Figure 1: Three levels of warning messages issued by QFES

[1]MBRC will issue a MoretonAlert when no Emergency Alert is issued

Mt Nebo / Mt Glorious early warning system

The Mt Nebo / Mt Glorious Early Warning System (EWS) is a purpose-built system dedicated to providing early warning to these communities. The EWS is designed to enhance the safety of the residents in the Mt Nebo and Mt Glorious areas. The use of sirens, roadside signage and SMS messages is designed to provide warnings to residents of the threat of bushfire.

The system comprises a siren with variable sounds and road signs. However, it is critical that residents living in this high-risk area develop a bushfire survival plan, register to receive weather alerts, and understand the actions to be taken if the alert sirens are sounded. Residents should always follow the advice of QFES and be ready to follow the actions provided to protect themselves, their families and their property.

Registering for MoretonAlert will ensure you receive up-to-date bushfire and severe weather advice. The Mt Nebo/Mt Glorious EWS does not negate the use of other emergency warning or alert systems.

Neighbourhood safer places

Other information for the use of NSPs:

- Firefighters may not be present, due to operational needs to fight the fire front elsewhere
- NSPs are not evacuation centres and do not have security measures or any other provisions or services
- NSPs do not cater for animals or pets
- NSPs do not provide meals or amenities
- People should not drive through fire-affected areas to get to a NSP
- NSPs may not provide shelter from the elements, particularly flying embers

For a list of NSP in the region, visit ruralfire.qld.gov.au.

Bushfire - Response

Primary responsibilities for bushfire response & community consequences

QFES is the primary agency for bushfire response - the actions necessary to combat the fire and minimise loss of life and damage to property. LDMG agencies may support QFES to minimise the community consequences of bushfires.

Scalable nature of bushfire response

Bushfire response is often escalatory in nature where increasing levels of response occur as a fire grows in size and intensity. This increasing level of response is driven by the FDR where small fires on low-risk FDR days will typically involve fewer resources than a similar fire on a high-risk FDR day. On high-risk FDR days, QFES will position resources in accordance with their preparedness levels and will apply a greater level of attack to fires to prevent dangerous and uncontrollable fires.

Moreton Bay region - bushfire preparedness level framework

The QFES bushfire preparedness level (BPL) framework provides the means to control QFES resources involved in combatting and coordinating responses to fires. It cannot, however, effectively manage the community consequences that may arise from bushfire events.

Equally, fire response operations for complex and dangerous fires may require significant resources from the community and the state. The Bushfire Preparedness Level Activation Table provides a summary of the actions and notifications that are triggered as increases in the Moreton Bay Region BPL are notified to MBRC.

While QFES operations may escalate over time, the requirements for support from disaster management arrangements may also escalate. As complex or dangerous bushfires develop, or where the FDR poses a potential risk of such fires developing, it will be necessary for other agencies to become involved to support fire response operations and to manage community consequences. Other entities in the region have firefighting responsibilities within defined areas including QPWS, MBRC and Hancock Plantations.

QFES bushfire response framework

QFES manage bushfire response operations through a framework of initial response teams, Forward Control Points, ICCs and Regional Operation Centres.

Provision of liaison officers

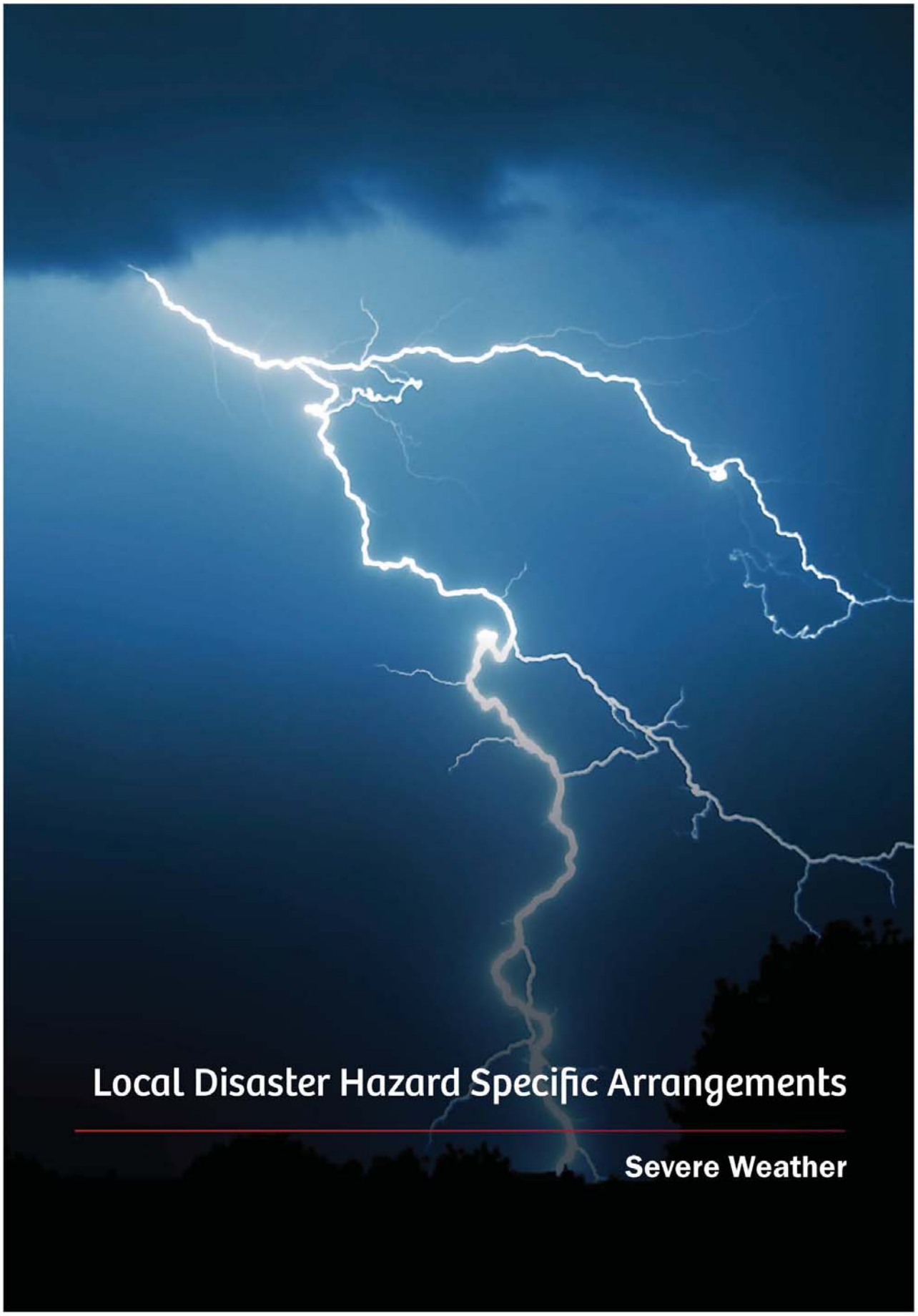
Liaison Officers from agencies such as QFES and QPS may be deployed to both the ICC and council to facilitate improved communication and decision making at both centres.

Media management

Media Management during large scale, dangerous bushfires is particularly critical to ensure public messages and bushfire warnings are delivered effectively. QFES maintain their own media management arrangements for bushfire response. Council's media staff also play a crucial role in coordinating and delivering public messages and bushfire warnings.

Bushfire preparedness level activation table:

Actions/Notifications	Bushfire Preparedness Level (BPL)				
	BPL 1	BPL 2	BPL 3	BPL 4	BPL 5
Generic Staff & Agency Actions	Business As Usual	Maintain Situational Awareness	Notify staff and partner agencies	Notify all staff and partner agencies	State-led notifications to all regions and contact with all partner agencies
Weight of Initial Fire Response		Normal response	Increase initial response	Maximise initial response	• Maximum resource readiness • Disaster declaration
Community Warnings		Additional resources identified	Additional resources verified	Optimum resources activated (staged where appropriate)	• Optimum resources activated • State-led Community Warnings
Fire Permits		Ensure adequate fire permit conditions	Consider cancelling of fire permits	Consider Fire Ban	Local Fire Bans
Incident Command Centre Readiness		Alert	Alert	Standby	Standby
Regional Operations Centre Readiness		Maintain Situational Awareness	Alert / Standby	Activated	Activated
LDMG Arrangements		Maintain Situational Awareness	• Stand Down • LDCC Alert • Identify staff availability • Very High Fire Danger Rating (FDR), consider placing fire management and evacuation centre staff 'on-call'	• Alert • LDCC Lean Forward • Develop staff rosters • Severe FDR, place fire management and LDCC / Evac Centre 'on-call'	• Lean Forward / Stand Up • LDCC Stand Up • Activate 'on-call' roster • Consider regional reinforcement request
DDMG Arrangements		Stand Down	• Stand Down • Maintain Situational Awareness	• Maintain situational awareness keep DDMG informed • Consider DDMG alert level based on FDR and current incidents occurring in/around District • Consider operating from LDCC/DDCC	• Consider DDMG activation status based on incidents and FDR • Maintain situational awareness and co-locate at LDCC/DDCC • Establish regular communication with QFES


Local Disaster Hazard Specific Arrangements
Severe Weather

HAZARD SPECIFIC ARRANGEMENTS - SEVERE WEATHER

Each year, on average, severe weather is responsible for more damage and cost to the insurance industry than tropical cyclones, earthquakes and bushfires combined. This section provides supplementary information on the responsibilities, considerations and activities required to prevent and mitigate the risk of Severe Weather in the Moreton Bay Region. This information is provided to support effective preparation for, management and coordination of Severe Weather responses, in addition to the information provided in the LDMP.

Key responsibilities

The following agencies have responsibilities relating to severe weather hazard management, response and recovery activities:

Entity	Specific Severe Weather Responsibilities
LDMG	The LDMG has overarching responsibility for severe weather hazard management to enhance public safety.
MBRC	• Primary agency for severe weather response. • Undertaking flood studies, preparing, & maintaining flood mapping & modelling. • Floodplain & land use management and environmental assessments. • Community education, staff training & exercises. • Road closures. • Stormwater & catchment management. • Public warnings for potential or actual severe weather. • Clearing debris from public assets. • Assisting the community as required regarding storm debris removal. • Activating resources and operational centres for disaster response and recovery. • Opening and managing evacuation centres.
QPS	• Supporting agency for public information and warnings. • Policing of road closures as required. • Assistance with policing road closures as required. • Support to evacuations as required. • Coordination of search and rescue operations.
QFES	• Supporting agency through the provision of swift water rescue capability. • Response to vehicle accidents, building collapse, hazardous materials, search & rescue.
SES	• Storm damage response. • Assist with search and rescue. • Flood response operations.
DTMR	• Supporting agency for flood warnings and public information on flood events in relation to State/Federal roads and major transportation corridors. • Road closures for State roads.
Seqwater	• Operation of the North Pine Dam in accordance with its 'Flood Operation Manual'. • Providing advice to the LDMG on the impact of proposed releases that may affect downstream communities.
Energex	• Public information regarding power outages and restoration times. • Restoration of impacts on electricity supply.
BOM	Provision of generalised storm and flood warnings for coastal rivers **Note:** the BOM does not provide Flood Warnings for the Pine and Caboolture Rivers due to the relatively fast nature of flooding in these areas.

Entity	Specific Severe Weather Responsibilities
DCCSDS	Provision of Human/Social support to storm and flood-affected people and communities as required.
Queensland Health	Provision of public health information in relation to health and safety during severe weather events.
Australian Red Cross	• Support in evacuation centres and recovery management as required. • Provide outreach services.

Flood - hazard-specific information

The Moreton Bay Region is affected annually by severe weather that can deposit large amounts of rain in the river and creek catchments resulting in riverine flooding, flash flooding and overland flows which can have a significant impact on communities.

Flooding general characteristics

Very high tides can also cause flooding in coastal areas and can exacerbate inland flooding by disrupting river and creek outflows. Flooding in the region occurs quickly as the water drains from the mountainous areas in the west of the region. The relatively narrow nature of the floodplain means that flooding occurs quickly after heavy rain and generally recedes within a day.

Flooding is often the result of a slow-moving thunderstorm, cyclone or east coast low that results in heavy rainfall in a relatively short period of time. Catchment areas, creeks and river systems and drainage infrastructure unable to cope with the large volume of water may result in localised flooding.

Areas which have historically been affected by river/creek flooding are the older developed areas. Many of these areas were constructed prior to the development of the current minor/major drainage standards and therefore, drainage capacity for larger rainfall events was not included in the design. Key locations where this occurs are Burpengary, Caboolture, Morayfield, Dayboro and Woodford. The impacts from flooding in these areas are increased for older structures, constructed before the improved building codes were implemented.

Types of flooding in the region

The region is particularly prone to flash flooding and overland flows. Flash flooding occurs when soil absorption, runoff or drainage cannot adequately disperse intense rainfall. The most frequent cause of flash flooding is slow-moving thunderstorms. These systems can deposit extraordinary amounts of water over a small area in a very short time.

Overland flow is generally shallow fast-moving stormwater that may carry debris during intense rain events.

Most flooding is dependent on rain falling within the region's catchments, although there are isolated catchments outside the region that can contribute to potential flooding. Warning times for flooding in the region are generally considered extremely short with timeframes of about 6-9 hours between rainfall events. Some localities may be subject to fast flood conditions of less than 2 hours between heavy rain and flooding conditions.

Riverine flooding in the areas of Caboolture and Pine Rivers is a less common threat; although, major floods have been experienced in these river systems.

River/Stream catchments

A total of 14 separate drainage catchments are located within the region including the Pine and Caboolture Rivers, the headwaters of the Mary River, the Stanley River (a major tributary of the Brisbane River) and numerous large creek catchments. Some of these catchments straddle the boundary of the region. This means there is 630km^2 of additional catchment area that is located outside the region, which may contribute to the floodplains located within the region. The catchment area, therefore, has a total footprint of 2,700km^2.

The 14 catchment basins in the region are:

- Caboolture River (CAB)
- Hays Inlet (HAY)
- Lower Pine River (LPR)
- Brisbane Coastal (BCC)
- Bribie Island (BRI)
- Byron Creek (BYR)
- Burpengary Creek (BUR)
- Mary River (MAR)
- Neurum Creek (NEU)
- Pumicestone Passage (PUM)
- Redcliffe (RED)
- Sidling Creek (SID)
- Stanley River (STA)
- Upper Pine River (UPR)

Possible flooding scenario characteristics

According to the BoM (2012), major flooding in the region requires large-scale rainfall situated over the Pine and Caboolture River catchments. When the North Pine Dam is at full capacity, overflow may occur, and inundation of the Petrie is likely. The likelihood of flooding in the catchment is as follows:

- Average catchment rainfalls more than 200mm in 12-hours cause minor to moderate flooding in both the Pine and Caboolture catchments. This flooding may lead to minor traffic difficulties as well as the inundation of low lying areas.
- Average catchment rainfalls more than 300mm in 12-hours may cause major flooding. Rises in stream height may severely affect traffic capabilities and may affect houses and businesses on a widespread level. Releases from the North Pine Dam spillway during flood events usually result in the closure of Young's Crossing Road.

Information relating to MoretonAlert flood warning groups and associated gauges is available on the Council website moretonbay.qld.gov.au.

Flood categories

The flood categories, as categorised by the BoM are:

Minor flood: May cause inconvenience. Low-lying areas next to watercourses are likely to be inundated. Minor roads may be closed, and low-level bridges submerged. In urban areas, inundation may affect some backyards and buildings below floor level as well as bicycle and pedestrian paths. In rural areas, removal of stock and equipment may be required.

Moderate flood: In addition to the above, the area of inundation is more substantial. Main traffic routes may be affected. Some buildings may be affected above the floor level. Evacuation of flood-affected areas may be required.

Major flood: In addition to the above, extensive rural areas and/or urban areas are inundated. Many buildings may be affected above the floor level. Properties and towns are likely to be isolated and major road and traffic routes closed. Evacuation of flood-affected areas may be required. Utility services may be disrupted.

Extreme flood: This causes inundation of houses and business premises and is beyond the current 1 in 100-year flood level used to control development levels. The general evacuation of people from significantly populated areas is likely to be required. Inundation up to the maximum footprint of the floodplain corresponding to probable maximum flood is considered very unlikely to occur but may be possible.

Flash flood: The BoM describes flash flooding as situations where the rain to flood time is less than 6 hours. As with the locations where river/creek flooding occurs, it is typically the older developed areas which are subject to flash flooding. The short duration of flash flooding events makes them harder to predict and more difficult to provide warnings. Flash flooding is considered the most dangerous form of flooding and the most likely to cause loss of life.

Summary of risk factors

The risk factors that may influence flood risk:

- The nature of flooding in the region is characterised by the short interval between intense rainfall caused by slow-moving thunderstorms or east coast lows and resultant flood impact
- Generally, this interval is between 6 to 9 hours but for some areas of the region is less than 2 hours
- The reduction in warning time increases the need for early activation of flood prediction and response capabilities
- Older, developed areas of the region are more vulnerable to flash flooding caused by the inability of existing drainage structures to cope with large rainfall events
- Large numbers of people live in these older areas and flooding is likely to have a greater effect on people in these older developed areas
- Many roads within the region may be affected by flooding and may need to be closed to ensure public safety
- The rapid onset of flooding means that many roads may need to be closed in very short time frames
- The short duration of flooding across the region dictates the need for well- developed post-flood operations procedures including damage assessment, disaster relief services, debris clearance and clean-up
- Changing climate that may lead to greater intensity in storms with higher levels of short duration rainfall could increase the flood risk across the region

Flood - hazard mitigation & risk reduction

This section outlines the hazard mitigation and risk reduction measures to reduce flood vulnerability. Minimising or mitigating the flood risks to life and property is generally achieved in three ways:

1. **Property modification** – by modifying or removing existing buildings and infrastructure and/or by imposing controls on future development (e.g. planning scheme and development controls).
2. **Flood modification** – by modifying the behaviour of the flood itself (capital works, drainage improvements and local building protective measures).
3. **Response modification** – by modifying the response of the population at risk to better cope with a flood event (flood prediction & warnings, community education and preparedness, emergency response plans, etc).

Flood mitigation strategies

Mitigation through planning schemes - property modification

A flood or overland flow hazard area is a zone that is considered likely to be impacted by flooding and overland flow that will impact on the community in a significant way.

Under the SPP, areas that have been identified as flood or overland flow prone require additional development controls to reduce flooding risk. Applications for development in these areas are to be assessed against the following requirements:

- Avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level
- Supports, and does not unduly burden, disaster management response or recovery capacity and capabilities
- 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
- Maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard
- Facilitates the location and design of community infrastructure to maintain the required level of functionality during and immediately after a natural hazard event

The MBRC Planning Scheme outlines provisions and development controls that relate to the level of risk for premises. Free Flood Check Property Reports and further information on flooding is available online in Council's Flood Check webpage and Council's Overland flow path overlay Council's Flood Hazard Overlays. These documents are available online at moretonbay.qld.gov.au.

Mitigation through hazard reduction programs - flood modification

Flood modification involves changing the characteristics of the land or flood-proofing buildings to eliminate or reduce flood hazards. Flood modification can include property owners undertaking local drainage improvements on their properties to avoid or minimise flooding risk. These may be permanent works or temporary in nature, such as the laying of sandbags to provide protection to the property. Correct installation of sandbags is critical to ensure they are effective. Sandbag locations, availability and instructions for the correct use of sandbags are available online at moretonbay.qld.gov.au.

Mitigation through community education programs

Council is an active member of the Brisbane Community Engagement Working Group to facilitates various agencies in the planning and delivery of severe weather community engagement activities across South East Queensland.

LDMG annual review community flood awareness & safety education programs

The LDMG periodically reviews the efforts of relevant agencies in delivering community flood awareness and safety education.

MBRC flood information centre

During a flood event, the MBRC Drainage Waterways and Coastal Planning unit activates the Flood Information Centre (FIC), to provide all flood information to the Local Disaster Coordinator (LDC).

Memorandum of understanding

The BoM, in accordance with an MOU with Council, operates a flood warning system for the Pine and Caboolture Rivers, based on the network of rainfall and river height stations.

Floodplain risk management framework

Council has developed a risk management framework to help ensure that floodplains within the region are managed for the long-

term benefit of the community, hazards to people and infrastructure are minimised, and environmental values of the floodplain are protected. The framework is designed to meet the following broad principles:

- All levels of government and the local community know and accept their responsibilities for managing flood risk
- All relevant agencies provide aid to the community in recovering from the devastating impacts of flooding
- Flood risk and flood behaviour is understood and considered in a strategic manner in the development decision-making process
- Land use planning and development controls minimise both the exposure of people to flood hazard and the potential damages to property and infrastructure
- A broad range of floodplain management measures are assessed across a broad range of floods up to the Probable Maximum Flood
- Floodplain management measures appropriate to the location and acceptable to the local community economically, socially and environmentally are used to manage flood risk
- All relevant agencies work in partnership to provide flood forecasting and warning systems
- Emergency response arrangements that cope with the impacts of flooding on the community considering the available flood intelligence

Council maintains a Flood risk management framework available for public access on its website moretonbay.qld.gov.au.

Flood - response

Primary responsibilities for flood response

Council is the primary agency for flood management and has the following key strategies for flood response operations.

Provision of warnings and public information

Specific flood warnings follow to warn people who may be significantly affected by flooding may need to be undertaken. An example may include door-knocking campaigns by council staff or emergency services where public safety may be jeopardised in areas of high flood risk. Other information issued may include:

- road closures, traffic diversions and reopening of closed roads
- public safety messages
- opening of evacuation centres
- likely duration of flood events
- anticipated clean-up operations and information on property clean-up and safety advice
- information on the council operations and the operations/activity of key supporting agencies.

Heatwave - hazard-specific information

As defined by the Bureau of Meteorology (BoM), a heatwave is "three days or more of high maximum and minimum temperatures that are unusual for that location". Heatwaves have the potential to kill more people than any other hazard in Australia. They can also cause economic losses through livestock and crop loss, damage to roads, transport infrastructure, bridges and essential services.

Maximum temperatures in the region typically occur between November and February; however, excessive heat can occur between October and March. January is the most common month where heatwave conditions are experienced. The mean annual temperature in the region has risen by 0.2 degrees centigrade per decade since 1960, and the predicted rise in temperature by 2070 is three degrees centigrade.

The level of individual discomfort is determined by the following factors:

- Meteorological: air temperature, humidity, wind and direct sunshine
- Cultural: clothing, occupation and accommodation
- Physiological: health, fitness, age, level of acclimatisation

Impacts of high temperatures, above 35 degrees centigrade include:

- heat exhaustion
- increased mortality among people with vulnerabilities
- reduced food crops
- increase in plant diseases and pests
- reduced water supply
- increased bushfire hazards.

The Queensland State Heatwave Risk Assessment 2019 (SHRA) represents the most comprehensive analysis of future climate risk undertaken for a natural hazard risk assessment in Queensland and is available at disaster.qld.gov.au.

Heatwave - response

Queensland Health is the primary agency responsible for managing the effects of a heatwave in our region.

The LDMG will provide support to Queensland Health as required, to reduce the effects on residents. This may include providing temporary shelters from the heat and public information.

Heatwave - emergency communications

Queensland Health in conjunction with the LDMG and State Government agencies will provide warnings and public information relating to heatwave events.

Storm - hazard-specific information

The region averages between 20 and 25 thunder days each year. On each of these days, there are often up to five individual storm systems involved. In summary:

- The thunderstorm 'season' is usually October to April
- The predominant storm approach direction is from the south-west
- The typical forward speed of storms is 40 km/hr
- Approximately 30% of severe storm days involve severe hail
- Tornadoes occur on average about 1 day per year in the region

Historically, a total of 33 cyclone events that passed within 200km of the region have been recorded over the past 100 years. Apart from strong winds, these systems bring intense storms and heavy rainfall over wide areas and produce extensive localised and regional flooding.

It is expected that climate change could result in an increase in the severity of cyclones and associated severe thunderstorms and possibly extend their tracks southward. Projected southward shifts in the primary regions of cyclone development through the coming century could result in a greater cyclone impact within the region in the future.

Although a thunderstorm is typically only about 10km across and exists for only 30 minutes or so, severe storms can have devastating impacts due to structural damage, flooding and disruption to infrastructure. Hail causes the greatest proportion of the damage, accounting for nearly half the total losses from severe storms. Severe winds can be associated with severe storms. Recent severe localised thunderstorm events experienced in the region have proved that they can cause significant community disruption and damage.

Severe thunderstorms bring Destructive Winds over limited areas as well as intense rainfall that can cause localised flash flooding. The characteristics of Destructive Winds include gusts over open flat land of between 125-164 kilometres per hour.

These wind speeds are associated with Category 2 Tropical Cyclones and can cause:

- minor house damage
- significant damage to signs, trees and caravans
- damage to crops
- risk of power failure
- small craft to break their moorings.

Lightning strikes that reach the ground ('forked lightning') can spark fires and cause electrocution. Hailstones can form in a thunderstorm and have been recorded to become larger in size than cricket balls across Queensland.

Thunderstorms can bring intense rainfall that can exceed 200mm/hr, provided enough humidity exists. Flash floods often result from such a deluge where a relatively confined area receives most of the rain, but the drainage and runoff characteristics on the ground can also determine the area of greatest impact (see Hazard Specific Arrangements – Flood).

There is a high risk to the community should a very rare, high-intensity severe storm move across populated areas.

The most significant impact of storms in our region is severe wind, even without rainfall or hail occurring. No part of the region is immune. Rural areas are more likely to suffer the impact of severe wind and hail than urban centres. However, when a severe storm does hit in an urban centre the damage and economic losses can be considerable.

Summary of risk factors

The factors that may influence storm risk include:

- a lack of public knowledge and understanding of the risks posed by severe storms
- the characteristic rapid formation and movement of an individual or multiple storm cells across the region making localised predictions difficult and limiting the issue of timely warnings
- inadequate maintenance of homes and businesses that increases the risk of property damage due to storm impact
- lack of public knowledge of where to seek assistance in the event of loss of life, injury or damage to property
- road closures due to vehicle accidents, wind debris or localised flooding limiting operational response and pose a public safety risk to the travelling public.

Storm - hazard mitigation & risk reduction

Strategies used within the region in response activities are aimed at delivering effects needed by the community in a timely manner. They include:

1. Provision of community education and awareness of storm risks.
2. Encouraging the community to enhance their resilience to protect life and property.
3. Provision of timely warnings of potential and actual severe storms that pose a threat within the region.
4. Early activation of emergency services and council operations staff to provide timely responses.
5. Provision of evacuation centres.

LDMG storm mitigation strategies

Community education and awareness programs

Council, with support other LDMG agencies, is responsible for defining and delivering storm awareness and safety programs. Key elements of these include:

- general information on storm risks in the region
- preparations that the community can undertake to improve their resilience to storm events
- general advice on storm safety (avoiding flooded areas, safety from lightning)
- How and where the community can access severe weather and storm warnings from sources such as the Council Disaster Portal and BoM
- where to access additional information or seek assistance before, during and after storms. For example, seeking SES assistance for storm damage.

Mitigation through the provision of public warnings

Providing timely public warnings of severe storms is critical to ensure the community is aware of the storm risk and can take precautionary and preventative action for personal safety and protection of property. The BoM is the primary agency responsible for the provision of severe weather and storm warnings.

Severe thunderstorm warnings are provided by the BoM when thunderstorms are expected to produce dangerous or damaging conditions. Severe weather warnings are also issued for land gales and destructive gusts or flash flooding.

Warnings may not provide much advance notice (maybe less than 15 minutes). Warnings are usually issued only after evidence of severe thunderstorms has been received. There can also be delays in communications systems and in getting the warning broadcast by radio and TV.

Severe thunderstorms should not be expected to occur everywhere in the warned area or for the entire period covered by the warning.

Warnings can only be effective if people take appropriate protective actions.

Mitigation through response plans

Considerations include:

- the LDMG/LDCC is to provide strategic direction and coordination of the response between multiple agencies
- opening of evacuation centres as required to provide support to people displaced by the storm event
- Council's operational response teams including road closure crews
- SES activated to provide storm damage assistance to the community
- QPS to provide additional public safety and traffic management functions as required
- Energex to manage and restore electricity supply disrupted by the storm event
- QFES to provide response crews to a range of emergency situations including traffic accidents, Urban Search & Rescue; swift-water rescue
- conduct of interagency damage assessment in impacted areas.

Storm - preparedness & planning

The onset of storm events dictates that the LDMG and response agencies maintain an ongoing preparedness to respond to short notice severe weather. Elements of readiness include:

- activation of resources such as the LDCC and FIC
- engagement with the Disaster District for possible District support requirements
- mobilisation of emergency services agencies
- pre-positioning of signage at strategic locations
- stocking of sand and sandbags at designated locations
- planning and preparation for specific response operations at known high-risk locations
- planning for the potential closure of roads, schools and public facilities
- planning for the opening of evacuation centres including preparing resources needed for their operation
- provision of public warnings and public information to prepare the community
- the stocking of critical supplies such as fuel, generators and storm damage supplies by key agencies
- provision of assistance to move vulnerable people to areas of safety
- aiding the community to remove potential wind-borne debris through the provision of increased waste removal services
- undertaking key asset protection measures on public assets.

LDMG review of annual community storm awareness and safety education programs

The LDMG periodically reviews the collective efforts of all relevant agencies in delivering community storm awareness and safety education throughout the year with a focus on increasing community awareness prior to the storm season.

Storm - emergency communications

Effective emergency communications across the community and between agencies are critical due to the fast-moving nature of storm events. For the various public information warnings and information issued during a storm event, please refer to the Public Information and Warnings section located under 'Disaster Management Operations' in the Plan.

Storm – response

The LDMG has overall responsibility for managing severe storm response and manages this through the following strategies:

1. Early activation of resources to prepare for, plan and coordinate disaster operations, as well as the transition to recovery.
2. Provision of timely and accurate public warnings and information.
3. Effective and timely management of storm-related disaster operations.

4. Appropriate resourcing to deliver road closures, diversions and associated signage, clearance of storm debris, search and rescue and provision of evacuation centres.

Storm - relief & transition to recovery

Most storm events will not require a formal recovery effort. However, major or catastrophic storm events will likely require a comprehensive recovery phase. In such cases, it is vital that the transition from disaster operations to recovery is planned and implemented seamlessly, through the following strategies:

1. Effective planning for post-storm operations that establishes the priority of effort across the region.
2. Undertaking timely and coordinated storm damage assessments.
3. Timely clearance of debris and other hazards from public assets (roads, bridges, culverts, etc).
4. Re-opening of closed roads and providing up to date public information.
5. Providing timely assistance to the community for clean-up operations in storm-affected areas.
6. Providing appropriate and timely disaster relief to people impacted by the storm.
7. Formal handover procedures from disaster operations to recovery.

Planning post-storm operations during the response phase

Some areas may have little impact while other areas may have small pockets of devastation. In some cases, there may be many areas that require clean-up, debris removal, infrastructure inspections and safety assessments that will require the setting of clear priorities based on available resources.

Timely and coordinated storm damage assessment and reporting processes

Damage may occur to public assets, businesses, and private residences. Council is the lead agency for damage/safety assessments for public assets such as bridges, culverts, local roads. QFES may undertake assessments of damage to business and private homes. Assessment of damage to utilities will be undertaken by the operators of those utilities e.g. Unitywater, Energex, etc. These assessments provide a comprehensive understanding of the overall storm impact.

Timely clearance of debris and other storm-related hazards from public assets

Debris clearance is required from public assets before these can be properly inspected, deemed safe and returned to normal use. In addition, storm debris may include hazardous materials that pose a safety risk to the public or the environment.

Timely re-opening of roads including public information

A priority task in post-storm operations is the re-opening of closed roads. Closed roads can have a significant economic impact on a region as well as causing significant inconvenience to the travelling public. Public expectations are high that roads will be re-opened as soon as possible.

Coordination between debris clearance teams and asset safety assessors is required to minimise delays in re-opening roads/bridges, etc.

Provision of assistance to the community for clean-up operations

The removal of storm debris and storm damaged goods from homes and businesses is primarily the responsibility of the owner. However, storm events can cause significant damage and the community will often require assistance in the removal and clean- up of damaged goods after an event.

Clean-up operations can only commence when it is safe for home/business owners to return to their properties after a storm. Community safety may be affected by the nature of storm debris e.g. sewerage or by electrical safety concerns or lack of access due to excessive amounts of debris on roads.

Provision of appropriate disaster relief to people impacted by storming

It is important to identify vulnerable people that may have been impacted by the storm event and put in place measures to provide appropriate disaster relief to those who require support.

Where significant impact on business and industry has occurred, it is important that some form of economic outreach led by council's Planning and Economic Development Directorate be undertaken to determine possible economic impacts and to enable economic recovery issues to be identified and addressed.

Storm Tide - Hazard Specific Information

A storm tide is a rise in seawater that occurs during a cyclone or storm. High rainfall associated with a storm may also cause river and creek rises. A storm tide that coincides with river or creek flooding may disrupt normal outflows leading to increased flooding upstream.

Storm tide is not the same as a tidal wave (which is a towering wall of seawater which comes crashing into shore). A storm tide comes in like a rapidly rising tide, but it can be extremely dangerous and destructive.

Key responsibilities

This section outlines the key agency responsibilities for storm tide management in the region.

Entity	Specific Storm Tide Management Responsibilities
LDMG	Prepare relevant plans to manage possible storm tide events
MBRC	The primary agency for storm tide mitigation through the provision of storm tide modelling & mapping (including evacuation zones) and managing development under the MBRC Planning Scheme in accordance with the SPP. In addition, Council is responsible for: • Community education and public information regarding storm tide risks • Provision of public warnings to affected communities based on storm tide advice received from the BoM • Road closures in storm tide affected areas as required for public safety • Provision of community support including evacuation support to people affected by storm tides • Assisting in the recovery of storm tide affected communities
QPS	Police public safety and property security Supporting agency for the dissemination of storm tide warnings Supporting agency for public information on storm tide impact or potential impact Assistance with the policing of road closures as required Support to evacuations as required

Entity	Specific Storm Tide Management Responsibilities
QFES	Supporting agency for flood response through the provision of swift water rescue capability as required Coordination of SES support to assist with storm tide warnings and evacuations as required
Energex	The primary agency for the maintenance of electricity supply before, during and after storm tide impacts
BoM	Monitoring the progress of cyclones, east coast lows and other severe weather events and issuing Cyclone, Storm and Storm Tide Warnings as necessary Being available to provide technical warning advice to the LDMG before and during a storm tide event
DES	Monitoring water levels using a network of storm tide gauges Liaising with the BOM to confirm the information in Storm Tide Warnings. Being available to provide technical advice on storm tide to the LDMG before and during a storm tide event
DCCSDS	Provision of Human/Social support to storm tide affected persons and communities as required
Queensland Health	Provision of Health Public Information in relation to health and safety during storm tide events
Red Cross	Support in Evacuation Centre Management as required

Storm tide - hazard mitigation and risk reduction

This section outlines the hazard mitigation and risk reduction measures applied within the region to reduce the effects of a storm tide event. Preventing a storm tide is not possible and measures that reduce the impact of such events must be applied.

Minimising or mitigating the storm tide risks to life and property can generally be achieved in two ways:

- **Property modification** – identifying properties at risk and by modifying or removing existing buildings and infrastructure and/or by imposing controls on future property and infrastructure development (e.g. Coastal Hazards Overlay and Code and storm tide inundation mapping)
- **Response modification** – by modifying the response of the population at risk to better cope with a storm tide event. Such measures include:
    - storm tide prediction and warnings
    - community education and preparedness.

Emergency response plans including the identification of storm tide evacuation zones to ensure timely and effective evacuation from areas at risk of storm tide inundation.

Below is a list of suburbs in the region that may be affected by a storm tide event (note many of these suburbs experience only minor storm tide effects that do not pose a significant threat to people and property).

Banksia Beach	Elimbah - North East	Petrie
Beachmere - North East	Godwin Beach	Redcliffe
Beachmere - North West	Griffin - North	Rothwell
Beachmere - South	Griffin - South	Sandstone Point
Bellara	Kallangur	Scarborough
Bongaree	Kippa-Ring	Strathpine
Brendale	Lawnton	Toorbul East
Burpengary East - North	Mango Hill	Toorbul West
Burpengary East - South	Meldale	Welsby - North East
Caboolture - North East	Morayfield - North East	Welsby - North West
Caboolture - South East	Murrumba Downs	Welsby - South East
Clontarf	Newport	Welsby - South West
Deception Bay - North	Ningi - East	White Patch
Deception Bay - South	Ningi - North West	Woody Point
Donnybrook - North	Ningi - South West	Woorim - North
Donnybrook - South	North Lakes	Woorim - South

Community education programs

Council, with support from other agencies as required, is responsible for defining and delivering storm tide awareness and safety programs. Key elements of a community storm tide awareness and safety education program include:

- general information on the storm tide risk in the region to increase community awareness of areas that are subject to seawater inundation
- the promotion of the storm tide mapping available on the council website
- ensuring the community can access severe weather, tidal information and storm tide warnings including the BoM, Moreton Alert, Road Conditions Report etc
- provision Storm Tide safety information detailing the measures at-risk communities should observe during potential storm tide events, specifically the requirement for evacuations from areas of high risk.

Community storm tide awareness and safety education programs utilise multiple strategies to communicate with the public and may include:

- Use of traditional media outlets e.g. television, radio, newspapers
- Agency websites
- Social media including Facebook, Twitter, Instagram, YouTube, etc
- Displays at public events and in public spaces
- Community meetings (useful for high-risk communities)
- Mailouts and provision of pamphlets, guidelines and other paper-based or electronic information products

The LDMG reviews the efforts of agencies in delivering community hazard awareness and safety education throughout the year. This ensures a focus on increasing community awareness prior to the storm season.

Storm tide - preparedness and planning

Storm tide poses a potentially grave risk to people and property and may lead to death by drowning. It is therefore critical to ensure that appropriate preparedness and response arrangements are in place to provide adequate warnings and undertake evacuations from storm tide areas where people may be at risk. These 2 imperatives underpin the LDMG preparedness and planning strategies which are:

1. Rapid dissemination of location-specific warnings to people and communities that may be at risk of a storm tide.
2. Early evacuation of people from defined storm tide evacuation zones as required to preserve life.

Storm tide warnings to people at risk

The BoM will issue warnings when the predicted tides are expected to exceed Highest Astronomical Tide (HAT) as part of their suite of severe weather/tropical cyclone warning products. Council is the primary agency for ensuring that affected communities within the region are provided with adequate warning of any storm tide risk once the BoM has issued warnings of tides above HAT. Other agencies such as QPS and QFES may assist Council in ensuring warnings are disseminated to people at risk.

Methods for delivering such warnings include, but are not limited to:

- broadcast by television and radio (possibly in conjunction with the use of SEWS)
- warnings to defined Alert Groups using MoretonAlert
- activation of EA Campaigns
- warnings issued on Social Media (Facebook, Twitter, etc)
- door-knocking campaigns in high-risk areas (by council staff, SES, etc)
- use of public address/loud hailer systems in high-risk areas.

Early evacuation of people from defined storm tide evacuation zones

Storm tides can cause fatalities and the only effective treatment of this risk is to remove people from a place of danger to a place of relative safety. Evacuations from high-risk storm tide zones may be required to preserve life.

Key considerations for storm tide evacuations include:

- *Accuracy of predictions:* In the early stages of a storm tide event, storm tide estimates are a rough approximation due to the limitations of the science behind predicting these events. As the forecast accuracy increases, the time available to evacuate diminishes.
- *Time available:* Any evacuation should be completed before wind conditions prohibit safe movement. For planning purposes, the winds reaching this threshold are most likely to occur 3 to 12 hours before the cyclone centre crosses the coast, though earlier onsets are possible depending on the size and speed of the cyclone. For a cyclone, the outer ellipse on tropical cyclone track maps shows the distance of 100km/hr wind gusts from coastal centres.
- *Associated flooding:* Coincidental river flooding may increase the height and extent of tidal penetration in some localities.

Storm tide - response

If not previously activated during the weather event, the LMDG and the LDCC will be activated for storm tide response operations.

The 3 operational phases of the storm tide warning system include:

- Initial storm tide warning
- Subsequent storm tide warnings
- Final storm tide warning

The issue of an initial storm tide warning is the trigger for the activation of the LDMG / LDCC to undertake planning and implementation of disaster operations specific to the storm tide threat. Subsequent storm tide warnings may indicate a change in the time, extent and size of any predicted storm tide and may require adjustments to disaster operational plans and public information.

Key response strategies for storm tide

The key strategies for any storm tide response are as follows:

1. Clarify the storm tide threat
2. Determine possible evacuation requirement
3. Determine public warning requirements
4. Implement evacuation plans including the opening of evacuation centres
5. Implement public safety arrangements
6. Provide public information about the event

The strategies are not sequential in nature and may be conducted concurrently. Each is discussed further in the paragraphs below.

Clarify the storm tide threat

In addition to defining the potential localities that may be affected and the size of the storm tide at those locations, Council will consider that subsequent storm tide warnings may change the size, scope and extent of the predicted storm tide. Planners will need to adjust response plans accordingly.

Determine possible evacuation requirements

Reference to evacuation maps and land use data for evacuation zones will assist in determining the likely impact of any storm tide event. Note that more than 1 evacuation zone may be affected.

Determine public warning requirements

Once the BoM advises the community through their standard warning products that tides are expected to exceed HAT, the LDMG must implement a public warning and information campaign to ensure people at risk are appropriately informed.

Implement evacuation plans including the opening of evacuation centres

The LDCC will consider the potential for evacuations based on storm tide predictions from the BoM and should strive to make early assessments of evacuation needs to enable the mobilisation of required people and resources to operate evacuation centres.

Provide public information regarding the event

Public information may include details of:

- road closures, traffic diversions and reopening of closed roads
- public safety messages such as 'If its Flooded, Forget It'; or public health warnings relevant to the impact of seawater inundation
- the opening of Evacuation Centres
- the likely duration of flood events
- anticipated clean-up operations and information on property clean-up and safety advice
- information on the council operations and the operations/activity of key supporting agencies.

All public warnings and information must include details on where the public can seek further information.

Storm tide - relief and transition to recovery

This section supplements the strategies and requirements detailed in the LDMP and the Recovery Plan for the conduct of post-storm tide operations including the provision of relief services and the transition to recovery.

LDMG strategies for transition to recovery

Storm tides in the region are likely to be of relatively short duration, although remnant inundation in low-lying areas may remain for several days. This short event duration means that post-impact operations including the provision of effective and immediate relief services to those affected must be planned early in the response phase to avoid unnecessary delays. It also dictates the need for a rapid transition to recovery after the storm tide (and associated storm/cyclone) has passed. Planning for this transition must coincide with disaster operations.

The passing of the immediate storm tide threat is the trigger for the commencement of post-storm tide operations. It should be noted that impacts might vary across the region. Planning for the provision of relief services, clean-up operations and restoration of services needs to take this variability into account and priorities for post-inundation operations must be established early.

The LDMG strategies for immediate storm tide operations are:

1. Effective planning for post-inundation operations that establishes the priority of effort in affected areas.
2. Undertaking timely and coordinated damage assessments and reporting on impacted areas.
3. Timely clearance of debris and hazards associated with the event from public assets (roads, bridges, culverts, etc).
4. Re-opening of closed roads and providing up to date public information on the opening of roads.
5. Providing timely assistance to the community for clean-up operations in affected areas.
6. Providing appropriate and timely disaster relief to people impacted by the event.
7. The conduct of formal handover procedures from disaster operations to recovery.

Planning post-storm tide operations during the response phase

Seawater inundation will generally recede in some areas more quickly than in others and it is important to identify those areas where post-disaster operations can be undertaken while waiting for seawater to recede in other areas. In some cases, there may be many areas that require clean-up, debris removal, infrastructure inspections and safety assessments that will require the setting of clear priorities for effort based on available resources.

A post-event operational plan should be developed as early as possible to:

- Assess timings when seawaters are likely to recede in key areas along the coastline to define a geographic priority of effort
- Establish the areas where post-event damage and safety assessments are required in priority order
- Define the post-event assessment process to be applied including resources needed for damage/safety assessments, timeframes for assessment and reporting and analytical processes to be used to produce effective damage assessment intelligence
- anticipate areas where community support is likely to be needed, either for the provision of disaster relief services or for the assistance required by the community to support clean-up
- outlines the resources and timeframes necessary for the removal of debris and other storm tide related hazards from public assets
- anticipate when re-opening of closed roads is likely to occur.

While Council is considered the lead agency for post-disaster damage/safety assessments, debris and hazard removal and support to the community for clean-up operations, other agencies may provide a supporting or contributing role. For example:

- QFES may be required to assist in providing resources to hose down seawater debris from key facilities such as sporting complexes, etc.
- DCCSDS may be required to provide community support to storm tide victims.

The plan may need to be routinely updated and further developed during disaster operations as additional information and damage assessments are received. The plan should be distributed to all agencies that have a contributing role in post-storm tide event operations.

Timely and coordinated storm tide damage assessment and reporting processes

All damage/safety assessments need to be coordinated and collated to develop a comprehensive understanding of the overall impact.

Additionally, some analytical effort of damage reporting is required to identify trends or associated issues that may arise because of specific damage. For example, the time taken to re-open roads may impact on business cash flow for businesses on that road.

The LDCC should ensure that damage assessment reporting processes allow for the capture and analysis of all major damage impact so that effective planning for recovery can be undertaken.

Timely clearance of debris and other storm tide related hazards from public assets

Storm tide events will likely create large volumes of debris that will need to be cleared from public assets such as roads, bridges, culverts, etc. Often this clearance is required before these assets can be properly inspected,

deemed safe and returned to normal use. In addition, debris may include hazardous materials that pose a safety risk to the public or the environment.

In large storm tide events, there is likely to be a large volume of debris that requires clearance. Disposal of significant quantities of debris may pose additional issues and the impact on regional waste management facilities and arrangements should be considered.

Timely re-opening of roads including public information

The reopening of roads usually requires clearance of debris and the conduct of road safety inspections before the road can be re-opened after significant inundation. Coordination between debris clearance teams and asset safety assessors is required to minimise delays in re-opening roads.

Provision of assistance to the community for clean-up operations

Considerations for assisting the community to clean-up after a storm tide event include:

- Provision of kerbside/street waste collection bins that can be used to deposit damaged goods;
- Provision of assistance in hosing down mud, silt and other debris from property e.g. QFES may be able to assist with RFS water tankers and hoses to clear away large volumes of mud/silt from affected homes, community or sporting facilities; and
- Provision of advice on:
    - removal of dangerous goods e.g. asbestos;
    - disposal of spoilt food;
    - electrical safety to homes/businesses affected by inundation including required safety inspections;
    - cleaning tips of cleaning mould and fungus caused by the effects of flooding; and
    - health and safety measures to prevent injury/illness when working in affected areas e.g. hygiene tips, use of personal protective equipment, etc.

Clean-up operations can only commence when it is safe for home/business owners to return to their properties after a storm tide event. Community safety may be affected by the nature of storm tide debris e.g. sewerage or by electrical safety concerns or lack of access due to excessive amounts of debris on roads. Initial damage assessments of storm tide affected areas should consider the safety of people to return to their homes/businesses to commence clean-up operations.

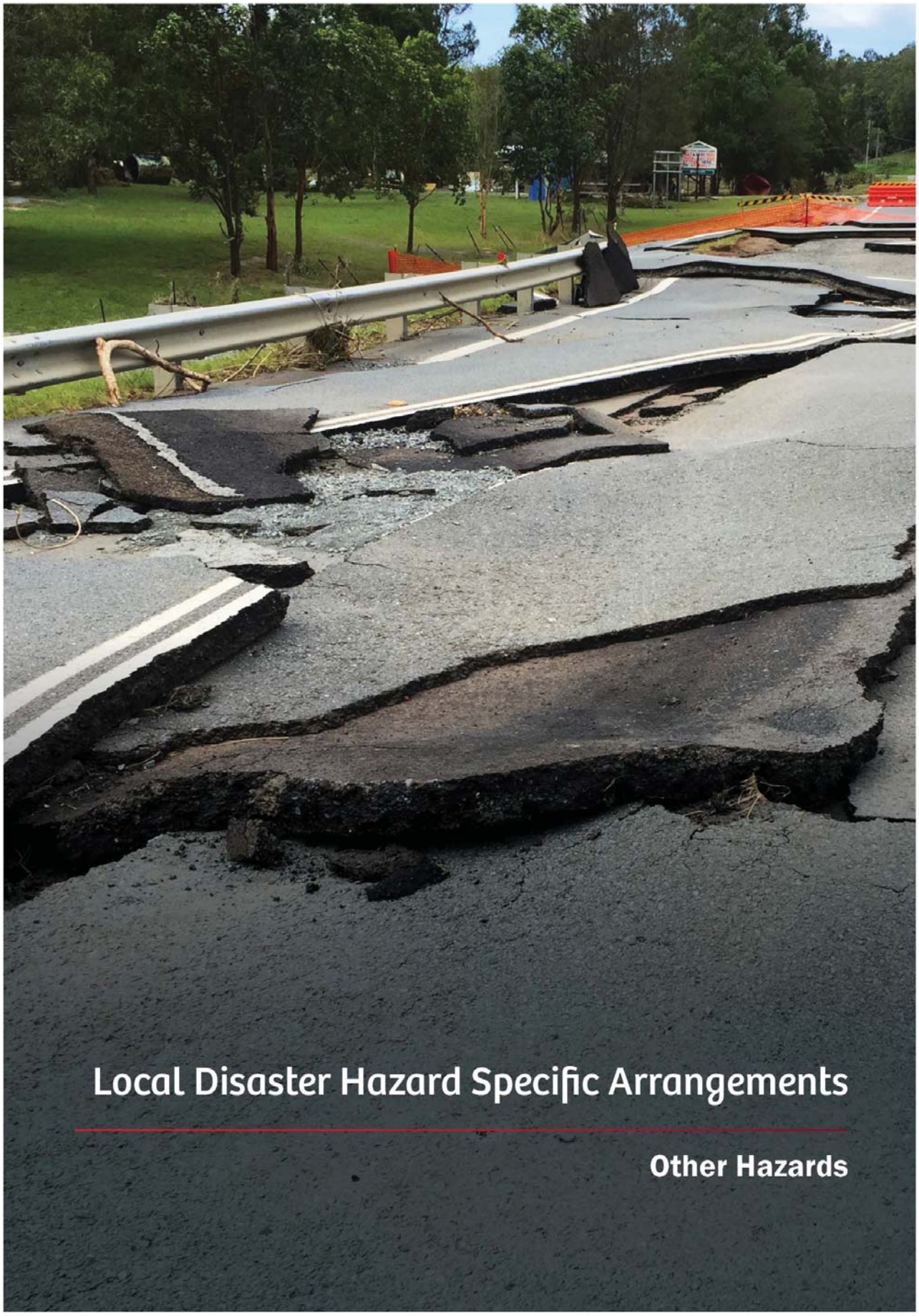
Provision of appropriate disaster relief to people impacted by storm tide

It is important to identify vulnerable people that may have been impacted by the event and put in place measures to provide appropriate disaster relief to those who require support. Outreach activities are coordinated through the DCCSDS. The purpose of outreach operations is to identify vulnerable people and their needs.

Where significant impact on business and industry has occurred, it is important that some form of economic outreach led by Council to determine possible economic impacts and to enable economic recovery issues to be identified and addressed.

Formal handover from disaster operations to disaster recovery

The Moreton Recovery Group will develop detailed recovery plans to address the needs of the community following a storm tide event.


Local Disaster Hazard Specific Arrangements
Other Hazards

OTHER HAZARDS

Earthquake and tsunami

An earthquake offshore may produce at tsunami or a tidal wave. People living or working in areas potentially affected by a tsunami need to know that they should move to safer areas if a tsunami warning is issued for their area.

The BoM issues land inundation warnings to advise people to move at least 10-metres above sea level or at least one kilometre away from all beaches and the water's edge of harbours and coastal estuaries.

For further Tsunami information, visit: Queensland Government - Tsunami information page

Major fire

A major fire is a fire that occurs within a built-up area, in contrast to a bushfire which occurs in a rural setting. Major fires within the region's urban settings have the potential to injure or kill large numbers of people due to the higher density of residents. Fires may spread to surrounding buildings and people may become trapped, overcome by smoke and unable to escape. Buildings within the region are regulated in terms of the Building Code of Australia, which sets the standards of building work in Australia.

QFES is the primary agency of fire services in our region, responsible for responding to major fires involving buildings, vehicles, hazardous materials and vegetation.

For further information, visit: Queensland Fire and Emergency Services

Pandemic

A pandemic could occur over a prolonged period (over a year) and in several ways. There may be rolling outbreaks of disease and periods where the disease is quite dormant. Its effects could be catastrophic causing geographic widespread death and illness nationally and internationally, and temporary changes in many areas of the region. In the past, pandemics have significantly altered society including the near-eradication of some communities and entire nations have been decimated. The entire population of the region is at risk to a pandemic, with the aged care sector, hospitals and schools having a higher than average exposure risk. The high incidence of commuters and users of public transport travelling to/from Brisbane CBD, as well as the numerous community events, increases the risk of infection and spread of disease in these areas.

For further information, visit: Queensland Health - Pandemic Influenza

Document control and authorisation

Requirements and review

The Hazard-Specific Arrangements supplement document will be reviewed by Council on an annual basis to ensure alignment with governing legislation, documentation and the best available information at the time from a range of sources including Local, State, Federal and International centres of best practice in Disaster Hazard Arrangements, as deemed appropriate.

Council reviews the effectiveness of this supplement in concert with the Local Disaster Management Plan using the Emergency Management Assurance Framework through assurance activities to validate performance and through an annual disaster management training programme.

Minor amendments may be approved by the Coordinator Disaster Management. Significant changes, requiring a major or full plan amendment, will be endorsed by the Moreton Bay Region Local Disaster Management Group Chair and approved by Council.

Version	Date	Comments
		First publication
1.0	November 2019	Approved by Moreton Bay Local Disaster Management Group (LDMG) and Queensland Fire and Emergency Services (QFES)

5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)

ITEM 5.1
NEW LEASE - PINE HILLS LIGHTNING BASEBALL CLUB INC - DIVISION 10

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19487671: 14 January 2020* ***- Refer Supporting Information A19487672***
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 Pine Hills Lightning Baseball Club Inc at James Drysdale Reserve, 2 Pine Hills Drive, Bunya (refer Supporting Information #1). The proposed lease would take effect following construction of a new amenities building expected to be completed in March 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, Pine Hills Lightning Baseball Club Inc be granted a lease over an area at James Drysdale Reserve, 2 Pine Hills Drive, Bunya (refer Supporting Information #1) for a period commencing at the conclusion of construction activities for the new amenities building, and expiring 28 February 2021.

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 - PINE HILLS LIGHTNING BASEBALL CLUB INC - DIVISION 10 - A19487671 (Cont.)

REPORT DETAIL

1. Background

Since 2006, Pine Hills Lightning Baseball Club Inc has held a lease with Council over an area, including a canteen, scorers hut, amenities, batting cages and storage sheds, at James Drysdale Reserve, 2 Pine Hills Drive, Bunya (refer Supporting Information #1) for the purpose of operating a baseball club. This lease is due to expire on 28 February 2021.

As part of the James Drysdale Reserve Master Plan 2015, Council identified the need for an additional playing diamond and new amenities to support the activities of the Pine Hills Lightning Baseball Club Inc. Both the new diamond (located directly to the west of the existing diamond) and amenities building are being constructed by Council as part of its 2019/20 capital works program.

2. Explanation of Item

To enable Pine Hills Lightning Baseball Club Inc to occupy the new amenities building following its construction, Council will need to provide the group with an additional lease over the area where the building will be located (refer Supporting Information #1).

Accordingly, this report recommends that Council approve the granting of a new lease to Pine Hills Lightning Baseball Club Inc under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1. Further it is recommended that this lease commence following the completion of construction activities associated with the new amenities building and conclude on 28 February 2021 to align with the club's existing lease at this location.

As with the majority of playing fields throughout the region, utilisation of the new diamond will be facilitated through the issuing of a non-exclusive Sports Field Permit to Pine Hills Lightning Baseball Club Inc. Council approval (via resolution) for the issuing of such permits is not required.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications ☒ Nil identified

3.7 Economic Benefit Implications ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

ITEM 5.1 NEW LEASE - PINE HILLS LIGHTNING BASEBALL CLUB INC - DIVISION 10 - A19487671 (Cont.)

3.9 Social Implications
The issuing of a lease to Pine Hills Lightning Baseball Cub Inc will provide the club with additional facilities to support its operations.

3.10 Consultation / Communication
Councillor Constance (Division 10)
Pine Hills Lightning Baseball Club Inc

SUPPORTING INFORMATION
Ref: A19487672

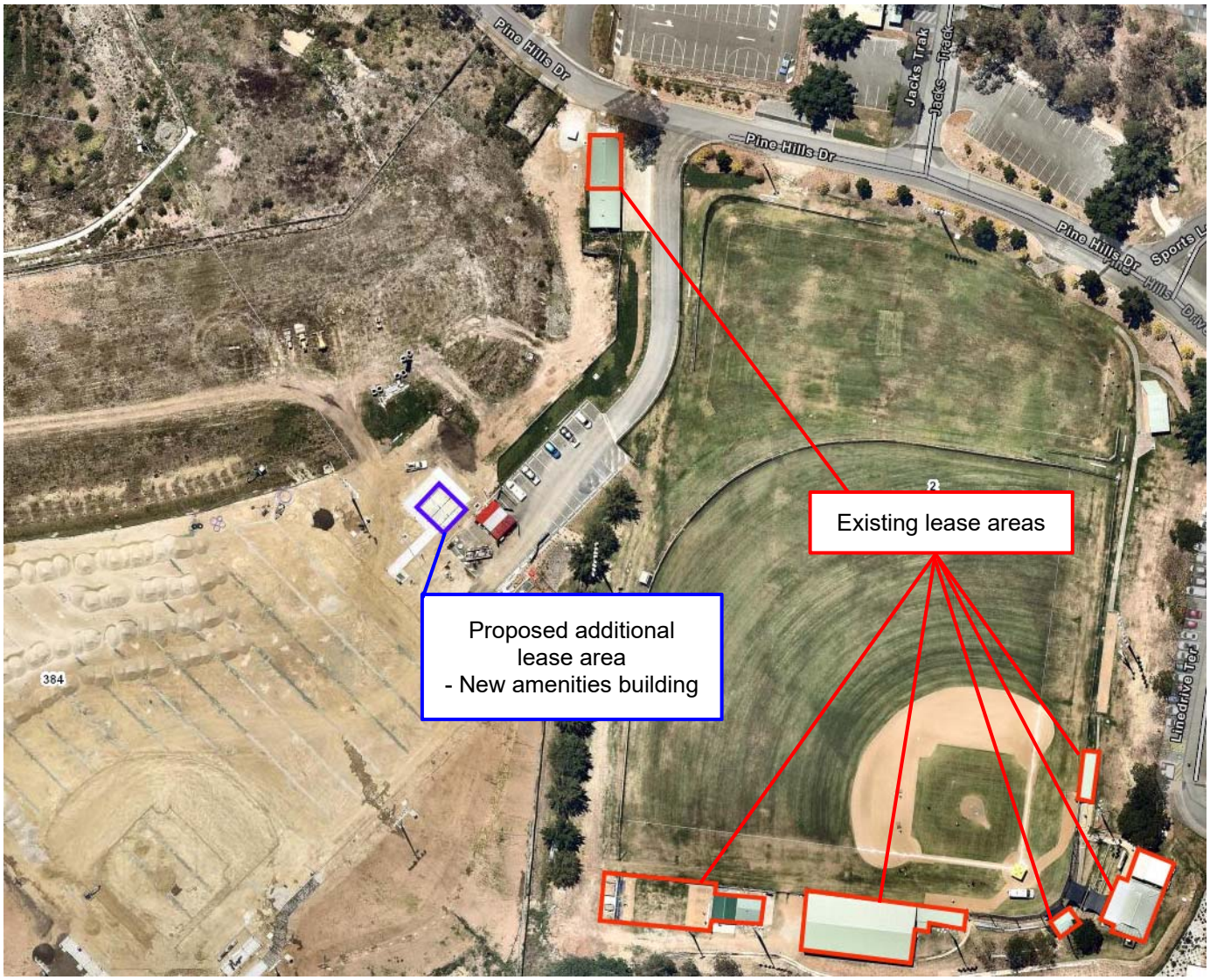
The following list of supporting information is provided for:

ITEM 5.1
NEW LEASE - PINE HILLS LIGHTNING BASEBALL CLUB INC - DIVISION 10

#1 Pine Hills Lighting Baseball Club Inc - Existing lease areas and proposed additional lease area.

ITEM 5.1 - NEW LEASE - PINE HILLS LIGHTNING BASEBALL CLUB INC (Cont.)

#1 Pine Hills Lighting Baseball Club Inc - Existing lease areas and proposed additional lease area.



ITEM 5.2
NEW LEASE - BEACHMERE RUGBY LEAGUE FOOTBALL CLUB INCORPORATED - DIVISION 2

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19527359 : 15 January 2020* ***- Refer Supporting Information A19527358***
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 Beachmere Rugby League Football Club Incorporated at the Beachmere Sports Complex, 57 Rogers Street, Beachmere (refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.

2. That, subject to recommendation 3, Beachmere Rugby League Football Club Incorporated be granted a lease over an area at 57 Rogers Street, Beachmere (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 5.2 NEW LEASE - BEACHMERE RUGBY LEAGUE FOOTBALL CLUB INCORPORATED - DIVISION 2 - A19527359 (Cont.)

REPORT DETAIL

1. Background

Beachmere Rugby League Football Club Incorporated (the organisation) was founded in 1992 and currently occupies a clubhouse and two storage sheds at Beachmere Sports Complex (refer Supporting Information #1) for the purpose of operating a rugby league football club.

Since the adoption and implementation of Council's consolidated Community Leasing Policy (2150-079) in 2014, the organisation has operated without formal tenure arrangements being in place. The informal tenure was due primarily to ongoing negotiations between Council and the various user groups at the site, including the former Beachmere Sports Club Inc and, more recently, Beachmere Junior Rugby League Club Inc.

In late 2019, the Beachmere Rugby League Football Club Inc. and Beachmere Junior Rugby League Club Inc. resolved to merge and operate under the entity name of Beachmere Rugby League Football Club Incorporated. The merged club has now confirmed its willingness to formalise tenure arrangements at the site via a lease over its designated areas.

2. Explanation of Item

To implement the agreed tenure arrangements at this location, Council would need to provide the Beachmere Rugby League Football Club Incorporated with a lease over the clubhouse and two storage sheds (refer Supporting Information #1).

Accordingly, this report recommends that Council approves the granting of a lease, under the terms and conditions of Council's Community Leasing Policy, over the areas identified in Supporting Information #1 for a period of five years.

3. Strategic Implications

3.1 Legislative / Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications

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

3.6 Financial Implications ☒ Nil identified

3.7 Economic Benefit Implications ☒ Nil identified

ITEM 5.2 NEW LEASE - BEACHMERE RUGBY LEAGUE FOOTBALL CLUB INCORPORATED - DIVISION 2 - A19527359 (Cont.)

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
The issuing of a lease to Beachmere Rugby League Football Club Incorporated will provide the club with facilities to support its operations.

3.10 Consultation / Communication
Councillor Flannery (Division 2)
Beachmere Rugby League Football Club Incorporated
Beachmere Junior Rugby League Club Inc.

SUPPORTING INFORMATION
Ref: A19527358

The following list of supporting information is provided for:

ITEM 5.2
NEW LEASE - BEACHMERE RUGBY LEAGUE FOOTBALL CLUB INCORPORATED - DIVISION 2

#1 Beachmere Sports Complex - Proposed lease area

ITEM 5.2 - NEW LEASE - BEACHMERE RUGBY LEAGUE FOOTBALL CLUB INCORPORATED (Cont.)

#1 Beachmere Sports Complex - Proposed lease area



ITEM 5.3
NEW LEASE - AIGA SAMOA ASSOCIATION NORTH BRISBANE INC - DIVISION 2

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A17533231 : 2 January 2020* ***- Refer Supporting Information A17533604***
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 Aiga Samoa Association North Brisbane Inc over an area located at 2 Raymond Terrace, Deception Bay (Refer Supporting Information #1).

OFFICER'S RECOMMENDATION

1. That the exception contained in Section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.

2. That, subject to recommendation 3, Aiga Samoa Association North Brisbane Inc be granted a trustee lease over an area at 2 Raymond Terrace, Deception Bay (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 NEW LEASE - AIGA SAMOA ASSOCIATION NORTH BRISBANE INC - DIVISION 2 - A17533231 (Cont.)

REPORT DETAIL

1. Background

Aiga Samoa Association North Brisbane Inc (Aiga Samoa) was incorporated in 2001. The primary objective of the organisation is to provide education, recreation and social support initiatives to members of the Samoan community, especially young people. The organisation comprises approximately 40 members from Deception Bay and surrounding areas, however their activities and services attract significantly higher participation rates.

In November of 2003, the Maota Fono structure (refer Supporting Information #1) was built at 2 Raymond Terrace, Deception Bay by the former Caboolture Shire Council in partnership with the Queensland Government and the Samoan community. Maota Fonos (meaning *Community Meeting Houses* in the Samoan language) are purpose-built structures present in most Samoan villages which are utilised for very special occasions and ceremonies.

Since construction, the Maota Fono has been considered an important and culturally significant asset to the local Samoan community. Accordingly, the facility has been managed by Aiga Samoa under a series of management agreements (the last of which expired in July 2016) which ensured its use is culturally appropriate and best meets the needs of the Samoan community.

Additionally, Aiga Samoa have lodged an application to seek Council approval to construct a community garden adjacent to the Maoto Fono. Community gardens are culturally significant to the Samoan community and while the group has historically tended some limited plantings adjacent to their structure, they are seeking to expand and formalise the activity. The proposed community garden would include plants for both food production as well as use for craft and ceremonial purposes.

Council's Parks and Recreation Planning team has collaborated with Aiga Samoa on the development of their community garden proposal, and undertaken consultation with various internal stakeholders, including the Divisional Councillor.

2. Explanation of Item

As a result of consultation between Council and Aiga Samoa, the organisation has agreed to formalise their occupation of the Maota Fono under the provision of Council's Community Leasing Policy (14-2150-079). With consideration to the cultural significance of the facility and its exclusive activation and management by Aiga Samoa, a lease has been determined as the most appropriate form of tenure.

Council's Park's and Recreation Planning team have finalised their assessment of Aiga Samoa's community garden application at this location. The assessment has determined that the proposal: is considered an appropriate community / recreational use for the park; would not compromise community access to the park; and would not constrain Council's future embellishment of park and/or community facilities in the area. Accordingly, the application is supported, subject to Council's approval of the required lease area.

Accordingly, this report recommends that Council grant a lease to Aiga Samoa, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1 (inclusive of the Maota Fono structure and proposed community garden). Further, it is recommended that the term of this lease be for the period of five years, with annual rental commencing at $1.00 per annum.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

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

ITEM 5.3 NEW LEASE - AIGA SAMOA ASSOCIATION NORTH BRISBANE INC - DIVISION 2 - A17533231 (Cont.)

3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

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

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 Implication ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
The issuing of a lease to Aiga Samoa Association North Brisbane Inc will provide the organisation with formal recognition of their use and activation of the Maota Fono, as well as enable their development of a community garden.

3.10 Consultation / Communication
Councillor Flannery (Division 2)
Relevant Council departments
Aiga Samoa Association North Brisbane Inc

SUPPORTING INFORMATION
Ref: A17533604

The following list of supporting information is provided for:

ITEM 5.3
NEW LEASE - AIGA SAMOA ASSOCIATION NORTH BRISBANE INC - DIVISION 2

#1 2 Raymond Terrace, Deception Bay - proposed lease area - Maoto Fono and surrounding area

ITEM 5.3 - NEW LEASE - AIGA SAMOA ASSOCIATION NORTH BRISBANE INC - DIVISION 2 (Cont.)

#1. 2 Raymond Terrace, Deception Bay - proposed lease area - Maoto Fono and surrounding area



ITEM 5.4
COMMUNITY LEASING - DELEGATION OF POWERS FOR MINOR AREA AMENDMENTS AND IMPROVEMENT WORKS - REGIONAL

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19634450 : 6 November 2019* ***- Refer Supporting Information A19635108 & A19638196***
Responsible Officer: *CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)*

Executive Summary
At the 17 September 2019 General Meeting, Council adopted the *Community Lease Renewals* policy directive (2160-024) and delegated its powers to the Chief Executive Officer (CEO) to renew leases in accordance with the directive.

An opportunity has been identified to further streamline Council's community leasing operations by enabling minor lease area amendments resulting from the renewal of community leases and Improvement Works Applications (IWA) to be approved by the CEO under delegated authority, in certain circumstances.

This report recommends Council's adoption of a revised *Community Lease Renewals* policy directive (refer Supporting Information #1) and a new *Community Leasing - Improvement Works and Area Amendments* policy directive (refer Supporting Information #2). These directives will provide guidance regarding the application, assessment, consideration and communication processes associated with lease renewals and improvement works, including those requiring area amendments.

This report also recommends that Council delegates its power to the Chief Executive Officer to:
- grant leases in accordance with the new *Community Leasing - Improvement Works and Area Amendments* policy directive (noting that such a delegation is already in place for the granting of leases under the *Community Lease Renewals* policy directive, as amended from time to time); and
- provide approval of IWAs and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).

OFFICER'S RECOMMENDATION

1. That Council adopt the revised Community Lease Renewals policy directive contained in Supporting Information #1 to this report.

2. That Council adopt the Community Leasing - Improvement Works and Area Amendments policy directive contained in Supporting Information #2 to this report.

3. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council on the granting of a lease in accordance with the Community Leasing - Improvement Works and Area Amendments policy directive (as amended from time to time).

4. That pursuant to section 257 of the *Local Government Act 2009*, Council delegates to the Chief Executive Officer the power to grant a lease in accordance with the Community Leasing - Improvement Works and Area Amendments policy directive (as amended from time to time).

5. That Council authorises the Chief Executive Officer to take all action necessary to give effect to Recommendation 4 (above) which includes negotiating, making, amending and signing leases.

6. That pursuant to section 257 of the *Local Government Act 2009*, Council delegates to the Chief Executive Officer the power to approve Improvement Works Applications and provide in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained) in accordance with the Community Leasing - Improvement Works and Area Amendments policy directive (as amended from time to time).

ITEM 5.4 COMMUNITY LEASING - DELEGATION OF POWERS FOR MINOR AREA AMENDMENTS AND IMPROVEMENT WORKS - REGIONAL - A19634450 (Cont.)

REPORT DETAIL

1. Background

Council adopted its consolidated Community Leasing Policy (No. 2150-079) on 1 April 2014. Under this policy, community organisations are granted tenure over Council land and facilities for a variety of community purposes. Generally, leases are provided for a five-year term, however in exceptional circumstances, longer tenure terms may be considered.

During the 2015 and 2016 calendar years, Council executed a high volume of new leases with community organisations under its new policy. Accordingly, these leases will be due for renewal by Council in the 2020 and 2021 calendar years.

At its 17 September 2019 General Meeting, Council adopted the *Community Lease Renewals* policy directive (2160-024). The following resolution appears on Minute Page 19/2090 of the General Meeting of Council held 24 September 2019.

Ex. General Meeting held 17 September 2019 (MP 19/2076):

RESOLUTION

1. That Council adopt the Community Lease Renewals Policy Directive contained in Supporting Information #1 to this report (Policy Directive).

2. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council on the granting of a lease in accordance with the Policy Directive (as amended from time to time).

3. That pursuant to section 257 of the *Local Government Act 2009*, Council delegates to the Chief Executive Officer the power to grant a lease in accordance with the Policy Directive (as amended from time to time).

4. That Council authorises the Chief Executive Officer to take all action necessary to give effect to Recommendation 3 (above) which includes negotiating, making, amending and signing leases.

This directive detailed the application, assessment, consideration and communication processes associated with the renewal of leases under Council's Community Leasing Policy (2150-079). Further, it enabled the renewal of leases, in particular circumstance, under delegated authority to the CEO. This authority did not however extend to the renewal of leases where a lease area amendment would be required.

A total of 39 leases have been renewed under delegated authority to the CEO since the adoption of this policy directive.

Improvement Works

Tenants of Council controlled land and/or facilities under the provision of Council's Community Leasing Policy are required to submit an Improvement Works Application (IWA) to obtain Council's approval for any proposed improvements. Council receives approximately 180 IWAs annually.

Where proposed improvement works require an amendment to a lease area (through the granting of an additional lease over the subject area), a Council resolution at a General Meeting is currently required.

ITEM 5.4 COMMUNITY LEASING - DELEGATION OF POWERS FOR MINOR AREA AMENDMENTS AND IMPROVEMENT WORKS - REGIONAL - A19634450 (Cont.)

2. Explanation of Item

The introduction of the *Community Lease Renewal* policy directive, and the related CEO delegation, has streamlined Council's community leasing operations and improved renewal timeframes for some customers. However, an opportunity exists to further improve the efficiency and responsiveness of these operations by enabling minor lease area amendments arising from both lease renewals and IWAs to be approved under delegation to the CEO, in certain circumstances.

Provided as supporting information to this report are two (2) policy directives proposed for Council's adoption:

1. Revised *Community Lease Renewals policy directive* (Supporting Information #1); and
2. New *Community Leasing - Improvement Works and Area Amendments* policy directive (Supporting Information #2)

1. Revised *Community Lease Renewals* policy directive (Supporting Information #1)

This existing policy directive of Council has been amended to incorporate the ability for minor lease area amendments (as defined in the directive), to be approved under delegated authority to the CEO in certain circumstances. No other material amendments have been proposed.

Should Council approve the revised directive, Council's existing delegation to the CEO, as resolved 17 September 2019, would sufficiently empower the implementation of the directive.

2. New *Community Leasing - Improvement Works and Area Amendments* policy directive (Supporting Information #2)

A new policy directive has been prepared that articulates the process through which tenant proposed improvements to Council controlled land and/or facilities will be reviewed, assessed, determined and communicated. This process by and large documents Council's current Improvement Works Application (IWA) process, however incorporates the ability for minor lease (exclusive use) area amendments resulting from IWAs to be approved under delegated authority to the CEO, in certain circumstances. Area amendments required for non-exclusive tenure types (ie. licences and permits) are already enabled under the existing powers of the CEO and delegates.

Should Council approve this new directive, further delegations to the CEO will be required to:

- grant leases in accordance with the policy directive (as amended from time to time); and
- approve Improvement Works Applications and provide in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained) in accordance with the policy directive (as amended from time to time).

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 exceptions provided under section 236(1)(b)(ii) of the Regulation will allow the Council to complete disposals in the form of lease renewals and new leases to community organisations 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

This report proposes the adoption of a revised *Community Lease Renewals* policy directive and the adoption of a new *Community Leasing - Improvement Works and Area Amendments* policy directive under Council's Community Leasing Policy (No. 2150-079).

ITEM 5.4 COMMUNITY LEASING - DELEGATION OF POWERS FOR MINOR AREA AMENDMENTS AND IMPROVEMENT WORKS - REGIONAL - A19634450 (Cont.)

The terms and conditions of leases renewed and granted in accordance with these directives will be in accordance with Council's Community Leasing Policy (No. 2150-079)

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications

In line with Officer's Recommendations 4 and 6 of this report, it is proposed that the Chief Executive Officer be delegated power to:

- grant leases in accordance with the *Community Leasing - Improvement Works and Area Amendments p*olicy directive (as amended from time to time); and
- approve Improvement Works Applications and provide in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained) in accordance with the *Community Leasing - Improvement Works and Area Amendments* policy directive (as amended from time to time).

The CEO may sub-delegate these powers to appropriately qualified employees or contractors of the Council.

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

Chief Executive Officer
Director Community and Environmental Services
Community Services, Sport and Recreation department
Legal Services Department

SUPPORTING INFORMATION
Ref: A19635108 & A19638196

The following list of supporting information is provided for:

ITEM 5.4
COMMUNITY LEASING - DELEGATION OF POWERS FOR MINOR AREA AMENDMENTS AND IMPROVEMENT WORKS - REGIONAL

#1 Policy Directive 2160-024 Community Lease Renewals

#2 Policy Directive 2160-026 Community Leasing - Improvement Works and Area Amendments

#1 Policy Directive 2160-024 Community Lease Renewals

Policy Directive: 2160-024

Community Lease Renewals

Head of Power

Local Government Act 2009

Related Legislation
Land Act 1994

Objective

To establish the process through which the renewal of Leases established under Council's Community Leasing Policy (No. 2150-079) will be reviewed, assessed and determined.

Definitions

Lease means a lease granted in accordance with Council's Community Leasing Policy (No. 2150-079).

Officer means an officer of the Council.

Renewal means provision of a fresh Lease over council owned or controlled land which the lessee currently occupies under an executed Lease with Council.

Major Lease Area Amendment means an amendment to an existing Lease area which is not a Minor Lease Area Amendment.

Minor Lease Area Amendment means an amendment to an existing Lease area which will:

- if the Lease area is being increased:
  - not increase the gross floor area of the Lease by more than 20%; and
  - not be more than 250m^2 in size.
- (if the Lease area is being reduced) be wholly within the footprint of the existing Lease.

Application

This policy directive applies to the renewal of all Leases executed under the provisions of Council's Community Leasing Policy 2150-079.

Directive

The renewal of Leases executed under the provisions of Council's Community Leasing Policy (No. 2150-079) will be applied for, assessed, considered and communicated by Council utilising the following six stage process. Whilst Council will endeavour to complete these stages in the timeframes referenced below, it is acknowledged that the circumstances related to each Lease renewal, and other circumstances from time to time, may require Lease renewals to be considered on alternative timelines.

Stage 1 - Application for Renewal
Approximately nine (9) months prior to the expiry of a community Lease, the lessee will be contacted by Officers from Council's Community Services, Sport & Recreation Department to seek confirmation that they are seeking renewal of their Lease with Council.

Should a renewal be sought, the lessee will be provided with a Lease Renewal Application Form. This form will collect key information from the lessee that will be utilised to inform future stages of the Lease renewal process.

Information to be collected during this stage includes, but may not be limited to:

- Current office bearers;
- Memberships (Incl. membership composition and trends);
- Facility utilisation and activation;
- Future plans for facility expansion and/or embellishment;
- Proposed Lease area amendments; and
- Audited financial statements.

Stage 2 - Officer Consultation
Upon receipt of the completed Lease Renewal Application Form, consultation with relevant internal stakeholder units will be undertaken. The following units will be consulted as a minimum, however depending on the Lease renewal being considered, other internal stakeholders may also be consulted:

- Sport and Recreation;
- Parks and Recreation Planning; and
- Building Operations.

Through this consultation process, feedback will be sought regarding any relevant information or objections Officers may have regarding the requested Lease renewal.

Stage 3 - Assessment
Following the internal Officer consultation, a qualitative assessment of the Lease renewal application will be undertaken based on the below criteria.

Table 1. Lease renewal assessment criteria

No.	Criteria	Considerations
1.	Facility utilisation and activation	An assessment of the extent to which the lessee utilises and activates the Lease area for its objects. Information including but not limited to, membership, hours of use and hire to other organisations will be considered.
2.	Community benefit	Alignment of the operations / services of the lessee to identified community needs and benefits.
3.	Facility development	Consideration of any completed and/or planned improvements to the facility.
4.	Maintenance	The extent to which the facility has been appropriately maintained by the lessee. Asset condition information will also be obtained from Building Operations unit for consideration.
5.	Financial viability	An assessment of the lessee's financial health will be undertaken. Where necessary, this will be undertaken in consultation with Accounting Services.
6.	Lease compliance	Consideration of the lessee's performance with respect to their Lease obligations during the preceding Lease term(s).
7.	Strategic land or facility use	Consideration of any strategic opportunities for Council regarding future use of the land and /or facilities.
8.	Area of occupation	Consideration of any Lease area amendments that may be required to appropriately reflect the lessee's area of occupation.

At the conclusion of this assessment process, a recommendation regarding the renewal request will be formulated by Officers from Council's Community Services, Sport and Recreation Department.

Stage 4 - Divisional Councillor Consultation
Following the formulation of a Lease renewal recommendation, consultation will be undertaken with the Divisional Councillor(s) to seek feedback on the recommendation.

Stage 5 - Renewal Determination

Where both the officer's recommendation and the Divisional Councillor(s) support the Renewal application, a Renewal will be issued in accordance with Table 2 below.

Table 2. - Issuing of Lease Renewals

Tenure Type	Area Amendment	Approver
Lease	No area amendment	• Chief Executive Officer (CEO), or his/her delegate, under delegated authority from the Council; or • (if the delegate sees fit) Council resolution at a General Meeting.
	Minor Lease Area Amendment	• CEO, or his/her delegate, under delegated authority from the Council; or • (if the delegate sees fit) Council resolution at a General Meeting.
	Major Lease Area Amendment	The Renewal will be subject to a Council resolution at a General Meeting.

Where either the Officer's recommendation or the Divisional Councillor(s) does not support the Renewal of the subject Lease, the matter will be brought to a Council Workshop for discussion with Council. Any subsequent decision regarding the Renewal will be subject to a Council resolution.

To ensure that all Councillors remain informed of community leasing renewal applications received and approved under delegated authority to the CEO, a regular communiqué will be provided by Officers to all Councillors.

Stage 6 - Lessee advice
Following the Renewal Determination stage (approximately 6 months prior to Lease expiry), the lessee will be advised by way of formal correspondence from Council's Community Services, Sport and Recreation Department of the outcome of their Lease renewal application.

Related Documents

Community Leasing Policy - 2150-079
Community Leasing Renewal Application Form

Review Triggers

This policy directive will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy directive will occur as required, or at least once every two years.

Responsibility

This Policy Directive is to be:

(1) implemented by the Manager Community Services, Sport and Recreation; and
(2) reviewed and amended in accordance with the "Review Triggers" by Manager Community Services, Sport and Recreation.

Policy Directive: 2160-024			**Official Version: A19114647**
Document Control			
Version / Reviewed	**Version Adoption** *(Council meeting-Minute Page / CEO-date)* **Reviewed** *(revision comment)*	**Date**	*Word version reference*
Version 1	General Meeting (19/2076)	17.9.2019	A19065540
Version 2	DRAFT	xx.xx.2020	

#2 Policy Directive 2160-026 Community Leasing - Improvement Works and Area Amendments

Policy Directive: 2160-026

Community Leasing - Improvement Works and Area Amendments

Head of Power

Local Government Act 2009

Related Legislation
Land Act 1994

Objective

To establish the process through which requests to undertake improvement works, including those requiring area amendments, under Council's Community Leasing Policy (No. 2150-079) will be reviewed, assessed and determined.

Definitions

Improvement Works Application means an application by a tenant to construct improvements or make alterations to Council owned or controlled land under the provision of Council's Community Leasing Policy (No. 2150-079).

Lease means a lease granted in accordance with Council's Community Leasing Policy (No. 2150-079).

Licence means a contractual right to occupy or use Council owned or controlled land without any legal right to exclude all others.

Major Lease Area Amendment means an amendment to an existing Lease area which is not a Minor Lease Area Amendment.

Minor Lease Area Amendment means an amendment to an existing Lease area which will:

- if the Lease area is being increased:
  - not increase the gross floor area of the Lease by more than 20%; and
  - not be more than 250m^2 in size.
- (if the Lease area is being reduced) be wholly within the footprint of the existing Lease.

Officer means an officer of the Council.

Permit means a trustee permit to occupy under the Land Act 1994.

Tenant includes a permitee and licensee.

Application

This policy directive applies to all Improvement Works Applications received under the provisions of Council's Community Leasing Policy 2150-079.

Directive

Tenants under the provisions of Council's Community Leasing Policy (2150-079) must submit an Improvement Works Application (IWA) to obtain Council consent for any proposed improvements or alterations. IWAs will be assessed, considered and communicated by Council utilising the following seven stage process.

Stage 1 - Application for Improvement Works
At any time, a Tenant may make an IWA to seek Council's consent to make an improvement or alteration to a Lease, Licence or Permit area.

Information will be collected from the Tenant which will include, but not be limited to the scope of the proposed works and a detailed site plan.

Stage 2 - Identification of area amendments
Upon receipt of the completed application, officers will identify whether:

- In the case of a Lease, the proposed improvement works would require a Minor Lease Area Amendment or a Major Lease Area Amendment; or
- In the case of a Licence or Permit, the proposed works would require an amendment to the relevant Licence or Permit area.

Stage 3 - Officer consultation
Following the identification of any required area amendments, consultation with relevant internal stakeholder units will be undertaken regarding the proposed improvement works. The following stakeholders will be consulted as a minimum, however depending on the application being considered, other internal stakeholders may also be consulted:

- Sport and Recreation Unit;
- Parks and Recreation Planning Unit; and
- Building and Facilities Planning Unit.

Through this consultation process, feedback will be sought regarding any relevant information, or objections officers may have regarding the application.

Stage 4 - Assessment
Following consultation with internal stakeholders, a qualitative assessment of the IWA will be undertaken based on the below criteria:

Table 1. - IWA assessment criteria

No.	Criteria	Considerations
1.	Activation	An assessment of the extent to which the Tenant currently utilises and activates the Lease, Licence or Permit area for its objects.
2.	Community benefit	The extent to which the proposed improvement or alteration would benefit the Tenant's operations and the community.
3.	Tenure compliance	Consideration of the Tenant's performance with respect to their existing tenure obligations, including maintenance of any relevant facilities.
4.	Financial viability	Consideration of the Tenant's financial health and ability to deliver the project.
5.	Strategic land or facility use	Consideration of any strategic opportunities for Council regarding future use of the land and /or facilities.
6.	Area of occupation	Consideration of any Lease, Licence or Permit area amendments that may be required to appropriately reflect the Tenant's proposed area of occupation. Consideration of whether any amended tenure area will be in the general location of the existing tenure area.
7.	Use	Consideration of whether any amended tenure area will be used for a purpose which is consistent with the permitted use under the existing Lease, Licence or Permit.

At the conclusion of this assessment process, a recommendation regarding the IWA will be formulated by Officers from Council's Community Services, Sport and Recreation Department.

Stage 5 - Divisional Councillor Consultation
Following the formulation of a recommendation by Officers, consultation will be undertaken with the Divisional Councillor(s) to seek feedback on the recommendation.

Stage 6 - Determination
Where both the Officer's recommendation and the Divisional Councillor(s) support the IWA, approval will be issued in accordance with Table 1 below.

Table 2. - Issuing of IWA and area amendment approvals

Tenure Type	Area Amendment	Approver
Lease	No area amendment	Chief Executive Officer (CEO), or his/her delegate, under delegated authority from the Council. This approval will comprise approval of the IWA and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).
	Minor Lease Area Amendment	CEO, or his/her delegate, under delegated authority from the Council. This approval will comprise: • the granting of a new lease which will encompass the Minor Lease Area Amendment; and • approval of the IWA and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).
	Major Lease Area Amendment	The granting of a new lease which will encompass the Major Lease Area Amendment will be subject to Council resolution at a General Meeting. If Council resolves to permit the Major Lease Area Amendment, then the CEO, or his/her delegate, under delegated authority from the Council will provide approval for the IWA and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).
Licence or Permit	No area amendment	CEO, or his/her delegate, under delegated authority from the Council. This approval will comprise approval of the IWA and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).
	Area amendment (all)	Chief Executive Officer (CEO), or his/her delegate, under delegated authority from the Council. This approval will comprise: • the granting of a new licence or permit which will encompass the area amendment; and

Tenure Type	Area Amendment	Approver
		• approval of the IWA and in-principle approval of any works requiring statutory approvals (subject to those statutory approvals being obtained).

Where both the Officer's recommendation and Divisional Councillor(s) do not support the application, the application will be declined by the CEO, or his/her delegate.

Where the Officer's recommendation is not supported by the Divisional Councillor(s), the matter will be brought to a Council Workshop for discussion with Council. Any subsequent decision regarding the IWA and any area amendment will be subject to a Council resolution.

The term of any lease, licence or permit area amendment, whether approved under delegated authority to the CEO or via resolution of the Council, will generally not extend past the expiration date of the existing lease, licence or permit with Council at that location.

To ensure that that Divisional Councillor remains informed of IWA and Minor Lease Area Amendments approved under delegated authority to the CEO, the Divisional Councillor will be advised via email at the conclusion of this stage.

Stage 7 - Applicant advice
Following the Determination stage, the applicant will be advised by way of formal correspondence from Council's Community Services, Sport and Recreation Department of the outcome of their IWA.

Related Documents

This Policy Directive complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies including, but not limited to:

Community Leasing Policy - 2150-079
Improvement Works Application Form

Review Triggers

This policy directive will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy directive will occur as required, or at least once every two years.

Responsibility

This Policy Directive is to be:

(1) implemented by the Manager Community Services, Sport and Recreation; and
(2) reviewed and amended in accordance with the "Review Triggers" by Manager Community Services, Sport and Recreation.

Policy Directive: 2160-026		**Official Version: Atba**	
Document Control			
Version / Reviewed	**Version Adoption** *(Council meeting-Minute Page / CEO-date)* **Reviewed** *(revision comment)*	**Date**	*Word version reference*
Version 1	General Meeting	xx.xx.2020	A19638196

ITEM 5.5
NAMING OF THE NATHAN ROAD SPORTS GROUND - DIVISION 5

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19645987 : 5 February 2020*
Responsible Officer: *BS, Technical Officer (IP Parks & Recreation Planning)*

Executive Summary
Development of new sports facilities are nearing completion on Council managed land at Nathan Road, Kippa-Ring. To ensure appropriate signage can be installed as part of the current facility construction, Council endorsement of a suitable name is being sought. Relevant internal stakeholders and the Division 5 Councillor have been consulted and have identified a suitable facility name - 'Nathan Road Sports Ground'.

The proposed naming reflects the intended use of the facility by multiple sports and community users and is consistent with Council's convention for naming of such facilities.

OFFICER'S RECOMMENDATION

1. That having regard to the information provided within this report and subject to the outcome of public advertising, the naming of the complex shown in figure 1 on Lot 305, SL5082, as "Nathan Road Sports Ground" be approved.

2. That the proposal to name the facility be advertised in local newspapers with public submissions open for a period of 28 days.

3. That should adverse submissions be received as a result of public advertising; the matter be referred to Council in a subsequent report.

ITEM 5.5 NAMING OF THE NATHAN ROAD SPORTS GROUND - DIVISION 5 - A19645987 (Cont.)

REPORT DETAIL

1. Background

Development of new sports facilities at Nathan Road, Kippa-Ring are nearing completion. The facility is primarily intended to become the new home for the nearby Redcliffe Tigers AFC Inc (Tigers) which remains unnamed. The facility will also support wider use by other sports users and community groups, noting there are further multi-use fields yet to be constructed subject to Council funding budget processes.

Nathan Road Sports Ground is located at 30 Nathan Road, Kippa-Ring. Stage 1 of the project was to construct a senior AFL field, clubhouse, amenities, car parking, landscaping of the wetlands and provision of future sporting fields. The Tigers will be the lessee of the Nathan Road Sports Ground.

As the resident club, the Tigers were consulted closely as part of the detail design for the construction of the new sports facility. The proposed name of the new facility was discussed with relevant internal stakeholders and the Division 5 Councillor who support naming the facility as “Nathan Road Sports Ground”.

Council endorsement of the proposed name is required so that new facility branding and wayfinding signage can be installed as part of the construction works, noting that a provisional sum has been allowed in the building contract for this purpose.



Figure 1 Nathan Road Sports Ground site

ITEM 5.5 NAMING OF THE NATHAN ROAD SPORTS GROUND - DIVISION 5 - A19645987 (Cont.)

2. Explanation of Item

A formally recognised name for a district standard sports facility is considered important in establishing a brand, assisting with wayfinding and promotion of significant community facilities. The current construction project has progressed to the point where a formal facility name is required so that new signage can be installed as part of the Council endorsed scope of works.

The proposed name is consistent with MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), and the associated convention for naming of a facility of this type. The proposed name is supported by internal stakeholders and the Division 5 Councillor.

The building works contract includes funding for the supply and installation of the proposed signage.

3. Strategic Implications

3.1 Legislative / Legal Implications ☒ Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Healthy and supportive communities - a healthy and inclusive community.

3.3 Policy Implications
The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads). Council policy requires that any proposal to name a complex be advertised in local newspapers for a period of up to 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

3.4 Risk Management Implications
The proposed name meets Policy requirements and poses no governance risk. However, there may be a risk of the community not readily accepting the name chosen for the facility, posing a risk to Council's reputation.

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications ☒ Nil identified

3.7 Economic Benefit ☒ Nil identified

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
It is appropriate to name the new facility such that it does not cause confusion with other similar sports facilities and to assist with wayfinding and establishing an appropriate brand. The facility is intended to support multi-sports and community uses.

3.10 Consultation / Communication
Division 5 Councillor, Cr Houghton, Sport and Recreation Manager, Team Leader Sport and Recreation, Parks and Recreation Planning Manager, and Senior Sports Planner, have been consulted regarding the proposed naming of the facility as 'Nathan Road Sports Ground' and are in agreement.

ITEM 5.6
NAMING OF SAMFORD COMMUNITY HUB BUILDING - DIVISION 11

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19660384 : 7 February 2020*
Responsible Officer: *WM, Parks and Recreation Planning Manager (IP Parks & Recreation Planning)*

Executive Summary
Construction of a new community purposes building has commenced at the Samford Parklands on Lot 901 SP156333, commonly referred to as the former Glasshouse Precinct. The project is 50% funded by Council and the Federal Government via a Building Better Regions Grant program and has thus far been referred to as the Samford Community Hub.

While the facility has consistently been referred to as the Samford Community Hub, this name has not yet been formally endorsed by Council.

OFFICER'S RECOMMENDATION

That having regard to the information provided within this report, the naming of the building shown in figure 1 on Lot 901 SP156333, as "Samford Community Hub" be approved.

ITEM 5.6 NAMING OF SAMFORD COMMUNITY HUB BUILDING - DIVISION 11 - A19660384 (Cont.)

REPORT DETAIL

1. Background

Council has commenced the construction of a new community facility building at the Samford Parklands, Mt Samson Road, Samford. (Refer Figure 1)

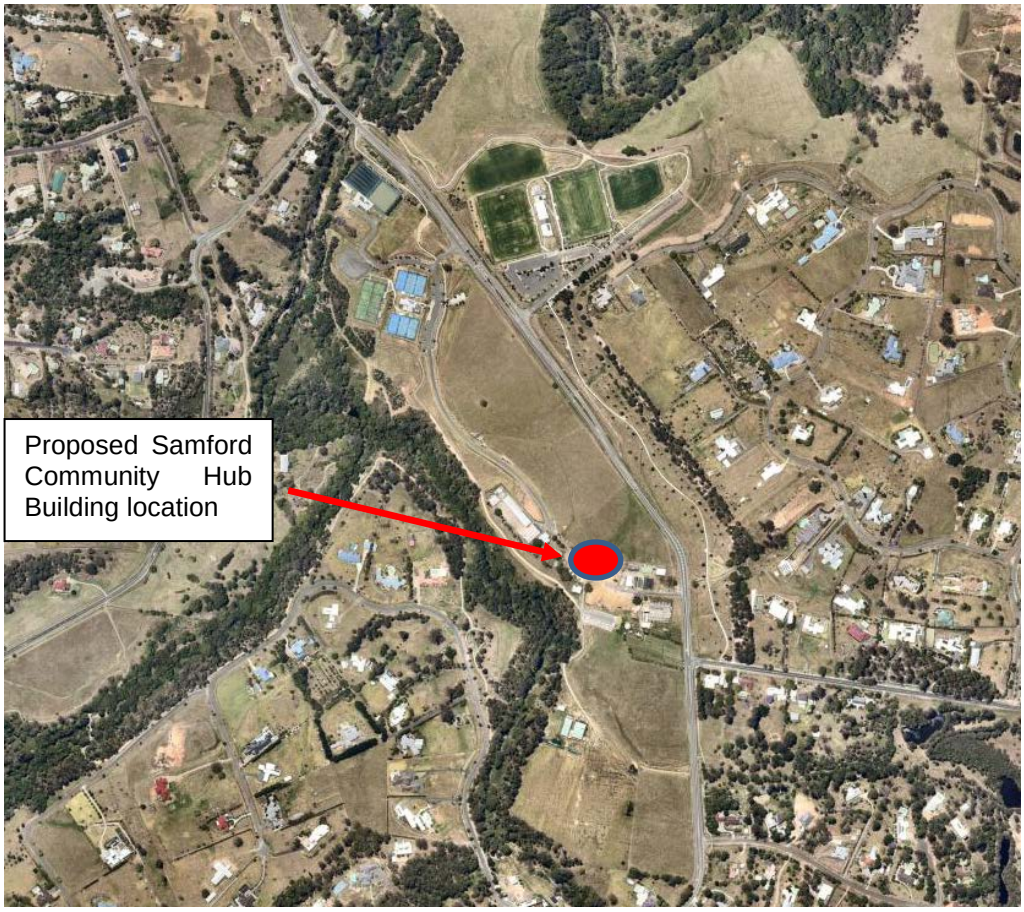


Figure 1 Building Location

The building is intended to provide a venue for numerous community groups to use as a base of operations as well as being available for use by the wider community on a fee for service arrangement managed under a head lease arrangement by the Samford and Districts Progress and Protection Association.

Relevant Internal stakeholders have been consulted and the naming is also supported by the Division 11 Councillor and the Hon Peter Dutton, Federal Member for Dickson.

2. Explanation of Item

The Samford Community Hub building is under construction and arrangements are progressing regarding the leasing and ongoing management of the facility. In order to finalise leases and to implement facility name signage, Council endorsement of the proposed building name is required. (Refer Figure 2).

ITEM 5.6 NAMING OF SAMFORD COMMUNITY HUB BUILDING - DIVISION 11 - A19660384 (Cont.)



Figure 2 Building to be named

The proposed name is consistent with MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), and the associated convention for naming of a facility of this type.

The proposed facility has previously been promoted in local newspapers, the Village Pump in Samford and in the Division 11 Councillor's regular newsletters. It has also been consistently promoted with key facility stakeholders and Council officers have not received any formal objections from any of the proposed tenants. It is noted that the name was promoted in the grant funding application and it would be unusual for Council to change the proposed facility name given the strong support from the local Federal Member who is understood to have engaged directly with user groups during the initiation and subsequent design of the project.

3. Strategic Implications

3.1 Legislative / Legal Implications ☒ Nil identified

3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - celebrating local arts, culture and community.

3.3 Policy Implications
The proposed name is consistent with MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), and the associated convention for naming of a facility of this type. Council policy requires that any proposal to name a building be advertised in local newspapers for a period of up to 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications ☒ Nil identified

3.6 Financial Implications
The current Council endorsed building works contract includes funding for the supply and installation of the proposed signage.

3.7 Economic Benefit Implications
The proposed name provides marketing opportunities for the refurbished building that will assist in achieving a regular income from hire and contribute to its long-term economic sustainability

ITEM 5.6 NAMING OF SAMFORD COMMUNITY HUB BUILDING - DIVISION 11 - A19660384 (Cont.)

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
Establishing a strong identity for Council facilities is essential to wayfinding and promotion of community facilities and events.

3.10 Consultation / Communication
The proposed name is supported by, the Division 11 Councillor and the Hon Peter Dutton, Federal Member for Dickson. Verbal confirmation of ongoing support for the name was received from the Ministers office on 7 February 2020. Internal stakeholders included Councils Sport and Recreation Manager and Coordinator Community Planning and Policy (Community Services, Sport and Recreation Department), who have been responsible for liaising with external stakeholders regarding the development and management of the facility.

ITEM 5.7
CABOOLTURE SPORTS CLUB REGIONAL INFRASTRUCTURE PARTNERSHIP - REGIONAL

Meeting / Session: *5 PARKS, RECREATION & SPORT*
Reference: *A19494593 : 19 December 2019*
Responsible Officer: *KS, Sport and Recreation Manager (CES Community Services, Sport & Recreation)*

Executive Summary
As one of the Moreton Bay Region's largest community sporting organisations, the Caboolture Sports Club Ltd (Club) plays an integral role in the delivery of sport and recreation opportunities to residents across the region through the provision of funding, governance support and land tenure management services. Currently the Club holds ten leases and twenty-two sports field permits across nine Council sporting venues.

In May 2019, the Club approached Council regarding a proposed five-year infrastructure partnership (Caboolture Sports Club Regional Infrastructure Partnership) for the planning and construction of new and improved sporting infrastructure at the various Council venues operated by the Club. Council provisionally allocated $500,000 in its 2019/20 operational budget towards the infrastructure partnership.

This report seeks Council's approval to enter into a funding agreement with the Club which is intended to operate for 5 years. Further, the report seeks Council's approval for the allocation of the budgeted 2019/20 partnership funds ($500,000) as a Regional Community Project Grant under the provision of Council's Community Grants Policy (2150-030), towards the Grant Road Cricket Facilities project at Grant Road Sport Complex, Morayfield.

OFFICER'S RECOMMENDATION

1. That Council enter into a five year funding agreement with Caboolture Sports Club Ltd for the delivery of sports infrastructure projects, as described in this report, commencing in the 2019/20 financial year.

2. That Council's financial contribution towards projects delivered under the funding agreement be $500,000 per annum, and be contingent upon:

   a) All projects being approved by resolution of Council;
   b) All projects meeting the requirements of Council's Community Grants Policy for Regional Community Project Grants;
   c) Caboolture Sports Club Ltd providing a minimum contribution of $360,000 per annum towards the projects; and
   d) The terms and conditions of the funding agreement being satisfied.

3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging a funding agreement and any required variations of the funding agreement on the Council's behalf, as described in this report.

4. That having taken into account the matters for consideration under Council's Community Grants Policy, Council considers that the Grant Road Cricket Facilities project, as referred to in this report, will deliver significant regional public benefits.

5. That subject to recommendation 6, Council provide a $500,000 grant to the Caboolture Sports Club Ltd towards delivery of the Grant Road Cricket Facilities project.

ITEM 5.7 CABOOLTURE SPORTS CLUB REGIONAL INFRASTRUCTURE PARTNERSHIP - REGIONAL - A19494593 (Cont.)

6. That the grant referred to in recommendation 5 be provided under Council's Community Grants Policy as a Regional Community Project Grant, noting that the grant will be the first annual payment due under the funding agreement and will be contingent upon:

   a) the Caboolture Sports Club Ltd providing a minimum contribution of $360,000 towards the project;
   b) the Caboolture Sport Club Ltd securing the other project contributions as referenced in Table 2.1 of this report; and
   c) a funding agreement being executed between Council and the Caboolture Sports Club Ltd on terms satisfactory to the Chief Executive Officer.

ITEM 5.7 CABOOLTURE SPORTS CLUB REGIONAL INFRASTRUCTURE PARTNERSHIP - REGIONAL - A19494593 (Cont.)

REPORT DETAIL

1. Background

Founded in 1994, the Caboolture Sports Club Ltd (Club) is a not-for-profit sporting organisation operating extensively within the Moreton Bay Region. The Club has a proven track record in the provision sport and recreation opportunities to residents across the region through the delivery of funding, governance support and land tenure management services.

In addition to the holding ten leases and twenty-two sports field permits across nine Council sporting venues, the Club provides over $1.9M annually in both cash and in-kind support to a wide range of local sporting / community organisations, and individuals.

In 2018, the Club initiated an infrastructure fund as part of its commitment to growing and improving sports infrastructure across its managed venues. $360,000 per annum is allocated by the Club towards this fund.

2. Explanation of Item

In May 2019, the Caboolture Sports Club Ltd approached Council with a proposal to enter into a five-year infrastructure partnership (Caboolture Sports Club Regional Infrastructure Partnership) for the planning and construction of new sporting facilities and infrastructure improvements, at various locations across the region. The proposed Caboolture Sports Club Regional Infrastructure Partnership (Infrastructure Partnership) would see Council provide a financial contribution of $500,000 per annum ($2,500,000 over five years), and the Sports Club provide a minimum contribution of $360,000 per annum ($1,800,000 over five years) towards projects delivered under the Partnership. In addition to the investment by Council and the Club, additional co-contributions would be sought from the State and Federal Governments towards the relevant projects delivered.

Since the original presentation by the Club in May of 2019, the proposed infrastructure partnership has been the subject of significant discussions between Council officers and the Club as part of due diligence investigations. Further, a series of Council briefings have been held during this time.

With consideration to the financial contributions offered by the Club under the proposed Infrastructure Partnership and the projected need for sports infrastructure investment at the Club's respective venues in future years, the Infrastructure Partnership is considered to offer significant benefits to Council and the community. Accordingly, this report recommends that Council enter into a funding agreement to give effect to the Infrastructure Partnership for five years (commencing 2019/20), subject to:

- All projects delivered under the Infrastructure Partnership being approved by resolution of Council;
- All projects delivered under the Infrastructure Partnership meeting the requirements of Council's Community Grants Policy;
- Caboolture Sports Club Ltd providing a minimum contribution of $360,000 per annum towards projects under the Infrastructure Partnership; and
- Satisfaction of the terms of a funding agreement between Council and the Club.

<u>Proposed 2019/20 Partnership Project - Grant Road Cricket Facilities project</u>

Subject to Council entering into the proposed Infrastructure Partnership, it is recommended that Council approve the allocation of funds provided in the 2019/20 operational budget ($500,000) towards the Grant Road Cricket Facilities project. This would constitute the first annual payment of $500,000 due under the proposed funding agreement. This project, located at Grant Road Sport and Community Complex Morayfield, will include:

- Construction of an Indoor Cricket Development Centre building;
- 5 x cricket nets with Gabba Grass flooring and retractable netting;
- Two additional change room facilities suitable for female athletes;
- An equipment storage shed (21 x 9m);
- Cricket fence;
- Site screens;

ITEM 5.7 CABOOLTURE SPORTS CLUB REGIONAL INFRASTRUCTURE PARTNERSHIP - REGIONAL - A19494593 (Cont.)

- Widening of turf wickets; and
- Landscaping and compensatory planting.

This $1,548,469 project is expected to provide a high-quality cricket facilities for all Caboolture Sports Cricket Club members, as well as an indoor training facility suitable for regional, state and national level training clinics. Table 2.1 below details the proposed project contributors and their relevant funding commitments.

Table 2.1 - Project contributions

Organisation	**Funding commitments**	**Status**
Caboolture Sports Club Ltd	$368,469	Funding confirmed
Queensland Government	$150,000	Funding confirmed
Commonwealth Government	$500,000	Funding confirmed
Council	$500,000	Subject to this report.
Queensland Cricket	$30,000	Funding confirmed
TOTAL	**$1,548,469**	

The project is planned to commence in April of 2020 and has received all necessary approvals from Council, including a new lease over the required area at Grant Road Sports and Community Complex (MP19/2605) and development approval.

Any Council funds to be provided under the proposed Infrastructure Partnership are required to be administered as a grant in accordance with Council's Community Grants Policy. Under this policy, Council may, by resolution, provide a 'Regional Community Project Grant' to a community organisation where it determines there is significant regional public benefit. In determining regional public benefit, Council is required to give consideration to the following:

- Relevance of the proposed project to Council's vision for the Moreton Bay Region;
- Alignment of the proposed project to the role and functions of Council, including demonstrated economic, community, cultural, sporting or environmental benefits to the Moreton Bay Region;
- Capacity of the community organisation to successfully deliver the proposed project;
- The community organisation's financial contribution towards the project;
- Availability of funds and value for money; and
- The specific circumstance associated with the need for Council support.

With consideration to the community, sporting and economic benefits to be delivered through the Grant Road Cricket Facilities project, Council may consider that the project will deliver significant regional public benefits and meet the Regional Community Project Grant provisions of its Community Grants Policy.

Should Council wish to provide a Regional Community Project Grant towards this project, it is recommended that:

- the grant be contingent upon the Caboolture Sports Club Ltd contributing a minimum of $360,000 towards the project;
- the grant be contingent upon the Caboolture Sports Club Ltd securing the other project contributions as referenced in Table 2.1 above; and
- a funding agreement be executed between the two parties on terms satisfactory to the Chief Executive Officer, and a full funding acquittal undertaken for all funded works.

ITEM 5.7 CABOOLTURE SPORTS CLUB REGIONAL INFRASTRUCTURE PARTNERSHIP - REGIONAL - A19494593 (Cont.)

3. Strategic Implications

3.1 Legislative / Legal Implications
Council's Community Grants Program is administered in accordance with the *Local Government Act 2009* and the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications
Council's Community Grants Program is administered in accordance with its Community Grants Policy (2150- 030).

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications
This report recommends that the Chief Executive Officer be authorised to:

- take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging a funding agreement and any required variations of the funding agreement on the Council's behalf, as described in this report.

3.6 Financial Implications
Should Council approve the recommendations of this report, a maximum Council funding allocation of $500,000 per annum for five years ($2,500,000 in total) will be required.

$500,000 is currently provided for in Council's 2019/20 operational budget (32014.000.22099) as Council's year 1 contribution towards the Infrastructure Partnership.

3.7 Economic Benefit Implications
The various sports facilities operated by Caboolture Sports Club Ltd provide significant economic benefits to the region through the hosting sporting events that contribute to increased tourism and expenditure within the Moreton Bay Region.

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications
The sports venues operated by Caboolture Sports Club provide a significant contribution towards the social and sports offering of the Moreton Bay Region. Further, the Club provides direct support and sporting pathways for various clubs and members throughout the region including: Caboolture Rugby Union Club, Caboolture Sports Cricket Club, Caboolture Sports Dog Obedience, Caboolture Sports Football Club, Caboolture Sports Softball Association, Caboolture Touch Association, The Lakes Football Club, North Lake Mustangs Football Club, Lakers Softball Club, North Lakes Leopards Junior Rugby Union Club and the North Lake Kangaroos Rugby League Club.

3.10 Consultation / Communication
Caboolture Sports Club Council presentation - May 2019
Council briefings
Caboolture Sports Club Ltd
Manager - Community Services, Sport and Recreation
Parks & Recreation Planning Manager
Legal Officer

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
TENDER - ENERGY FROM WASTE (EFW) - REGIONAL

Meeting / Session: ***4 Asset Construction & Maintenance (Cr A Hain)***
Reference: *11 February 2020*
AH, Manager Waste Services (ECM Waste Services)
Responsible Officer:

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
To reduce waste disposal to landfill and maximise the beneficial use of waste materials received, Council sought submissions in October 2018 for the development and operation of Energy from Waste (EfW) facilities at one or more of Council's waste management facilities.

Evaluation of tender submissions has reached a critical stage and further due diligence investigations and negotiations are required to progress this EfW project. The engagement of consultant experts in the EfW field, including specialist lawyers, is required to advance the tender evaluation process. Council approval is sought to move forward with the EfW project(s) and the engagement of the necessary expertise as detailed in this report.

ITEM C.2 – CONFIDENTIAL
PROPOSED CHANGE TO COMMERCIAL DEVELOPMENT LEASE TERMS - DIVISION 4

Meeting / Session: ***7 Economic Development, Events & Tourism (Cr P Flannery)***
Reference: *5 February 2020*
Responsible Officer: *AS, Manager Property Services (CES Property & Commercial Services)*

Basis of Confidentiality
Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary
This report seeks a Council Resolution to vary commercial development lease terms previously agreed by Council.

ITEM C.3 – CONFIDENTIAL
DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5

Meeting / Session: ***4 Asset Construction & Maintenance (Cr A Hain)***
Reference: *11 February 2020*
Responsible Officer: *AR, Director Infrastructure Planning (IP Directorate)*

Basis of Confidentiality
Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary
A Council contractor (Ri-Con Contractors Pty Ltd) who was awarded a contract to construct the Deception Bay Scouts Hall (MBRC008989 - Deception Bay Scouts Hall Construction) has entered liquidation and failed to meet its contractual obligations.

Subject to the existing contract with Ri-Con Contractors Pty Ltd being terminated, officers propose that Council adopt a tender consideration plan which will enable the contract to be, in effect, “re-awarded” (without a second open tender process) to an alternative contractor (who provided a tender in the previous open tender process) so that any project delays are minimised to the extent possible.

ITEM C.4 – CONFIDENTIAL
AWARDING OF TENDER FOR MANAGEMENT AND OPERATION OF COUNCIL CARAVAN PARKS - DIVISION 1, DIVISION 2 AND DIVISION 6

Meeting / Session: ***7 Economic Development, Events & Tourism (Cr P Flannery)***
Reference: *31 January 2020*
Responsible Officer: *MF, Property Services Officer (CES Community Services, Sport & Recreation)*

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
The purpose of this report is to seek a Council resolution for the engagement of management services for Council-owned caravan parks.

UNCONFIRMED

Moreton Bay Regional Council

MINUTES

GENERAL MEETING

Tuesday 11 February 2020
commencing at 10.30am

Caboolture Chambers
2 Hasking Street, Caboolture

UNCONFIRMED

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UNCONFIRMED

1. OPENING PRAYER

The Acting 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 Julie Greer
Cr James Houghton
Cr Koliana Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Matthew Constance
Cr Darren Grimwade

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

Officers:

Chief Executive Officer	(Mr Greg Chemello)
Deputy CEO/Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Finance & Corporate Services	(Ms Donna Gregory)
Director Infrastructure Planning	(Mr Andrew Ryan)
Director Planning	(Mr David Corkill)
Manager Development Services	(Mr Dan Staley)
Accounting Services Manager	(Mr Denis Crowe)
Financial Operations Manager	(Mr Jason Linsdell)
Team Leader Planning	(Ms Amy White)
Manager Environmental Services	(Ms Robyn Moffat)
Coordinator Infrastructure Planning	(Ms Elissa McConaughy)
Meeting Support	(Larissa Kerrisk)

Apologies:
Nil

3. MEMORIALS OR CONDOLENCES

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

UNCONFIRMED

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

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

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr Koliana Winchester **CARRIED 11/0**

That the minutes of the General Meeting held 4 February 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

Cr Mike Charlton (Acting Mayor) opened the Community Comment session, making the required statement regarding the conduct of the Session, and invited the following participants to address the Council.

7.1. Community Comment: Noel Wendt - Bribie Gardens Waterway (A19673313)

Mr Noel Wendt addressed the Council in respect of Bribie Gardens Waterway, making the following points:

- Dissatisfaction with Council's management of the public lake and reserve and Council's inability to manage the waterway and its associated lock and weir.
- The impact of waterfront residents' enjoyment of the waterway and spoiling the reputation of the estate.
- The impact of property values and increased difficulty selling properties due to the waterway not being managed operationally or environmentally.
- Bribie Gardens residents are required to pay for the entire maintenance of the public lake and waterway which serves as a drainage system for the majority of Bongaree of approximately 1,200 properties.
- The maintenance levy continues to increase each year to cover replacement of the lock and weir.
- The rigid system for pontoon leases and public liability insurance makes it difficult to have facilities for boats, restricts sales and the transfer of properties.
- Council's maintenance of the waterway falls short of a Trustee empowered by the State Government.
- The fortnightly boat patrol to remove floating debris is not enough with residents cleaning up in the interim, screens are not fitted to 35 stormwater drains and Council has ceased routine water quality monitoring.
- The recent major maintenance shutdown of the lock and weir included closure of the lock which blew out to almost double the time predicted to carry out work at 10 weeks, and over 25% in cost. Four months later faults in the lock are trapping people and preventing access to the Moreton Bay.

UNCONFIRMED

7.2. Community Comment: Dean Teasdale - Development and the Planning Scheme (A19673368)

Mr Dean Teasdale addressed the Council in respect of development and the planning scheme in the Moreton Bay region.

- Moreton Bay is one of the fastest growing regions which brings challenges and opportunities.
- The challenge of planning for population growth is putting a strain on current infrastructure, reduced block sizes, supply and demand, job competition, and the environment becoming a secondary consideration. Another challenge is good governance of and by local government.
- Council needs to ensure that the planning process gets out of the courtroom and back into council meetings. A legal bill of approximately $7 million which includes planning matters is unacceptable.
- A prohibition of major planning decisions comes into effect when Council moves into caretaker mode when the election is announced on 22 February 2020.
- That Councillors look beyond the players and acknowledge the long term positive or negative permanence of approved planning applications. Consideration given to whether an application complies with the planning scheme and a decision to approve or refuse an application will create a better region in the future. Council's Infrastructure Planning for example takes consideration to 15 years into the future.
- Council to review the number of planning decisions made under delegation. Council recently had a 13-week period in which no development application decisions were made.
- Democratic representation, social inclusion, meaningful community engagement and better notification to the community of development applications.
- Open planning meetings for submissions to be heard and for Councillors to have the opportunity to ask questions and engage on the floor of Council.
- When planning process and policies of Council addresses balanced growth and development then the protection and enhancement of lifestyle and the local environment can be realised.

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.

UNCONFIRMED

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 Koliana 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.

RESOLUTION

Moved by Cr Adam Hain
Seconded by Cr Peter Flannery **CARRIED 11/0**

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.**

UNCONFIRMED

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

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.

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.

UNCONFIRMED

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

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.

UNCONFIRMED

ATTENDANCE

Mr Dan Staley attended the meeting at 10.47am for discussion on Items 2.1 and 2.2.

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.

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr James Houghton **CARRIED 11/0**

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.**

UNCONFIRMED

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

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.

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.

UNCONFIRMED

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

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

3.8 Environmental Implications ☒ Nil identified

3.9 Social Implications ☒ Nil identified

3.10 Consultation / Communication ☒ Nil identified

UNCONFIRMED

ATTENDANCE

Ms Amy White attended the meeting at 11.04am for discussion on Item 2.2.

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:	*Planning Act 2016*
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

UNCONFIRMED

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 1000m^2 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.

RESOLUTION

Moved by Cr James Houghton
Seconded by Cr Julie Greer **CARRIED 8/3**
Crs Peter Flannery, Koliana Winchester and Adam Hain voted against the motion

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

UNCONFIRMED

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.)

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: 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).
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.

UNCONFIRMED

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		
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: 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: 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 an 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 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	Prior to the commencement of the use or endorsement of any 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

UNCONFIRMED

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		
		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: 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: 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. Note: Rainwater tanks are not permitted within easements.	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: 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**	
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: 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	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

UNCONFIRMED

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		
	internal Fibre Wall Outlet (FWO) or the likely location of the FWO.	
B	Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (a) above has been done. Note: A template for certification is available from council for the purpose of this condition.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
14	**Telecommunications Internal Wiring**	
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.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note:A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
15	**Electricity**	
	Electricity to the Dual Occupancy is to be via a single overhead connection or via underground connection. Note: Private property poles are not accepted.	To be maintained at all times.
DEVELOPMENT ENGINEERING		
16	**Replace Existing Council Infrastructure**	
	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.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.
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.

UNCONFIRMED

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		
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**
	The *Aboriginal Cultural Heritage Act 2003* 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. 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 *likely* to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party. 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. 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.
2	**Adopted Charges**
	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. 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.

UNCONFIRMED

ADVICES	
	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.

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 • 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

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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	Dwelling Houses
	General Residential Zone Next Generation Neighbourhood Precinct	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.

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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:	State Planning Policy • State Planning Policy, Part E Regional Plan • South East Queensland Regional Plan
SEQ Regional Plan Designation:	• Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

Assessment benchmarks - livable communities	
Applicable to Development	SPP requirement
No	None
Comment Not applicable.	
Assessment benchmarks - mining and extractive resources	
Applicable to Development	SPP requirement
No	None
Comment Not applicable.	
Assessment benchmarks - water quality	
Applicable to Development	SPP requirement
No	None
Comment Not applicable.	
Assessment benchmarks - natural hazards, risk and resilience	
Applicable to Development	SPP requirement
Yes	Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district: (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. All natural hazard areas: (2) Development supports and does not hinder disaster management response or recovery capacity and capabilities. (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. (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.

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	(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	☒ Yes ☐ No	PO47
Development Codes		
Residential Uses Code	☒ Yes ☐ 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.

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2.4.3 Performance Outcome Assessment

<table>
<tr><th>Performance Outcome</th><th>Example</th></tr>
<tr><td colspan="2">General Residential Zone Code - Suburban Neighbourhood precinct</td></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td>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.</td><td>E47
Are located on lots with an area of 1000m2 or greater.</td></tr>
<tr><td colspan="2">Performance Outcome Assessment</td></tr>
<tr><td colspan="2">Example E47 of the General Residential Zone Code - Suburban Neighbourhood Precinct provides that Dual Occupancies are located on site with an area of 1000m^2 or greater, as the proposed development does not meet the example assessment against the Performance Outcome PO47 is required

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.

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.</td></tr>
<tr><td colspan="2">Residential Uses Code</td></tr>
<tr><td>PO5
Car parking areas do not adjoin the street frontage or public open space areas, or are designed to:
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.</td><td>E5.1
Garage and carport openings are no greater than:
<table><tr><th>Primary lot frontage</th><th>Covered car space opening(s) per street frontage and location of car parking areas</th></tr><tr><td>15m or greater</td><td>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>a. Single level: 3.0m wide;
b. Double level: 6.0m and recessed 1.0m behind the front wall or balcony of upper level.
OR</td></tr></table></td></tr>
</table>

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Performance Outcome	Example
	a. For a laneway lot (Single or double level): 6m wide
Performance Outcome Assessment	
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 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. The garage opening does not compromise landscaping with a landscaping strip provided along the frontage of the site. 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 proposed development is considered to comply with the Performance Outcome.	
PO8 Driveways, pedestrian entries and internal access ways are located and designed to: 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;	**E8.1** Dual occupancies provide: 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.

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Performance Outcome	Example
i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure.	
Performance Outcome Assessment	
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 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. 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. 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. 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. The proposed development is considered to comply with the Performance Outcome.	

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

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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: 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

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6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
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.		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. The Dual Occupancy provides for appropriate parking, provides urban services and is consistent with the anticipated character of the area.
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.
Community activities: 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.
Corner stores may establish as standalone uses (not part of a neighbourhood hub) where: 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.

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6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
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; iii. they are appropriately designed and located to include active frontages.		
Retail and commercial activities (forming part of a neighbourhood hub): i. cluster with other non-residential uses (excluding corner stores) forming a neighbourhood hub; ii. are centred around a 'Main Street' central core fostering opportunities for social and economic exchange; iii. are of a small scale, appropriate for a neighbourhood hub; iv. do not negatively impact adjoining residents or the streetscape; v. are subordinate in function and scale to all centres within the region.	N/A	The proposed development is residential.
The design, siting and construction of non-residential uses: i. maintains a human scale, through appropriate building heights and form; ii. provides attractive, active frontages that maximise pedestrian activity along road frontages, movement corridors and public spaces; iii. provides for active and passive surveillance of road frontages, movement corridors and public spaces; iv. promotes active transport options and ensures an oversupply of car parking is not provided; 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	N/A	The proposed development is residential.

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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: 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 unserviced 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: 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.

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6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters; B. prevent stormwater contamination and the release of pollutants; C. maintain or improve the structure and condition of drainage lines and riparian areas; D. avoid off-site adverse impacts from stormwater. iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network; iv. the development ensures the safety, efficiency and useability of access ways and parking areas; v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.		
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.

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6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by: 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: 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	The subject site is not affected by any overlay constraints. The development will ensure no negative impacts on the water quality or natural environment.

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6.2.6.2.1. Purpose - Suburban neighbourhood precinct		
Overall Outcomes	**Complies Y/N**	**Comments**
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: 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;		

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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.

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(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.

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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
Issue - Density
Discussion The submissions raise concerns regarding the density of the Dual Occupancy and that it exceeds 15 Dwellings per hectare. However, the General Residential Zone Code - Suburban Neighbourhood Precinct Performance Outcome PO1 advises that: '*The Suburban neighbourhood precinct has a low residential density of a maximum of 15 dwellings per hectare (site density) except for Dual Occupancies'.* 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 600m^2 with some as low as 294m^2 and 302m^2. These lots produce a higher density than the proposed development. Additionally, the Overall Outcomes of the suburban neighbourhood precinct include: *'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*.' 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.

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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

The proposed Dual Occupancy does not exceed the intended density for the area and the development complies with the relevant Performance Outcome.

This is not a reason for refusal of the application.

Issue - Proximity to other Dual Occupancy

Discussion

The submission raises concern with the proximity of the proposed Dual Occupancy with the existing Dual Occupancy being located approximately 65m away.

Example E47 of the General Residential Zone Code - Suburban Neighbourhood Precinct provides that Dual Occupancies are located on site with an area of 1000m^2 or greater, as the proposed development does not meet the example assessment against the Performance Outcome PO47 is required. Performance Outcome PO47 states:

'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'

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.

As discussed under the previous Density issue, the Overall Outcomes of the suburban neighbourhood precinct include:

'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.'

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.

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.

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.

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.

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

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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
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. This is not a reason for refusal of the application.
Issue - Site Cover and impervious area
Discussion 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. 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. The proposed development includes 32m^2 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 81.2m^2 and Unit 2 has 90.8m^2 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. 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. The proposed Dual Occupancy is under the Site Cover requirement and exceeds the private open space allocation required under the planning scheme. This is not a reason for refusal of the application.
Issue - Garage Openings
Discussion 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. 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: *'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.'*

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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
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. This is not a reason for refusal of the application.
Issue - Access and Driveways, Car Parking and Traffic
Discussion 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. 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. 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

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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
of these roads which is ample space for any expected on-street parking for visitors or overflow from residents. 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. This is not a reason for refusal of the application.
Issue - Setbacks, Subtropical Design and Casual Surveillance
Discussion The submissions discuss concern with the casual surveillance and sub-tropical design of the dual occupancy. 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 form 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 livings areas as well as veranda's and eaves protecting doorways from sun. The proposal complies with the Example E16 for Subtropical Design. The location of the deck along the street frontage increases the active interface and allows for causal 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. This is not a reason for refusal of the application.
Issue - Landscaping and environmental impacts
Discussion 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. 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 16m^2 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

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Assessment of Submissions

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.

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.

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.

This is not a reason for refusal of the application.

Issue - Appearance of the Dual Occupancy and views

Discussion

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.

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.

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.

This is not a reason for refusal of the application.

Issue - Noise

Discussion

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.

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

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Assessment of Submissions
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. 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. 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. This is not a reason for refusal of the application.
Issue - Availability of the Code response document
Discussion The submissions raise concern with the availability of the code response document on PD online. 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. This is not a reason for refusal of the application.

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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

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ATTENDANCE

Mr Dan Staley and Ms Amy White left the meeting at 11.25am after consideration of Item 2.2 and Mr Denis Crowe attended the meeting at this time for discussion on Item 3.1.

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.

RESOLUTION

Moved by Cr Mick Gillam
Seconded by Cr Koliana Winchester **CARRIED 11/0**

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.

UNCONFIRMED

ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

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.

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.

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ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

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.

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;

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ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

- 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.

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

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ITEM 3.1 QUARTER 2 OPERATIONAL PLAN & BUDGET REVIEW - REGIONAL - A19627481 (Cont.)

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.

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ATTENDANCE

Mr Denis Crowe left the meeting at 11.27am after consideration of Item 3.1 and Mr Jason Linsdell attended the meeting at this time for discussion on Item 3.2.

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.

RESOLUTION

Moved by Cr Brooke Savige
Seconded by Cr Julie Greer **CARRIED 11/0**

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**

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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.

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ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

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

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.

UNCONFIRMED

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

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.

UNCONFIRMED

ITEM 3.2 PURCHASING ARRANGEMENT - BUILDING INSPECTION SERVICES - A19625875 (Cont.)

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

UNCONFIRMED

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.

UNCONFIRMED

ATTENDANCE

Mr Jason Linsdell left the meeting at 11.28am after consideration of Item 3.2.

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.

RESOLUTION

Moved by Cr Koliana Winchester
Seconded by Cr Peter Flannery **CARRIED 11/0**

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.**

UNCONFIRMED

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

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.

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.

UNCONFIRMED

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

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.

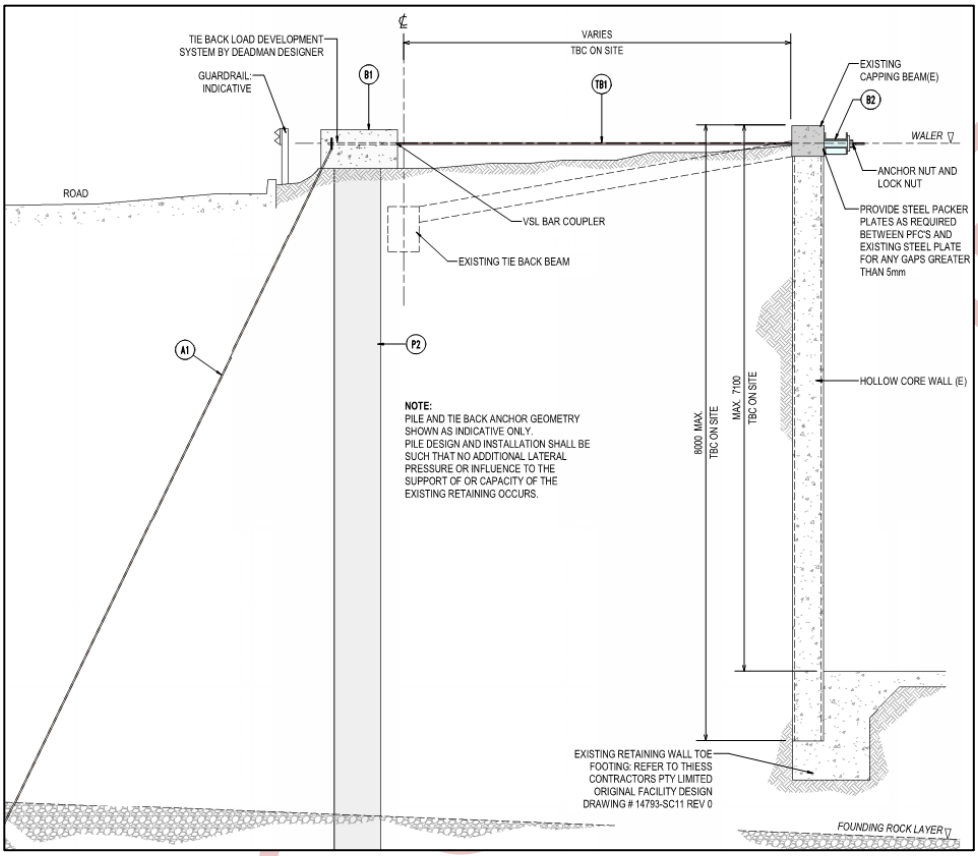


Figure 2 - Side view of Vertical Piling

UNCONFIRMED

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

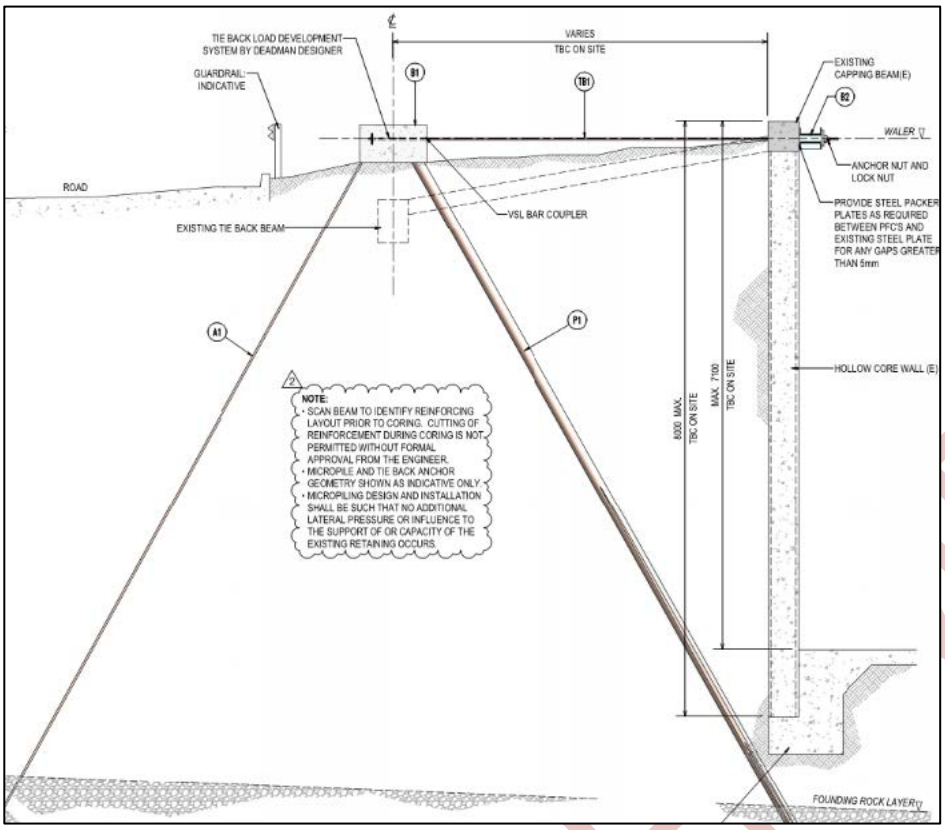


Figure 3 - Side view of Micropiling Option

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

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

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.

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'.

UNCONFIRMED

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 contactor`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.

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.

UNCONFIRMED

ITEM 4.1 REDCLIFFE WASTE TRANSFER STATION STRUCTURAL REPAIRS OF EXISTING SOUTHERN WING RETAINING WALL - DIVISION 6 - A19631451 (Cont.)

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.

UNCONFIRMED

ITEM 5.1 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the *Local Government Act 2009*, Cr James Houghton declared a perceived conflict of interest in Item 5.1 as the Councillor is the number one ticketholder of the Redcliffe Tigers AFL Club.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

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 Mick Gillam
Seconded by Cr Denise Sims **CARRIED 10/0**

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr James Houghton 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 James Houghton remained in the meeting.

UNCONFIRMED

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.

RESOLUTION

Moved by Cr James Houghton
Seconded by Cr Adam Hain **CARRIED 11/0**

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, 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.**

UNCONFIRMED

ITEM 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5 - A19285302 (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, 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.

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.

UNCONFIRMED

ITEM 5.1 NEW LEASE - REDCLIFFE TIGERS AFC INC - DIVISION 5 - A19285302 (Cont.)

3.2 Corporate Plan / Operational Plan
Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

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

3.4 Risk Management Implications ☒ Nil identified

3.5 Delegated Authority Implications
As per 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 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

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
FOUR PALLETTES 2020 - DIVISION 6

Cr Koliana Winchester made special mention of her attendance to open the Four Palettes 2020 art exhibition at the Redcliffe Art Society on Saturday 8 February 2020. Cr Winchester said that the exhibition showcases the many works of four local artists, Tricia, Winnie, Kerry and Cheryl, who have each won many awards locally and internationally. Cr Winchester extended her congratulations to the Redcliffe Art Society, Old Fire Station Gallery.

RESOLUTION

Moved by Cr Koliana Winchester
Seconded by Cr Brooke Savige **CARRIED 11/0**

That a Mayoral letter of congratulation be sent to the award winners of the Four Pallettes 2020 exhibition.

ITEM 11.2
CR KOLIANA WINCHESTER RETIREMENT - DIVISION 6

Cr Koliana Winchester provided the following statement:

'It has been a privilege and an honour to represent the great people and beautiful community of the Redcliffe Peninsula, on both the Redcliffe City Council and more recently, the Moreton Bay Regional Council.

I was first elected at a Council by-election in 2005, having campaigned as a strong independent voice calling for a new city-planning scheme that better managed new high-rise developments.

I have argued and advocated on behalf of residents regarding planning and development issues over the years since. I have also spent this time advocating for our community more broadly. From rolling out thousands of metres of new and accessible footpaths to the establishment of the Old Fire Station gallery and volunteers' hub

We've also seen Council house community groups as part of renovations, including the Redcliffe Art Society, University of the Third Age and the Redcliffe Seniors Computer Club to name a few. Other work has focused on placemaking, such as the Bee Gees Way projects and streetscaping work. The greatest projects in my mind are the ones that enhance our environment, such as healthy waterways initiatives at Humpybong Creek and Bells Creek, alongside Council's contribution to the Hays Inlet Eco Path.

Most importantly, I have enjoyed a close relationship with the people and groups of the Redcliffe Peninsula, one which has seen our beautiful part of the world grow in so many ways.

Being an elected representative is about making tough decisions. As a strong independent voice on Council, I am used to making them, often as an isolated voice. However, I am making another tough decision and have announced that I will not be recontesting Division 6 of the Moreton Bay Regional Council at the upcoming election.

This is not an easy decision. But it's time to move on to the next chapter of my life and spend some time in retirement with my husband Bill and my loving family and grand-children.

You will keep seeing me around the peninsula and at community events, just as much as before I was elected. I would like to give my heartfelt gratitude to the people of the Redcliffe Peninsula who have overwhelmingly supported my candidacy over the years. It's vital that we pursue economic development and that the new Council champion the great ideas coming out of the Moreton Bay Region.

UNCONFIRMED

ITEM 11.4 REGIONAL EVENTS - A19285302 (Cont.)

11.2 Cr Koliana Winchester Retirement - Division 6 (Cont'd)

The Residents must be heard on Council first and foremost.

Redcliffe continues to grow into an increasingly vibrant and supportive community, the best place to live, work, and for me, to enjoy retirement."

Cr Winchester's colleagues wished her well for the future and all the best in her retirement.

ITEM 11.3
A CRUSADERS JOURNEY - BUSHFIRE FUNDRAISER - DIVISION 1

Cr Brooke Savige made special mention of her attendance, together with Cr Mike Charlton (Acting Mayor) and her husband to the Bushfire Fundraiser 'A Crusaders Journey' held at the Abbey Museum of Art and Archaeology on Saturday 8 February 2020. Cr Savige said that it was a wonderful night where she experienced a range of food and entertainment from the Crusaders' time and that funds raised would be going to the town of Genoa, Victoria. Cr Savige said the Abbey Museum pulled together with volunteers and re-enactments to raise $7,000 and that Michael Guarino and Michelle Hanton had done much of the leg work.

Cr Mike Charlton (Acting Mayor) concurred with Cr Brooke Savige regarding the Bushfire Fundraiser and said that the re-enactments were amazing and included three bouts of fully-armed combat jousting in full chain mail armour with axes and helmets weighing approximately 30 kilograms. Cr Charlton said that it was one of the most amazing sights to watch the 60-second rounds and added that the volunteers all did a great job. Cr Charlton also made mention that the town of Genoa was one town in Australia that had an historic timber arch bridge which has unfortunately been lost to the bushfires.

RESOLUTION

Moved by Cr Brooke Savige
Seconded by Cr Mick Gillam **CARRIED 11/0**

That a Mayoral letter of congratulation be sent to the Abbey Museum for a successful fundraising event.

ITEM 11.4
REGIONAL EVENTS

Cr Koliana Winchester made special mention of her invitation to speak at the Queensland University of Technology's **QUT Pathways to Politics for Women 2020** held on Friday 7 February 2020 at Gardens Point campus. Cr Winchester said she met so many aspiring politicians, joined a panel discussion and said that it is the only program of its kind in Queensland, which is an initiative to increase female participation in all levels of government. Cr Winchester added that it is a great program by QUT and thanked them for the opportunity to participate.

Cr Peter Flannery made special mention of his attendance, together with Cr James Houghton at the **Sunshine Coast Sports Federation Awards Dinner** held at Lake Kawana on Friday 7 February 2020. Cr Flannery said that it was a pleasure to present MBRC Australia Day Sports Awards winners, Bianca Dilworth and Charlene Povey, with trophies to recognise their achievements in the Moreton Bay region. Cr Flannery said the awards dinner had been held at a different venue this year, and that Moreton Bay Regional Council and Sunshine Coast Council were major sponsors of event.

UNCONFIRMED

11.4 Regional Events

Cr James Houghton concurred with Cr Peter Flannery stating that the dinner was a very good night. Cr Houghton said that a local, Rupert McCall, who grew up in Redcliffe, was the MC for the night and added that he is also a patron of the Redcliffe Dolphins.

Cr Adam Hain made special mention of local **Moreton Bay Lion, Lily Postlethwaite,** who played with Brisbane Lions against Adelaide Crows for Round 1 of the AFL Women's Competition, on Saturday 8 February 2020.

ATTENDANCE

Ms Robyn Moffat attended the meeting at 11.56am for discussion on Item 11.5.

ITEM 11.5
SEQ KOALA CONSERVATION STRATEGY - REGIONAL

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr Peter Flannery **CARRIED 11/0**

That the Moreton Bay Regional Council:

a. Calls on the State Government to listen to the concerns of South East Queensland councils, numerous environmental groups and residents noting that approximately 15,000 hectares of koala habitat is now at risk in the Moreton Bay region alone due to the removal of protections in its new SEQ Koala Conservation Strategy, pause its regulatory changes and restart the consultation process with councils and the community.

b. Notes that the State Government approved its proposed changes without any response to council of its submission, endorsed as Item 6.1 (Supplementary Agenda) at Council's General Meeting held on 28 January 2020.

c. That the Acting Mayor (Cr M Charlton) write to the Premier of Queensland, the Honourable Annastacia Palaszczuk MP, and the Honourable Leeanne Enoch MP, Minister for Environment and the Great Barrier Reef, Minister for Science and Minister for the Arts regarding the matter.

ATTENDANCE

Ms Robyn Moffat left the meeting at 12.02pm after consideration of Item 11.5.

ITEM 11.6
BRIBIE ISLAND GARDENS WATERWAYS - DIVISION 1

Following the address at Community Comment Session by Mr Noel Wendt, Cr Flannery moved the following motion:

RESOLUTION

Moved by Cr Peter Flannery
Seconded by Cr Brooke Savige **CARRIED 11/0**

That a Council Workshop be conducted in relation to the issues raised at Bribie Gardens Waterways.

UNCONFIRMED

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 James Houghton **CARRIED 11/0**

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.2.

Members of the press and public gallery left the Chambers.
The closed session commenced at 12.11pm.

ATTENDANCE

Ms Elissa McConaghy attended the meeting at 12.11pm for discussion on Item C.1 and left the meeting at 12.16pm.

OPEN SESSION

RESOLUTION

Moved by Cr Julie Greer
Seconded by Cr Adam Hain **CARRIED 11/0**

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

The open session resumed at 12.20pm.

UNCONFIRMED

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)*.

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr James Houghton **CARRIED 11/0**

1. **That in accordance with section 234 of the Local Government Regulation 2012, Council is satisfied that an agreement with IIP Pty Ltd as the Appointed Reviewer for the *MBRC Local Government Infrastructure Plan amendment 1 (LGIP2)* project is entered into under an LGA Arrangement (Local Buy).**

2. **That Council enters into an agreement with IIP 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 IIP Pty Ltd as the Appointed Reviewer for the *MBRC Local Government Infrastructure Plan amendment 1 (LGIP2)* project and any required variations of the agreement on Council's behalf.**

UNCONFIRMED

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.

RESOLUTION

Moved by Cr Mick Gillam
Seconded by Cr Julie Greer **CARRIED 11/0**

That Council:

1. **Delegates to the Chief Executive Officer the power to negotiate and finalise the purchase of the properties (or parts of those properties) described in this confidential report (Land);**

2. **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 road 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. **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. **Delegates authority to the Chief Executive Officer to settle the claims for compensation if the Land is compulsorily acquired; and**

5. **Authorises the Chief Executive Officer to do all other things that are necessary to give effect to the taking of the Land.**

UNCONFIRMED

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

CLOSURE

There being no further business the Chairperson closed the meeting at 12.21pm.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 20/183 to 20/252 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 11 February 2020.

_____
Greg Chemello
Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 18 February 2020.

_____
Greg Chemello
Chief Executive Officer

_____
Councillor Mike Charlton
Acting Mayor

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