



# SUPPORTING INFORMATION

**for respective items considered at**

**General Meeting**

**13 August 2019**

**SUPPORTING INFORMATION**

**Ref: A18167123**

The following list of supporting information is provided for:

**ITEM 1.1**

**DELEGATIONS – ENVIRONMENTAL OFFSETS ACT 2014 AND ENVIRONMENTAL OFFSETS  
REGULATION 2014 - REGIONAL**

***#1 Draft Schedule - Council Delegation to CEO - Environmental Offsets Act 2014 and  
Environmental Offsets Regulation 2014***

ITEM 1.1 - DELEGATIONS - VARIOUS ACTS - REGIONAL (A18934172)

**#1 Draft Schedule - Council Delegation to CEO - Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014**

Schedule to Delegation  
Council-?

**Environmental Offsets Act 2014 and Environmental Offsets Regulation 2014**

Reference to a statute, regulation, industry standard, code or other law or a provision of any of them includes:

- (a) any amendment or replacement of it; and
- (b) another regulation or other statutory instrument made under it, or made under it as amended or replaced.

**Environmental Offsets Act 2014**

**Schedule of powers delegated from Council to the CEO for sub-delegation as appropriate**

<b>Environmental Offsets Act 2014</b>	
<b>Description of Power delegated from Council to CEO</b>	<b>Section of the Act</b>
Power to make an environmental offsets policy available for inspection.	Section 12(3)
Power, as an entity, to provide notice of election to deliver an environmental offset for the prescribed activity, or for a stage of the prescribed activity, by: <ul style="list-style-type: none"> <li>(a) a proponent-driven offset; or</li> <li>(b) a financial settlement offset; or</li> <li>(c) a combination of a proponent-driven offset and a financial settlement offset.</li> </ul>	Section 18(2)
Power, as an administering agency, to consider a notice of election and any offset delivery plan.	Section 19(1)
Power, as an administering agency, to decide whether it is appropriate to deliver the environmental offset in the way stated in the notice of election, and any offset delivery plan, or whether the offset should be delivered in a different way and to give notice of the decision.	Sections 19(2) and 19(3)
Power, as an entity, to apply for a review of the failure by the administering agency to give the required notice, in the way provided for under section 19(8) of the Act.	Section 19(6)
Power, as an entity or as an administering agency, to agree to amend either or both of the agreed delivery arrangement and an offset delivery plan.	Section 19(7)
Power, as an administering agency, to give the notice required to be given under section 19A(4) of the Act.	Section 19A
Power, as an authority holder or as an administering agency, to enter another agreed delivery arrangement.	Section 20
Power, as an authority holder, to make application for the removal of duplicate conditions. Power, as an administering agency, to decide an application to remove duplicate conditions.	Section 25A

ITEM 1.1 - DELEGATIONS - VARIOUS ACTS - REGIONAL (A18934172)

<b>Environmental Offsets Act 2014</b>	
<b>Description of Power delegated from Council to CEO</b>	<b>Section of the Act</b>
Power, as a relevant agency or as an entity, to enter into an agreement (an environmental offset agreement) in relation to the delivery of the offset.	Section 26(2)
Power, as a relevant agency or as an entity bound by an earlier environmental offset agreement, to enter into another environmental offset agreement (the later agreement) that varies, or terminates and replaces, the earlier agreement.	Section 28(2)
Power, as an owner of land, to apply for a declaration that the land stated in the application is an environmental offset protection area.	Section 30(1)
Power, as an owner of land, if given a notice mentioned in section 30(3)(b) or (c) of the Act, to apply in the way provided under the QCAT Act for a review of the declaration of only part of the land stated in the application or the refusal of the application.	Section 30(4)
Power to give a notice (a compliance notice) to the person requiring the person to do either or both of the following: (a) start complying with an environmental offset agreement; (b) remedy the contravention of the agreement in a way stated in the notice.	Section 35(2)
Power, as a party to an environmental offset agreement given a compliance notice, to apply, in the way provided under the QCAT Act, for a review of the decision to give the notice.	Section 38
Power, after giving a person a compliance notice and the person contravenes it by not doing something, to do the thing.	Section 39
Power to credit amounts received by Council as a financial settlement offset to Council's trust fund.	Section 89(1)
Power to transfer an amount received by Council as a financial settlement offset in one of the circumstances listed in section 89(2) of the Act.	Section 89(2)
Power, as an administering agency, to keep a register of the matters listed in subsection one, make the register available for inspection and give information held on the register to the chief executive.	Section 90
Power as an authority holder to apply for an amendment of: (a) an existing authority; (b) an authority granted, on or after commencement, as the result of an application that was made but not dealt with, before commencement.  Power, as an administering agency, to decide an application to amend: (a) an existing authority; (b) an authority granted, on or after commencement, as the result of an application that was made but not dealt with, before commencement,  and to do all things authorised or required by section 95B following the making of the decision.	Section 95B



ITEM 1.1 - DELEGATIONS - VARIOUS ACTS - REGIONAL (A18934172)

**Environmental Offsets Regulation 2014**

*Schedule of powers delegated from Council to the CEO for sub-delegation as appropriate*

<b>Environmental Offsets Regulation 2014</b>	
<b>Description of Power delegated from Council to CEO</b>	<b>Section of the Act</b>
Power, as a person with an interest in land proposed to be included within a new area covered by a later environmental offset agreement, to decide whether or not to consent to the amended declaration of the environmental offset protection area.	Section 11(3)(c)
Power, as an owner of land, to apply to the decision maker for an area of land to be identified as an advanced offset. Power, as a decision maker, to decide an application for an area of land to be identified as an advanced offset and to do all things authorised or required by section 14 following the making of the decision.	Section 14
Power, as an owner of land, to apply to the decision maker for removal of an advanced offset from the register kept under section 90 of the Act.	Section 14(6)
Power, as a decision maker, to remove an advanced offset from the register kept under section 90 of the Act.	Section 14(7)
Power, as an owner of land, to apply to the decision maker to amend the boundary of an area of land identified as an advanced offset. Power, as a decision maker, to decide an application to amend the boundary of an area of land identified as an advanced offset and to do all things authorised or required by section 15 following the making of the decision.	Section 15
Power to make application for internal review of a reviewable decision.	Section 18(1)
Power, as a relevant entity, to extend the time for applying for internal review.	Section 18(2)
Power, as a relevant entity, to review a reviewable decision, make an internal review decision and to do all things authorised or required by section 19 following the making of the decision.	Section 19
Power, as an applicant, to apply to QCAT for a stay of a reviewable decision.	Section 20
Power, as a person who is given, or is entitled to be given, a notice under section 19(2)(b) about a decision, to apply to QCAT for an external review of the decision.	Section 21
Power, as a person who is given, or is entitled to be given, a notice under section 19(2)(a) about an appellable decision in relation to an offset condition imposed under the <i>Environmental Protection Act 1994</i> for a resource activity within the meaning of that Act, to appeal the decision to the Land Court.	Section 23
Power, as a person who is given, or is entitled to be given, a notice under section 19(2)(a) about an appellable decision in relation to an offset condition imposed under the <i>Planning Act</i> , or under the <i>Environmental Protection Act 1994</i> for a prescribed environmentally relevant activity within the meaning of that Act, to appeal the decision to the Planning and Environment Court.	Section 29

## Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 6  
Supporting Information

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ITEM 1.1 - DELEGATIONS - VARIOUS ACTS - REGIONAL (A18934172)

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Document Control: Schedule to Delegation - Council-?			
Version	Revision/Version Comment	Adopted (Date)	Document ref.
V1			

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A18167123 - Schedule to Delegation Council-?  
Version 1 - date

Page 4

**SUPPORTING INFORMATION**

**Ref: [A18723337](#), [A18866517](#) & [A18936993](#)**

The following list of supporting information is provided for:

**ITEM 1.2**

**123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE -  
MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL**

***#1 MBRC Motion - Flying Fox Management - Grants, Planning and Research***

***#2 MBRC Motion - Compulsory Participation by Packaging Producers in the Australian  
Packaging Covenant Organisation (APCO)***

***#3 MBRC Motion - Regulated Dog Management Animal Management (Cats and Dogs) Act 2008***

ITEM 1.2 - 123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE - MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL (Cont.)

**#1 MBRC Motion - Flying Fox Management - Grants, Planning and Research**

# Flying Fox Management - Grants, Planning and Research

<b>Submitting council / organisation</b> Moreton Bay Regional Council	
<b>Title of motion</b>	Flying Fox Management - Grants, planning and research
<b>Council resolution #</b> <b>TBA</b>	TBA
<b>Date of council resolution</b> <b>TBA</b>	Please select the date of resolution here
<b>Motion</b>	<p>That the Local Government Association of Queensland lobby the State Government to:</p> <ol style="list-style-type: none"> <li>1. Extend the <a href="#">Flying fox conflict mitigation grant scheme</a> state-wide;</li> <li>2. Incorporate flying fox management into the State Planning Policy with provisions for development near known flying fox colonies with a focus on reducing potential conflict with residents; and</li> <li>3. Coordinate state-wide flying fox research, in conjunction with the Federal Government, universities and Local Governments, to determine the locations and population trends of flying foxes with a focus on:                         <ol style="list-style-type: none"> <li>(i) Statistics of colonies located within the Urban Flying Fox Management Area in contrast to other locations, and</li> <li>(ii) The distribution and population trends of flying foxes within urban flying fox colony areas.</li> </ol> </li> </ol>
<b>Background</b>	<p>Moreton Bay Regional Council has submitted LGAQ motions regarding flying foxes in 2016, 2017 and 2018. The motions lobbied the State Government to (i) coordinate management and research into flying foxes, and (ii) support funding for flying fox management and dispersal.</p> <p>To date, no change in State Government policy has occurred.</p> <p>In early 2019, the State Government provided grant assistance to eligible residents in the Charters Towers Local Government Area</p>

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ITEM 1.2 - 123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE -  
MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL (Cont.)

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	<p>(LGA) affected by flying foxes. Assistance was used to mitigate the effects of living adjacent to a flying fox colony. The grant was available for the following items:</p> <ul style="list-style-type: none"> <li>• Rainwater Tank First Flush system,</li> <li>• Rainwater Tank isolation valve (to prevent rainwater from entering tank),</li> <li>• Vehicle Cover,</li> <li>• Tree trimming/removal, and</li> <li>• House cleaning products.</li> </ul> <p>This grant scheme was only available to residents within a designated area (in close proximity to Lissner Park, Charters Towers).</p> <p>In recognition that flying foxes travel large distances across multiple Local Government boundaries and impact many residents in urban areas, Moreton Bay Regional Council supports continued efforts to lobby the State Government to provide state wide management of flying foxes, including planning policies, research and funding support.</p> <p>Many aspects of the flying fox ecology are poorly understood, and this makes management a significant challenge. One of many knowledge gaps is an understanding of the population and distribution trends of urban flying fox colonies through the state.</p>
<p><b>What is the desired outcome sought?</b></p>	<p>The State Government:</p> <ol style="list-style-type: none"> <li>a. Extend the flying fox conflict mitigation grant scheme to all Queensland residents to mitigate the effects of living near flying fox colonies.</li> <li>b. Incorporate flying fox management into the State Planning Policy with a focus on reducing potential conflict with residents by designating buffers between known colonies and residents.</li> <li>c. Coordinate funding and research into:             <ol style="list-style-type: none"> <li>a. Population distribution and trends in urban areas;</li> <li>b. Habitat preference and movement patterns of black and grey headed flying foxes; and</li> <li>c. Impacts of black and grey headed flying foxes in urban areas.</li> </ol> </li> </ol>

ITEM 1.2 - 123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE -  
MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL (Cont.)

**#2 MBRC Motion - Compulsory Participation by Packaging Producers in the Australian Packaging Covenant Organisation (APCO)**

## Compulsory participation by packaging producers in the Australian Packaging Covenant Organisation (APCO)

Submitting council / organisation Moreton Bay Regional Council	
Title of motion	Increased advocacy for the introduction of compulsory participation by packaging producers in the Australian Packaging Covenant Organisation (APCO) and clear packaging reduction targets.
Council resolution # TBA	TBA
Date of council resolution TBA	Please select the date of resolution here
Motion	That the Local Government Association of Queensland lobby the State and Federal Government for the introduction of compulsory participation by packaging producers in the Australian Packaging Covenant Organisation (APCO) and legislated packaging reduction targets.
Background	<p>The Australian Packaging Covenant (Covenant) has been the principle national instrument to reduce the environmental impacts of consumer packaging in Australia since 1999.</p> <p>The Covenant forms the industry-led component of a co-regulatory arrangement underpinned by the <i>National Environment Protection (Used Packaging Materials) Measure 2011</i> (NEPM). It is agreed between the Australian Packaging Covenant Organisation Ltd, the representative body for signatories to the Covenant, and Commonwealth, state and territory governments, and is endorsed by the National Environment Protection Council.</p> <p>The Covenant document sets out the goals of the Covenant, how the Covenant is implemented, including the governance arrangements, and signatory eligibility and obligations.</p> <p>Participation at this time is voluntary and likely one of the reasons that national packaging reduction targets have not been achieved to date.</p> <p>New national packaging reduction targets, to be achieved by 2025, were set in April 2018:</p> <ol style="list-style-type: none"> <li>1. 100% reusable, recyclable or compostable packaging;</li> <li>2. 70% of plastic packaging being recycled or composted;</li> <li>3. 30% of average recycled content including in packaging; and</li> </ol>

ITEM 1.2 - 123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE -  
MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL (Cont.)

	<p>4. The phase out of problematic and unnecessary single-use plastic packaging</p> <p><a href="https://www.packagingcovenant.org.au/who-we-are/australias-2025-national-packaging-targets">https://www.packagingcovenant.org.au/who-we-are/australias-2025-national-packaging-targets</a></p> <p>Councils across Australia have historically seen an increase year on year on packaging waste, including in littering and illegal dumping in their municipalities. With the near collapse of the recycling industry the cost burden on communities for managing packaging waste has increased significantly. Urgent action is required.</p>
What is the desired outcome sought?	<p>Council seeks advocacy and strategic support from the State and Federal Government to:</p> <ul style="list-style-type: none"> <li>• fast track the 2025 National Packaging Target;</li> <li>• legislate for the compulsory achievement of packaging reduction targets;</li> <li>• increase the compulsory participation of packaging producers in the industry product stewardship;</li> <li>• share community engagement responsibility to achieve the 2025 targets;</li> <li>• support local resource recovery solutions for existing materials accepted in the average comingled recyclable waste stream, and</li> <li>• support local resource recovery solutions for new materials entering comingled recycling bin streams including compostable biodegradable plastic packaging.</li> </ul>

**#3 MBRC Motion - Regulated Dog Management Animal Management (Cats and Dogs) Act 2008**

# Regulated Dog Management - Animal Management (Cats and Dogs) Act 2008

<b>Submitting council / organisation</b> Moreton Bay Regional Council supported by the Goondiwindi Regional Council	
<b>If this submission has been carried at a ROC/LGA, please indicate below</b> (Optional) Please enter the name of the ROC/LGA here	
<b>Title of motion</b>	Regulated Dog Management - <i>Animal Management (Cats and Dogs) Act 2008</i>
<b>Category</b>	Community Services and Social Policy
<b>Council resolution #</b>	
<b>Date of council resolution</b>	Click or tap to enter a date.
<b>Motion</b>	<p>That the Local Government Association of Queensland lobby the State Government to:</p> <ol style="list-style-type: none"> <li>1. Coordinate a review of the <i>Animal Management (Cats and Dogs) Act 2008, Chapter 4 - Regulated Dogs</i> to strengthen the ability of local governments to investigate and effectively manage serious dog attacks and regulated dog offences to improve community safety outcomes including; and</li> <li>2. Coordinate a review of the <i>Queensland Civil and Administrative Tribunal Act and Regulation 2009</i>, and <i>QCAT Practice Directions</i> to identify methods to reduce extended delays in hearing and determining matters, reduce complexity associated with the process of review surrounding local government decision making and imminent risks to community safety.</li> </ol>
<b>Background</b>	The Moreton Bay Regional Council, similar to certain other South East Queensland Councils, continues to experience challenges presented by limitations within the <i>Animal Management (Cats and Dogs) Act 2008</i> and inefficient processes associated with the review



# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 13  
Supporting Information

ITEM 1.2 - 123RD ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE - MORETON BAY REGIONAL COUNCIL MOTIONS - REGIONAL - A18868559 (Cont.)

2

	<p>of regulated dog declarations and destruction orders, particularly in instances following a serious dog attack.</p> <p>Moreton Bay Regional Council understands that the State Government was planning to review the <i>Animal Management (Cats and Dogs) Act 2008</i> in 2015, however, no review has occurred.</p> <p>In recognition of the significant community safety risks associated with the keeping of regulated dogs and the management of dogs following a serious attack on a person, Moreton Bay Regional Council supports continued efforts to lobby the State Government to conduct the necessary legislative and practice standards review to realise necessary change and improvement.</p>
What is the desired outcome sought?	<ol style="list-style-type: none"> <li>1. State Government coordinate a review of the <i>Animal Management (Cats and Dogs) Act 2008</i>, including the establishment of a review framework directly incorporating local government feedback and recommendation on the following minimum improvement areas: <ol style="list-style-type: none"> <li>a) Strengthening of Schedule 1 conditions to require the registration of regulated dogs as a condition for the keeping of a regulated dog, and express seizure and animal destruction provisions for recidivist offenders;</li> <li>b) Establishment of offence categories for dog attacks on the basis of gravity and victim impact, and provide authorised officers the ability to summarily issue penalty infringement notices for lower level offences;</li> <li>c) Review and improvement of costs provisions to ensure victims and local government entities are supported in seeking costs orders to provide improved community outcomes and to appropriately recover investigation and prosecution costs;</li> <li>d) Review and improvement of Schedule 1 requirements concerning regulated dog enclosures with a specific focus on providing absolute clarity and certainty surrounding how, and where an enclosure must be constructed. This would no doubt involve the broader review of definitions etc and supporting guidance materials.</li> </ol> </li> <li>2. Coordinate a review of the <i>Queensland Civil and Administrative Tribunal Act and Regulation 2009</i>, and <i>QCAT Practice Directions</i> to identify methods to reduce extended delays in hearing and determining matters, reduce complexity associated with the process of review surrounding local government decision making and imminent risks to community safety.</li> </ol>

GENERAL MEETING  
13 August 2019

PAGE 13  
Supporting Information

**SUPPORTING INFORMATION**

**Ref: [A18729634](#), [A18901878](#), [A18926239](#), [A18937307](#)**

The following list of supporting information is provided for:

**ITEM 2.1**

**DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5**

***#1 Aerial Photograph***

***#2 Zoning Plan***

***#3 Easements (Easement 'L' - Reciprocal Access)***

***#4 Locality Plan***

***#5 Strategic Framework Place Type***

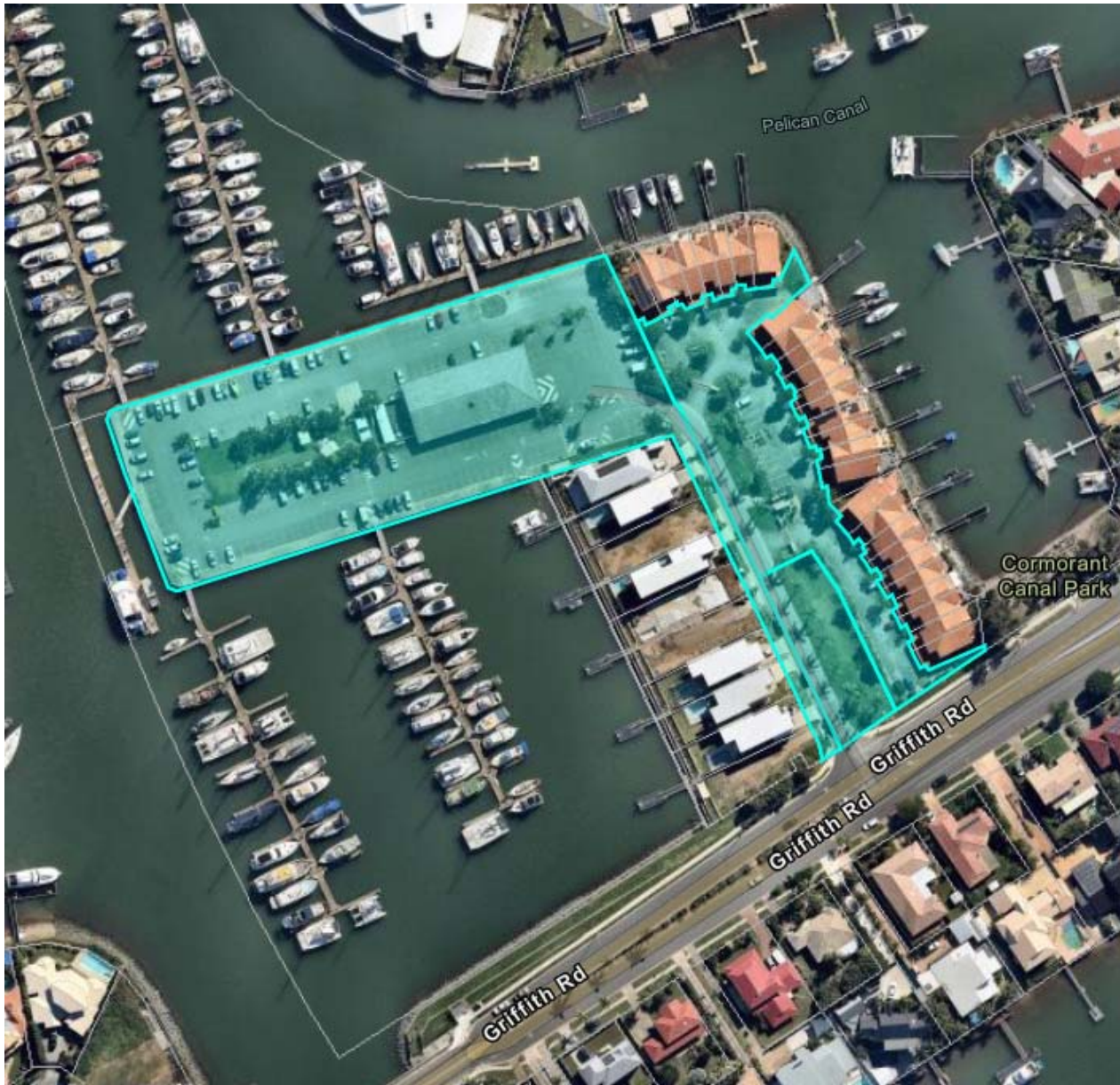
***# 6 Proposal Plans***

***# 7 Landscape Drawings***

***# 8 Properly made submissions (829 submissions - 225MB)  
(due to the size of this attachment, it is provided separately)***

**ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5**

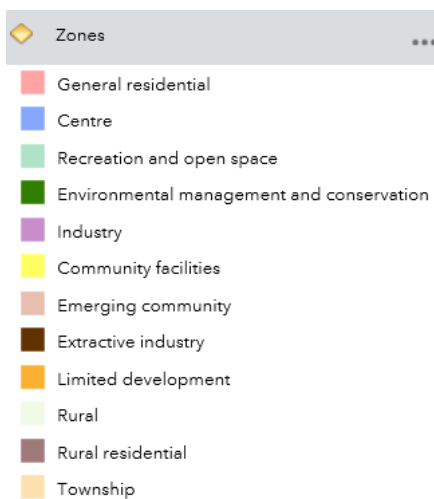
**#1 Aerial Photograph**



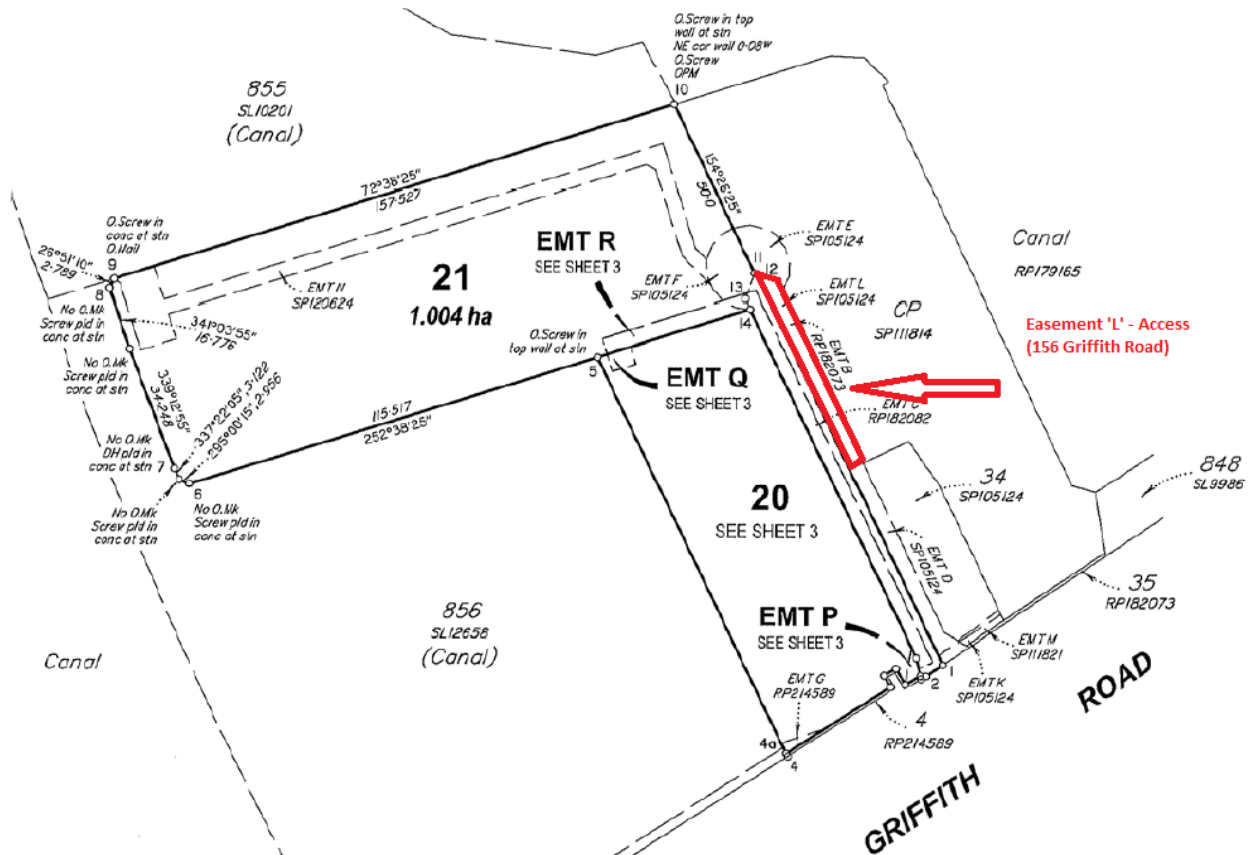


**ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5**

## #2 Zoning Plan

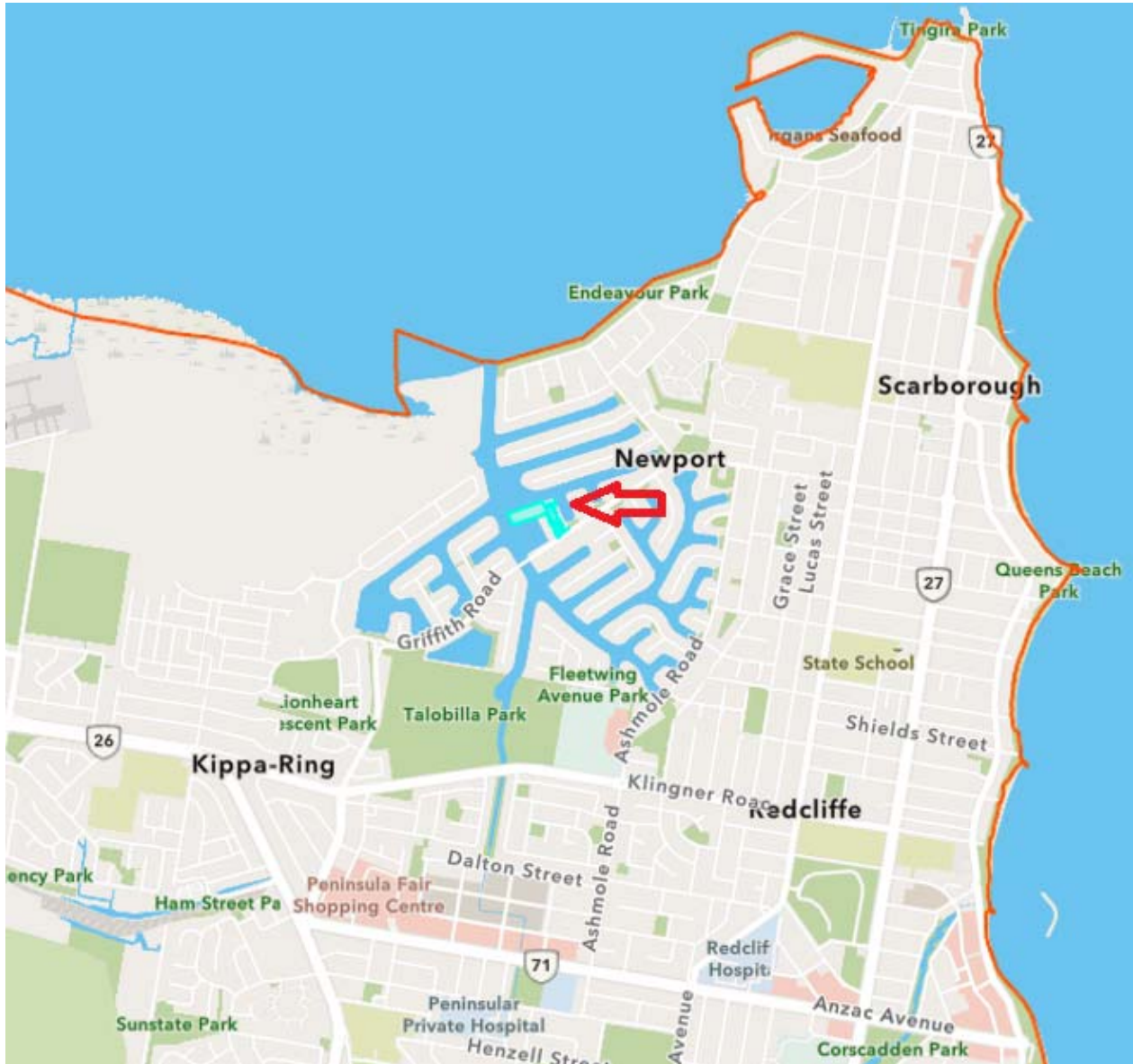


### #3 Easements (Easement 'L' - Reciprocal Access)



**ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5**

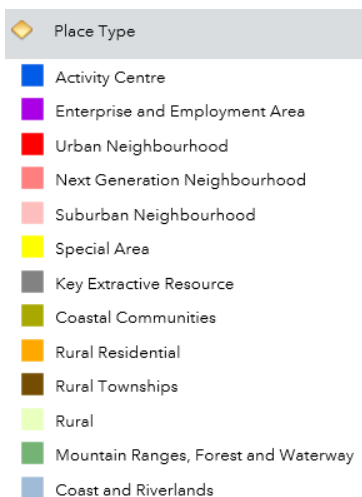
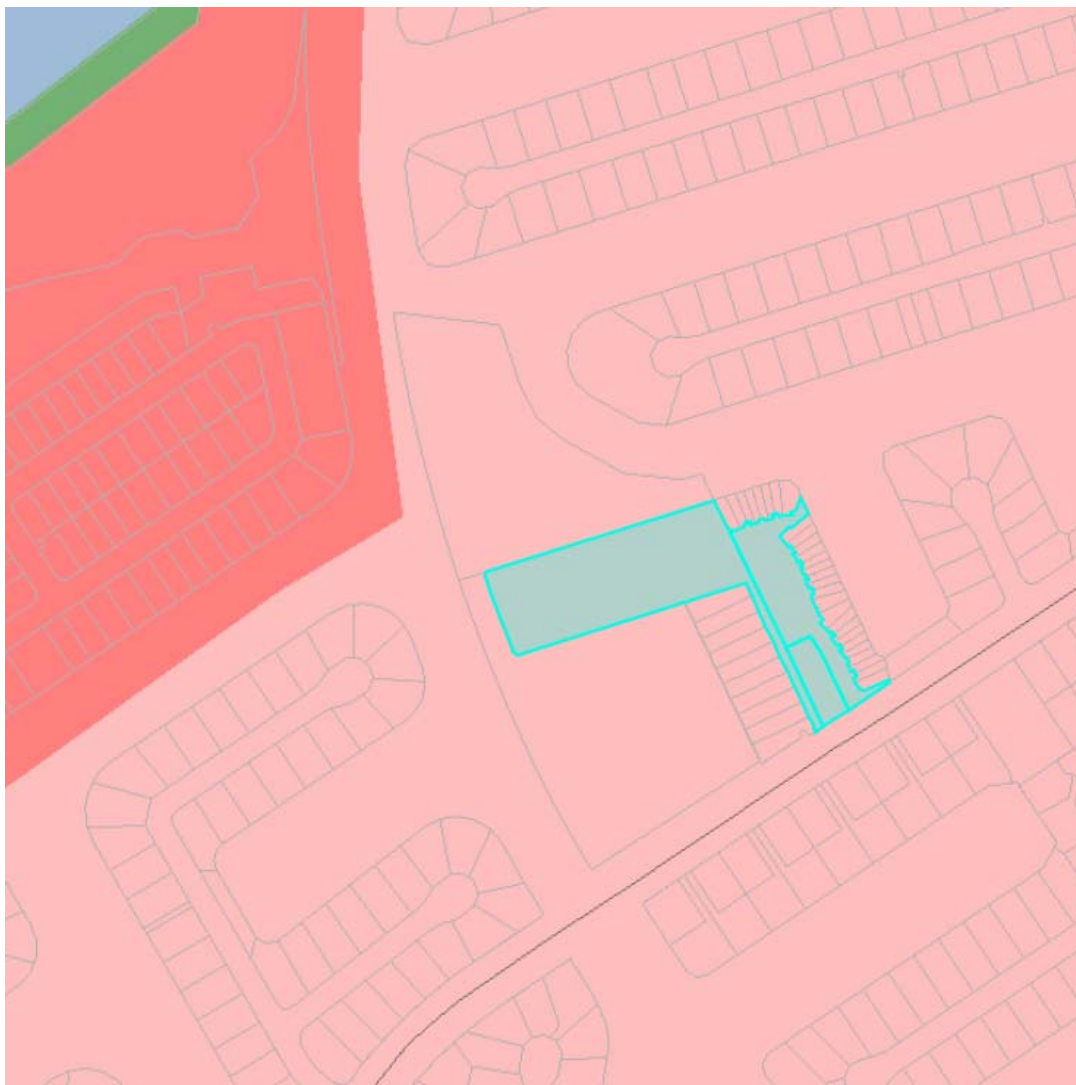
**#4 Locality Plan**





**ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5**

**#5 Strategic Framework Place Type**



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

# 6 Proposal Plans

**rothelowman**

Brisbane, Melbourne, Sydney  
rothelowman.com.au

# Architectural Town Planning Submission

158 Griffith Rd, Newport

April 2019



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*ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)*

# Drawings



Newport Marina Precinct / Town Planning Submission

rothelowman

32

**ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)**

REAL PROPERTY DESCRIPTION  
LOT 21 ON SP297765  
LOT 34 ON SP105124  
PARISH: REDCLIFFE  
COUNTY: STANLEY  
LOCAL AUTHORITY: MORETON BAY REGIONAL COUNCIL

SITE AREA LOT 21: 10 038m<sup>2</sup>  
SITE AREA LOT 34: 1094m<sup>2</sup>  
RETAIL USE AREA: 345m<sup>2</sup>  
MARINA USE AREA: 55m<sup>2</sup>  
RESIDENTIAL COMMUNAL OPEN SPACE: 595m<sup>2</sup>

**RESIDENTIAL TOWER:**

LEVEL	2 BED APARTMENT	3 BED APARTMENT	4 BED APARTMENT	TOTAL
GROUND	0	5	0	5
LEVEL 1	5	4	0	9
A LEVEL 2	6	5	0	11
A LEVEL 3	6	5	0	11
A LEVEL 4	6	5	0	11
A LEVEL 5	0	5	2	7
	23	29	2	54

**SITE COVERAGE**

(EXCLUDING EAVES, SUN SHADING DEVICES, PATIOS, BALCONIES & UNENCLOSED STRUCTURES.)

LEVEL	SITE COVER
GROUND	1451 m <sup>2</sup>
LEVEL 1	1320 m <sup>2</sup>
A LEVEL 2	1345 m <sup>2</sup>
A LEVEL 3	1345 m <sup>2</sup>
A LEVEL 4	1345 m <sup>2</sup>
A LEVEL 5	1345 m <sup>2</sup>

**CARPARK COUNT:**

LEVEL	RETAIL / COMM	RESIDENTIAL	VISITOR	TOTAL
BASEMENT	0	85	0	85
GROUND	16	0	10	26
	16	85	10	111

NOTE: VAN BAY CARPARK LOCATED ON GROUND NOT IN CARPARK CALCULATION

**BICYCLE COUNT:**

BICYCLE STORAGE		
LEVEL	RESIDENTIAL	VISITOR / NON RESIDENTIAL
BASEMENT	54	
GROUND		10

64 BICYCLE STORES TOTAL

\* RESIDENTIAL BICYCLES STORED WITHIN INDIVIDUAL RESIDENTIAL STORAGE CAGES

**WASTE CALCULATIONS**

	Number Rms/ Area	Waste	Recycling
<b>Apartments (Serviced by Council/ Private Provider - Twice every week)</b> W: 120/dwelling/week R: 60L/dwelling/week	54	3240	1620
<b>Retail</b> W: 5L/1.5m2 area/d R: 2L/1.5m2 area/d	345	3450	1380
<b>Marina Use</b> 10L/100m2 area/d 10L/100m2 area/d	55	16.5	16.5
<b>Total Bins (1,100L) for Apartments (Serviced Twice every week)</b>		3	2
<b>Total Bins (1,100L) for Private Collection (Serviced every 3 days)</b>		3.2	1.3
<b>Total Number of Bins</b>		6.2	3.3

NOTE: THE RATES USED IN THIS TABLE ARE SPECIFIED IN APPENDIX 5 OF COUNCILS WASTE POLICY

## FOR APPROVAL

Revisions / 12.04.2019 ISSUE FOR APPROVAL

Project / NEWPORT MARINA

Drawing / COVER SHEET

Project No / 218031 Date / 20/04/18

Author / EN

Scale: @ A3 / 1 : 500

Drawing No. / TP00.00 -

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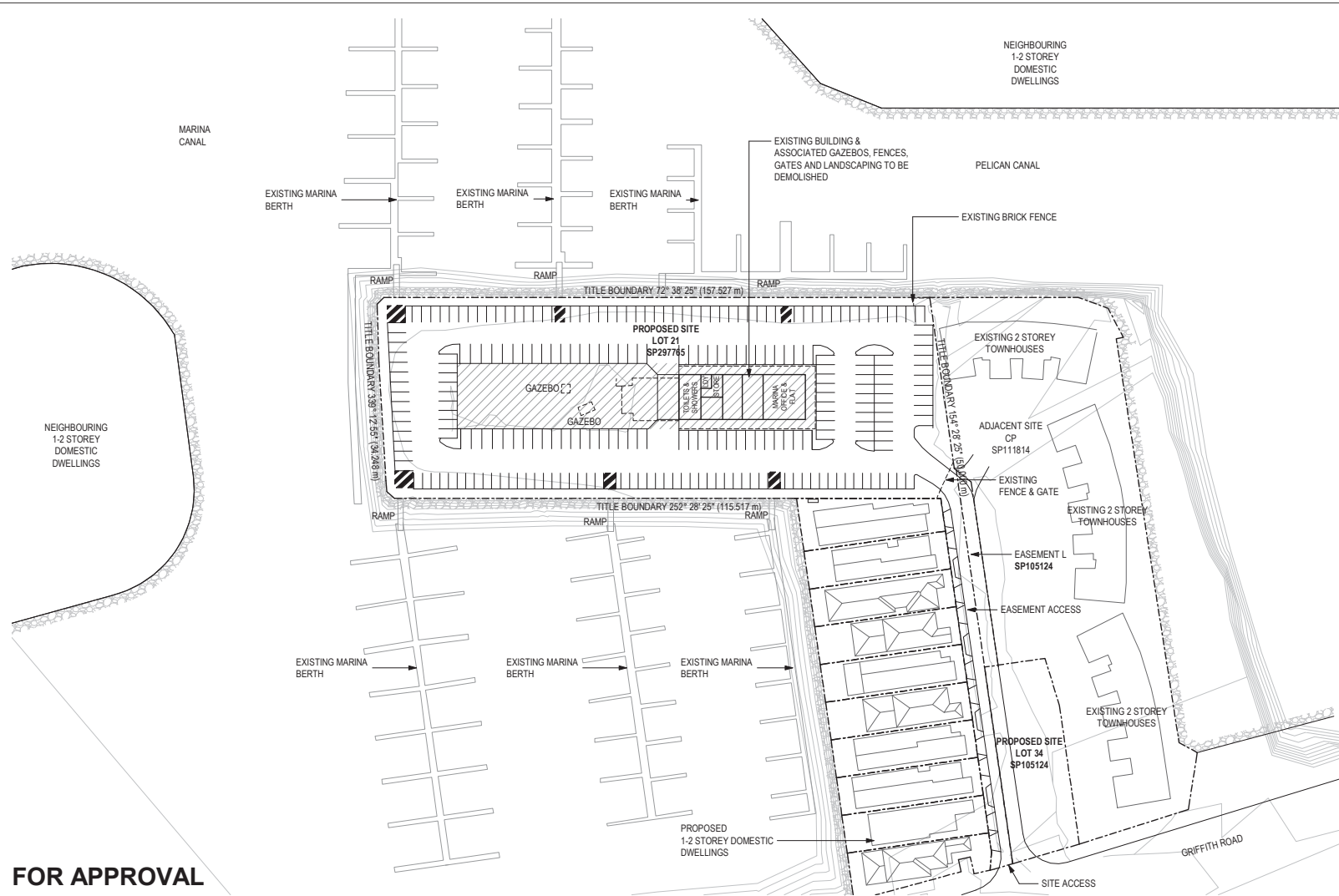
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16/04/2019 10:54:29 AM

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



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Revisions / 12.04.2019 ISSUE FOR APPROVAL

Project / **NEWPORT MARINA**

Drawing / **EXISTING SITE PLAN**

Project No / **218031** Date / **04/03/18**

Author / **OB** Scale: @ A3 / **1 : 1000**

Drawing No. / **TP00.01**

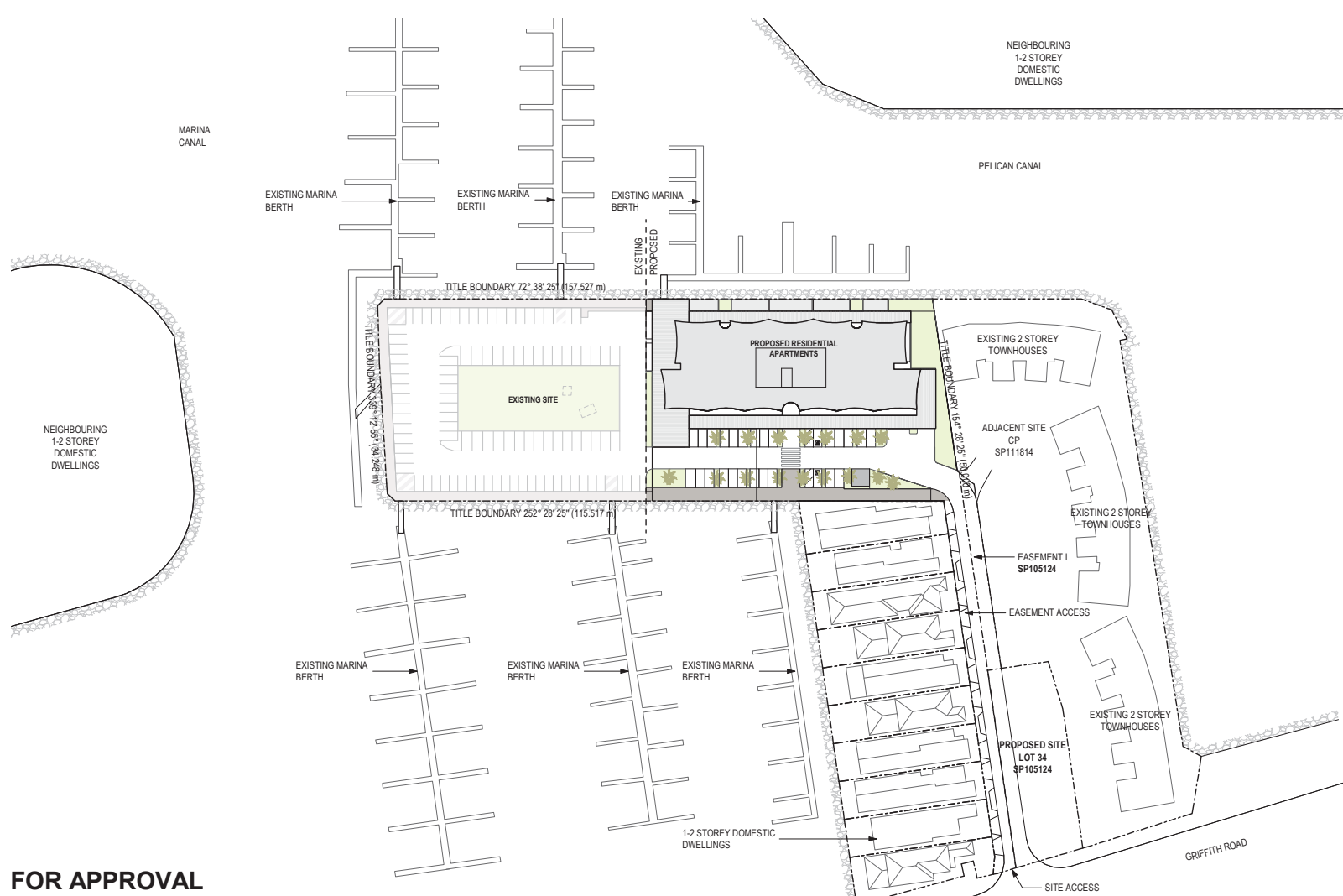
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Revisions / 12.04.2019 ISSUE FOR APPROVAL

Project / **NEWPORT MARINA**

Drawing / **PROPOSED SITE PLAN**

Project No / **218031**

Date / **20/04/18**

Author / **EN**

Scale / **@ A3 1 : 1000**

Drawing No / **TP00.02 -**

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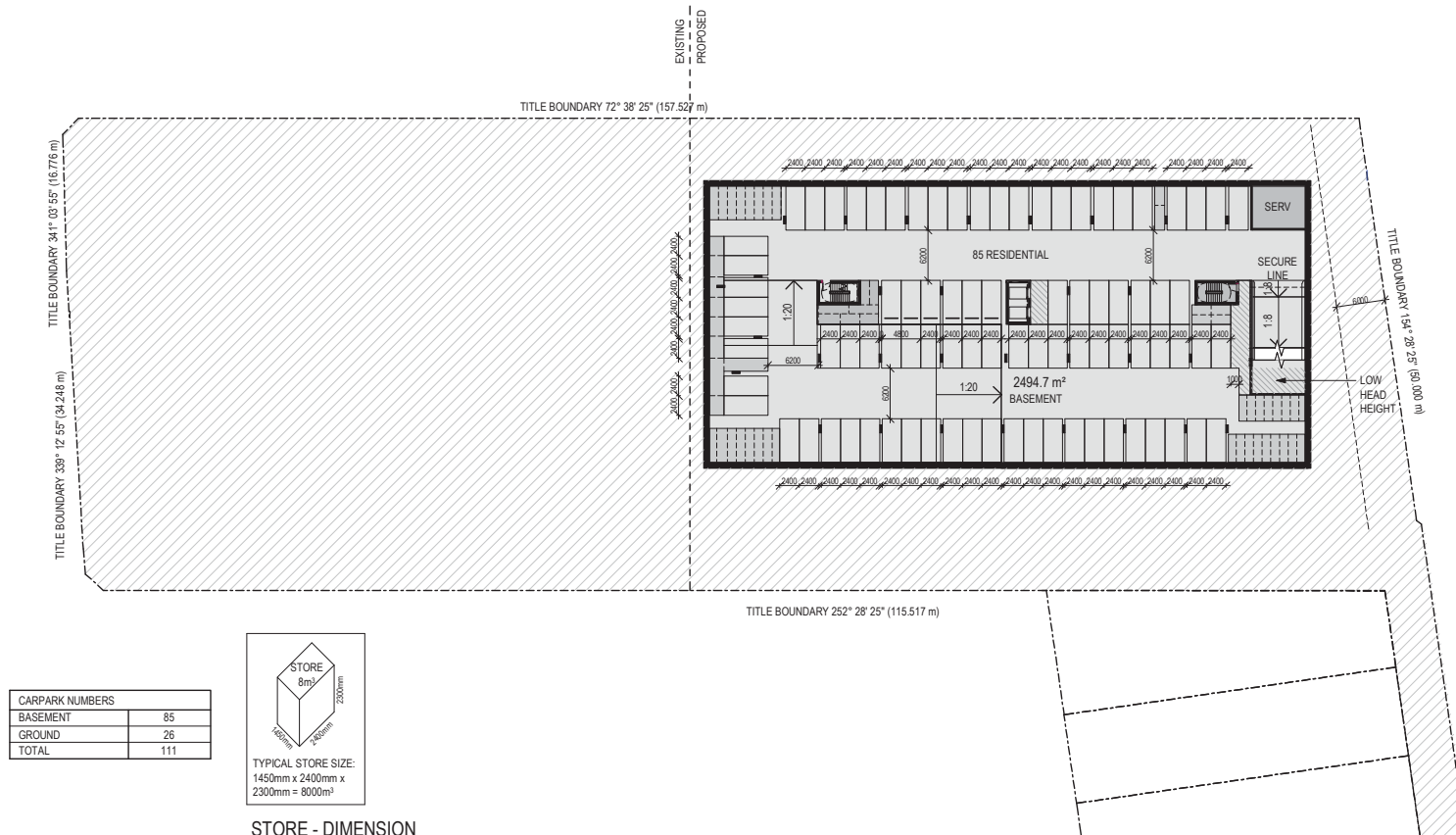
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Revisions / 12.04.2019 ISSUE FOR APPROVAL

Project / NEWPORT MARINA

Drawing / BASEMENT PLAN

Project No / 218031

Date / 03/23/18

Author / EN

Scale / As indicated

Drawing No / TP01.00

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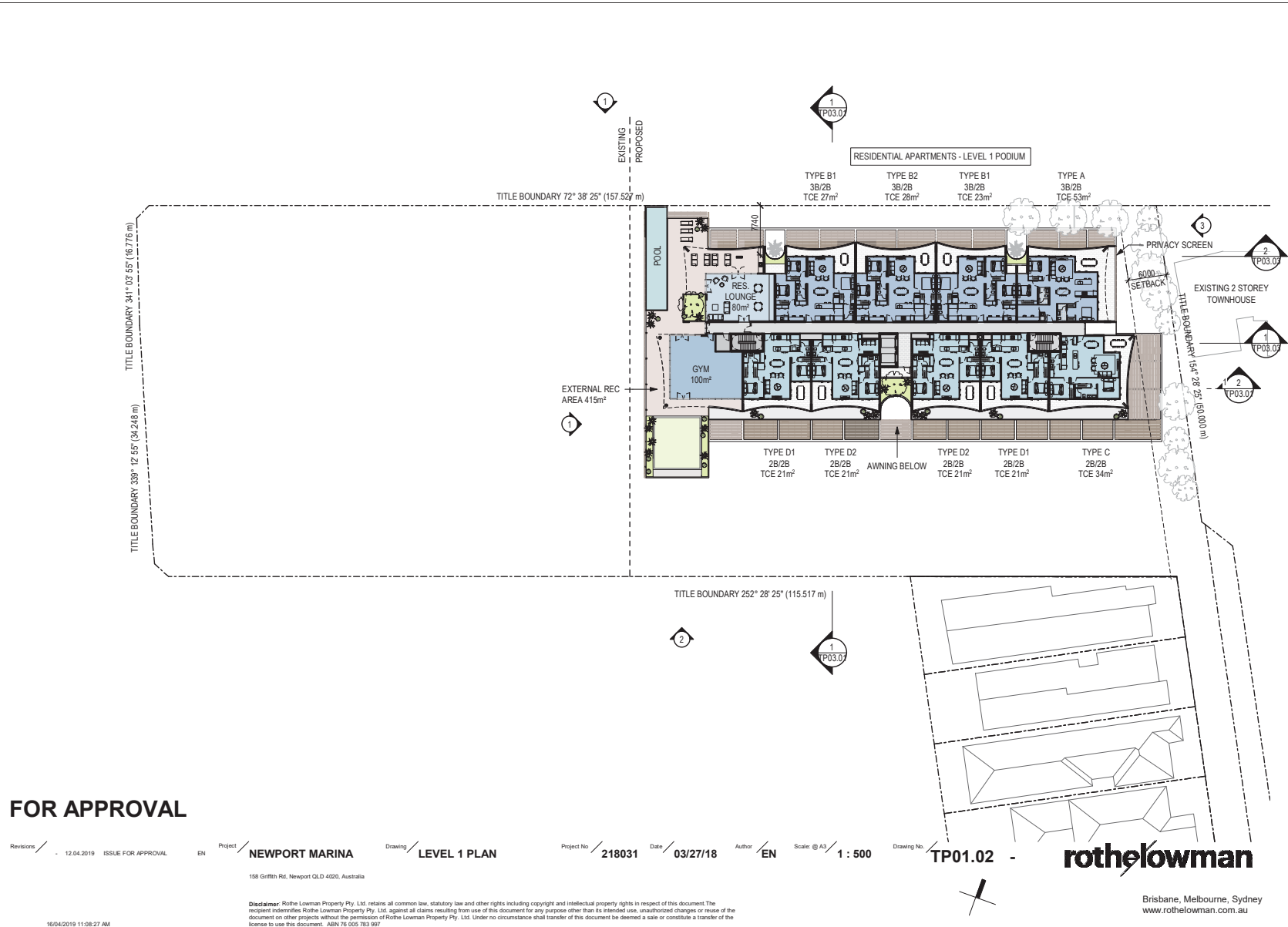
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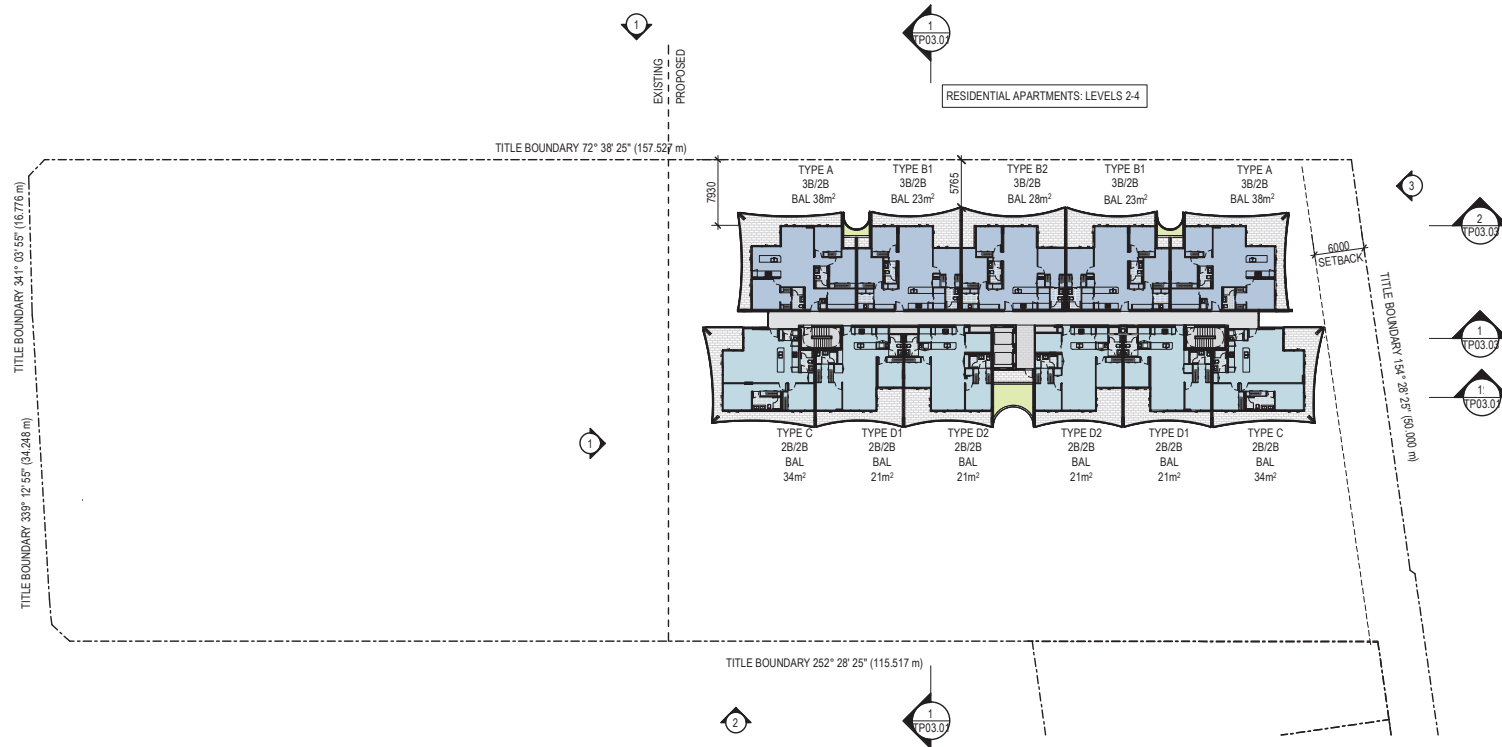
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ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



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Project / NEWPORT MARINA

158 Griffith Rd, Newport QLD 4020, Australia

Drawing / TYPICAL FLOOR PLAN - LOWER

Project No / 218031

Date / 21/03/18

Author / EN

Scale / @ A3 / 1 : 500

Drawing No / TP01.04 -

**rothelowman**

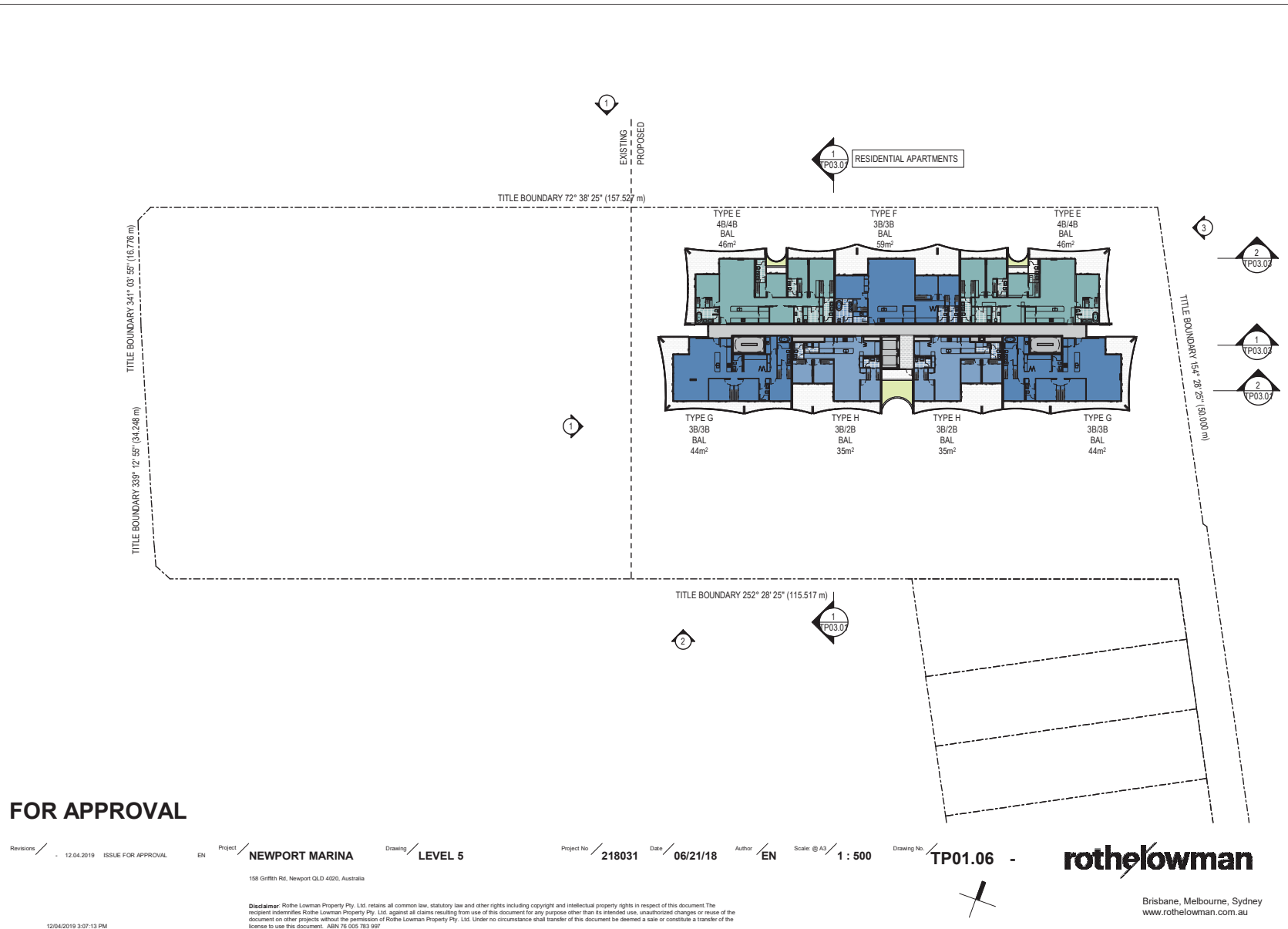
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12/04/2019 3:07:06 PM

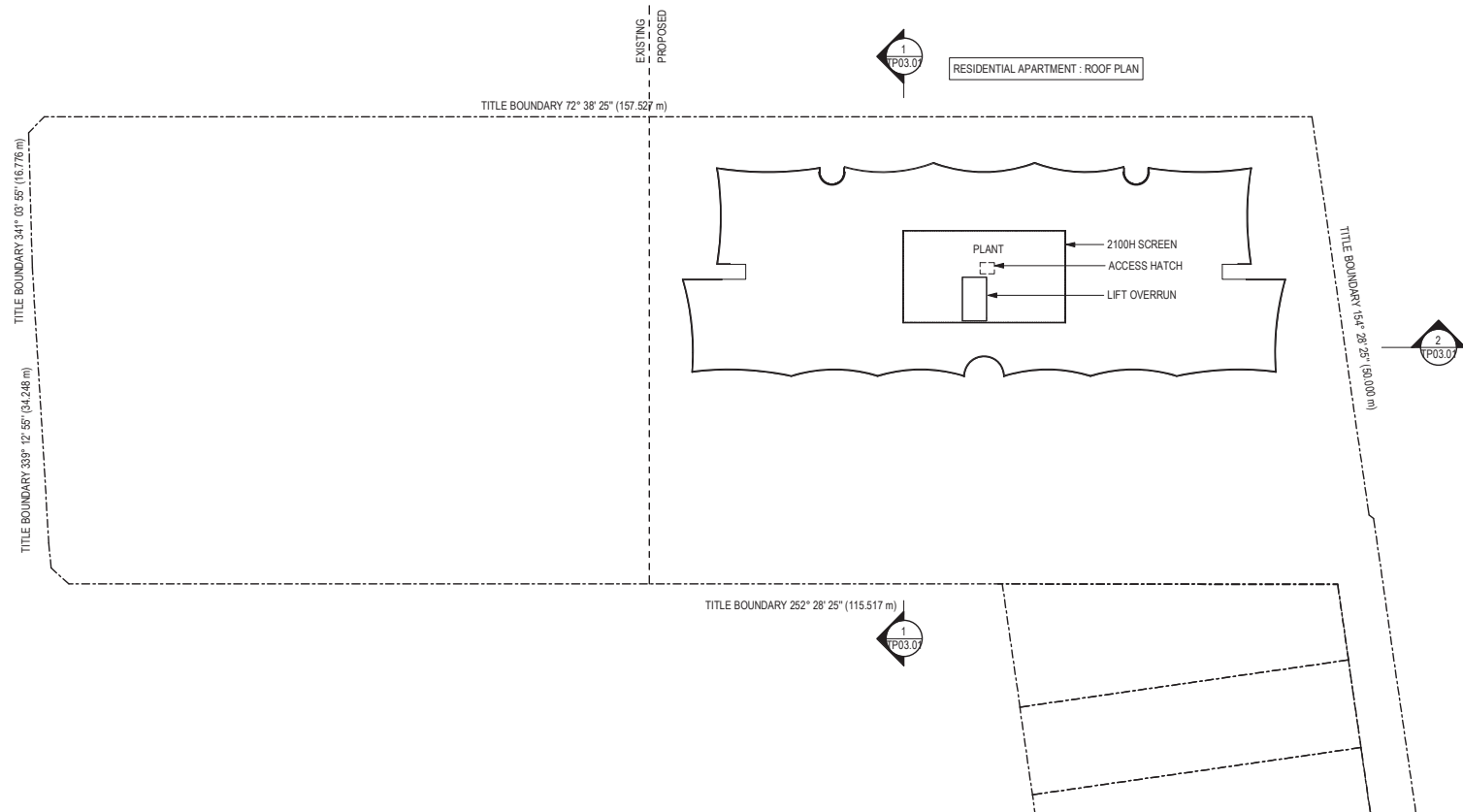
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ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



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Project / **NEWPORT MARINA**

Drawing / **ROOF PLAN**

Project No / **218031**

Date / **07/18/18**

Author / **OB**

Scale @ A3 / **1 : 500**

Drawing No. / **TP01.09 -**

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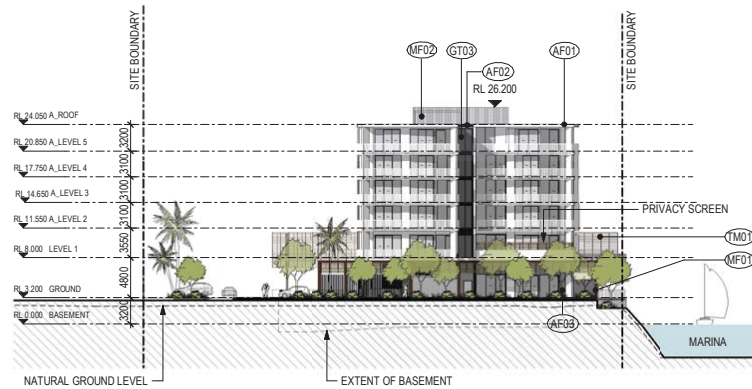
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LEGEND	
AF01	APPLIED FINISH WHITE
AF02	APPLIED FINISH CHARCOAL GREY
AF03	APPLIED FINISH LIGHT GREY
GT01	CLEAR GLASS WITH BLACK POWDERCOATED GLAZED FRAME
GT02	LIGHT GREY TINTED GLASS WITH PEWTER POWDERCOATED ALUMINIUM FRAME
GT03	DARK GREY TINTED GLASS WITH BLACK POWDERCOATED ALUMINIUM FRAME
MF01	POWDERCOATED ALUMINIUM - COLOUR TO MATCH CORTEN STEEL FINISH
MF02	POWDERCOATED ALUMINIUM SCREEN WHITE
TM01	HORIZONTAL SCREENING - COLOUR TO MATCH CORTEN STEEL FINISH



3 EAST ELEVATION (RESIDENTIAL)  
SCALE 1:500



1 WEST ELEVATION (RESIDENTIAL)  
SCALE 1:500

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Revisions / 12.04.2019 ISSUE FOR APPROVAL

Project / NEWPORT MARINA

Drawing / EAST & WEST ELEVATIONS

Project No / 218031

Date / 20/04/18

Author / EN

Scale @ A3 / 1:500

Drawing No. / TP02.03 -

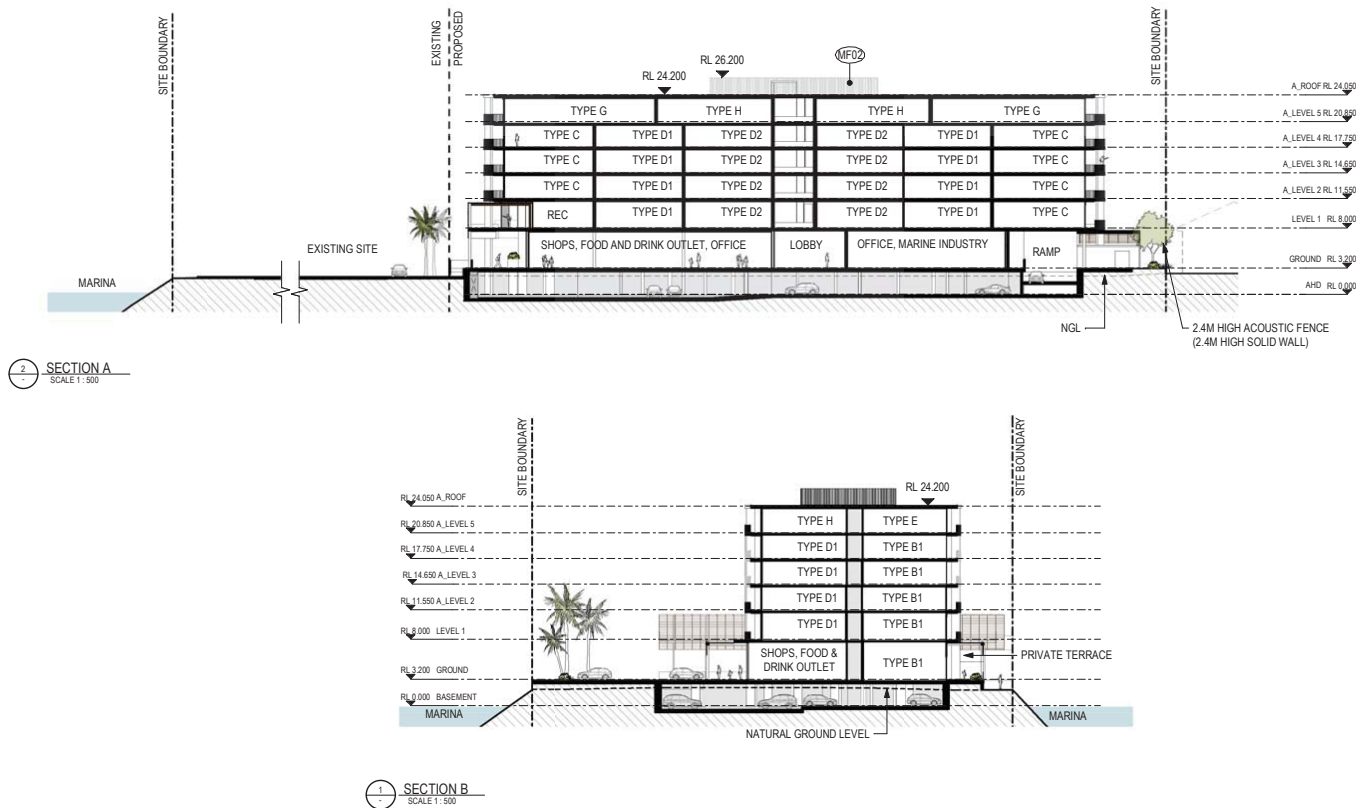
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Project / NEWPORT MARINA

Drawing / SECTION 01

Project No / 218031

Date / 21/03/18

Author / EN

Scale / @ A3 / 1:500

Drawing No / TP03.01 -

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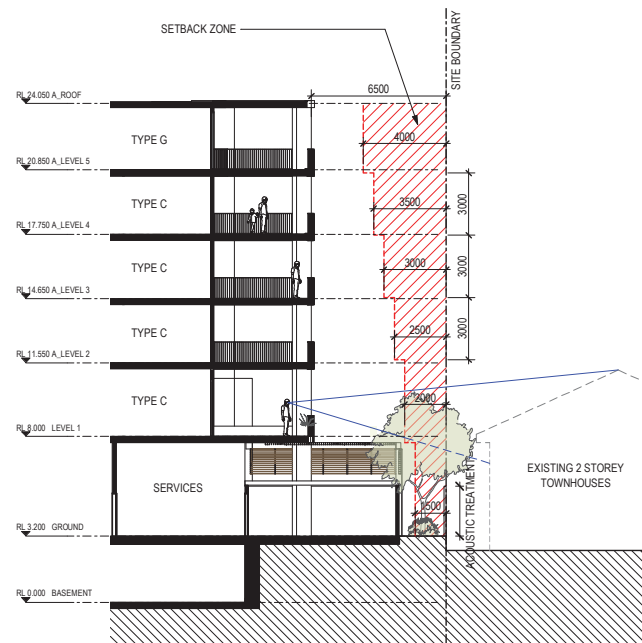
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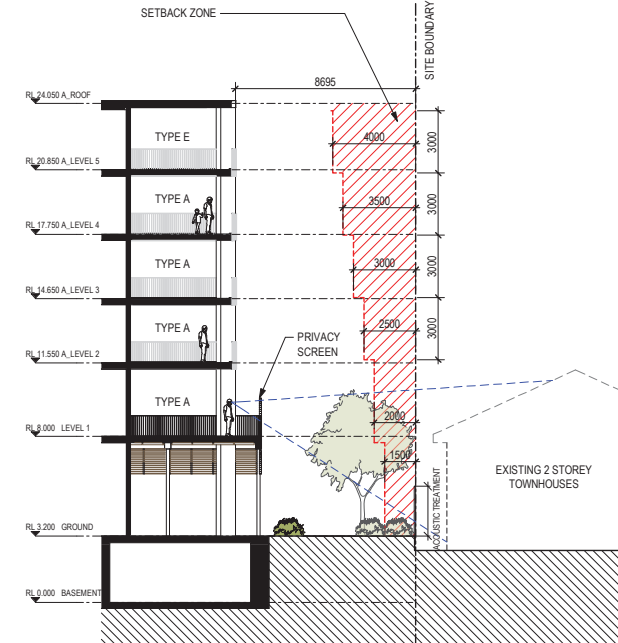
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1 BOUNDARY SECTION  
SCALE 1 : 200



2 BOUNDARY SECTION 02  
SCALE 1 : 200

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Project / NEWPORT MARINA

Drawing / SETBACK DIAGRAMS

Project No / 218031

Date / 04/16/18

Author / EN

Scale @ A3 / 1 : 200

Drawing No / TP03.03 -

**rothelawman**

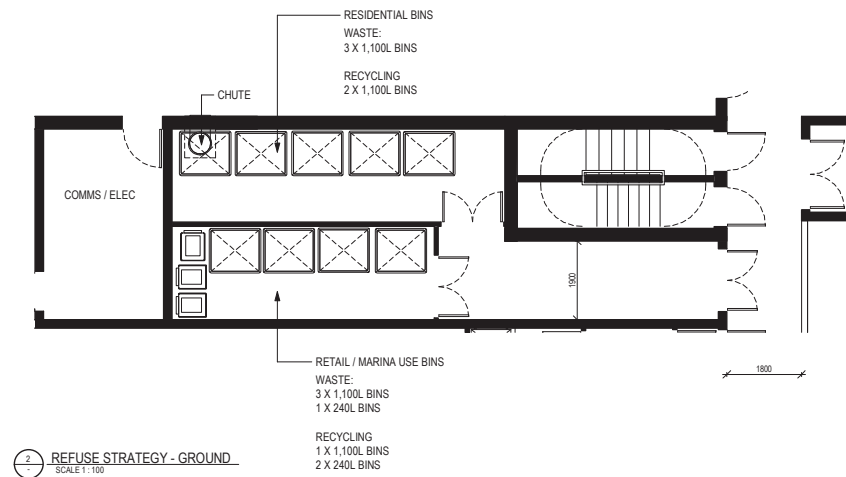
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Project / NEWPORT MARINA

Drawing / REFUSE STRATEGY

Project No / 218031

Date / 07/30/18

Author / EN

Scale @ A3 / 1 : 100

Drawing No. / TP03.03A -

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# Design Perspectives



Newport Marina Precinct / Town Planning Submission

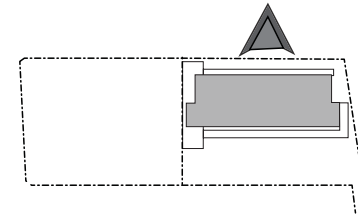
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5.0 DESIGN PERSPECTIVES / 5.01 Perspective View

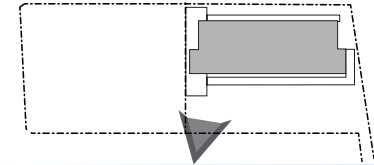


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5.0 DESIGN

PERSPECTIVES

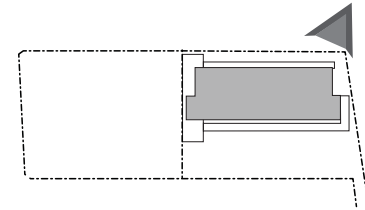
5.02 Perspective View





ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

5.0 DESIGN PERSPECTIVES / 5.03 Perspective View

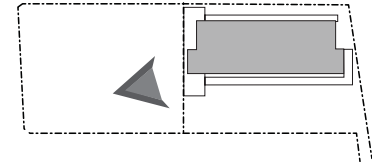


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5.0 DESIGN

PERSPECTIVES

5.04 Perspective View



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# Shadow Analysis

Newport Marina Precinct / Town Planning Submission

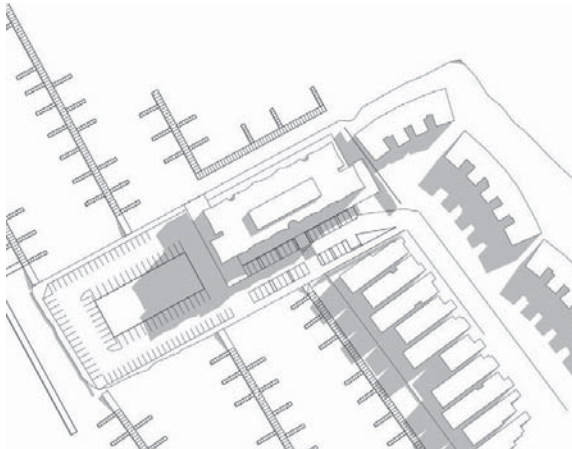
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27

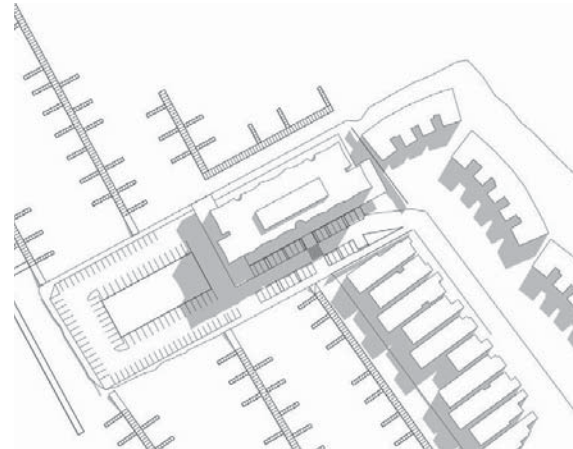


ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

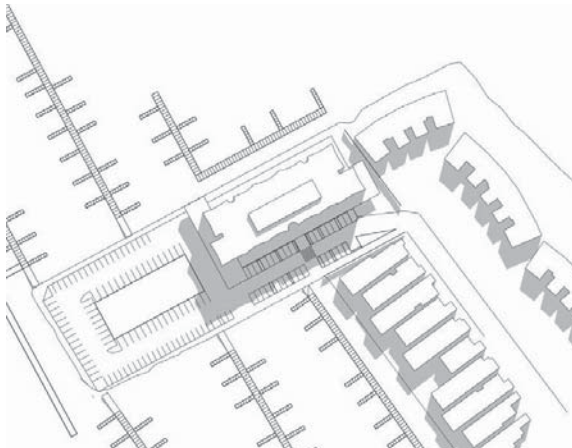
7.0 SHADOW ANALYSIS / 7.01 Winter Shadow Study 01



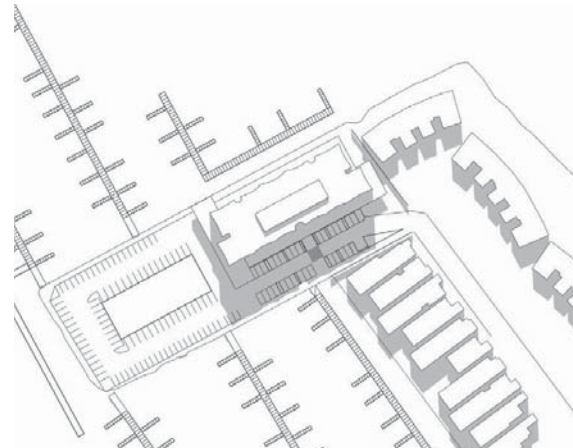
JUNE 21<sup>ST</sup> 9AM - PROPOSED



JUNE 21<sup>ST</sup> 10AM - PROPOSED



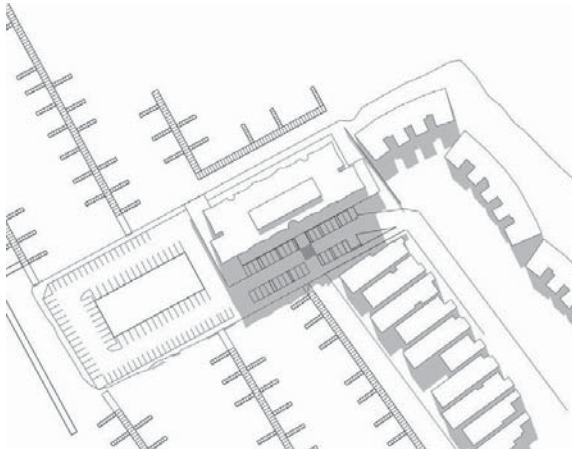
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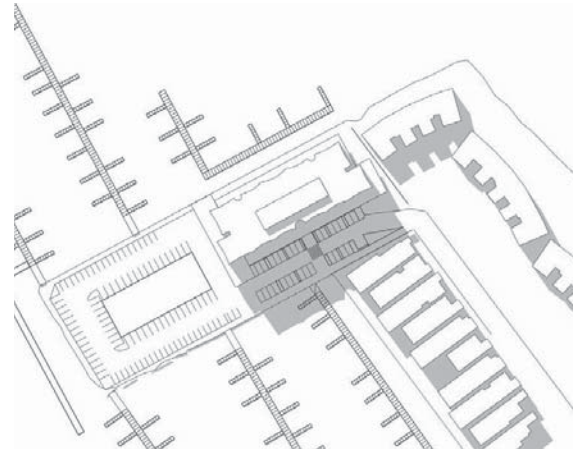
JUNE 21<sup>ST</sup> 12PM - PROPOSED

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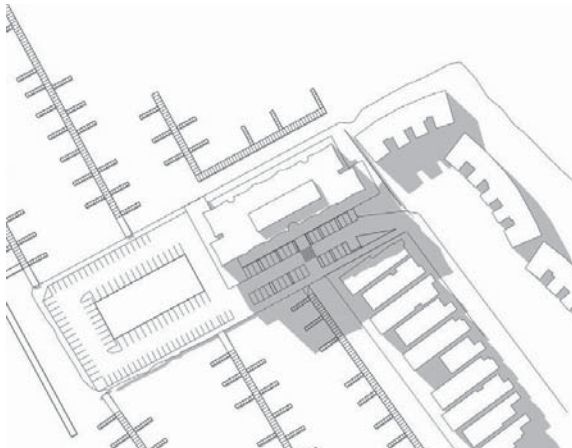
7.0 SHADOW ANALYSIS / 7.02 Wintern Sun Study 02



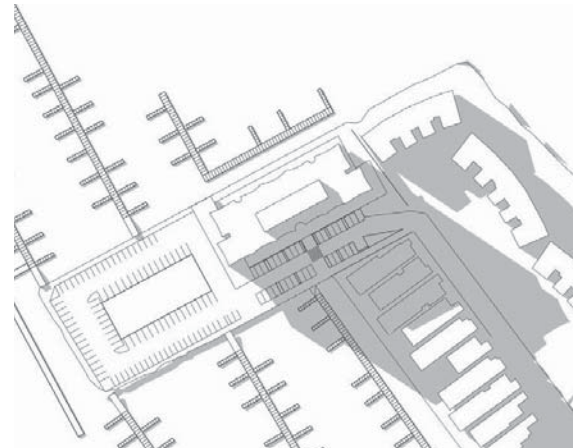
JUNE 21<sup>ST</sup> 1PM - PROPOSED



JUNE 21<sup>ST</sup> 2PM - PROPOSED



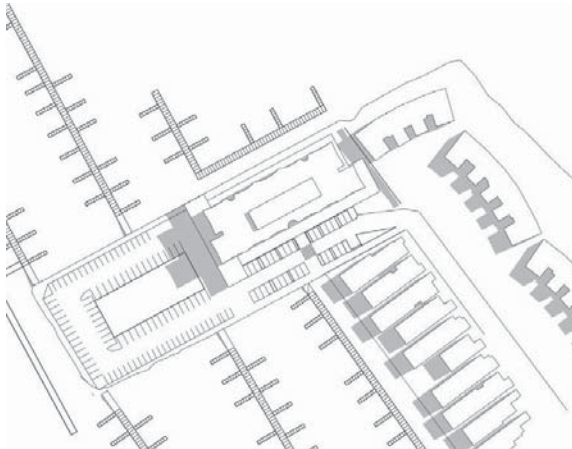
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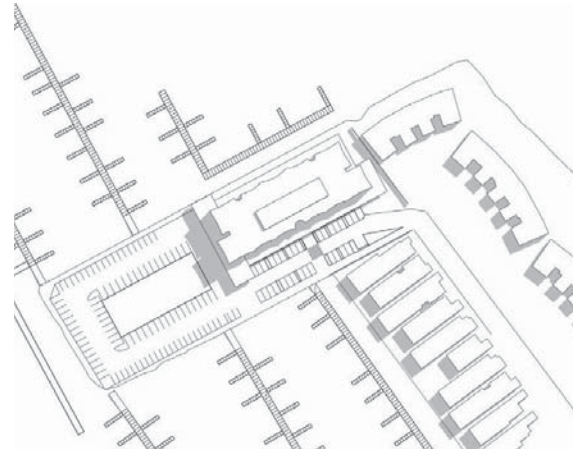
JUNE 21<sup>ST</sup> 4PM - PROPOSED

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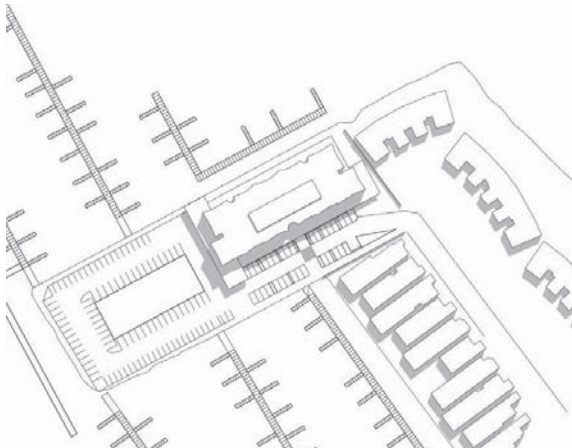
7.0 SHADOW ANALYSIS / 7.03 Spring Sun Study 01



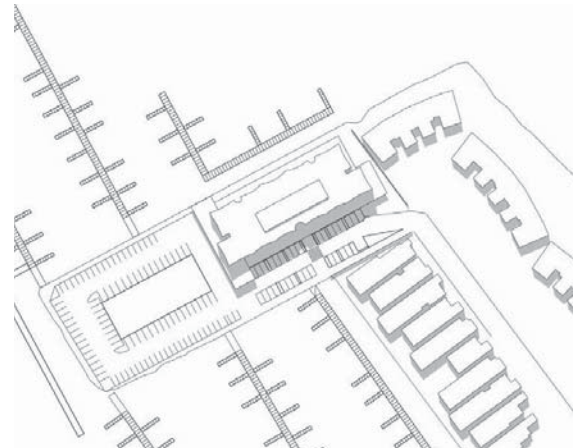
SEPTEMBER 23<sup>RD</sup> 9AM - PROPOSED



SEPTEMBER 23<sup>RD</sup> 10AM - PROPOSED



SEPTEMBER 23<sup>RD</sup> 11AM - PROPOSED

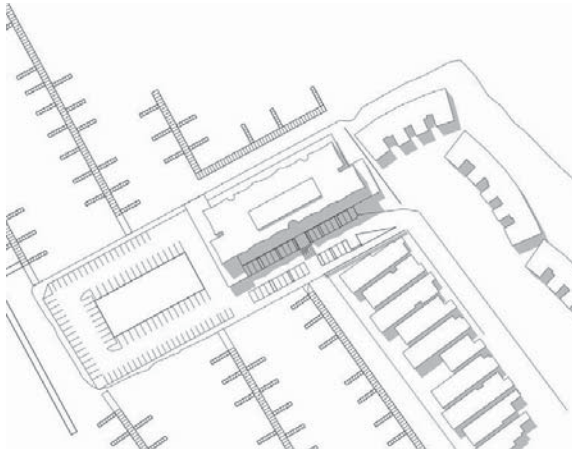


SEPTEMBER 23<sup>RD</sup> 12PM - PROPOSED

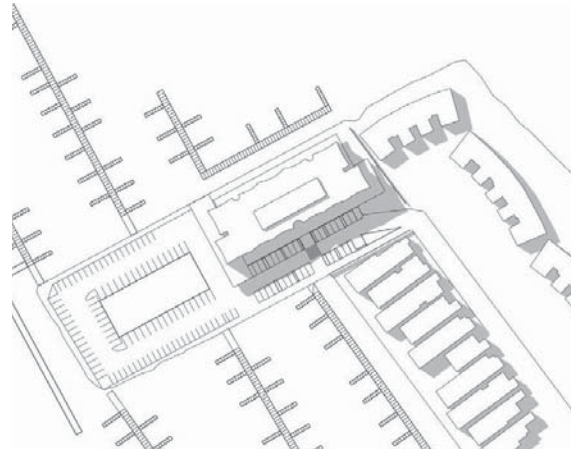


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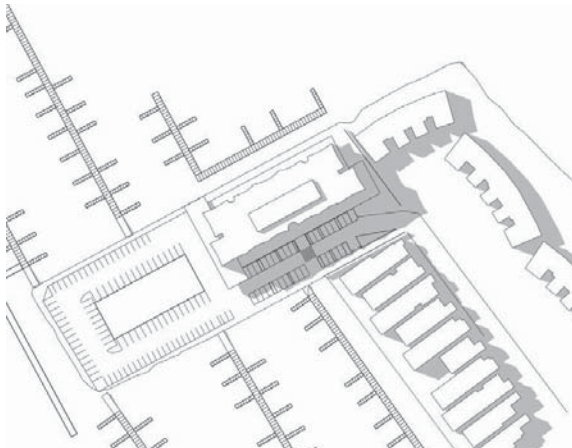
7.0 SHADOW ANALYSIS / 7.04 Spring Sun Study 02



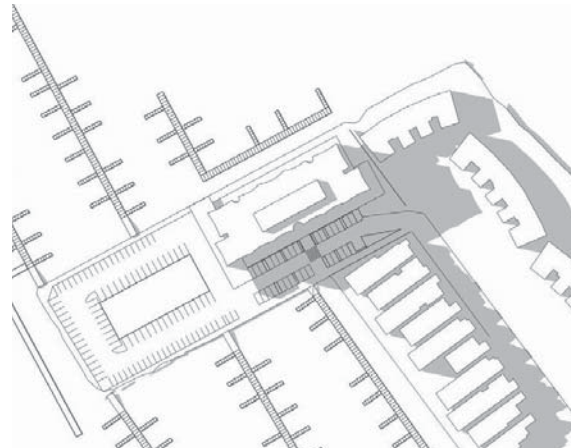
SEPTEMBER 23<sup>RD</sup> 1PM - PROPOSED



SEPTEMBER 23<sup>RD</sup> 2PM - PROPOSED



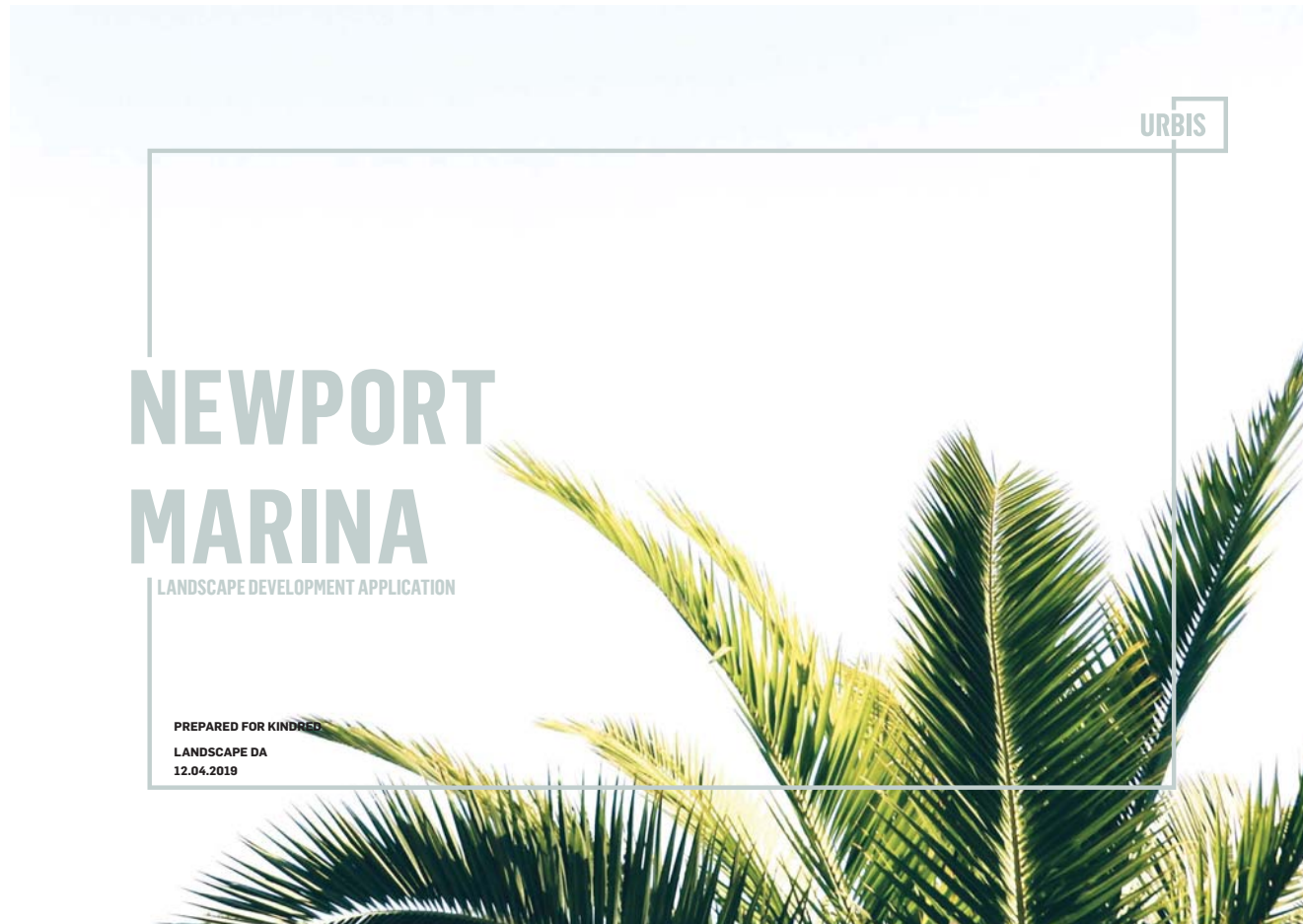
SEPTEMBER 23<sup>RD</sup> 3PM - PROPOSED



SEPTEMBER 23<sup>RD</sup> 4PM- PROPOSED

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

**# 7 Landscape Drawings**



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ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

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**NEWPORT MARINA WILL BE TRULY  
DESTINATIONAL AS IT CELBRATES ITS  
WATERFRONT SETTING IN AN AUTHENTIC  
MARINE CHARACTER.**



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## DOCUMENT STRUCTURE

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01

SITE

02

INTENT

03

DESIGN

04

CHARACTER

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*ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)*

# 01 SITE



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# 01

## CONTEXT

## SITE

This report concerns the landscape intent for Newport Marina at Newport, Redcliffe for Kindred. The landscape component of the proposed development will offer significant public benefit through the creation of a high quality public realm. Newport Marina will be a landscape that truly celebrates its marine setting, delivering a a bespoke residential lifestyle and an experiential precinct for people of all walks of life.



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02

INTENT

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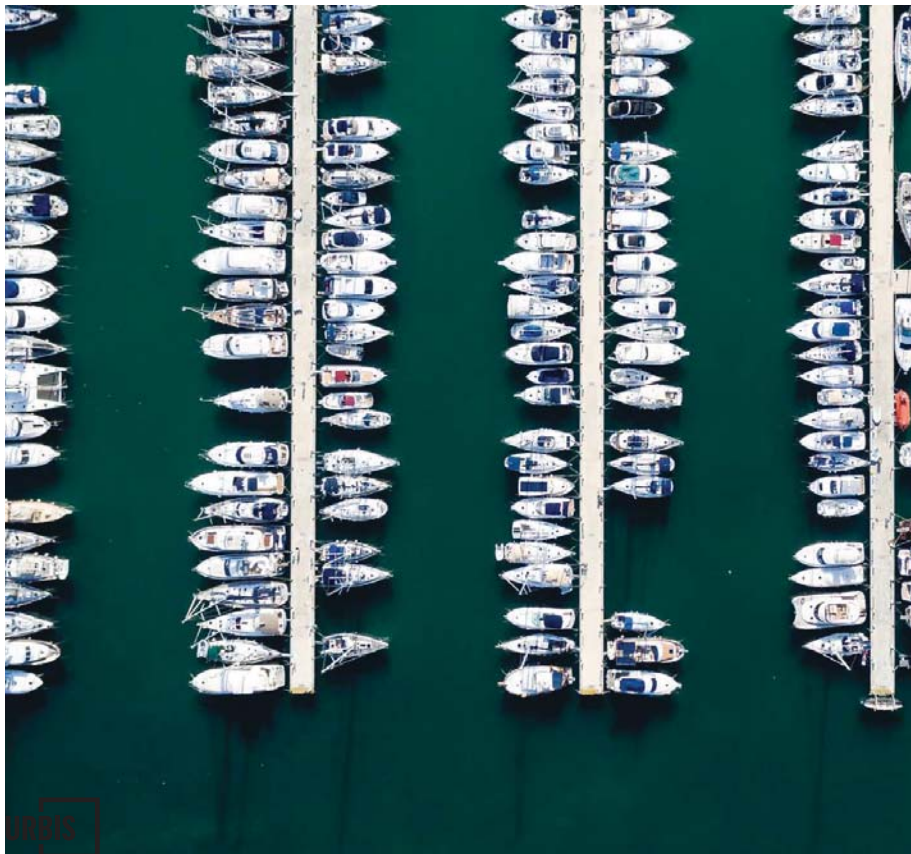


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## 02

### INTENT

### LANDSCAPE VISION



NEWPORT MARINA WILL BE **RENOWNED DESTINATION** WITH A LANDSCAPE THAT EMBRACES ITS **MARINE CHARACTER**. THROUGH A SERIES OF **HIGHLY ENGAGING WATERFRONT SPACES**, IT WILL BE BUZZING WITH ACTIVITY AS A **NEW RESIDENTIAL AND LIFESTYLE HUB**.

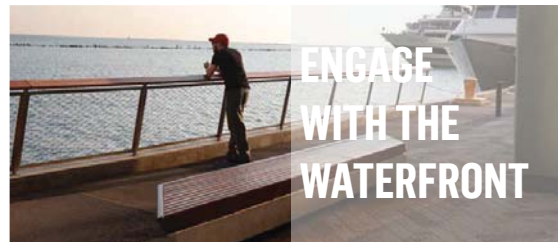




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## LANDSCAPE PRINCIPLES





ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

VISION LOOK AND FEEL





ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



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# 03 DESIGN



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ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

# 03

## DESIGN

### GROUND PLANE - MASTERPLAN

The ground plane is the canvas for public life and the element that defines Newport Marina's identity. Within the ground plane, the landscape edges soften the built form and punctuate into the public realm to bestow a rich marine landscape experience. The landscape's simplicity in form and materiality allows people to move through in an active and engaging ground plane with moments of relaxation on the water's edge.

The simplicity in the public realm's form is complemented through high quality and timeless materiality. The materiality of the ground plane is simple to allow the planting and feature elements in the architecture transpire as the heroes of the space.

The insertion of dense coastal planting throughout the streetscape will provide its users with a constant and overwhelming connection with the landscape and the marine aesthetic. Dense streetscape planting, feature palms and climbers combine to create a verdant landscaped character. Together, the hardscape and planting of the ground plane will be complemented by sculptural urban elements that populate the public realm to add additional layer of vibrancy and character.

- ENTRY FEATURE 01
- BOARD WALK 02
- PLANTING ALONG RETAIL FACADE 03
- LOADING ZONE 04
- ACOUSTIC WALL 05
- FEATURE PLANTING 06
- SHARED ZONE STREET 07
- PRIVATE TERRACES 08
- RAISED GARDEN BEDS 09

**NOTE: REFER TO HARDSCAPE PALETTE FOR MATERIAL CODES**



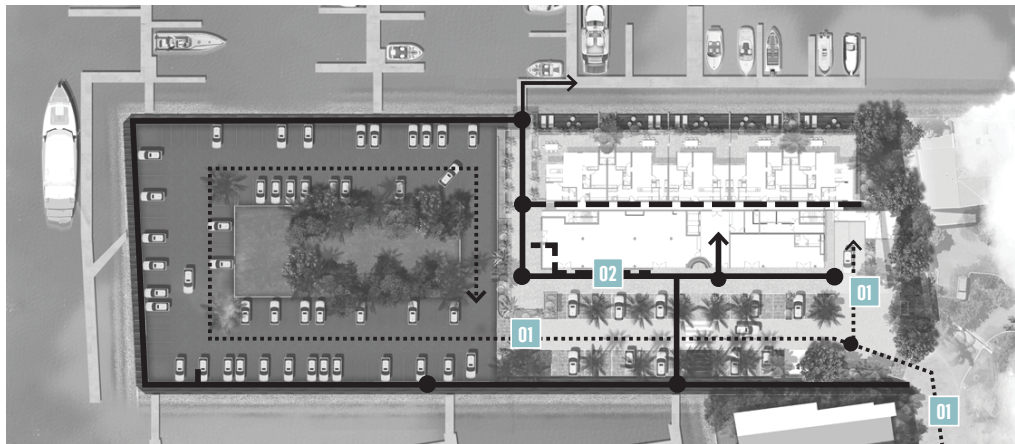
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ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

## GROUND PLANE SCHEMATICS



### CONNECTIONS

- 01 VEHICLE ACCESS
- 02 PEDESTRIAN CONNECTIONS



### ACTIVATION

- 01 RETAIL
- 02 MARINE OPERATIONS/ OFFICE
- 03 GROUND FLOOR TERRACES

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#### EDGES

- 01 WATERFRONT
- 02 RETAIL FRONTAGE
- 03 PRIVATE RESIDENTIAL FRONTAGE



#### SIGNIFICANT TREES

- 01 KEY TREES



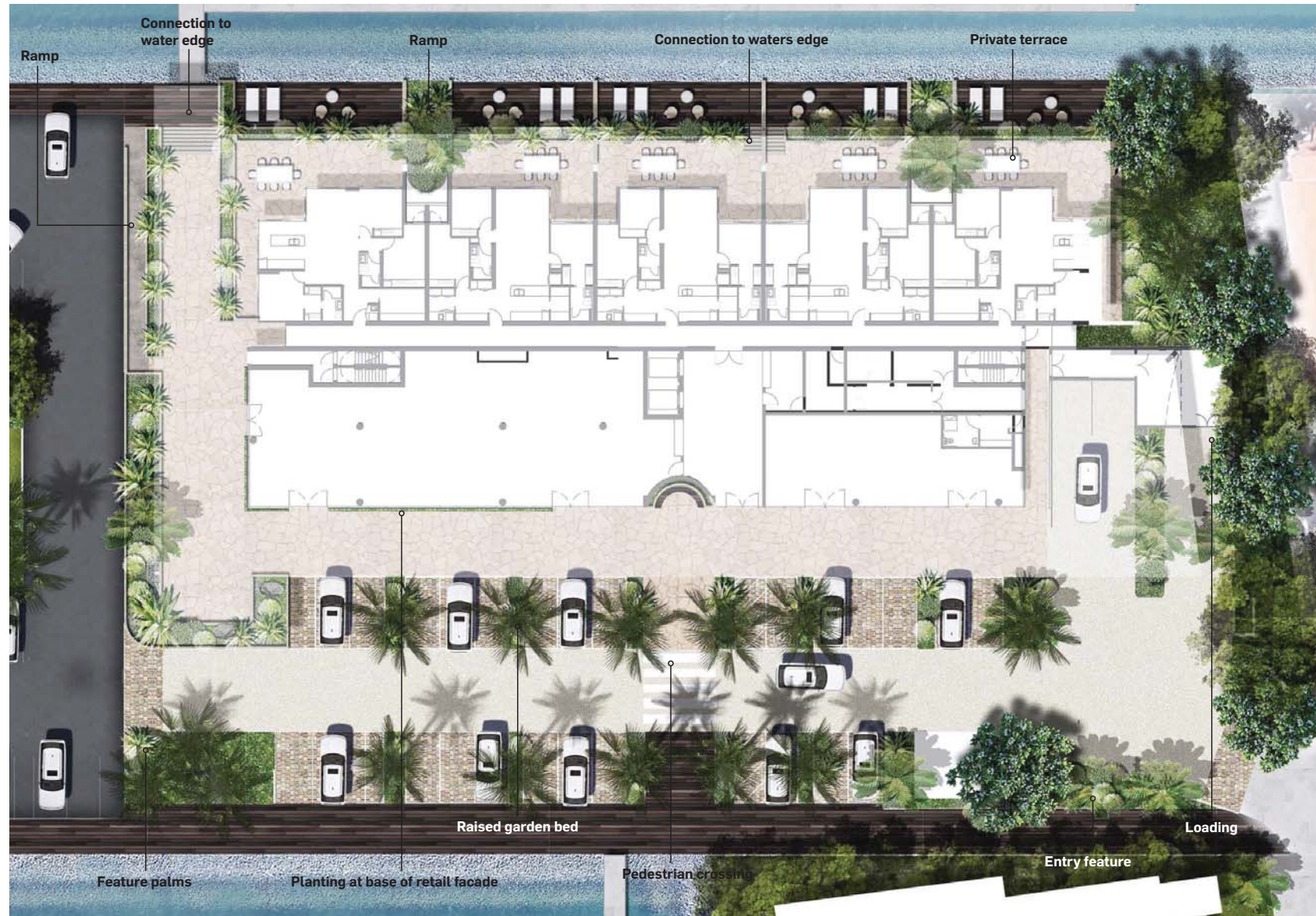
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## GROUND PLANE LOOK AND FEEL





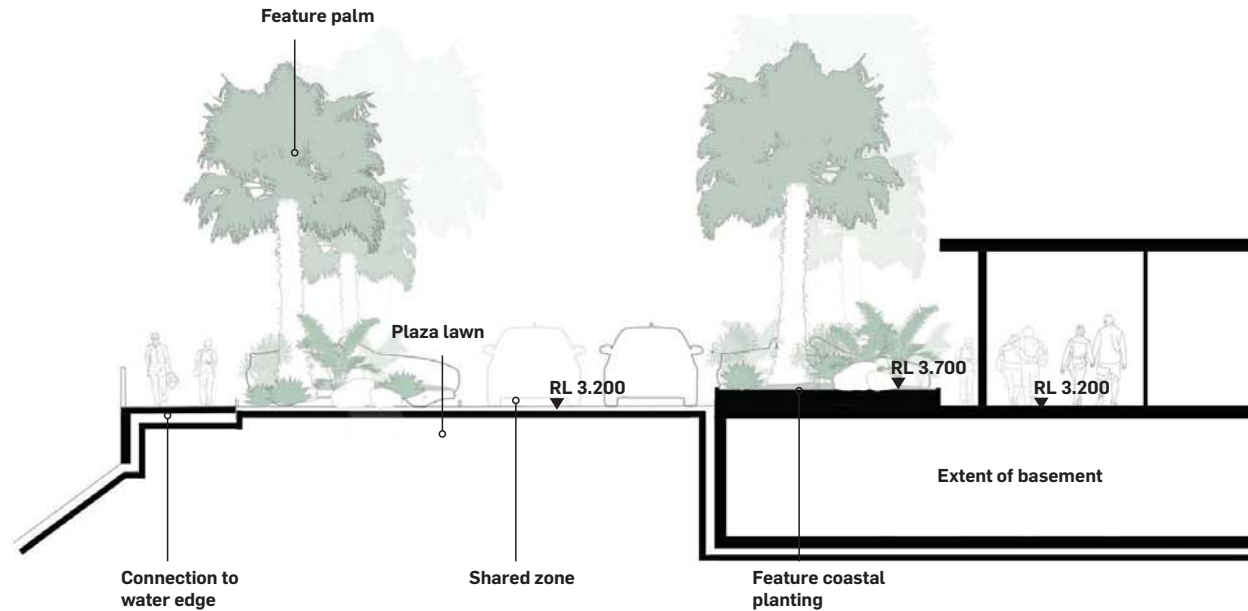
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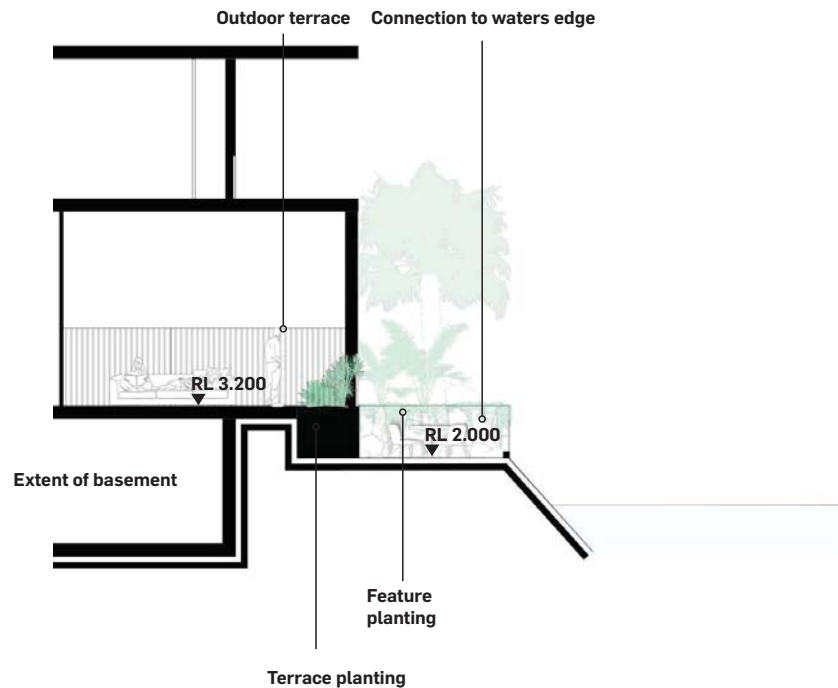


## LANDSCAPE SECTIONS



SECTION A  
1:200 @ A3

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

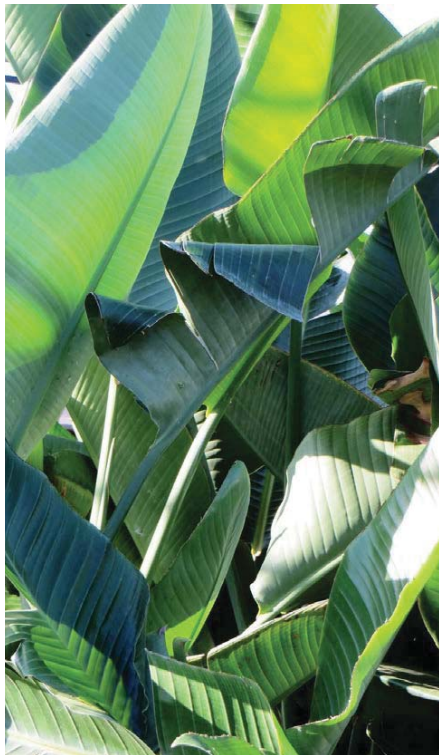


SECTION B  
1:100 @ A3



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

**GROUND PLANE LOOK AND FEEL- MARINA DRIVEWAY**





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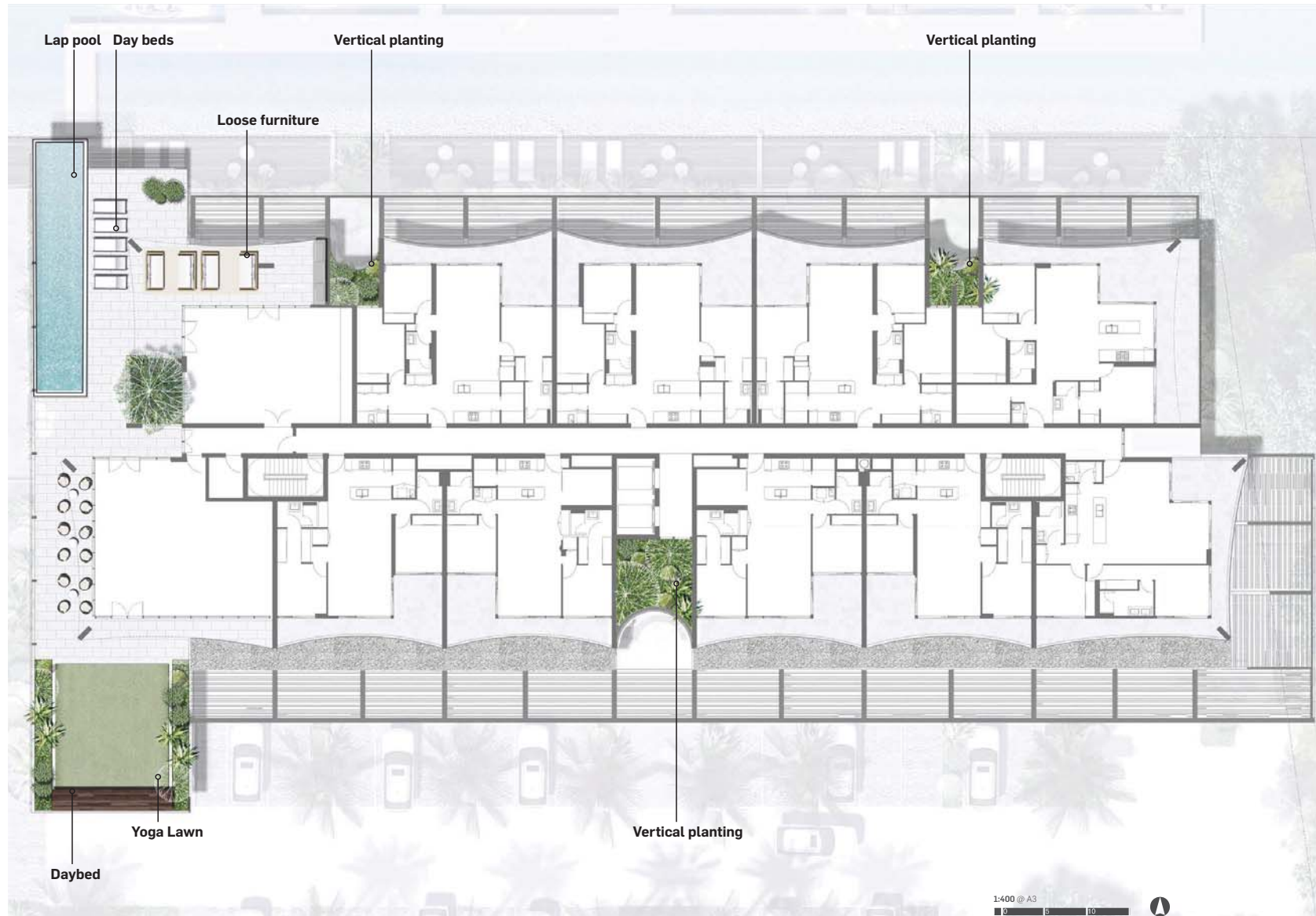
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## RESIDENTIAL PODIUM

A space of multiple experiences, The Resident podium landscape provides the residential community with a series of spaces to go about living a desirable, marina lifestyle. The residential podium creates opportunity for its residents to entertain, gather and relax within a marine inspired setting. It offers a picturesque pool, poolside lounges, outdoor recreation spaces, loose furniture, and a lush, coastal inspired landscape to create an enriching and high quality residential experience. Integrated planters into the architectural structure allow for coastal planting to drape above the public realm, softening the built form above.



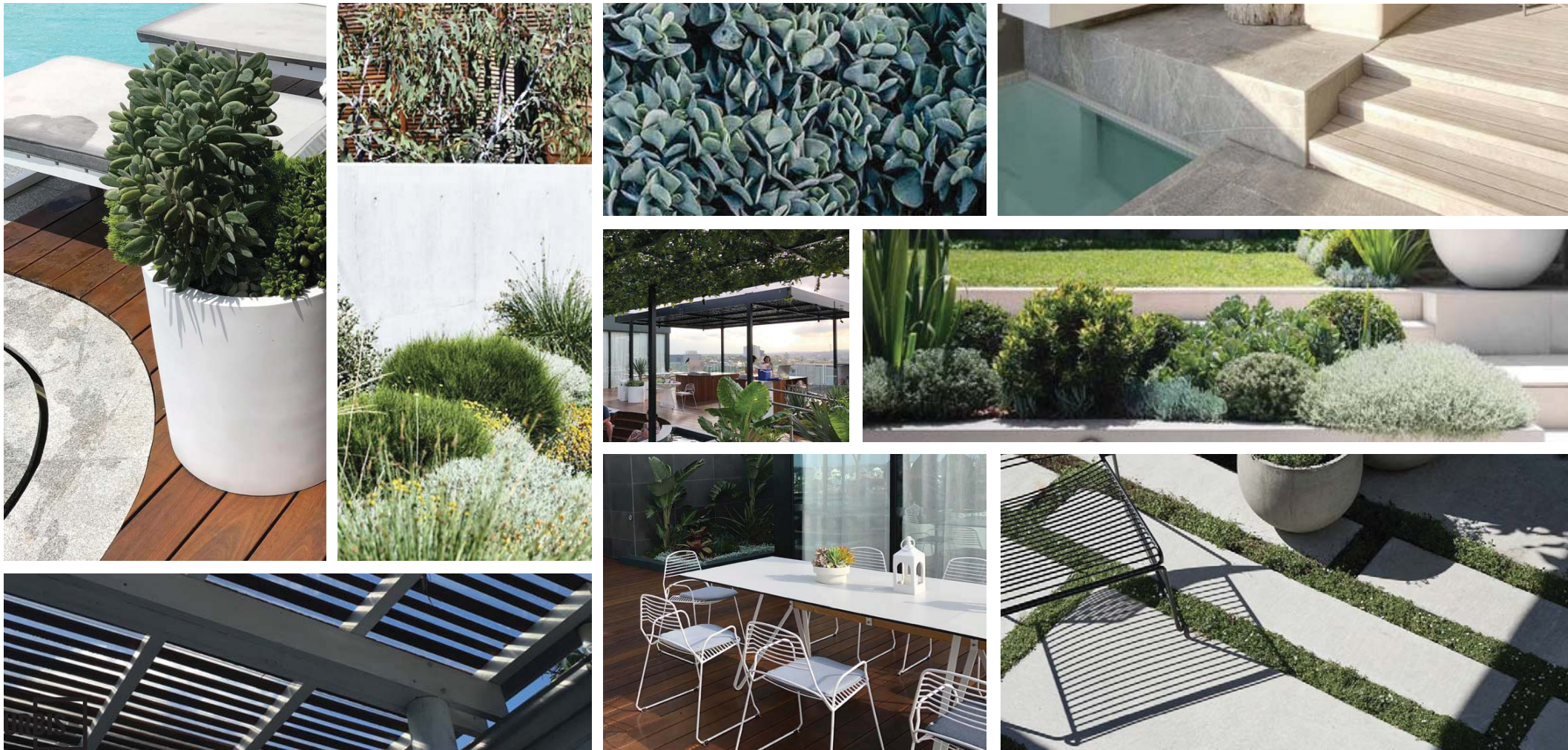
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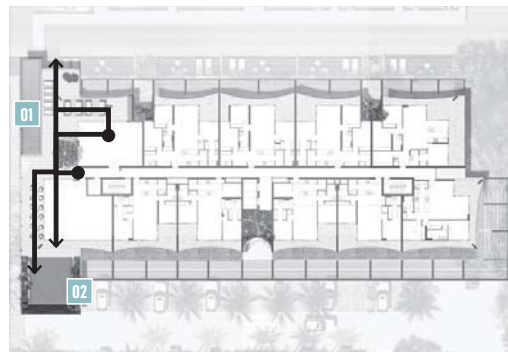
## PODIUM LOOK AND FEEL



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



## PODIUM SCHEMATICS



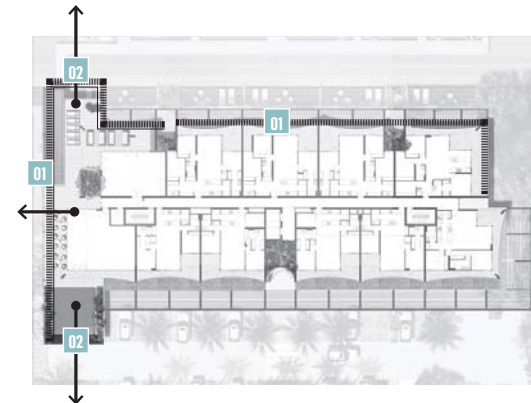
### CONNECTIONS

- 01 POOL ACCESS
- 02 YOGA LAWN ACCESS



### SPACES

- 01 YOGA LAWN
- 02 DINING AND LOUNGING
- 03 POOLSIDE



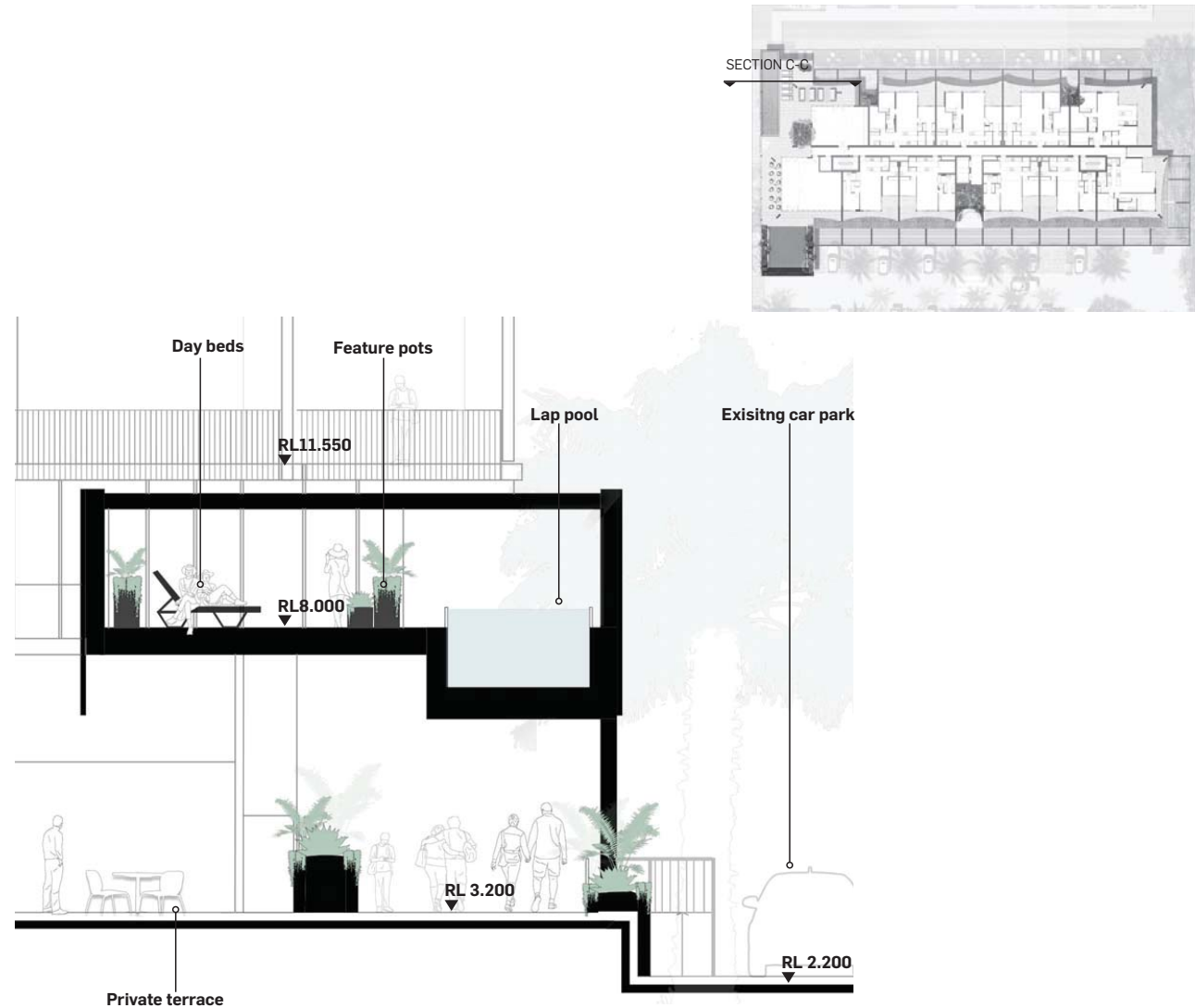
### VIEWS

- 01 KEY WATERFRONT VIEWS
- 02 OPEN EDGES



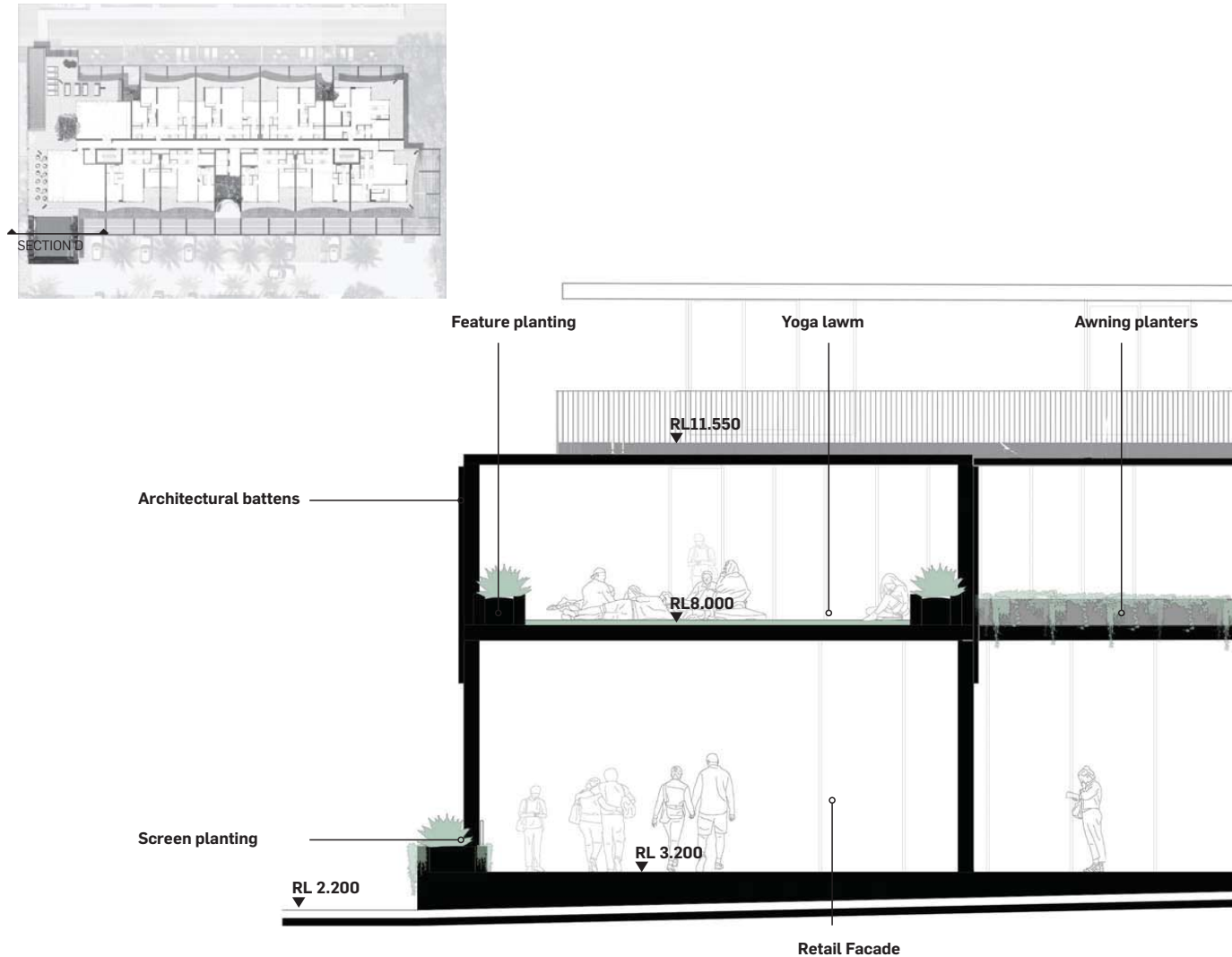
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## LANDSCAPE SECTIONS



SECTION C  
1:75 @ A3

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)



SECTION D  
1:75 @ A3

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

## VERTICAL PLANTING STRATEGY & DETAILS

The residential building at Newport Marina has an abundance of vertical living greenery through trellis cables on the facade of the built form. The outcome will be an enriching residential experience that celebrates our climate and biodiversity, and softens the buildings. All planters will be irrigated to ensure maximum health and growth is achieved. Vertical planters are accessible for maintenance from the ground plane and through building corridors and will be maintained every 1-3 months.

### VERTICAL PLANTING PALETTE

The following selection of climbers and ground covers have been chosen for their tolerance, suitability and low maintenance qualities for facade planting.

#### Groundcovers + Climbers

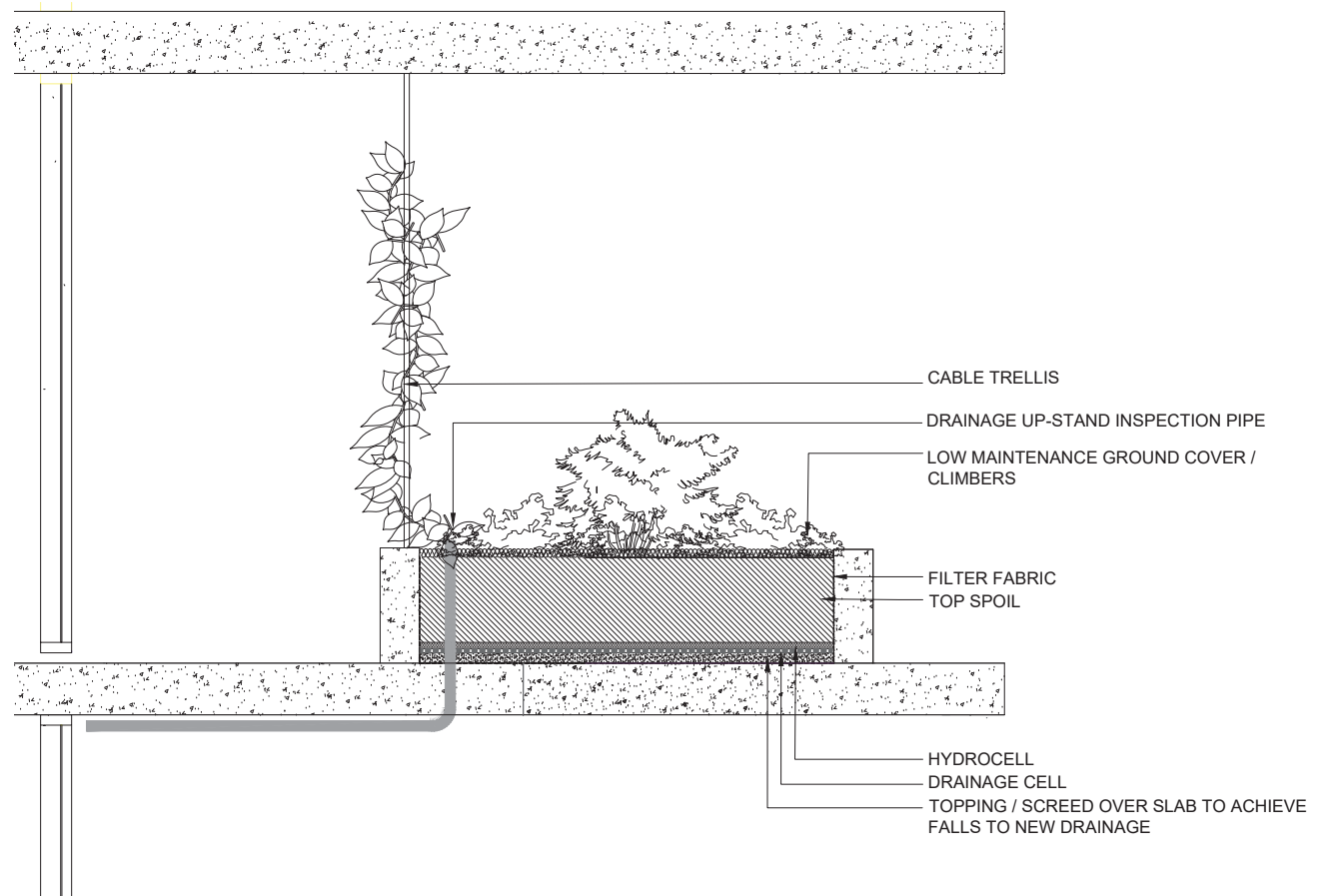
Epipremnum aureum (Hanging)

Cissus antarctica (Climbing)

Ficus pumila (Climbing)

Plectranthus verticillatus (Hanging / Ground cover)

Casuarina glauca (Hanging/ Ground Cover)



TYPICAL VERTICAL PLANTING

1:40 @ A3



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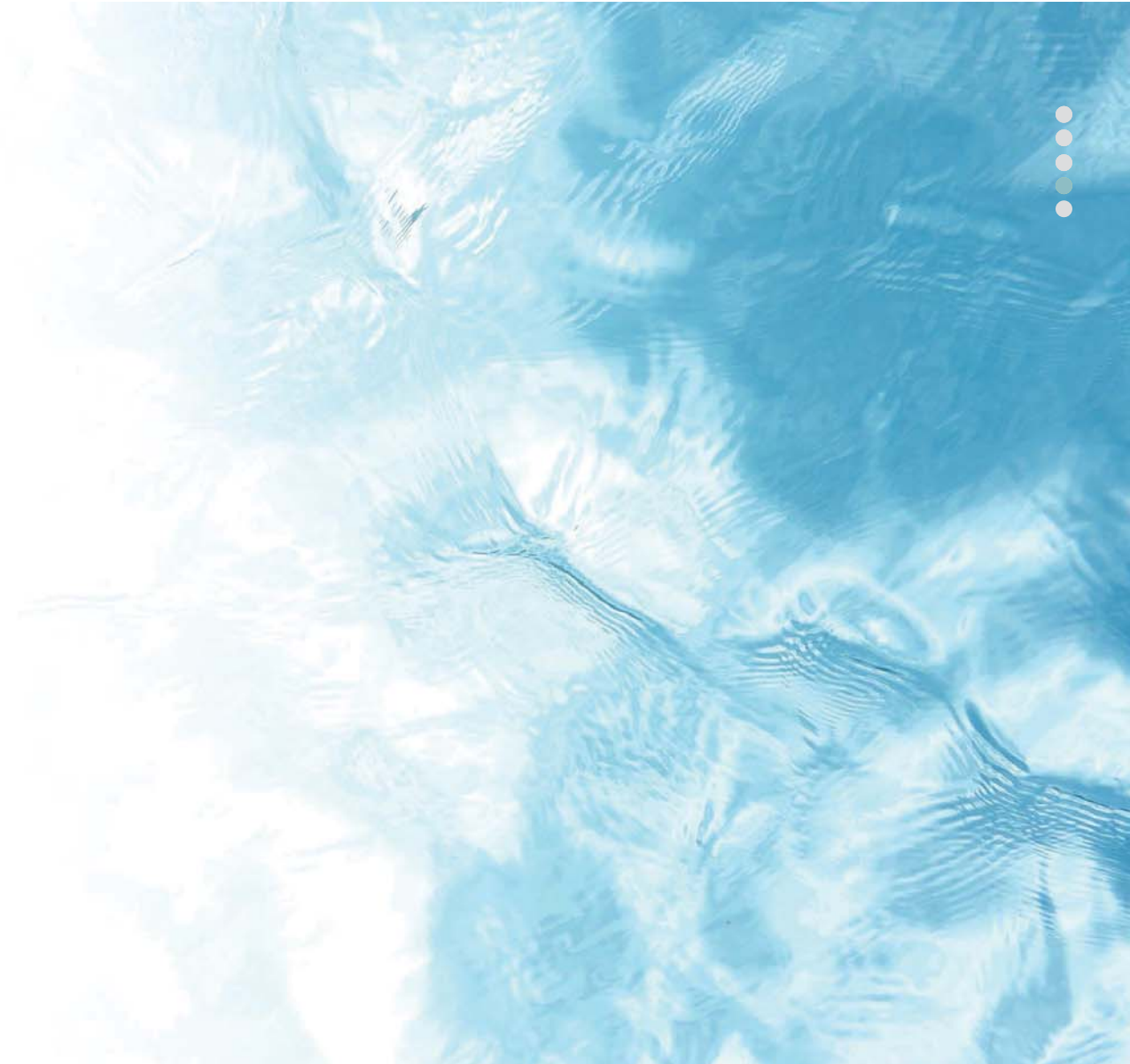
04

CHARACTER

CHARACTER

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# 04

## CHARACTER

### HARDSCAPE AND URBAN ELEMENTS

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The hardscape finishes and urban elements will create a bespoke marine setting using natural tones, texture and form to inform a unique identity for Newport Marina. The design and application of materials throughout the landscape of the ground plane and podium will be characterised by a simple range of materials, including varying profiles and textures of stone and timber that represent the quintessential marine character and setting.

The urban elements and furniture will bring a uniqueness and quality into the public realm and podium. The overarching strategy for the urban elements and furniture adds visual delight to the environment that ties into the character of the architecture.

Lighting will be utilised to maximise a dramatic effect by strongly illuminating key architectural and landscape elements such as walls and planting.



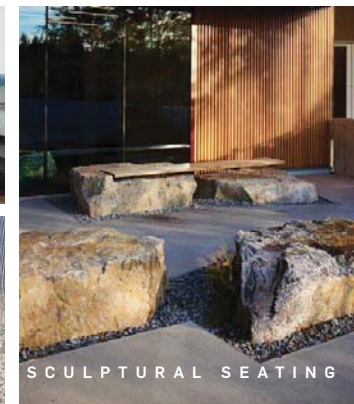
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## PAVEMENT AND WALLS



## URBAN ELEMENTS AND FURNITURE



NOTE: ALL MATERIALS ARE REFLECTIVE OF THE DESIGN INTENT AND WILL BE FINALISED THROUGH DESIGN DEVELOPMENT



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

## PLANTING

The planting at Newport Marina will be dense and coastal. The planting approach will create a gardenesque feeling with clearly visible layers of coastal planting. The planting strategy will apply a combination of unique species selected for their ability to enhance the overall vitality, character and compliment the architectural character.

Plant selection will not be solely based on ornamental qualities, but generate a sense of identity and comfort, taking cues from the surrounding environment and more broadly, South East Queensland. Planting provides elements of screening, scale, shelter and colour.

## SPECIES LIST

Trees and Palms	GROUND	PODIUM	POTS
Cupaniopsis anacardioides		■	
Ficus lyrata			■
Ficus macrophylla	■		
Phoenix roebelenii		■	
Howea forsteriana	■	■	
<b>Mid - High Shrubs</b>			
Doryanthes palmeri	■	■	
Dracena draco		■	■
Furcraea foetida	■	■	
Rhapis excelsa			■
Strelitzia nicolai	■		

Low - Mid Shrubs	GROUND	PODIUM	POTS
Crassula arborescens		■	■
Crassula ovata	■	■	■
Lomandra 'little con'	■	■	
Philodendron xanadu	■		
Sansevieria cylindrica	■	■	
Sansevieria silberese	■	■	■
Senecio serpens		■	
Westringia zena	■	■	■
<b>Groundcovers + Climbers</b>			
Casuarina glauca		■	■
Cissus antarctica	■		
Dichondra silver falls		■	■
Ficus pumila	■		

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## PLANTING CHARACTER



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05

DETAIL





## Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 86  
Supporting Information

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*ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)*



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GENERAL MEETING  
13 August 2019

PAGE 86  
Supporting Information



ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

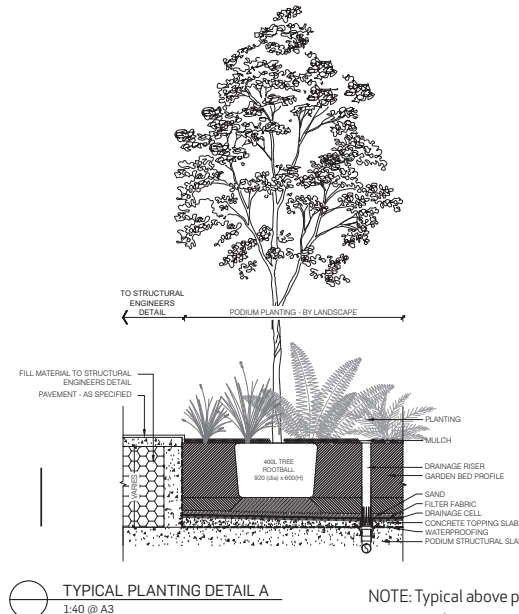
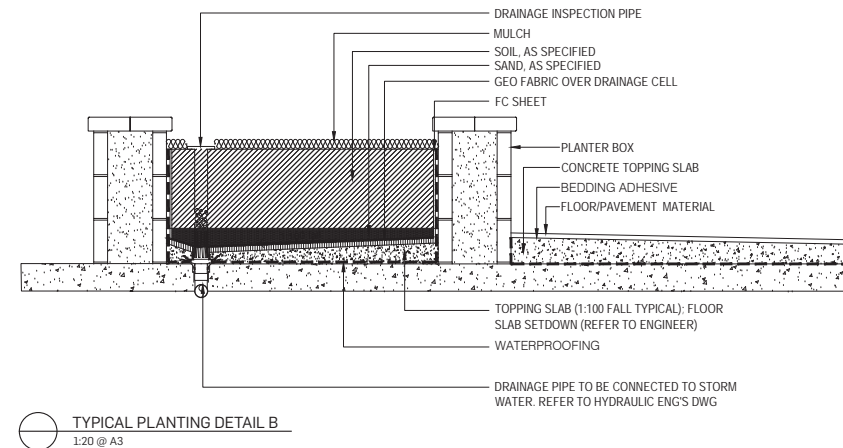
## PLANTING STRATEGY & DETAILS

### SOIL PROFILES

In order to achieve the optimal plant growth, the planting areas have been laid out in contiguous areas to maximise soil volume. On Podium additional depth in the soil has also been accounted for, which will be achieved through a slab set down, planter walls for feature trees and through additional mounding.

#### Indicative Planting Approach to Garden Beds

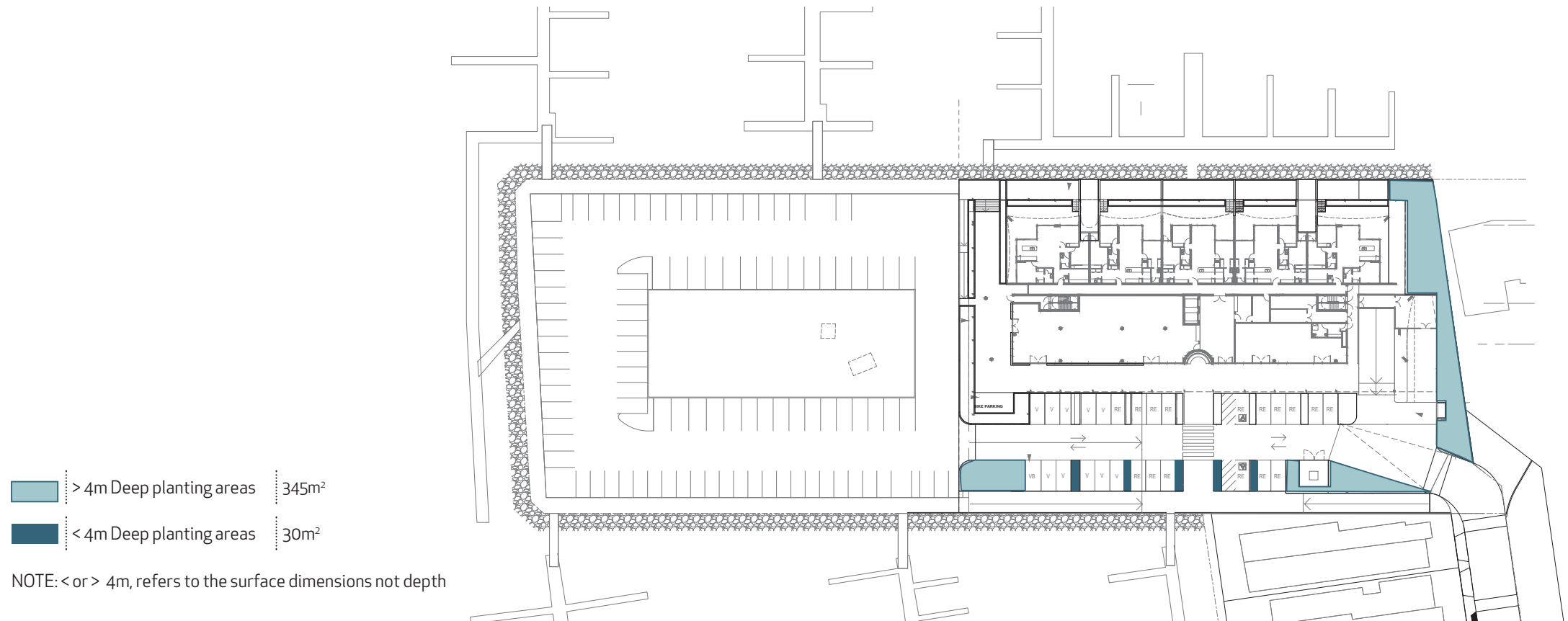
1	Low shrub planting only	Garden Profile	500mm
		Minimum soil depth	400mm
		Minimum soil volume	2m <sup>3</sup>
		Minimum planter width	500mm
2	Mix of shrubs including Medium and Large	Garden Profile	800mm
		Minimum soil depth	700mm
		Minimum soil volume	10m <sup>3</sup>
		Minimum planter width	1500mm
3	Tree with shrub planting	Garden Profile	1100mm
		Minimum soil depth	1000mm
		Minimum soil volume	10m <sup>3</sup>
		Minimum planter width	2000mm



NOTE: Typical above podium option shown. Other typologies include slab set downs (with and without raised beds above) and mounding as per the parameters set out in the indicative planting approach to garden beds.

ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)

## DEEP PLANTING PROFILES AND DEPTH



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*ITEM 2.1 - DA/38402/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (54 DWELLINGS), SHOP, FOOD AND DRINK OUTLET, OFFICE AND MARINE INDUSTRY, LOCATED AT 156A, 156 (COMMON PROPERTY) AND 158 GRIFFITH ROAD, NEWPORT - DIVISION 5 - A18894526 (Cont.)*



**SUPPORTING INFORMATION**

**Ref: A18930087**

The following list of supporting information is provided for:

**ITEM 3.1**

**MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL**

***#1 Monthly Financial Reporting Package - 30 June 2019***



ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

**#1 Monthly Financial Reporting Package - 30 June 2019**

**Moreton Bay Regional Council**

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**Monthly Financial Report**

**Year to date result as at: 30 June 2019**

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<b>Contents</b>	<b>Page No</b>
Financial Statements	1 to 3
Statement of Sources and Application of Capital Funding	4
Segment Analysis	5
Commentary on Financial Results and Graphs	6 to 9
Treasury Report	10

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# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 92  
Supporting Information

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

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

	2018/19 Original Budget \$'000	2018/19 Amended Budget \$'000	2018/19 YTD Actuals \$'000	100% of the year elapsed Actuals to Revised Budget 2018/19
<b>Revenue</b>				
<b>Operating Revenue</b>				
Rates and utility charges	307,250	307,264	309,891	100.85%
Fees and charges	35,382	36,723	36,590	99.64%
Grants, subsidies and contributions	19,749	35,709	22,694	63.55%
Interest revenue	47,067	46,790	44,457	95.01%
Other revenue	30,569	32,840	39,958	121.67%
Share of profit of associate - Operating Cash	25,558	25,558	20,373	79.71%
<b>Total Operating Revenue</b>	<b>465,576</b>	<b>484,884</b>	<b>473,962</b>	<b>97.75%</b>
<b>Expenses</b>				
<b>Operating Expenses</b>				
Employee benefits	(134,362)	(133,990)	(124,115)	92.63%
Materials and services	(162,929)	(167,479)	(164,767)	98.38%
Depreciation and amortisation	(91,236)	(91,571)	(98,525)	107.59%
Finance costs	(23,102)	(23,102)	(23,616)	102.23%
<b>Total Operating Expenses</b>	<b>(411,629)</b>	<b>(416,143)</b>	<b>(411,024)</b>	<b>98.77%</b>
<b>Operating Result</b>	<b>53,947</b>	<b>68,741</b>	<b>62,938</b>	<b>91.56%</b>
<b>Share of Profit of Associate - Capital Non-cash</b>	52,000	52,000	68,033	130.83%
<b>Capital Revenue</b>	77,651	85,102	152,899	179.67%
<b>Capital Expenses</b>	-	-	(26,284)	No Budget
<b>NET RESULT</b>	<b>183,598</b>	<b>205,843</b>	<b>257,586</b>	<b>125.14%</b>
<b>Other Comprehensive Income</b>				
<b>Items that will not be reclassified to net result</b>				
Increase/(decrease) in asset revaluation surplus	-	-	13,258	No Budget
Changes in the fair value of financial assets at fair value through other comprehensive income	-	-	2,961	No Budget
<b>Total other comprehensive income for the year</b>	<b>-</b>	<b>-</b>	<b>16,220</b>	<b>No Budget</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>183,598</b>	<b>205,843</b>	<b>273,805</b>	<b>133.02%</b>

# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 93  
Supporting Information

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

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

	2018/19 Amended Budget as at 30 June 2019 \$'000	2018/19 YTD Actual \$'000
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	306,651	361,444
Trade and other receivables	47,914	46,941
Inventories	1,081	1,186
	<u>355,646</u>	<u>409,571</u>
Non-current assets held for sale	-	-
<b>Total Current Assets</b>	<b>355,646</b>	<b>409,571</b>
<b>Non-Current Assets</b>		
Trade and other receivables	677,576	677,451
Other financial assets	-	108,528
Investments	15	15
Investment property	44,970	28,481
Investment in associate	1,152,611	1,193,241
Property, plant and equipment	4,594,904	4,855,068
Intangible assets	280	40
<b>Total Non-Current Assets</b>	<b>6,470,356</b>	<b>6,862,824</b>
<b>Total Assets</b>	<b>6,826,002</b>	<b>7,272,395</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade and other payables	40,534	52,137
Borrowings	33,881	34,685
Provisions	12,889	14,631
Other	1,673	15,340
<b>Total Current Liabilities</b>	<b>88,977</b>	<b>116,794</b>
<b>Non-Current Liabilities</b>		
Trade and other payables	213	-
Borrowings	345,187	344,307
Provisions	33,712	60,014
<b>Total Non-Current Liabilities</b>	<b>379,112</b>	<b>404,321</b>
<b>Total Liabilities</b>	<b>468,089</b>	<b>521,114</b>
<b>NET COMMUNITY ASSETS</b>	<b>6,357,913</b>	<b>6,751,281</b>
<b>Community Equity</b>		
Retained surplus	5,459,623	5,814,523
Asset revaluation surplus	898,290	936,757
<b>TOTAL COMMUNITY EQUITY</b>	<b>6,357,913</b>	<b>6,751,281</b>

# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 94  
Supporting Information

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

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

	2018/19 Amended Budget as at 30 June 2019 \$'000	2018/19 YTD Actuals \$'000
<b>Cash flows from operating activities</b>		
Receipts from customers	395,182	445,394
Payments to suppliers and employees	(294,315)	(318,379)
Interest received	46,790	44,727
Non capital grants and contributions	33,965	22,694
Borrowing costs	(21,322)	(21,604)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>160,300</b>	<b>172,832</b>
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment	(266,145)	(195,268)
Proceeds from sale of property, plant and equipment	21,800	1,528
Net movement in loans to community organisations	-	32
Grants, subsidies and contributions	44,875	75,471
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(199,470)</b>	<b>(118,237)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	24,518	24,000
Repayment of borrowings	(30,771)	(31,004)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(6,253)</b>	<b>(7,004)</b>
Net increase/(decrease) in cash held	<b>(45,423)</b>	<b>47,591</b>
Cash and cash equivalents at the beginning of the financial year	352,074	313,852
<b>Cash and cash equivalents at the end of the period</b>	<b>306,651</b>	<b>361,444</b>



# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 95  
Supporting Information

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

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

	Original Budget 2018/19 \$'000	Amended Budget 2018/19 \$'000	YTD Actuals 2018/19 \$'000
<b><u>Capital Funding Sources</u></b>			
Cash Utilised	222,319	251,023	184,638
Capital Grants and Subsidies received	13,924	21,375	21,331
Contributed Assets and assets not previously recognised	40,227	40,227	82,036
Loans received	24,518	24,518	24,000
<b>Total Capital Funding Sources</b>	<b>300,988</b>	<b>337,143</b>	<b>312,005</b>
<b><u>Capital Funding Applications</u></b>			
Capital Expenditure	229,990	266,145	198,965
Contributed Assets and assets not previously recognised	40,227	40,227	82,036
Loan Redemption	30,771	30,771	31,004
<b>Total Capital Funding Applications</b>	<b>300,988</b>	<b>337,143</b>	<b>312,005</b>

# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 96  
Supporting Information

## ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

### Analysis of Results by Segment

For the period ended 30 June 2019	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Operational Plan						
Engineering, Construction & Maintenance	56,354	(158,399)	(102,045)	10,395	94	(91,557)
Community & Environmental Services	31,742	(57,230)	(25,489)	5	-	(25,484)
Governance	375,556	(183,703)	191,852	210,532	(26,378)	376,006
Planning and Economic Development	10,311	(11,691)	(1,380)	-	-	(1,380)
<b>Total Council</b>	<b>473,962</b>	<b>(411,024)</b>	<b>62,938</b>	<b>220,932</b>	<b>(26,284)</b>	<b>257,586</b>

### Analysis of Results by Entity

For the period ended 30 June 2019	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Entity						
General	422,153	(365,291)	56,862	220,611	(24,869)	252,605
Waste	51,809	(45,733)	6,076	321	(1,416)	4,981
<b>Total Council</b>	<b>473,962</b>	<b>(411,024)</b>	<b>62,938</b>	<b>220,932</b>	<b>(26,284)</b>	<b>257,586</b>

## **The Performance at a Glance** **as at 30 June 2019**

### **Synopsis**

- \* 100% of the financial year is complete.

### **Operating Revenue**

- \* Rates and Utility Charges have slightly exceeded budget following the fourth quarterly rates levy due to higher than expected rate growth.
- \* Operating Grants and Subsidies came below budget as the Waste Levy Grant will now be recognised in 2019/20.
- \* Interest Revenue has also come under budget while Other Revenue exceeded budget.

### **Operating Expenditure**

- \* Employee Expenses and Materials and Services are below budget, predominately due to higher than expected levels of vacant positions.
- \* Finance Costs and Depreciation and Amortisation have exceeded budget.

### **Capital Revenue**

- \* Infrastructure Cash Contributions remain strong and have exceeded budget.
- \* Contributed Assets and Assets not Previously Recognised also remain strong and exceeded the budget considerably.
- \* Grants, Subsidies and Other Contributions have reached their target for the year.

### **Capital Expenditure**

- \* For the year \$172.71 million has been spent on capital works, (which represents 88.05% of the capital program). This excludes the University project costs.

# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 98  
Supporting Information

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

## Moreton Bay Regional Council

### Comparative Table 2016/17 and 2017/18 to 2018/19\*

Year to date result as at: 30 June 2019

100% of the year elapsed

	Amended Budget 2018/19 \$'000	YTD Actuals 2018/19 \$'000	Actuals to Amended Budget 2018/19 %	Actuals to Amended Budget 2017/18 %	Actuals to Amended Budget 2016/17 %	Comments
<b>Operating Revenue</b>						
Rates & Utility Charges	307,264	309,891	101%	101%	101%	Revenue exceeded budget due to higher than expected rate growth.
User Fees & Charges	36,723	36,590	100%	104%	105%	Revenue has reached budget, however it's below the previous years.
Interest Revenue	46,790	44,457	95%	104%	101%	The % for 2018/19 has come under budget and is below the previous years.
<b>Operating Expenses</b>						
Employee Expenses & Material and Services	301,469	288,883	96%	94%	95%	Expenditure is below budget but is tracking close to the previous years.
External Loan Interest Expense	21,322	21,591	101%	101%	99%	Expenditure is tracking to budget and is comparable to previous years.
<b>Capital Revenues</b>						
Infrastructure Cash Contributions	23,500	44,966	191%	184%	152%	Infrastructure cash contributions has exceeded budget and is above the previous years.
Contributed Assets	40,227	82,036	204%	196%	102%	All contributed assets have been recognised to date.
Grants & Subsidies	21,375	21,331	100%	66%	88%	The % of grants and subsidies received is aligned with budget and is above the previous years.
<b>Capital Expenditure</b>						
Total Capital Expenditure**	196,145	172,709	88%	82%	87%	Capital expenditure underspent by \$23.5 million.
<p>* The data presented reflects the position of Council as at 30 June 2019 compared to the position of Council as at 30 June 2018 and 30 June 2017.</p> <p>** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is a useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

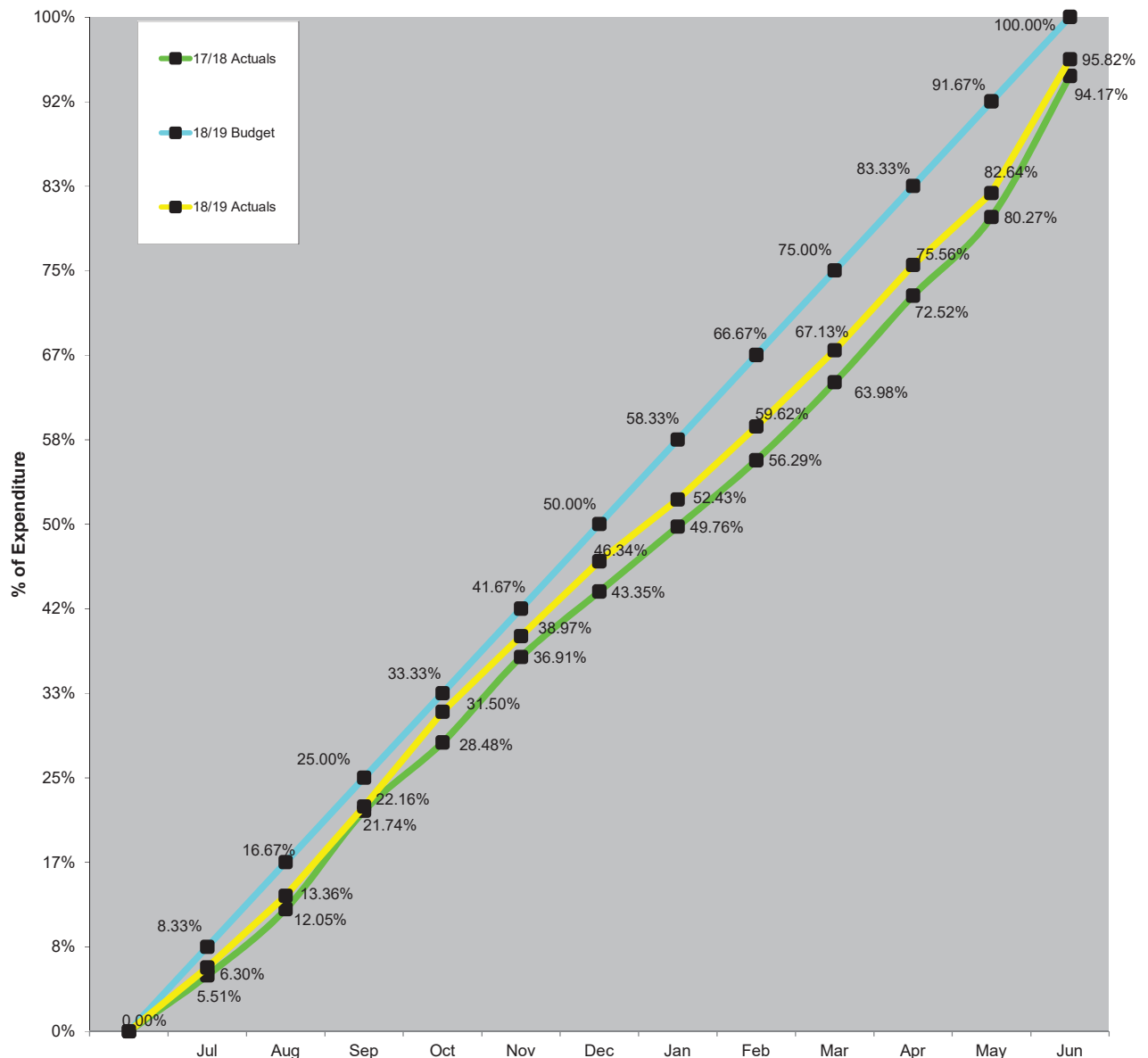


ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

### Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2018/19 and 2017/18 years. The graph includes continuing service delivery expenses and operating initiative expenses.

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



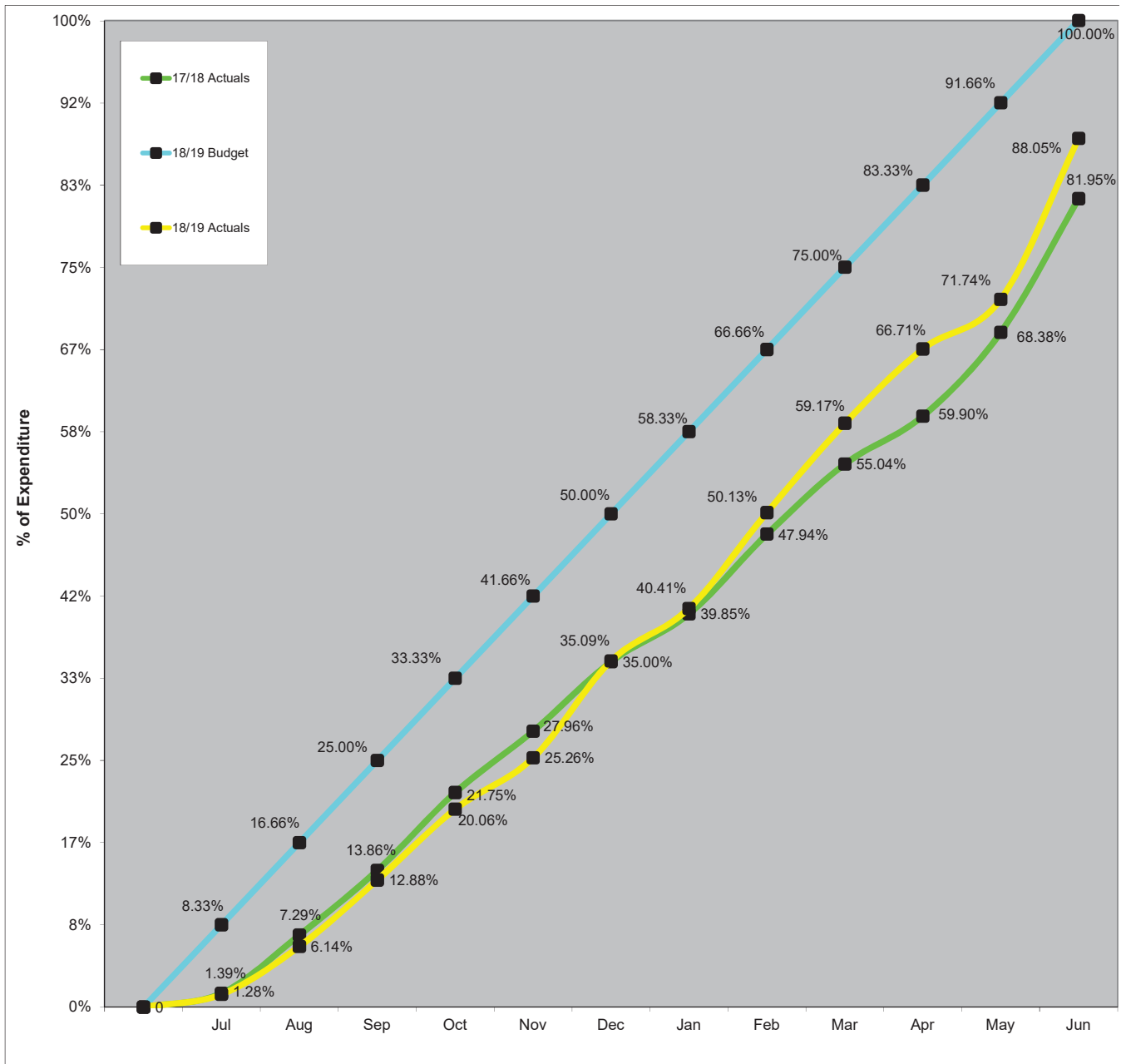
	Annual Amended Budget \$'000	Actuals to June \$'000	Actuals to Budget % spent
2017/18	292,606	275,549	94.17%
2018/19	301,469	288,883	95.82%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

### Capital Expenditure

This graph compares the capital percentage expended for the 2018/19 and 2017/18 years.

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



	Annual Amended Budget \$'000	Actuals to June \$'000	Actuals to Budget % spent
2017/18	178,175	146,023	81.95%
2018/19	196,145	172,709	88.05%

# Moreton Bay Regional Council

GENERAL MEETING  
13 August 2019

PAGE 101  
Supporting Information

## ITEM 3.1 - MONTHLY REPORTING PACKAGE - JUNE 2019 - REGIONAL - A18919212 (Cont.)

### TREASURY REPORT

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

#### Investments

At 30 June 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 66.63% of funds outside of the Queensland Treasury Corporation (QTC). Term Deposit rates have increased slightly in recent times, providing better returns.

#### Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 30 June 2019	Interest earned YTD
A1+	Qld Treasury Corp*	2.21%	Short Term (45 days)	116,810,607	1,860,749
A1+	ANZ	1.72%	At Call	11,455,178	221,521
A1+	National Australia Bank	1.75%	At Call	38,177,919	557,694
A1+	ANZ	2.7% to 2.75%	364 to 365 days	30,000,000	923,049
A1+	Bankwest	2.65%	182 days	20,000,000	523,753
A1+	National Australia Bank	2.75% to 2.77%	357 to 363 days	30,000,000	956,400
A1+	Westpac	2.65% to 2.77%	364 to 365 days	60,000,000	1,782,704
A1	Suncorp	2.65%	154 days	10,000,000	841,874
A2	Bank of Queensland	2.7% to 2.75%	182 to 279 days	30,000,000	549,260
A2	Bendigo and Adelaide Bank				394,808
A2	IMB	2.65%	363 days	5,000,000	130,815
A2	AMP Bank	2.8%	183 to 272 days	10,000,000	92,822
	Petrie Paper Mill Site Funds				245,000
	Trust Investments				250,354
				<b>361,443,704</b>	<b>9,330,803</b>

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

Council has achieved a weighted average interest rate on all cash held of 2.56% pa in 2018/19.

Non-Current Investments				
Institution	Product	Term	Invested Value \$'000	Realisable Value \$'000
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	100,000	108,528

#### Performance to Budget - Year to Date (YTD) Summary

100% of the year has elapsed

	Original Budget \$'000	Amended Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	9,962	9,685	9,331	96%	Investment rates have dropped in the last quarter of the financial year.
Interest on Debt held in Unitywater	36,085	36,085	33,987	94%	Tracking below Budget
<b>Total Investment Income</b>	<b>46,047</b>	<b>45,770</b>	<b>43,317</b>	<b>95%</b>	

#### Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2018	385,996
New borrowings	24,000
Borrowings repaid	(31,004)
<b>Debt held as at 30 June 2019</b>	<b>378,992</b>

As at 30 June 2019 the weighted average interest rate of all Council debt is 5.63%