



AGENDA

GENERAL MEETING

Tuesday 3 September 2019

commencing at 10.30am

Caboolture Chambers
2 Hasking Street, Caboolture

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a General Meeting of the Moreton Bay Regional Council will be held on Tuesday 3 September 2019 commencing at 10.30am in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Daryl Hitzman
Chief Executive Officer

29 August 2019

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

Moreton Bay Regional Council

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3 September 2019

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1. OPENING PRAYER

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Allan Sutherland (Mayor) (Chairperson)

Apologies:

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

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

4. CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

RESOLUTION that the minutes of the General Meeting held 27 August 2019 (Pages 19/1837 to 19/1961), be confirmed.

Attachment #1 Unconfirmed Minutes - General Meeting 27 August 2019

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

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

6. CORRESPONDENCE

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

7. COMMUNITY COMMENT

There are no participants in the Community Comment session for this meeting.

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

**ITEM 1.1
DISCRETIONARY FUNDS - DIVISION 12**

Meeting / Session: 1 GOVERNANCE
Reference: A18987941 : 21 August 2019
Responsible Officer: LK, Executive Support Officer (CORP Executive Services)

Executive Summary

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Under section 182A of the *Local Government Act 2009* the Councillor for Division 12, Cr Adrian Raedel, is currently suspended from office and is unable to approve the allocation of discretionary funds. Two eligible applications for discretionary funds have been received for Division 12 as follows:

- Woodford Community Art Group in the amount of \$1,000 for an art exhibition.
- Mt Mee Sports Association in the amount of \$4,500 for facility improvements.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider these applications for discretionary funds, the funding requests should be considered by Council at its General Meeting.

This report seeks Council's direction in relation to these applications for discretionary funds from Woodford Community Art Group and Mt Mee Sports Association.

OFFICER'S RECOMMENDATION

1. Council direction is requested in relation to the application by Woodford Community Art Group for \$1,000 under Council's Discretionary Funds Policy for an art exhibition.
2. Council direction is requested in relation to the application by Mt Mee Sports Association for \$4,500 under Council's Discretionary Funds Policy for facility improvements.

ITEM 1.1 DISCRETIONARY FUNDS - DIVISION 12 - A18987941 (Cont.)

REPORT DETAIL

1. Background

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3,000 in discretionary funds to the Mayor and Councillors respectively.

Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

2. Explanation of Item

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office and is unable to approve the allocation of discretionary funds.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider these applications for discretionary funds, the funding requests should be considered by Council at its General Meeting.

Council direction is sought in relation to the following eligible applications for discretionary funds.

Woodford Community Art Group

Woodford Community Art Group has applied for \$1,000 under the Discretionary Funds Policy in support of an art exhibition. Council has been advised that this exhibition will run for two months commencing from late November 2019. The exhibition will provide an opportunity for the community organisation to show the progress of their art following their recent participation in development workshops funded by a Council grant.

Mt Mee Sports Association

Mt Mee Sports Association has applied for \$4,500 under the Discretionary Funds Policy to resurface one quarter of a tennis court. This will enable people to play tennis safely and would promote greater participation in local sport and recreation activities.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications arising as a direct result from this report.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications

Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications

There are no risk management implications arising as a direct result from this report.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Appropriate funds have been provided in the 2019/20 budget and the applications for funding are eligible under the 2019/20 Discretionary Funds guidelines.

ITEM 1.1 DISCRETIONARY FUNDS - DIVISION 12 - A18987941 (Cont.)

3.7 Economic Benefit

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

3.8 Environmental Implications

There are no environmental implications arising as a direct result from this report.

3.9 Social Implications

There are no social implications arising as a direct result from this report.

3.10 Consultation / Communication

The Chief Executive Officer, Interim Director Finance and Corporate Services and Acting Manager Executive Services have been consulted in relation to the preparation of this report.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

**PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND
PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL**

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A18991881: 22 August 2019 - Refer **Confidential Supporting Information
A18993661 & A19001840**

Responsible Officer: David Hood, Manager Strategic Planning (PED)

Executive Summary

Strategic Planning is proposing to prepare a Regional Growth Management Strategy 2041 (RGMS2041) to outline the preferred sequencing strategy for the region's future growth areas.

To support the delivery of the RGMS2041, Council officers engaged the services of PSA Consulting Australia who have prepared a Project Plan that details the proposed scope, strategy and approach and timelines to undertake the work.

In undertaking the above, particular consideration has been given to Caboolture West, recognising the level of planning undertaken to date and its established policy position both within the South East Queensland Regional Plan 2017 (*ShapingSEQ*) and the MBRC Planning Scheme 2016.

The purpose of this report is to seek the Council's endorsement to undertake the proposed RGMS2041, and to re-start land use and infrastructure planning for the Caboolture West growth area.

OFFICER'S RECOMMENDATION

1. That Council supports the development of a Regional Growth Management Strategy 2041 (RGMS2041), and notes the proposed scope, strategy and approach and timelines to deliver the RGMS2041, as discussed in the Council workshop of 8 August 2019 and the General meeting of 3 September 2019.
2. That Council approves unlocking the Caboolture West growth area is an implementation action under the South East Queensland Regional Plan 2017 (*ShapingSEQ*) and is a significant priority for the region.
3. That Council approves the re-start of land use and infrastructure planning for the Caboolture West growth area, including engagement with the relevant landowners, in parallel and independent of the RGMS2041. Council notes this work will ultimately lead to the preparation of a planning scheme amendment.
4. That Council notes a detailed resourcing and budget plan to deliver the RGMS2041 and re-start land use and infrastructure planning for the Caboolture West growth area will be put forward for its consideration at the next quarterly budget review.
5. That Council notes officers will continue to closely engage with the Department of State Development, Manufacturing, Infrastructure and Planning, the Department of Transport and Main Roads and Unitywater during the delivery of the RGMS2041 and works on the Caboolture West growth area.
6. That Director Planning prepare a summary document on the proposed RGMS2041 and the re-start of land use and infrastructure planning for the Caboolture West growth area for external release (including on Council's website).

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ITEM 2.1 PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL - A18991881 (Cont.)

7. **That the document titled 'MBRC Regional Growth Management Strategy 2041: Project Plan' dated 28 August 2019 remain confidential and is not to be released other than as approved by the Council or the Chief Executive Officer.**

ITEM 2.1 PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL - A18991881 (Cont.)

REPORT DETAIL

1. Background

Strategic Planning is proposing to prepare a RGMS2041 to outline the preferred sequencing strategy for the region's future growth areas. The investigations undertaken as part of this project will provide evidenced-based options and a recommended growth strategy.

The proposed RGMS2041 will ensure that Council will meet its expansion (dwelling) targets under ShapingSEQ for 2041 and consider the need, risks and costs of delivering these dwellings.

Managing numerous competing growth fronts in various geographical locations is a significant challenge for Council. A logical sequencing strategy is essential if these areas are to be managed in a sustainable and orderly way.

The RGMS2041 will also critically analyse delivery options for each identified growth area to ensure the delivery of good planning outcomes across these areas, further supporting the objectives of ShapingSEQ and the region's planning scheme (e.g. development approvals, zonings, local area plans, priority development areas etc).

Council officers have progressed with developing a project plan for the RGMS2041 and have been supported in this stage by procuring PSA Consulting Australia who have prepared the plan. The project plan seeks to guide the development of the RGMS2041, which will include a sequencing strategy for the development of the growth areas.

As part of this process, particular consideration has been given to Caboolture West. It is proposed that land use and infrastructure planning for the Caboolture West growth area should proceed in parallel and independent to the RGMS2041.

Upon approval of the project by Council, the Project Initiation Phase for the RGMS2041 will commence. This will include commencement of early works, establishing the project team, project governance arrangements and the necessary budget to support the strategy for the 2019/20 financial year will be confirmed, which may result in funding being requested during the quarterly budget review process.

Similarly, land use and infrastructure planning for the Caboolture West growth area is proposed to recommence, including engagement with the relevant landowners. This will also include commencement of early works, establishing the project team, project governance arrangements and the necessary budget to support the planning for the 2019/20 financial year will be confirmed, which also may result in funding being requested during the quarterly budget review process.

This matter was workshopped with Council early August and the draft Project Plan has been updated to include feedback from that workshop. Feedback was also sought from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) who have since responded.

The support of DSDMIP is acknowledged and officer's will continue to closely engage with DSDMIP, the Department of Transport and Main Roads and Unitywater during the delivery of the RGMS2041 and works on the Caboolture West growth area.

2. Explanation of Item

The study area for the RGMS2041 consists of potential growth areas within the region that are outside the current Priority Infrastructure Area.

The areas currently include:

- **Emerging Community Areas** (*areas included in the Emerging community zone under the current MBRC Planning Scheme*)

ITEM 2.1 PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL - A18991881 (Cont.)

- **Investigation Areas** (*areas identified as investigation areas in the Strategic Framework in the current MBRC Planning Scheme*)
- **Other/Conversion Areas** (*areas identified for non-residential purposes in the current MBRC Planning Scheme, with landowner interest to change the land use to primarily residential*)

Caboolture West

ShapingSEQ specifically mentions a number of MBRC's growth areas in terms of their development intent. Of the growth areas being considered, Caboolture West has been consistently identified within all three versions of the SEQ Regional Plan as a future urban area, however it was only included in the Urban Footprint in *ShapingSEQ* (2017).

Particular consideration has been given to Caboolture West, recognising the level of planning undertaken to date and its established policy position both within *ShapingSEQ* and the MBRC Planning Scheme 2016. Acknowledging the extensive history of planning, its status within *ShapingSEQ* and the MBRC Planning Scheme, it is recognised that land use and infrastructure planning for the Caboolture West growth area should proceed in parallel, and independent of the RGMS2041. Initial engagement has been made with the relevant landowners and this process is recommended to continue.

3. Strategic Implications

3.1 Legislative/Legal Implications

In accordance with the Local Government Regulation 2012, requests for quotes were called for the development of the project plan. Any future consultant involvement will be procured in accordance with State procurement requirements and Council policy.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

Managing numerous competing growth fronts in various geographical locations is a significant risk for Council. A logical sequencing strategy is essential if these areas are to be managed in a sustainable and orderly way.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Strategic Planning has a program budget (107921) in 2019/20 of \$200,000 for Growth Management projects. Based on the Project Plan, the 2019/20 budget amount for this program of \$200,000 will not be sufficient for the 2019/20 financial year. A detailed resourcing and budget plan will be developed, and additional funds requested at the next quarterly review.

3.7 Economic Benefit

Well planned growth supports the economic growth of our communities.

3.8 Environmental Implications

Well planned growth will better manage the environmental values within Council's growth areas.

3.9 Social Implications

Well planned growth supports positive social outcomes within Council's growth areas.

ITEM 2.1 PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL - A18991881 (Cont.)

3.10 Consultation / Communication

The Project Plan has been developed in consultation with multiple internal department the Department of State Development, Manufacturing, Infrastructure and Planning, the Department of Transport and Main Roads and Unitywater. On-going engagement with these parties will be critical during delivery of the RGMS2041.

SUPPORTING INFORMATION

Ref: A18993661 & A19001840

The following list of supporting information is provided for:

ITEM 2.1

PROPOSED REGIONAL GROWTH MANAGEMENT STRATEGY 2041 AND PLANNING FOR THE CABOOLTURE WEST GROWTH AREA - REGIONAL

Confidential #1 Final Regional Growth Management Strategy 2041 Project Plan

Confidential #2 Letter from Department of State Development, Manufacturing, Infrastructure and Planning - Draft Project Plan

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A18948578: 9 August 2019 - Refer **Confidential Supporting Information A18948577**
Responsible Officer: JL, Financial Operations Manager (CORP Financial & Project Services)

Executive Summary

A Preferred Supplier Arrangement (Purchasing Arrangement) has been prepared to facilitate the supply of four categories of services used across Council, for a period of 12 months from the date of acceptance 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 62 schedules of rates for goods/services) in a process which commenced on 25 May 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. A total of eight submissions were received for the one Purchasing Arrangement.

Following assessment, it is recommended that a total of five suppliers be appointed across four categories as outlined below.

OFFICER'S RECOMMENDATION

1. That the following contractors be appointed onto MBRC008838 - Preferred Supplier Arrangement - Fencing Services - Category 1 - Access Points and Bollards for a period of 12 months, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Tuff Yards Pty Ltd
 - b. Bingin Holdings Pty Ltd T/A Superior Fences & Gates
 - c. Jack & Jed Pty Ltd T/A N&M Smith Earthmoving
 - d. Robert McConaghy T/A HSL Solutions
2. That the following contractors be appointed onto MBRC008838 - Preferred Supplier Arrangement - Fencing Services - Category 2 - Timber Fencing for a period of 12 months, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Robert McConaghy T/A HSL Solutions
 - b. Ryno Fencing Pty Ltd
 - c. Bingin Holdings Pty Ltd T/A Superior Fences & Gates
3. That the following contractors be appointed onto MBRC008838 - Preferred Supplier Arrangement - Fencing Services - Category 3 - Chainwire Fencing for a period of 12 months, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Tuff Yards Pty Ltd
 - b. Robert McConaghy T/A HSL Solutions
 - c. Bingin Holdings Pty Ltd T/A Superior Fences & Gates
4. That the following contractors be appointed onto MBRC008838 - Preferred Supplier Arrangement - Fencing Services - Category 4 - Weldmesh Fencing for a period of 12 months, with an option to extend for a further two 12-month periods if it is decided to be beneficial to Council:
 - a. Robert McConaghy T/A HSL Solutions
 - b. Ryno Fencing Pty Ltd
 - c. Bingin Holdings Pty Ltd T/A Superior Fences & Gates

Moreton Bay Regional Council

ITEM 3.1 PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL - A18948578 (Cont.)

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. That the Chief Executive Officer be authorised to determine under each preferred supplier arrangement whether to exercise the option to extend the contract by a further two 12-month periods or to review the composition of the preferred supplier list and consider whether it is necessary to re-tender the entirety of the preferred supplier arrangement.

ITEM 3.1 PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL - A18948578 (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 MBRC008838 - Fencing Services was advertised on 25 May 2019 and closed on 21 June 2019.

The arrangement is to be awarded for a period of 12 months 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 Company Profile, Experience of Company Personnel, 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 based on ranking after the evaluation process was completed:

MBRC008838 Fencing Services - Category 1 - Access Points and Bollards

A total of eight submissions were received, with four companies recommended for appointment to the panel.

Rank	Tenderer
1	Tuff Yards Pty Ltd
2	Bingin Holdings Pty Ltd T/A Superior Fences & Gates
3	Jack & Jed Pty Ltd T/A N&M Smith Earthmoving
4	Robert McConaghy T/A HSL Solutions

MBRC008838 Fencing Services - Category 2 - Timber Fencing

A total of seven submissions were received, with three companies recommended for appointment to the panel.

Rank	Tenderer
1	Robert McConaghy T/A HSL Solutions
2	Ryno Fencing Pty Ltd
3	Bingin Holdings Pty Ltd T/A Superior Fences & Gates

ITEM 3.1 PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL - A18948578 (Cont.)

MBRC008838 Fencing Services - Category 3 - Chainwire Fencing

A total of seven submissions were received, with three companies recommended for appointment to the panel.

Rank	Tenderer
1	Tuff Yards Pty Ltd
2	Robert McConaghy T/A HSL Solutions
3	Bingin Holdings Pty Ltd T/A Superior Fences & Gates

MBRC008838 Fencing Services - Category 4 - Weldmesh Fencing

A total of seven submissions were received, with three companies recommended for appointment to the panel.

Rank	Tenderer
1	Robert McConaghy T/A HSL Solutions
2	Ryno Fencing Pty Ltd
3	Bingin Holdings Pty Ltd T/A Superior Fences & Gates

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.

ITEM 3.1 PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL - A18948578 (Cont.)

The five recommended individual suppliers have a presence within the Moreton Bay Region.

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Representatives from Council's Operations Department 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.

SUPPORTING INFORMATION

Ref: A18948577

The following list of supporting information is provided for:

ITEM 3.1

PURCHASING ARRANGEMENT - FENCING SERVICES - REGIONAL

Confidential #1 Tender submissions for each arrangement

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18989177 : 21 August 2019 - **Refer Supporting Information A18870438**
Responsible Officer: CP, Coordinator Disaster Management (ECM Directorate)

Executive Summary

The Moreton Bay Local Disaster Management Group (LDMG) and Moreton District Disaster Management Group (DDMG) held its regular Ordinary meeting on 24 July 2019.

The minutes of this meeting are provided for reference.

OFFICER'S RECOMMENDATION

That the minutes of the combined Moreton Bay Local Disaster Management Group and the Moreton District Disaster Management Group meeting held 24 July 2019, be adopted as contained in the supporting information.

ITEM 4.1 MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)

REPORT DETAIL

1. Background

In accordance with section 29 of the *Disaster Management Act 2003*, a local government is required to establish a Local Disaster Management Group for its local government area. Section 12 of the *Disaster Management Regulation 2014* states that 'disaster management group meetings must be held at least once in every six months at the times and places decided by the chairperson of the group'.

To meet these minimum requirements, the Moreton Bay LDMG and Moreton DDMG conducts Ordinary meetings every four months, generally during the months of February, July and November. Extraordinary meetings of the LDMG/DDMG are also held as required before, during or after disaster events.

The combined LDMG/DDMG held its regular Ordinary meeting on 24 July 2019, the minutes of which are provided in the supporting information to this report.

2. Explanation of Item

This report is provided for advising Council as to the issues discussed and any meeting outcomes/action items.

Combined meetings are chaired on a rotational basis. Since MBRC chaired the last meeting held in February 2019, the July meeting was chaired by Queensland Police Service (QPS). The next meeting scheduled for 27 November 2019 will be chaired by MBRC.

3. Strategic Implications

3.1 Legislative/Legal Implications

It is a requirement under section 18 of the *Disaster Management Regulation 2014* that a disaster management group must keep minutes of its meetings.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Safe neighbourhoods - a safe and resilient community.

3.3 Policy Implications

No policy implications arising as a direct result of this report.

3.4 Risk Management Implications

MBRC Disaster Management Unit continues to review and update the Council Disaster Risk Hazard Assessment using the Queensland Emergency Risk Management Framework (QERMF). Currently the team has successfully drafted QERMF Risk Assessments for Bushfire, Severe Storm and Coastal Inundation. The focus now is on gaining stakeholder input from relevant agencies and final clarification with risk-owners and key infrastructure operators.

Queensland Fire and Emergency Services highlighted in its report that all agencies are working to reduce identified bushfire risks through hazard reduction burns. However, wet weather and periods of Very High Fire Danger have made planned burns difficult and most agencies have had their burn programme disrupted. This increases the importance of community awareness programs and fire break maintenance to mitigate the risk of bushfire during what is expected to be a long and high-risk bushfire season from 31 August 2019.

MBRC continues to support risk mitigation for 'at risk' communities through the My Resilient Community engagement strategy with identified at risk communities at Mt Mee/Ocean View, Mt Nebo/Mt Glorious, Beachmere, Toorbul, Donnybrook and Meldale. Future work will also commence in the Dayboro and Woodford areas in 2019/20.

ITEM 4.1 MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)

Queensland Fire and Emergency Services have published several documents to enhance the communities' awareness of the risks and impacts of climate, weather and geological hazard mechanisms in Queensland going forward. These include the [State Heatwave Risk Assessment](#); [State Earthquake Risk Assessment](#); [Tsunami Guide for Queensland 2019](#); and, [Severe Wind Hazard Assessment for Queensland](#). These documents are commended to Councillors as providing realistic and tangible information on the potential physical impacts of climate change and natural hazards on Queensland communities in the short, medium and long term.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

No financial implications arising as a direct result of this report.

3.7 Economic Benefit

No economic benefit implications arising as a direct result of this report.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

The DDMG Executive Officer provided an update to the meeting on the ongoing establishment of a working group to enhance the outcomes of care delivered to the region's aged community through an Aged Care Providers' Engagement Project.

3.10 Consultation / Communication

Regular ongoing consultation/communication takes place between all members and advisors of the Moreton Bay LDMG, Moreton DDMG and various state government entities such as the Queensland Police Service, Queensland Fire and Emergency Services, the Office of the Inspector-General Emergency Management and the Queensland Reconstruction Authority.

SUPPORTING INFORMATION

Ref: A18870438

The following list of supporting information is provided for:

ITEM 4.1

MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL

#1 Minutes of Moreton Bay LDMG & Moreton DDMG Ordinary Meeting 24 July 2019

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)

#1 Minutes of Moreton Bay LDMG & Moreton DDMG Ordinary Meeting 24 July 2019



**Moreton Bay LDMG and Moreton DDMG
Ordinary Meeting**

Wednesday, 24 July 2019
commencing at 12:39pm
Strathpine Chambers
220 Gympie Road, Strathpine

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INVITEES

Agency	Name	LDMG	DDMG	Attended
APA Group	Josh Hankey/Derek Boo	Advisor	N/A	Apology
APA Group	Bipin Patel	Guest	N/A	Yes
APA Group	Brad Armstrong	Guest	N/A	Yes
Australian Defence Force	Maj James (Jim) McCutcheon	N/A	Member	Yes
Australian Red Cross (Qld)	Eleanor Carter	Member	N/A	Apology
Australian Red Cross (Qld)	Collin Sivalingum	Deputy	N/A	No
Australian Red Cross (Qld)	Judith Bradley	Guest	N/A	No
Australian Red Cross (Qld)	Sally Randall	Guest	N/A	Yes
Beachmere Community Disaster Management Team	Terry Poole	Guest	N/A	No
Department of Agriculture and Fisheries	Paul Willett	N/A	Advisor	No
Department of Agriculture and Fisheries	Craig Mathisen	N/A	Advisor	Apology
Department of Agriculture and Fisheries	Mathew Johnston	N/A	Advisor	No
Department of Agriculture and Fisheries	Kevin Duff	Guest	Guest	No
Department of Communities, Disability Services and Seniors	Donna Lockyer	N/A	Member	Apology
Department of Communities, Disability Services and Seniors	Chantal Devereaux-Larkin	N/A	Deputy	Yes
Department of Education	Rob Baker	Member	N/A	Yes
Department of Education	Trevor Schulz	Deputy	N/A	No
Department of Employment, Small Business and Training	John Suthers	N/A	Member	Apology
Department of Employment, Small Business and Training	Tim Cunnington	N/A	Deputy	Yes
Department of Employment, Small Business and Training	Katrina Hunt	N/A	Deputy	Apology
Department of Environment and Science	Matt Karle	N/A	Member	Yes
Department of Environment and Science	Peter Cavendish	N/A	Deputy	No
Department of Environment and Science	Leonie Clough	N/A	Advisor	No
Department of Environment and Science	Andrew Kingston	Advisor	N/A	Apology
Department of Housing and Public Works	Greg Smith	N/A	Member	Apology
Department of Housing and Public Works	Chris Short	N/A	Deputy	No
Department of Housing and Public Works	Matthew Carswell	N/A	Guest	Yes
Department of Housing and Public Works	Peter Shillam	N/A	Guest	Yes
Department of State Development, Manufacturing, Infrastructure and Planning	Frances Bottle	N/A	Member	Apology
Department of State Development, Manufacturing, Infrastructure and Planning	David Licence	N/A	Deputy	Yes
Department of Transport and Main Roads	Ian Haidley	N/A	Member	Apology
Department of Transport and Main Roads	Gary Carr	N/A	Deputy	No
Department of Transport and Main Roads	Gerard Logan	Advisor	N/A	Yes
Department of Transport and Main Roads	Anthony Bougoure	Advisor	N/A	No
Energex	Andrew McCook	Member	N/A	Yes
Energex	Steven Lynch	Deputy	N/A	No

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Agency	Name	LDMG	DDMG	Attended
Maritime Safety Queensland	Keith Vince	N/A	Member	Yes
Maritime Safety Queensland	Captain Glenn Hale	N/A	Advisor	No
Metro North Public Health Unit	Adam Whitehead	N/A	Guest	Yes
Moreton Bay Regional Council	Cr Allan Sutherland	Member	N/A	Apology
Moreton Bay Regional Council	Cr Mike Charlton	Deputy	N/A	Apology
Moreton Bay Regional Council	Cr Peter Flannery	Member	N/A	Yes
Moreton Bay Regional Council	Cr Matt Constance	Member	N/A	Yes
Moreton Bay Regional Council	Anthony Martini	Member	Advisor	Apology
Moreton Bay Regional Council	Andrew Ryan	Deputy	N/A	Yes
Moreton Bay Regional Council	Bill Halpin	Member	N/A	Apology
Moreton Bay Regional Council	Mark McCormack	Deputy	N/A	Apology
Moreton Bay Regional Council	Carl Peterson	Member	Member	Yes
Moreton Bay Regional Council	Chris Barnes	Deputy	Deputy	Yes
Moreton Bay Regional Council	Vicki Anderson	Deputy	N/A	Yes
Moreton Bay Regional Council	Joshua O'Keefe	Advisor	N/A	No
Moreton Bay Regional Council	Diane Bradford	Guest	N/A	Apology
Moreton Bay Regional Council	Bradley Foley	Guest	N/A	No
Moreton Bay Regional Council	Kathrine Crocker	Support	N/A	Apology
Moreton Bay Regional Council	Erica Ross	Support	N/A	Yes
National Broadband Network	Marcello Massi	Advisor	N/A	Yes
Queensland Ambulance Service	Pat Lynch	Member	N/A	Yes
Queensland Ambulance Service	Ronald Cunningham	Deputy	N/A	No
Queensland Ambulance Service	Graham Allan	N/A	Member	No
Queensland Ambulance Service	Darren Darlington	N/A	Deputy	Yes
Queensland Ambulance Service	Matthew Green	N/A	Member	Apology
Queensland Fire and Emergency Services	David Brazel	Member	Member	Yes
Queensland Fire and Emergency Services	Wayne Waltisbuhl	Deputy	Deputy	Apology
Queensland Fire and Emergency Services	John Hannan	N/A	Member	Yes
Queensland Fire and Emergency Services	Konrad Sawczynski	Advisor	N/A	No
Queensland Health	Bogdan Lew	Member	Member	No
Queensland Health	Jael Phillipe-Janon	Deputy	Deputy	No
Queensland Health	Christian Pattison	Deputy	Deputy	No
Queensland Health	Diane Bretherton	Member	Member	Yes
Queensland Health	Carla Bailey	Deputy	Deputy	Apology
Queensland Health	Janene Farr	Advisor	N/A	No
Queensland Health	Bevan Marks	Advisor	N/A	No
Queensland Police Service	Michael Brady	N/A	Member	Apology
Queensland Police Service	Lee Jeffries	N/A	Deputy	Yes
Queensland Police Service	Paul Ready	Member	N/A	Yes
Queensland Police Service	Richard Kroon	Deputy	N/A	No
Queensland Police Service	Craig White	Deputy	N/A	No
Queensland Police Service	Gavin Marsh	N/A	Member	Yes
Queensland Police Service	Melissa Bicanic	N/A	Deputy	No
Queensland Police Service	Peter Thompson	N/A	Deputy	No
Queensland Police Service	Michael Moate	N/A	Guest	No
Queensland Police Service	Sarah Grayson	N/A	Guest	No
Queensland Police Service	Jo-anne Arthur	N/A	Guest	Yes

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Agency	Name	LDMG	DDMG	Attended
Queensland Rail	Maurice Tauletta	N/A	Member	Apology
Queensland Rail	Dean Hutchesson	N/A	Deputy	Yes
Queensland Reconstruction Authority	Stuart Head	N/A	Advisor	No
Redcliffe Coast Guard	Ed Endicott	Advisor	N/A	Yes
Seqwater	Dan Corliss	Advisor	N/A	No
Seqwater	Rob Drury	Advisor	N/A	No
Seqwater	Chloe De Marchi	Advisor	N/A	Apology
State Emergency Service	Henk van den Ende	Member	N/A	Yes
State Emergency Service	Alan Peterson	Deputy	N/A	Yes
State Emergency Service	Benay Patterson	Advisor	N/A	No
Surf Life Saving Queensland	Calan Lovitt	Advisor	N/A	No
Surf Life Saving Queensland	Greg Cahill	Advisor	N/A	No
Telstra	May Boisen	N/A	Advisor	Apology
Telstra	Gary McCulloch	N/A	Advisor	No
Unitywater	Ashley Lorenz	Member	N/A	Apology
Unitywater	Greg Burnett	Deputy	N/A	Apology
Unitywater	Mathias Reif	Advisor	N/A	Apology
Unitywater	Taryn Colless	Advisor	N/A	Yes
Volunteer Marine Rescue	Graham Gibb	Advisor	N/A	Yes
Volunteer Marine Rescue	Noel Wendt	Advisor	N/A	No

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1. WELCOME AND APOLOGIES

The Chairperson for the meeting held on 24 July 2019 is the Chairperson of the Moreton DDMG. Chairing of the combined LDMG and DDMG meetings are held on a rotational basis.

Agency representatives introduce themselves to the meeting.

Apologies to be received and noted in the attendance list above.

2. PREVIOUS MINUTES

2.1 Confirmation of Previous Minutes

The minutes of the meeting held on 27 February 2019 (pages 396 to 415) are provided for confirmation.

RECOMMENDATION:

That the minutes of the meeting held on 27 February 2019 be confirmed.

Moved - John Hannan

Seconded - Graham Gibb

2.2 Business Arising From Previous Minutes

Nil

RECOMMENDATION:

That there was no Business Arising from previous minutes.

3. CORRESPONDENCE

3.1 Correspondence In/Correspondence Out

Moreton Bay LDMG

Correspondence In

- 6 March 2019 - Queensland Reconstruction Authority. Letter from QRA CEO advising of first round funding opportunities as part of the Queensland Disaster Resilience Fund (QDRF).
- 19 March 2019 - Office of the Inspector-General Emergency Management. Email from Office of IGEM inviting feedback through annual customer satisfaction survey.
- 21 March 2019 - Queensland Reconstruction Authority. Letter from QRA CEO requesting progress and updated expenditure and estimates for funding assistance and programs as at 31 March 2019.
- 3 April 2019 - Queensland Reconstruction Authority. Letter from QRA CEO providing advice about the standard treatments or benchmark rates for the administration of Restoration of Essential Public Assets funding.

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- 11 April 2019 - Queensland Reconstruction Authority. Letter from QRA CEO advising Council of its 2019-20 Get Ready funding and acquittal process for the Get Ready Queensland program.
- 18 April 2019 - Queensland Reconstruction Authority. Letter from QRA CEO to advise a new resilient building guide has been developed to help Queenslanders increase the flood resilience of their homes.
- 14 May 2019 - Queensland Reconstruction Authority. Letter from QRA CEO providing updated advice and guidelines on the 2019-20 Get Ready program.
- 12 June 2019 - Queensland Reconstruction Authority. Letter from QRA CEO requesting progress and updated expenditure and estimates for funding assistance and programs as at 31 March 2019.
- 21 June 2019 - Queensland Fire and Emergency Services. Email from Brisbane Region Community Engagement Officer regarding the release of the Queensland State Heatwave Risk Assessment.
- 2 July 2019 - Queensland Reconstruction Authority. Letter from QRA CEO advising council that its applications for grant funding under the 2018-19 QDRF were unsuccessful.

Correspondence Out

- 11 April 2019 - Moreton Bay Regional Council. Email from Coordinator Disaster Management to QRA providing March update on status of natural disaster funding programs (NDRP and Get Ready projects).
- 17 April 2019 - Moreton Bay Regional Council. Email from Coordinator Disaster Management to QRA re QDRF application number 1 - Regional Flood Database (Major Update).
- 17 April 2019 - Moreton Bay Regional Council. Email from Coordinator Disaster Management to QRA re QDRF application number 2 - MBRC Flood Warning System.
- 17 April 2019 - Moreton Bay Regional Council. Email from Coordinator Disaster Management to QRA re QDRF application number 3 - Community Resilience Officer.
- 1 July 2019 - Moreton Bay Regional Council. Email from Coordinator Disaster Management to QRA providing list of planned activities for Get Ready 2019-20.
- 15 July 2019 - Moreton Bay Regional Council. Email from Disaster Resilience and Recovery Coordinator to QRA providing June update on status of natural disaster funding programs (NDRP and Get Ready projects).
- 19 July 2019 - Moreton Bay Regional Council. Email from Disaster Resilience and Recovery Coordinator to QRA providing 2018-19 Get Ready Queensland acquittal documentation.

Moreton DDMG

Correspondence In:

11/03/19		QFES – Hazards and Risk Unit	All DMSO	Draft State Heatwave Risk Assessment	Reviewed nil comment
28/05/19		IGEM	All DMSO	2019 Monsoon Trough rainfall and flood review	Reviewed nil comment
21/06/19		MBRC	District	State Heatwave Risk Assessment	

Correspondence Out:

- Nil

RECOMMENDATION:

That the correspondence for LDMG and DDMG be noted.

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



Moved - Carl Peterson
Seconded - Henk van den Ende

4. AGENDA ITEMS

4.1 LDMG/DDMG Induction

- An LDMG/DDMG induction of all attendees was undertaken by QFES Emergency Management Coordinator John Hannan to meet legislative obligations.
 - Annual training - certification forms required to be completed
 - Combined 2 separate courses (Local and District)
 - Relevant reference documents were identified and noted by the group
 - The Queensland Disaster Management Arrangement (QDMA) structure (State and District level to support local) was explained and discussed
 - Key principles of disaster management were explained
 - Moreton Bay LDMG and Moreton DDMG membership, meetings and structure explained
- Further training courses are available at <http://www.dmlms.psba.qld.gov.au/user/login> (contact John if unable to log onto website)

4.2 Department of Communities, Disability Services and Seniors response to recent events across the state

- Chantal Devereaux-Larkin, Senior Advisor Community Recovery presented on recent recovery efforts for the Queensland Bushfires and the Monsoon Trough and Flooding affecting north and west Queensland. An overview of DCDSS deployments, lessons learned, and considerations was provided for the Moreton District.
- DCDSS is the Human and Social lead agency under the Queensland Disaster Management Arrangements (have supported 8 of the 10 disaster activations in the 18/19 period).
- **Deepwater National Park Fires November 2018** (6 localities activated) they were able to have the capacity to provide a Liaison Officer (LO) to the Gladstone LDCC to better understand emerging recovery needs.
- Paid out \$1.8M in essential hardship grant, 3000 people visited or attended the various recovery hubs.
- A short video was provided showing how the recovery hub worked.
- *Key Learnings* - early involvement with local community organisations, need clearly defined roles within evacuation centres to ensure needs met, multi-agency messaging (community live streaming of meeting were a success) and multi-agency support for repatriation plans and recovery hubs
- **FNQ & NQ Monsoonal Trough** - \$19.7M paid in emergency assistance grants. Worked with councils with limited resources.
- A number of Recovery Hubs across the activated area were established.
- *Key Learnings* - lack of resources in councils, need to do more and sooner. Need to be responsive in how to deliver human and social recovery in situations where little or no mobile coverage, use council staff to process applications. Local support organisations already have trusted relationship with local service providers.
- **Townsville Flooding** - early establishment of District Human Social recovery group to support Townsville council as beyond local capacity.
- *Key Learnings* - Engage local providers as early as possible, clarify the role of community receiver coming into evacuation centres, support needs of informal evacuation centres/places of shelter, need

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for functional recovery groups to work more collaboratively, further recruitment and training needed for ready reserves (agencies asked if key people can be identified to advise Chantal) and review of standing offer arrangements for support partners.

- Currently still have temporary staff working in the community and working with community organisations.
- Roll out of new CR Assist systems which will enable faster grant payouts.

4.3 National Broadband Network presentation

- Marcello Massi, NBN Manager Metro North (Moreton advisor) provided an overview of the National Broadband Network including response and recovery capabilities.
- NBN is driven by power so when there is a power outage, your NBN service could be affected. The key recommendation to the community is to have another message service available such as a mobile phone.
- The Network Operations Centre (NOC) is based in Melbourne and will be aware when there is a power outage, so systems can be acted on.
- Approach to emergency management
 - Situational awareness and internal surge capacity of the Emergency Management Team (EMT)
 - Liaison/interface with emergency services through the Emergency Management Liaison Officer (EMLO) capacity
 - Temporary Network Infrastructure which can include a secure network for emergency services
 - Prioritising restoration for essential services, community infrastructure as well as business services (Community recovery)

4.4 Aged Care Engagement Project

- Gavin Marsh, Executive Officer for the Moreton DDMG, provided an overview of the aged care providers engagement project and establishment of a working group to assist in the delivery of the project.
- QPS and council (looking for current and future buy in from other agencies) are currently looking at our vulnerable communities in the region with a need to develop a network with aged care facilities, expectations and how they can support themselves where they can.
- The objectives are to establish a professional network, review business continuity and risk management as well as develop a database and GIS mapping to recognise where these are.
- Benefits of this is improved resilience, provide support options, decreased agency reliance and increased intelligence.

5. AGENCY/COMMITTEE REPORTS

5.1 APA Group (Advisor)

Preparedness and Planning

- Since the last MBRC LDMG meeting, APA has not had a major incident, but unfortunately, we continue to experience a range of asset strike incidents, typically caused by 3rd parties. Perversely, these ongoing incidents help APA to maintain a thoroughly prepared position for any situation that may arise.

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- These regular incidents combined with our ongoing training programme – formal and informal – plus desk top exercises conducted with external and internal parties, including councils, give us a sense of confidence about ability to deal any event issue.

Training and development

- APA conducts formal and informal training on an ongoing basis with this training forming a key component of the development of our staff. QDMA training is also a key focus of APA's training for those APA staff who attend council LDMG meetings, with further QDMA training planned for a number of APA staff in August.

Emergency Communications matters – What to do?

- Evacuate the area immediately surrounding any gas escape without using a vehicle or any device that may create a spark, including a mobile phone.
- For a major incident, where there is risk to life or property, call 000
- Call the relevant emergency number below if:
 - you can smell gas
 - you can hear gas escaping
 - there has been a gas explosion or fire
 - you are aware of, or may have caused damage to a gas pipe, meter or pipeline
- Please report all damage, no matter how minor.
- Gas Emergency Contact Numbers
 - Local Natural Gas Distribution Networks - 1800 GAS LEAK (1800 427 532)
 - LPG - 1800 GAS LEAK (1800 427 532)
- For gas appliance faults, contact your local plumber.
- Avoid emergencies by using the free Dial Before You Dig service before digging

5.2 Australian Defence Force

- Nil issues to report.

5.3 Australian Red Cross Queensland

Operations

- QLD Drought Relief:
 - The Red Cross drought relief fund is now closed and all monies have been distributed. In Australia as a whole, 7,364 grants were distributed for a total of \$11.1M.
 - In Queensland, 1,726 farming households were assisted for a total of \$4M. Grants were used for food, rates, fuel, utilities bill and more.
 - In Moreton Bay region 20 short term financial assistance grants (Red Cross / CWA) and 1 long term farm household allowance grants (Federal Government) were facilitated.
 - Red Cross will continue to undertake drought recovery activities over the next two years.
- QLD Floods:
 - Red Cross has deployed multiple teams to support the evacuation and recovery of multiple communities across North and Western QLD. As at 17th March 2019, Red Cross had provided the following assistance:

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Red Cross Flood Recovery Support			
Provision of PFA	Evacuation Centres	2,490	Reflects multiple support engagements for individuals.
	Recovery Hubs	20,270	
	Outreach	7,893	
	Phone Outreach	10,478	Phone outreach team based in BNE
Red Cross GIVIT Referrals	Requests received	5268	(41,140 items)
	Requests fulfilled	763	(17,674 items)
	Vouchers distributed	\$69,500	
Register.Find.Reunite.	Registrations Received	1,341	
	Enquiries received	232	
Red Cross People	Red Cross People deployed across all waves	1578	Includes both field and IMT deployments

- Planning is currently underway for long term recovery activities across a number of the flood and fire affected areas.

Training and Development:

- Red Cross are currently training new cohorts of volunteers in PFA.

Community Awareness and Education:

- A range of useful preparedness and recovery resources are available for download from our Red Cross website at the following link: <http://www.redcross.org.au/emergency-resources.aspx>
- These resources can be used by agencies to support their work before during and after emergencies but can also be shared with family, friends and community members.

Communications:

- When formally activating Red Cross to respond to an emergency, contact should be made via the Red Cross Duty Officer phone which is: 0403 251 226. The Duty Officer may then request additional supporting activation information to be sent to: qldesdutyofficer@redcross.org.au

General:

- The Red Cross Red Crescent Climate Centre has just launched a very interesting publication - the 'Heatwave Guide for Cities'. Obviously here in Australia heatwaves are very topical at the moment and we know that they are on the increase:
 - In the guide, the Climate Centre's experts show that deaths from heatwaves are not inevitable ("Heatwaves are silent killers because they take the lives of people who are already vulnerable"). The risks can be greatly reduced through the implementation of relatively simple and cost-effective actions.
 - The guide is very informative and offers a good range of case studies from preparing for an imminent heatwave to simple actions you can take during and after the action.
 - The guide is written for a global audience, so some sections need contextualisation and while the title talks about 'cities' there is info relevant to all regions.
 - The guide can be downloaded via the below link: www.climatecentre.org. Please share this guide with other relevant stakeholders.

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5.4 Department of Agriculture and Fisheries (Advisor)

- Nil issues to report.

5.5 Department of Communities, Disability Services and Seniors

- See presentation from Chantal Devereaux-Larkin, Senior Advisor Community Recovery (Item 4.2)

5.6 Department of Education

Hazard Mitigation and Risk Reduction

- North Coast Regional Office and all schools within the North Coast Region have updated their emergency plans for currency which deal with an all hazards approach.

Preparedness and Planning

- North Coast Regional office and Schools have access the DoE Disaster and Emergency Management web site which provides the Emergency Management Framework to assist with prevention and planning. Schools have undertaken risk assessments of their sites and updated their school emergency plans in preparedness for disaster events

Emergency Communications

- North Coast Region is fully equipped to maintain emergency communications as outlined in the North Coast Region Emergency Response Plan - Appendix 17. The Regional Coordination Centre (RCC North Lakes) also has Iridium Go satellite devices to aid in emergency communications if landlines and mobile reception is unavailable.

Response

- DoE is fully staffed and ready to respond for any activation if required and has deployable teams available to assist in the management and recovery of any disaster event.

Relief and Recovery

- DoE would enact the business continuity plan and work closely with BAS in the infrastructure recovery of educational facilities as required. Regional office and Schools have access the DoE Disaster and Emergency Management web site which provides the Emergency Management Framework to assist with recovery actions.

5.7 Department of Employment, Small Business and Training

- Nil issues to report

5.8 Department of Environment and Science

- QPWS - currently undertaking controlled burning around region (D'Aguilar area and Moreton Bay islands)

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5.9 Department of Housing and Public Works

- Nil issues to report

5.10 Department of State Development, Manufacturing, Infrastructure and Planning

- Nil issues to report

5.11 Department of Transport and Main Roads

- Nil issues to report

5.12 Energex

- Business as usual

5.13 Maritime Safety Queensland

Hazard Mitigation and Risk Reduction

- Audit of local implementation of organisation's Asbestos Management arrangements conducted

Preparedness and Planning

- In-house pollution response & marine emergency exercises conducted

Response

- Oil spill response in Port of Brisbane Jan 2019

5.14 Moreton Bay Regional Council

Moreton Bay Regional Council

Hazard Identification and Risk Assessment

- A number of hazards have the potential to impact the communities of the Moreton Bay Region and are summarised in the table below:

OVERALL RISK	HAZARD
HIGH	Bushfire Flooding Severe Storm

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OVERALL RISK	HAZARD
MEDIUM	Chemical Incident Earthquake Heatwave Landslide Major Fire Major road, rail, air or marine transport incident Pandemic Storm Tide Tsunami

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Disaster Risk Review	A QERMF compliant risk review - focused on high risks (risk-based approach).	<ul style="list-style-type: none"> Successfully drafted QERMF Risk Assessment for Bushfire, Severe Storm and Coastal Inundation. Stakeholder input has been completed with relevant agencies. Final clarification with risk-owners and key infrastructure operators are ongoing

Preparedness and Planning

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	5-Pillar Approach	Align the operational Lines of Effort in Disaster Response with the 5-Pillars of Recovery - Economic; Environment; Human & Social; Built Environment; Roads & Transport.	<ul style="list-style-type: none"> Incorporation of 5-pillar approach to sub-plan concepts as Lines of Response Effort is ongoing as sub-plans are reviewed and updated.

Capability Integration

• **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Interagency Integration	Establish effective integration between all agencies through training, exercising, education, and resource allocation.	Training <ul style="list-style-type: none"> 28-Feb-19 Guardian IMS - User Training (MBRC Staff) 05-Mar-19 Intro to Recovery & Working in Recovery (MBRC Staff) 02-Mar-19 Mt Mee Community Leaders Workshop 04-Apr-19 CPR and First Aid training 06-Apr-19 Evacuation Centre Management training - Mt Mee

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	Deliverable	Description	Progress Report
			<ul style="list-style-type: none"> 13-Apr-19 Evacuation Centre Management training - Mt Nebo 16-Apr-19 Senior Leaders Workshop - QDMA Mod 1 Refresh 17-Apr-19 Senior Leaders Workshop - QDMA Risk Refresh <p>Exercises</p> <ul style="list-style-type: none"> 26/27 Mar 19 Ex WARM UP 19 14-Jun-19 Ex PUMICESTONE TTX 15-Jun-19 Ex PUMICESTONE LIVEX Coastal Evac 18-Jun-19 Evac Centre training and exercise at Strathpine Community Ctr <p>Plans</p> <ul style="list-style-type: none"> Development of Storm Tide Exercise Series (Planning, TTX, LDCC & LIVEX) - Aug 19 to Mar 20. Development of Ex PUMICESTONE - Jun 20 Evac Centre Training and QDMA for Library Staff Guardian IMS Training for LDMG and MBRC
Essential Task	Develop Disaster Management Plans and Procedures	Develop operationally efficient Disaster Management planning and execution processes compliant with EMAF good practice.	<p>Planning and Liaison</p> <ul style="list-style-type: none"> Review and endorsement of MBRC Disaster Recovery Plan - Target: Sep 19 Review and Update of LDMP ongoing - Target: Sep 19 Review and Update of LDCC SOP ongoing - Target: Aug 19 Development of Sub-Plans 'Plan-on-a-Page' roll out.
	Disaster Management Education	Review and improve District and Community educational plans, products & procedures to align with contemporary good practice and lessons-learned.	<p>Community Engagement</p> <ul style="list-style-type: none"> 8 Education events have been run since the last LDMG with approx. 267 community members involved. 6 Y5 School Presentations have been conducted to over 620 school children in the region.
	Cascade Disaster Management planning to local communities	Facilitate community-based Disaster Management planning to build the resilience of "at-risk" isolated communities and vulnerable populations.	<p>Community Development</p> <ul style="list-style-type: none"> 02-Mar-19 Mt Mee Community Leaders Workshop 04-Apr-19 CPR and First Aid training for community groups 06-Apr-19 Evacuation Centre Management training - Mt Mee 13-Apr-19 Evacuation Centre Management training - Mt Nebo

Moreton Bay Regional Council

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Planning - Local Disaster Management Plan (LDMP) and Sub-Plans

Name of plan	Description	Last reviewed	Status
Local Disaster Management Plan (Version 4.1)	LDMP	Approved by Council 29 November 2018. Version 5 is being developed for adoption in September 2019.	Review underway
MBRC Disaster Recovery Plan (Version 1.0)	Plan	Drafted and ready for stakeholder endorsement and approval at next LDMG	Stakeholder engagement to begin
Animal Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Under review
Evacuation	Sub-Plan	Endorsed by LDMG 6 February 2013. Adopted at council workshop 7 March 2013	Under review
Evacuation Centre Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Under review
Evacuation Centre Management - Watson Park	SOP	99% complete. Signed off by ADRA with MBRC Legal for review	Pending endorsement
Impact Assessment	Sub-Plan	Concept planning completed - Project development continuing with QIT+ / Tech One solutions being reviewed	Concept finalised
Public Health	Sub-Plan	Endorsed by LDMG 23 November 2011	Under review
Threat Specific - Bribie Island Isolation	Sub-Plan	Endorsed by LDMG (Flying Minute 11 January 2018)	Under review
Threat Specific – Narangba Innovation Precinct Response	Sub-Plan	Endorsed by LDMG (Flying Minute 12 February 2016)	Under review
Threat Specific - North Pine Dam Response Plan	Sub-Plan	Complete. Sub-Plan, Messaging and Mapping complete. Development of joint sub-plan with Brisbane City Council is being pursued.	For endorsement in Q1 19/20
Waste Management	Sub-Plan	25% complete	Under Development
Storm-Tide Evacuation	Sub-Plan	30% complete. Mapping completed.	Under Development
Redcliffe Aerodrome Emergency Plan	Sub-Plan	Recommendation for a comprehensive Operational Risk Review has been made	No further input

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Emergency Communications

- **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Enhance Situational Awareness at all levels	Refine the 'MBRC Disaster Portal' to establish effective community situational awareness during an event, supported by timely community warnings and "social-media domain" activity.	<ul style="list-style-type: none"> • Launch of new MBRC Website completed • Disaster Portal tested and refined during TC Oma event. • Continuous development of webpage • Development of MBRC Social Media policy in Q1 19/20

Communication Systems

- As at 1 July 2019, council has 55,880 residents registered to receive MoretonAlert messages an increase of 1,610 subscribers since February 2019.
- Extensive ongoing social media engagement with the community via Facebook. The page has 29,457 followers, an increase of 2,123 from February 2019.
- Twitter following of @MBRCdisaster account has decreased by 5 followers since February 2019 (2,157 followers).
- Monthly testing of the Mt Nebo / Mt Glorious Early Warning System by QFES continues.

Relief and Recovery

- **Capability Strategy 2018-2019 Progress Report**

	Deliverable	Description	Progress Report
Essential Task	Cascade Disaster Management planning to local communities	Facilitate community-based Disaster Management planning to build the resilience of "at-risk" isolated communities and vulnerable populations.	Community Development <ul style="list-style-type: none"> • 02-Mar-19 Mt Mee Community Leaders Workshop • 04-Apr-19 CPR and First Aid training for community groups • 06-Apr-19 Evacuation Centre Management training - Mt Mee • 13-Apr-19 Evacuation Centre Management training - Mt Nebo

5.15 Queensland Ambulance Service

Hazard Identification and Risk Assessment

- Ongoing issues associated with increased workload in health associated with winter Inc. influenza contributing to significant demand for service and decreased resource availability due to internal illness.
- SEQ Ambulance Emergency Coordination Centre stood up for duration providing oversight and resource management throughout the season.

Hazard Mitigation and Risk Reduction

- Decreased approval of leave.
- Increased focus on early management of internal illness and vaccination for influenza.
- Focus on appropriate use of PPE.

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



Preparedness and Planning

- Preparation of all managers through training to be utilised in the Local Ambulance Coordination Centre.
- Training in Multi casualty incidents.
- Recent participation in multi-disciplinary MCI exercise with all emergency services, QR, energy Co's etc.

Emergency Communications

- All Emergency response units now have two mobile telephones for communications. One of each is subscribe to the Telstra and Optus networks.
- The pager system has now been discontinued for QAS.
- Exploration of utilisation of the GWN network to use SELCALL for communication and dispatching purposes.
- Exploration of the use of Satellite telephones during disasters.
- Continued mapping of GWN Black spots and installation of boosters where required – Inc. inside most hospitals.

Response

- No active responses this year.
- Staff and supervisors maintain currency responding to incidents in other jurisdictions, i.e. Cyclones, floods fire etc.

Relief and Recovery

- Systems are in place for the relief and recovery of QAS assets.

5.16 Queensland Fire and Emergency Services

Hazard Identification and Risk Assessment

- Operation Cool Burn 2019 officially commenced on 1 April 2019 and will continue through to 31 August 2019, unless varied for climatic or operational reasons.
- Operation "Cool burn" through the Fire Managers Forum has identified the key bushfire risk in MBRC and documented them in the "Bushfire Risk Mitigation Plan".
- 17 April 2019, Emergency Risk Management workshop with senior LDMG and DDMG members.
- RFS and F&R recently conducted bushfire risk assessment on Bribie Island. Relevant land owners to be notified with recommendation to reduce identified risk.

Hazard Mitigation and Risk Reduction

- All agencies are working to the reduction of identified risks through hazard reduction burns, community awareness programs and fire break maintenance. The recent wet weather has made planned burns difficult and most agencies have stopped until a return to better conditions. (RFS)

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



Preparedness and Planning

- Rural Fire service is conducting their annual First Officers pre-fire season workshop on the 3 August 2019.
- RFS has delivered 4, Level 2 AIIMS functional Role courses to volunteers and staff. This will enable RFS in Brisbane Region to have 2 x level 2 Incident Management teams available to respond to manage bushfire incidents.
- QFES Region is facilitating the annual Pre-Bushfire Season workshop on 6 August 2019 (Tentative date. TBC).
- We have a rescheduled exercise assessing the RFS base camp and catering plan. This has been postponed due to wet weather and is rescheduled for the 14 and 15 September 2019 at Mt Mee.
- 26 – 27 March 2019, EMC attended MBRC Exercise Warm Up.
- 6 April 2019, Evacuation Centre training, Mt Mee. (EMC)
- 13 April 2019, Evacuation Centre training, Mt Nebo. (EMC)
- 16 April 2019, Refresher QDMA Training and Strategic Disaster Response Planning workshop with senior LDMG and DDMG members. (EMC)
- 7 May 2019, Bureau of Meteorology Masterclass. (EMC)
- 15 June 2019, EMC acted as evaluator for MBRC Exercise Pumicestone.
- 18 June 2019, EMC participated in MBRC Evacuation Centre exercise at Strathpine.
- 21 June 2019, EMC attended meeting with Unity Water, XO and MBRC DMO to consider response actions relating to failure of Bribie Island Bridge.
- Brisbane Region F&R recently took possession of six new light attack (Yankee) vehicles to replace ageing fleet - four Toyota Land Cruisers and two Fuso Canters. These are being brought up for duty and have dual capabilities to assist with bushfire and swift water rescue incidents.

Emergency Communications

- The current VHF low band radio network, which is used by land management agencies and RFS as fire ground communications, will become redundant over the next couple of years. This is due to manufacturers no longer producing radios and support. A whole of government solution is being developed. (RFS)
- RFS has no issues with the GWN digital network.

Relief and Recovery

- 5 March 2019, Recovery training with MBRC staff. (EMC)
- 12 June 2019, Qld Disaster Relief and Recovery Funding Workshop. (EMC)

General Business

- QFES EMC's recently hosted the 'High Consequence Decision Making Masterclass' on 27 June in Brisbane.
- This is part one of the Operational Leadership and Crisis Management Masterclass Series.
- This session focused on making critical decisions in situations of uncertainty; defensible decision making; and mitigating the impacts of uncertainty in making evidence-based decisions.

5.17 Queensland Health

Hazard Identification and Risk Assessment

- Local issues – Same as district
- District issues

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



- Metro North, like the whole of Queensland, is seeing a higher number of Influenza notifications than is expected for this time of year.
- Notifications across Queensland are markedly higher than average, surpassing 2014, 2016 and 2018 peaks that would ordinarily occur in August.
- Admissions due to Influenza continue to remain higher than average for this period. It is unsure what this signifies in regard to the remainder of this year's flu season trends.

Hazard Mitigation and Risk Reduction

- Local issues – Same as district
- District issues
 - Vaccinations and communications (internally and externally) are occurring as per the Metro North Influenza Surge Plan.
 - Vaccination is the best way to reduce the risk of preventing the flu and its complications.
 - Being vaccinated gives you protection against flu by building immunity to the virus and preventing transmission of the virus to other people and is recommended annually for any person over 6 months of age.

General Business

- Hospital occupancy within Metro North in 2019 is at its highest level in five years. In March 2019 there was a South East Queensland (SEQ)-wide Code Yellow for Acute Capacity activated to manage system-wide capacity pressures, and this included Metro North.
- Metro North and its Directorates have been managing ongoing capacity surges since March 2019 with a number of Directorates activating to Lean Forward and Level 3/Code Yellow and Metro North fluctuating between Alert and Lean Forward. These surges are being managed in line with acute capacity plans and Metro North is able to maintain usual services.

5.18 Queensland Police Service

Hazard Identification and Risk Assessment

- LDMG/DDMG Improvement Strategy to align strategic focus of both groups
- Work with council to develop draft QERMF documents for top 3 risks (Storm, Bushfire, Coastal inundation). Letters to key stakeholders to validate risk assessment process undertaken
- Circulation and confirmation of reps and contact details for DDMG membership. Provided list to Council to establish contact email group to better manage communication and prevent double ups.

Hazard Mitigation and Risk Reduction

- My Resilient Community Project – Support engagement strategy with identified at risk communities with Council. Mt Mee, Ocean View, Mt Glorious, Toorbul, Beachmere, etc
- Ongoing review of MOU with MBRC, QFES (Rural), QPWS and QPS re Mt Glorious/Mee EWS
- Engagement with Sunshine Coast Council and XO to review their project relating to aged care providers. Develop Aged Care Providers engagement project requiring establishment of Project team including Q-Health, QAS, MBRC, XO
- Plan developed for Woodford Correctional Centre by MBRC to Assist in supporting isolation
- Populate Excel Document with relevant recommendations from the Flood Review, Cyclone Debbie and Townsville DDMG audit to focus improvement strategies for the Local and District groups.
- Meeting with Woodford reps to examine resilience for the local area, and emergency communication

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



Preparedness and Planning

- Exercising – Activation of LDCC (Warm-Up), Preparation and planning for Field Exercise (Pumicestone) Water based evac of Meldale, Toorbul and Donnybrook June 14-15, Evac Centre Exercise Strathpine 18/6.
- Discussion re Bribie Island Isolation – Unitywater.
- Bribie Island Emergency Services Expo planning meeting.
- Working with Woodford/Beachmere/Toorbul community on My Resilient Community.
- Working with isolated/at risk community to improve resilience in partnership with MBRC – Meeting at Woodford 26/6/19.
- Attend North Pine Dam review EAP, MBRC Sub Plan.
- Attendance at Resilience planning meetings with MBRC, QFES, SES.
- Review District Plan and assist with review of Sub plans for Narangba and Bribie Isolation.
- 6 June meeting with Q-Health.
- QDMA and DDCC training for QPS Sworn and unsworn 25/7 and 6/8 at Caboolture Station, supported by EMC John Hannan.
- DIEMS training and exercise set for 19 August.
- Attend Gympie District to support Exercise Pacific Fire (Oil Spill Disc Ex).
- 27 June – Attend High Consequence Decision Making Masterclass (Senior Managers).
- 21 June – Discussion Exercise – Council, QFES, QPS and Unitywater review risk and resupply strategies for Bribie Island re water and sewerage.

Emergency Communications

- Meeting with Whispir to review improvement strategies.

Response

- Continuation of Moreton DDCC activating at Strathpine Council building in the future. Review of structure with MBRC and development of instructions.
- Conduct training to allow increased ability to respond and maintain support staffing during an activation.
- Working with MBRC to streamline SITREPs that meet QDMA requirements.
- Working with MBRC to develop social media mapping capability LOCATO.
- Meeting with Communities to review learnings from recent State Bushfire incident where Communities and MBRC Rep was deployed.
- Discussion Exercise – Storm Super Cell.

Relief and Recovery

- Moreton Recovery Plan Draft reviewed.
- Moreton Recovery Group reviewed to include 5 pillars. Structure of meetings is to be considered following learnings from recent fire activations across the state.
- Read Draft IGEM 2019 Monsoon Trough and Flood review – Townsville.
- 12 June – Attend QRA Relief and Recovery funding workshop at Kedron.

5.19 Queensland Rail

Hazard Mitigation and Risk Reduction

- Regular maintenance works are carried out by Queensland Rail workers.
- Also, Queensland Rail works closely with Moreton DDMG and LDMG

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



Preparedness and Planning

- Queensland Rail has a Disaster Management Plan for SEQ, which details roles and responsibilities of the various teams during different types of events, including natural disasters.
- The Emergency Preparedness Team undertakes continual monitoring of the BOM for significant weather events in readiness and to prepare for significant disruptions on the network etc.
- Queensland Rail regularly conducts training and exercises with Emergency Services.
- Queensland Rail does attend LDMG and DDMG exercises.

Response

- Queensland Rail has not responded to significant weather-related events during this reporting period.

General Business

- Dean Hutchesson, Emergency Preparedness Coordinator will replace James Stewart as deputy to Maurice Tauletta, Queensland Rail.

5.20 State Emergency Service

Preparedness and Planning

- 33 members including three flood boats participated in Exercise Pumicestone.
- The outcome has identified future operational training with VMR and other agencies.
- SES participated in the table top exercise Moreton Storm to identify further learnings in joint operations.

Emergency Communications

- SES vehicles and flood boats have been fitted with GWN radios tuned into the current SES UHF band. It is expected to go over to GWN mid-2020.

Response

- Storm season has been quiet with a handful with 178 tasks received between 1 January and 30 June 2019.
- The Unit supported 2 QPS forensic searches.
- The Unit assisted Brisbane SES unit in searches.

General Business

- Arana Hills SES Group have moved to their new facility.
- The official opening is 3 August at 10:00am.
- Joint exercise (Moreton and Redlands)

5.21 Telstra

- No report provided

5.22 Unitywater

- Nil issues to report

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



5.23 Volunteer Marine Rescue (Advisor)

- Expo scheduled for 13 October 2019.
- Participated in Exercise Pumicestone, the Toorbul and Donnybrook multi-agency exercise.

RECOMMENDATION:

That the reports be received and noted.

6. OTHER BUSINESS

6.1 Update on the QERMF process

An update was provided to the group on the status of the implementation of the Queensland Emergency Risk Management Framework by the Moreton Bay LDMG and the Moreton DDMG.

6.2 IGEM Review of 2018 Bushfire

- www.igem.qld.gov.au/reports-and-publications - 2018 Bushfire

6.3 IGEM Review of 2019 Monsoonal Trough and Flood

- www.igem.qld.gov.au/reports-and-publications - Monsoonal Trough & Flood

6.4 MBRC Survey of Community of Risk Awareness and Preparation Behaviour

- Carl Peterson provided an overview of the survey outcomes as part of an MBRC project to understand the community's level of awareness and confidence in relation to preparing for and responding to natural disasters.
- Outline conclusions were:
 - Continued efforts to remind and educate residents about the various risks (in addition to severe storm) and how to prepare for disasters are endorsed.
 - Promoting specific activities such as preparing an emergency plan or kit may be worthwhile (in addition to general awareness raising about disaster risks and preparation).
 - Consideration to linking such activities to a season or time of year to help with message cut-through and to encourage annual review will be made.
- A copy of the complete survey report will be provided to LDMG members.

RECOMMENDATION:

That the other business items be noted.

7. REFERRAL

7.1 To SDCC/SDCG/QPS DMU

- Nil issues to report

ITEM 4.1 - MORETON BAY LOCAL DISASTER MANAGEMENT GROUP AND MORETON DISTRICT DISASTER MANAGEMENT GROUP - MEETING MINUTES JULY 2019 - REGIONAL - A18989177 (Cont.)



8. FUTURE AGENDA ITEMS

- Nil noted

9. NEXT MEETING

The next LDMG/DDMG meeting is scheduled to occur on Wednesday, 27 November 2019.

RECOMMENDATION:

That the next meeting will occur on Wednesday, 27 November 2019.

10. CLOSE

There being no further business the meeting was closed at 2.41pm.

ITEM 4.2
TENDER - TESTING OF ELECTRICAL EQUIPMENT (MBRC008371) - REGIONAL

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18915111 : 26 August 2019 - Refer **Confidential** Supporting Information
A18572240
Responsible Officer: CB, Senior Technical Officer (ECM Asset Maintenance)

Executive Summary

The testing of electrical equipment located in Council's buildings and facilities across the region are undertaken through a contract arrangement. Tenders were called for 'Testing of Electrical Equipment (MBRC008371)' through open tender using LG Tenderbox. Tenders closed on 14 May 2019, with 15 conforming and two non-conforming submissions received.

It is recommended that the contract be awarded to CorpDevel Technologies (trading as Platinum Electrical and Air) for an estimated sum of \$269,461.75 (excluding GST) for the initial contract period of 22 months (from date of signing to 30 June 2021), with an option to extend by a further two x one-year periods, subject to satisfactory performance.

OFFICER'S RECOMMENDATION

1. That the tender for 'Testing of Electrical Equipment (MBRC008371)' be awarded to CorpDevel Technologies (trading as Platinum Electrical and Air) for the estimated sum of \$269,461.75 (excluding GST) for the initial period of 22 months (date of signing to 30 June 2021), with an option to extend by a further two x one-year periods, subject to satisfactory performance.
2. That the Council enters into an agreement with CorpDevel Technologies (trading as Platinum Electrical and Air) 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 CorpDevel Technologies (trading as Platinum Electrical and Air) for Testing of Electrical Equipment (MBRC008371) and any required variations of the agreement on Council's behalf.

ITEM 4.2 TENDER - TESTING OF ELECTRICAL EQUIPMENT (MBRC008371) - REGIONAL - A18915111 (Cont.)

REPORT DETAIL

1. Background

Council currently undertakes inspection and testing of switchboards and portable electrical equipment located in Council's buildings and facilities through contracted works. The current contract for these services expired on 30 June 2019.

This contract allows for the periodic inspection and testing of equipment at 420 Council sites across the region. The inspection and testing frequency varies between quarterly and two yearly durations, depending on the type of equipment and switchboard classification. The inspection and testing works also includes condition and compliance assessments of switchboards to assess the functionality and ability for upgrades and renewals to maximise the life of the assets.

2. Explanation of Item

Tenders were called for 'Testing of Electrical Equipment (MBRC008371)' through open tender using LG Tenderbox. Tenders closed on 14 May 2019, with 15 conforming and two non-conforming submissions received.

A series of clarification meetings was held with a number of the tenderers to better understand the submissions. This is the main reason for the delay between the tender closing date and this report being considered by Council.

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 and their final weighting scores are tabled below (ranked from highest to lowest).

Rank	Tenderer	Evaluation Score
1	CorpDevel Technologies T/A Platinum Electrical & Air	94.49
2	T2 Electrical & Data Pty Ltd	90.79
3	Pulse Electrical	90.42
4	J&P Richardson Industries Pty Ltd	89.41
5	QA Electrical	88.76
6	Eco Energy Queensland	88.00
7	Testel Australia Pty Ltd	87.62
8	Liam Marshall T/A PJM Electrics Pty Ltd	87.49
9	TF Woollam and Son Pty Ltd trading as Woollam Constructions	83.63
10	Arnold Electrical & Data Installations Pty Ltd	83.19
11	SMA Trade Group Pty Ltd	81.72
12	JJN Electrical & Air Conditioning Pty Ltd	76.63
13	Tri-State Electrical and Communications	48.33
14	Comlek Group Pty Ltd	10.10
15	Electrical Data & Security Services Pty Ltd	-8.48
16	Geoff Gatt T/A Specialist Thermography Consultants Pty Ltd	Non-conforming
17	Powertec Projects Australia	Non-conforming

ITEM 4.2 TENDER - TESTING OF ELECTRICAL EQUIPMENT (MBRC008371) - REGIONAL - A18915111 (Cont.)

CorpDevel Technologies trading as Platinum Electrical and Air (PE&A) submitted a comprehensive tender submission. PE&A's submission demonstrated the required level of skill, knowledge, experience and their capacity to undertake the works required. The offer from PE&A was the second lowest priced submission and received the highest evaluation score. At the post tender clarification meeting, PE&A provided the evaluation team with confidence in their ability to deliver the inspection and testing required. The offer from PE&A is deemed best value for Council and is the recommendation of this report.

T2 Electrical & Data Pty Ltd (T2) submitted a comprehensive tender submission. Their submission demonstrated the required level of skill, knowledge, experience and their capacity to undertake the works required; however, there were no additional benefits for the higher price. The offer from T2 was the fourth lowest priced submission and received the second highest evaluation score. This offer was not deemed best value to Council.

Pulse Electrical (PE) submitted a comprehensive tender submission. Their submission demonstrated the required level of skill, knowledge, experience and their capacity to undertake the works required; however, there were no additional benefits for the higher price. The offer from PE was the eighth lowest priced submission and received the third highest evaluation score. This offer was not deemed best value to Council.

Testel Australia Pty Ltd (TA) did not submit a comprehensive tender submission. Their submission did not provide comprehensive information on how the company would deliver the required services and therefore was scored accordingly. The offer from TA was the lowest priced submission and received the seventh highest evaluation score. This offer was not deemed best value to Council.

The offers received from **Geoff Gatt T/A Specialist Thermography Consultants Pty Ltd** and **Powertec Projects Australia** were deemed non-conforming as these companies did not complete the *'Formal Requirements under Part 1 - Conditions of Tender'* in full, including the Pricing Schedule submission and Tender Response submission, respectively.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to the value of the service being greater than \$200,000, Council called a public tender for the services through LG Tender Box 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: Healthy and supportive communities - a healthy and inclusive community.

3.3 Policy Implications

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

- Council's Procurement Policy 2150-006
- *Local Government Act 2009*
- 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.

ITEM 4.2 TENDER - TESTING OF ELECTRICAL EQUIPMENT (MBRC008371) - REGIONAL - A18915111 (Cont.)

Risk	Mitigation
Attend all systems within the periodic servicing timeframes considering the large geographical spread and number of Council buildings and facilities.	CorpDevel Technologies (trading as Platinum Electrical and Air) confirmed they will service all sites within the tendered timeframe and have the required technicians and plant resources available to fulfil the requirements of the tender.
No Council attendance during maintenance to validate completion.	CorpDevel Technologies (trading as Platinum Electrical and Air) confirmed they will submit service reports as evidence once works completed.
Efficient and effective response time in attending emergencies.	CorpDevel Technologies (trading as Platinum Electrical and Air) confirmed that they will arrive onsite and commence work within the required tendered timeframe.

A third-party review of financial status of the recommended tenderer has been carried out with a rating of 'sound', which has confirmed that they have the financial capacity to carry out the required works.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

The estimated costs as tendered by CorpDevel Technologies (trading as Platinum Electrical and Air) are within budget allocation. All financials shown below are excluding GST.

Tendered price	\$269,461.75
Contingency 5%	\$ 13,473.09

Total Cost	\$282,934.84
	=====

3.7 Economic Benefit

Effective inspection and testing of electrical equipment promotes reliable and compliant equipment operation, supports Council's regional image, helps project confidence and encourages growth.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

Inspecting and testing electrical equipment continues to demonstrate Council's commitment to its obligation as an actively responsible member of the local community.

3.10 Consultation / Communication

Consultation for the delivery of this contract has been undertaken with relevant officers, stakeholders, and the procurement section of Council.

SUPPORTING INFORMATION

Ref: A18572240

The following list of supporting information is provided for:

ITEM 4.2

TENDER - TESTING OF ELECTRICAL EQUIPMENT (MBRC008371) - REGIONAL

Confidential #1 Tender Evaluation

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

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

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.



MINUTES

GENERAL MEETING

Tuesday 27 August 2019
commencing at 10.36am

Strathpine Chambers
220 Gympie Road, Strathpine

UNCONFIRMED

LIST OF ITEMS

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	<i>(as referred by the Chief Executive Officer)</i>	
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	DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2	
	RESOLUTION	
	REPORT DETAIL	
	ITEM 2.2	1894
	DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2	
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3 CORPORATE SERVICES SESSION (Cr M Constance)	1935
4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)	1936
ITEM 4.1 BRENDALE - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9	1936
RESOLUTION REPORT DETAIL	
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MOTION RESOLUTION REPORT DETAIL	
ITEM 4.3 TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) - REGIONAL	1946
RESOLUTION REPORT DETAIL	
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5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)	1955
6 LIFESTYLE & AMENITY SESSION (Cr D Sims)	1955
7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)	1955
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ITEM C.1 - DECLARATION OF INTEREST <i>Conflict of Interest - Declaration - Cr Denise Sims</i>	1957 1957
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RESOLUTION	

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REDCLIFFE AERODROME RENT REVIEW - DIVISION 5	
<i>RESOLUTION</i>	
12b. CONFIDENTIAL GENERAL BUSINESS	1961
13. CLOSURE	1961

UNCONFIRMED

1. OPENING PRAYER

The Mayor recited the Opening Prayer and invited Councillors to join him in the recitation of the Lord's Prayer.

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Allan Sutherland (Mayor) (Chairperson)
Cr Brooke Savige
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
Cr Koliانا Winchester
Cr Denise Sims
Cr Mick Gillam
Cr Mike Charlton (Deputy Mayor)
Cr Matthew Constance
Cr Darren Grimwade

Chief Executive Officer	(Mr Daryl Hitzman)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Infrastructure Planning	(Mr Andrew Ryan)
Director Planning	(Mr Mike Pickering)
Interim Director Finance & Corporate Services	(Mr Graeme Kanofski)
Manager Development Services	(Mr Dan Staley)
Team Leader Planning	(Ms Tina Maltby-Wells)
Team Leader Planning	(Ms Amy White)
Manager Asset Maintenance	(Mr Rod MacBeth)
Meeting Support	(Larissa Kerrisk)

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Cr Allan Sutherland (Mayor) made special mention of the late **Mrs Valerie 'Val' Tibbits** who passed away recently. Cr Sutherland said that Val was the wife of the former Redcliffe City Council Engineer, Mr Kevin Tibbits, who worked for the former Council from 1960 until retirement in 1989. Val was a well-known personality and was very involved in church and community groups all her life. The Mayor said it was a touching service, with a eulogy provided by Kev recounting that they had been together for over 70 years, having met when she was 15 years old and he was 16 at the Cotton Tree Caravan Park, never having been separated since that time. Cr Sutherland expressed his sincere condolences to family and friends.

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

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 20 August 2019 (Pages 19/1806 - 19/1836)

RESOLUTION

Moved by Cr Denise Sims

Seconded by Cr Mick Gillam

CARRIED 12/0

That the minutes of the General Meeting held 20 August 2019, be confirmed.

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

There were no petitions tabled.

6. CORRESPONDENCE

There was no correspondence tabled.

7. COMMUNITY COMMENT

There are no participants in the Community Comment session for this meeting.

8. NOTIFIED MOTIONS

There were no notified motions.

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

(s262 of the Local Government Regulation 2012)

There were no notices of motion.

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

(as referred by the Chief Executive Officer)

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

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

No items for consideration.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a conflict of interest in Item 2.1 as the applicant, Pacific Silica Pty Ltd, trading as Southern Pacific Sands was a contributor to the Mayor's 2012 election campaign of \$4,000.

Cr Allan Sutherland (Mayor) retired from the meeting at 10:43am taking no part in the debate or resolution regarding same.

Cr Mike Charlton (Deputy Mayor) assumed the Chair at this time.

ATTENDANCE

Ms Tina Malty Wells attended the meeting at 10.43am for discussion on Item 2.1 and Mr Dan Staley attended the meeting at this time for discussion on Items 2.1 and 2.2.

ITEM 2.1

DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2

APPLICANT: Pacific Silica Pty Ltd, trading as Southern Pacific Sands c/- Aurecon Australia

OWNER: Pacific Silica Pty Ltd

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A18863682: 8 July 2019 – Refer Supporting Information A18888287, A18888297, A18888305

Responsible Officer: DP, Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Southern Pacific Sands
Lodgement Date:	20 May 2019
Properly Made Date:	23 May 2019
Confirmation Notice Date:	31 May 2019
Information Request Date:	NA
Info Response Received Date:	NA
Public Notification Dates:	14 June 2019 - 05 July 2019
No. of Submissions:	Properly Made: eight (8) Not Properly Made: one (1)
Decision Due Date:	10 September 2019
Prelodgement Meeting Held:	23 January 2019

PROPERTY DETAILS	
Division:	Division 2
Property Address:	260 Wallace Road North, Beachmere
RP Description	Lot 2 RP92020
Land Area:	199.1940 hectares
Property Owner	Pacific Silica Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	Rural Zone - Agricultural Precinct Partial
Level of Assessment:	Impact Assessable

The applicant seeks a Material Change of Use - Development Permit for a Renewable Energy Facility (Solar Farm) over 260 Wallace Road North, Beachmere (Lot 2 on RP92020).

The subject site currently supports a 33kv Transmission line running east-west through the southern end of the site and is predominantly clear of vegetation.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

The proposed development has been designed to provide a renewable energy source to the immediate surrounding area and Energex have expressed their support of the proposal in alleviating grid demand.

The proposed solar farm layout is comprised of rows of single axis trackers generally forming a rectangular layout to the north and west of the site. Each single axis tracker comprises ninety (90) solar panels centred around a controller which angles the modules to track the natural path of the sun. In total approximately 238,330 solar panels will be erected on the site generating a potential of up to 50 mega-watts of energy. The solar panels will cover an area of approximately 67 hectares.

Power harvested from the solar panels will be fed into a number of power conversion stations, located on site and distributed throughout the solar panel grid layout, with the energy then directed to a single substation via an internal power grid layout. The substation is located in the south-western corner of the site, adjacent to the existing high voltage (33kv) transmission line. The substation, containing a high-voltage transformer will convert the direct current flow to alternate current prior to connecting to the transmission line. The proposed grid connection has not been shown from the conversion station to the substation on the proposed plans.

On site ancillary facilities include an office/maintenance building, electrical substation, and laydown areas and are proposed to be located outside of environmental corridor areas.

The application was publicly advertised with eight (8) properly made submissions received.

The proposed development accords with the intent of the Rural Zone and the Strategic Framework of the Planning Scheme and is recommended to be approved subject to conditions.

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Matt Constance

CARRIED 11/0

Cr Allan Sutherland (Mayor) had declared a conflict of interest and had left the meeting

That the Officer's Recommendation be adopted as detailed in the report.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for a Renewable Energy Facility at 260 Wallace Road North, Beachmere, described as Lot 2 on RP92020 subject to the following plans and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Solar Farm Property Area	503637 001 DRG GA Rev B	Aurecon	14/05/2019
Solar Farm Access Roads	503637 001 DRG GA Rev B	Aurecon	14/05/2019
Solar Farm Site Layout	503637 001 DRG GA Rev B	Aurecon	14/05/2019
Solar Farm General Arrangement Tracker Details	503637 001 DRG GA006 Rev A	Aurecon	14/05/2019
Solar Farm O&M Building Layout	503637 001 DRG GA003 Rev A	Aurecon	14/05/2019
Solar Farm Warehouse Elevation Diagram	503637 001 DRG GA001 Rev A	Aurecon	18/11/2018
Solar Farm Warehouse Layout	503637 001 DRG GA012 Rev A	Aurecon	15/11/2018
Solar Farm General Arrangement Substation Equipment Detail	503637 001 DRG GA004 Rev A	Aurecon	14/05/2019
Ecological Assessment Report	501363 Appendix B	Aurecon	09/01/2019
Construction Traffic Impact Assessment	501363 - 0	Aurecon	23/04/2019

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Solar Farm Site Layout Aerial View	503637 001 DRG GA Rev B	Aurecon	04/06/2019
Solar Farm Site Layout with Existing Features	503637 001 DRG GA Rev B	Aurecon	04/06/2019
Solar Farm O&M Building Elevation Diagram	503637 001 DRG GA002 Rev A	Aurecon	14/05/2019

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
A	Undertake development generally in accordance with the approved plans and/or documents. These plans and 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.
B	Obtain approval from Council for the amended Solar Farm Layout Aerial View, Building Elevation Diagram and Stormwater Management Plan in accordance with (A) above.	Prior to any approval of Building Works.
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to commencement of use.
2	Preliminary Grid Connection	
A	Prepare and submit to Council for approval, a preliminary Grid Connection Plan detailing the connection of the single axis trackers to the electrical substation. The plan is required to: <ol style="list-style-type: none"> 1. Avoid existing remnant native vegetation and the identified ecological restoration areas. 2. Where the layout cannot reasonably avoid areas as specified above, materials are raised above the waterway to allow the unobstructed flow of water. This should be noted on the plan wherever relevant. 	Prior to the commencement of any site works.
B	Ensure any electrical connection works are consistent with the preliminary Grid Connection Plan, unless otherwise agreed to in writing by the Council	At all times
3	Decommissioning and Rehabilitation	
A	Prepare and submit to Council for approval, a decommissioning and rehabilitation plan identifying all actions required to return the subject site to its pre-development state (less any revegetation required as a condition of approval). The plan is to include the following: <ol style="list-style-type: none"> 1. The location and method of disposal of onsite materials that are to be recycled, wherever possible; 2. The timeline of all identified actions 	12 months prior to decommissioning of the site
B	Undertake all of the identified actions listed in the approved decommissioning and rehabilitation plan unless otherwise agreed to by the Council in writing.	Within twelve (12) months of the decommissioning of the facility
C	Provide certification to Council that all of the actions identified in the decommissioning and rehabilitation plan have been completed in the required time period.	

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

4	External Lighting	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use.
5	Landscaping and maintenance	
A	<p>Provide landscaping on site generally in accordance with the Planning Scheme Policy - Integrated Design Appendix D - Landscaping.</p> <p>In addition to the above, landscaping onsite is required to:</p> <ol style="list-style-type: none"> 1. Provide a densely planted native vegetation buffer within the 'boundary setback' shown on the proposal plans. The vegetated buffer is to be a minimum of 10m wide and located around the perimeter of the site where adjoining rural and rural residential properties along the western, northern and eastern boundaries of the site. To remove any doubt, no vegetation buffer along the southern property boundary is required. The vegetated buffer is to include: <ol style="list-style-type: none"> (i) The implementation of tiered planting to provide sufficient coverage during the early phases of construction and operation; (ii) Trees capable of achieving a mature height of at least 5m at maturity and full screening of the proposed development from adjoining properties. (iii) Northern and western boundaries are revegetated with low combustion vegetation (examples include Lophostemon confertus, Acacia complanate, Alphitonia excelsa, Grevillea Leiophylla, Hakea florulenta, Lomandra multiflora, Hibertia scandens and Hibertia stricta) (iv) The remainder of the boundary setback vegetation buffer is to be vegetation consistent with Regional Ecosystem 12.3.5 (v) Planting densities and species selected are to be consistent with the relevant Regional Ecosystem in accordance with section 2.4.2.1 of the Environmental Areas and Corridors Planning Scheme Policy. Technical Descriptions for Regional Ecosystems produced by the Queensland Government are to be used for determining densities and species selection. (vi) Where densities are unavailable for a particular Regional Ecosystem, a tree and shrub density of 4500 stems per ha (i.e. spaced at 1.5 m centres) would be acceptable. This density is recommended in the SEQ Restoration Framework Manual to facilitate a rapid canopy closure and reduce long term maintenance. 	Prior to commencement of use.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

	2. Unused areas of the site are grassed, including the understory of the single axis trackers.	
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of the use.
C	Maintain the landscaping.	At all times
6	Storage of hazardous chemicals - Flood Planning Level	
	Store hazardous chemicals at or above the prescribed Flood planning level as specified in Table 8.2.2.3 of the Flood hazard overlay code.	Prior to commencement of use and to be maintained at all times.
7	Fencing and security of the proposed development	
	<p>Ensure any fencing to restrict access to the development (eg public access to the solar panels) is located behind the vegetation buffer required by other conditions of this approval when viewed from the boundary of the site.</p> <p>Further, any security cameras installed are not to capture footage of the adjoining residential and rural properties.</p> <p><i>Note: To remove any doubt, fencing (eg industrial style fencing) is required on the inside of the vegetation and screened from adjoining properties.</i></p>	Prior to commencement of the use and to be maintained at all times.
Environmental Planning		
8	Vegetation and Fauna Management Plan	
A	<p>Submit a Vegetation and Fauna Management Plan outlining vegetation clearing procedures, reduced potential impacts on native fauna and protection/enhancement of retained vegetation in accordance with Planning Scheme Policy- Environmental areas and corridors. The plan shall be prepared by a suitably qualified person and include scaled plans and supporting documentation that provides for the following:</p> <ol style="list-style-type: none"> 1. Procedures for dealing with fauna observed immediately prior to vegetation clearing; 2. Procedures for dealing with fauna during vegetation clearing; 3. Procedures for the treatment / removal of injured fauna from the site. 4. Nomination on a plan all trees that are required to be removed due to development works; 5. Nomination on a plan Habitat Trees to be removed requiring the replacement of nest boxes; 6. Nomination on a plan the trees that are unsafe or that are required to be removed under the Biosecurity Act 2014; 7. Clearing procedures, weed control measures, ongoing maintenance procedures and monitoring programs; 8. Nomination on a plan the trees to be retained throughout the development; 9. Tree protection measures during site works to be retained. 	Prior to works commencing on site.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

	B Obtain approval from Council for the Vegetation and Fauna Management Plan in accordance with (A) above.	Prior to site works and to be maintained.
	C Carry out works in accordance with the approved Fauna Management Plan.	At all times.
9	No Net Loss of Fauna Habitat	
	A Ensure where development results in the loss of a Habitat Tree, that the development provides replacement fauna nesting boxes in accordance with an approved nest box management plan at the following rate: <ol style="list-style-type: none"> 1. One (1) nest box for every hollow removed; or 2. Where hollows have not yet formed in trees greater than 80cm in diameter at 1.3m height, three (3) nest boxes are required for every habitat tree removed. 	Prior to site works occurring.
	B Provide a nest box management plan with details of the proposed construction, installation methods and GPS location for each nest box for Council's records. Provide details of proposed maintenance and protocols for replacing fallen or broken nest boxes. Include any additional information that may be relevant such as: <ol style="list-style-type: none"> 1. Requirements for the target species; 2. Nest box types - design and sizes; 3. Installation technique; 4. Proposed location of installed nest box; and 5. Maintenance regime details. <p>Nest boxes must be maintained for a minimum of 12 months post installation.</p>	
10	Management of Wildlife	
	A Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	Prior to and during site works.
	B Provide an activity report, to be completed by the supervising Fauna Spotter Catcher, including: <ol style="list-style-type: none"> 1. The number and species of any animals observed during clearing; 2. The actions taken to deal with observed animals; 3. The number of any animals that were required to be relocated; 4. The release site for any relocated animals; 5. The number (if any) of animals injured during clearing; 6. The treatment provided; 7. The outcome of any treatment; and 8. The location of the treatment. 	Within fourteen (14) days of completion of clearing.
11	Extent of Vegetation Clearing	
	Clearing of native vegetation must be limited to that which is necessary for the construction of the Solar farm and access roads	Prior to and during site works and to be maintained.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

12	Temporary Exclusion Fencing	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites.	During site works.
13	Disposal of Cleared Vegetation	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	At all times.
14	Stockpiles of Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed into any drain, wetland or watercourse.	During site works.
15	Ecological Restoration Plan Required	
A	<p>Submit to Council for approval an Ecological Restoration Plan of Godwin Beach Tributary. The plan must be prepared by a suitably qualified person and include:</p> <ol style="list-style-type: none"> 1. The ground truthed location of the banks of the existing onsite waterway comprising the Godwin Creek Tributary by way of survey. The subsequent revegetation will be required 20m either side of the waterway centreline in accordance with Section 3.5.3 of the Environmental Areas and Corridors Planning Scheme Policy; 2. Planting densities and species selected are to be consistent with the relevant Regional Ecosystem in accordance with section 2.4.2.1 of the Environmental Areas and Corridors Planning Scheme Policy. Technical Descriptions for Regional Ecosystems produced by the Queensland Government are to be used for determining densities and species selection; 3. Where densities are unavailable for a particular Regional Ecosystem, a tree and shrub density of 4500 stems per ha (i.e. spaced at 1.5 m centres) would be acceptable. This density is recommended in the SEQ Restoration Framework Manual to facilitate a rapid canopy closure and reduce long term maintenance; and 4. Provide detail on the establishment and maintenance of restoration sites regarding weed management; watering; and replacement planting. <p>For example, provide details on thresholds for replacement planting (e.g. mortality rate and how regularly plants will be replaced). The maintenance period is to be a minimum of 2 years.</p> <p><i>Note: to remove any doubt, the specific sections of waterway intended to be rehabilitated is the open drain along the south-</i></p>	Prior to site works commencing or the first stage.

ITEM 2.1 DA/38582/2019/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR RENEWABLE ENERGY FACILITY AT 260 WALLACE ROAD NORTH, BEACHMERE - DIVISION 2 - A18863682 (Cont.)

	<i>western corner of the site. This area extends from the mapped riparian and wetland setback on the western boundary to the existing remnant vegetation (also mapped in the riparian and wetland setback) to the Energex easement.</i>	
B	Obtain approval from Council for the Ecological Restoration Plan in accordance with (A) above.	Prior to works commencing on site.
C	Implement the requirements of the approved plan	During site works and to be maintained.
16	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.
DEVELOPMENT ENGINEERING		
17	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.
18	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.
19	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.
20	New Council Roads	
A	Submit and have approved by Council, a development application for operational works for the following: 1. External roads and associated works, as follows: (i) Pritchard Road - Extend the existing formation of Pritchard Road comprising of minimum 3.5m wide sealed pavement up to the site property boundary, comprising a length of approximately 50m, and a formalised driveway access for the property. Roads in the Rural zone are to be as per Austroads. 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.	Prior to commencement of works associated with this condition.

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B	<p>Construct, at no cost to Council and in accordance with the approved plans and documents of development the following:</p> <ol style="list-style-type: none"> 1. All frontage roads and associated works 2. All external roads and associated works. <p>This condition has been imposed under section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to commencement of use.</p>
21	<p>Construction Management Plan</p>	
A	<p>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:</p> <ol style="list-style-type: none"> 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 7:00am to 6:00pm any business day or Saturday; 6. Dust impacts to adjoining properties and properties located along Pritchard Road consequential of vehicle movements on and to the site; 7. Notification of onsite works to adjoining and nearby residents by way of letter drop; and 8. A schedule of heavy vehicle movements during construction period. The schedule must note the maximum number of heavy vehicles anticipated onsite each construction day. <p>In addition to the above, construction hours are limited to 7am - 6pm Monday - Friday and 7am - 2pm Saturday. All heavy vehicle movements onsite are restricted to these hours.</p> <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ul style="list-style-type: none"> • Materials unloading and loading must occur on-site unless prior written approval is given by Council. • All construction office accommodation and associated temporary buildings are to be contained within the site or on a nearby site. 	<p>Not less than two (2) weeks prior to commencement of works. To be maintained at all times.</p>
22	<p>Driveway Crossover</p>	
A	<p>Construct a driveway crossover to the site in accordance with the approved plans and documents of development and MBRC Standard Drawing RS-051.</p>	<p>Prior to commencement of use.</p>
B	<p>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.</p>	

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23	Structural Engineering Design Report for O&M Building and Warehouse	
A	Prepare a Structural Engineering Design Report for the O&M Building and Warehouse. This report is to be prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the MBRC Planning Scheme.	Prior to building works approval.
B	Provide RPEQ certification to the Building Certifier that the works have been designed in accordance with the recommendations of Structural Engineering Design Report.	
C	Construct the works in accordance with the RPEQ certified design and the recommendations of the Structural Engineering Design Report.	Prior to commencement of use.
24	Building Below the Flood Planning Level	
	<p>Construct building works below the Council adopted Flood Planning Level (FPL) from materials with a high water resistance and ensure that essential electrical services are located above the FPL. The FPL for the entire site at the time of approval is 3.7m AHD.</p> <p>Filling is not permitted within the area mapped as Medium Risk flood hazard area under Council's Flood Hazard Overlay Code.</p> <p>Notes:</p> <ul style="list-style-type: none"> The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at www.hpw.qld.gov.au. An essential electrical service includes services defined as utilities in Mandatory Part 3.5 – Construction of buildings in flood hazard areas of the Queensland Development Code 	Prior to commencement of use.
25	Construction Access Transport Route	
A	Undertake a pavement investigation and assessment for the proposed construction access route identifying any damage and rectification requirements. (i.e. photographic survey of the access route and summary report identifying damage and rectification requirements) Copies of the assessment are to be provided to Council.	Immediately upon construction completion
B	Rectify any damage caused by the construction traffic identified on the pavement assessment to Council's standards.	Prior to commencement of use.
C	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works comply with this permit condition.	

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ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p> <p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 August 2018 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
3	Minimum Flood Planning Level
	<p>The O&M Facilities building is mapped within the medium flood hazard area of the MBRC Planning Scheme. The Council adopted Flood Planning Level (FPL) specific to the location of the substation and the O&M facilities building and warehouse at the time of approval is:</p> <ul style="list-style-type: none"> • 3.7m AHD (substation); and • 3.7m AHD (O&M facilities building and warehouse). <p>Note: The level should be independently confirmed with Council at the detailed design stage.</p>

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.

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

Decision Notice information

	Details to Insert
Application Type	(a) Material Change of Use - Development Permit for Renewable Energy Facility
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	<ul style="list-style-type: none"> • Operational Work - Roadworks – Development Permit • Operational Work - Filling and Excavation – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	Energy Queensland - Advice Agency Only
Submissions	There were eight (8) properly made submissions about this application.

REPORT DETAIL

1. Background

A prelodgement meeting (PRE/4912) was held with the applicant on 23 January 2019 to discuss the proposed renewable energy facility, with a site visit occurring on Monday 22 April 2019 and a pre-assessment provided prior to the lodgement of the application.

2. Explanation of Item

2.1 Proposal Details

This application seeks a Material Change of Use - Development Permit for a Renewable Energy Facility (Solar Farm) over 260 Wallace Road North, Beachmere, formally described as Lot 2 on RP92020.

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The development parameters include:

- Approximately 238,330 modules (solar panels)
- Approximately 2,648 single axis trackers (comprising a string of 90 modules each)
- Each single axis tracker is 94.351m in length and is 1.5m high
- Operation and maintenance facility
- Substation
- Warehouse building (storage of onsite equipment)
- Lay down area (temporary)

The modules will connect to power conversion stations then to a substation before connecting directly to the existing transmission line located onsite. Any modifications to the transmission line, will be addressed directly between the applicant and Energex and are outside the bounds of this application.

The proposed solar farm system is passive and does not emit noise, steam or dust. Maintenance requirements are minimal, with the only ongoing requirements being module washing, vegetation, weed and pest management, equipment maintenance and inspection, security detail and communications with stakeholders.

The proposal has limited site specific impacts and is able to protect and enhance biodiversity value onsite through locating single axis trackers outside of existing remnant vegetation and revegetating the degraded waterway mapped over the site. The development is resilient to flood hazard, with all electrical components and buildings located above the flood planning level. No filling or earthworks is proposed by this development in the medium flood hazard area.

Post construction offsite impacts are anticipated to be minimal as:

- Solar panels are designed to absorb heat and light and will not reflect heat or light toward nearby properties
- The proposal includes a 10m vegetation buffer to maintain scenic amenity and capture any residual reflectivity.
- the natural flow of stormwater and flood pathways over the site has been maintained.

However, the main potential for impacts from the development is limited to the construction phase of the project. In this regard, the applicant has advised the construction timeframe required is 312 construction days over a twelve-month construction period (6 days per week). Further a total of 560 heavy vehicle trips will be required to deliver and remove upon completion - plant, equipment and machinery to the site.

At this stage the construction details have not been finalised and further detail, specifically in relation to the timing and staging of heavy truck movements are not yet available. These details however can be addressed in a Construction Management Plan for the development.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Rural Zone	Forestry
South	Extractive Industry	Extractive industry (Sand Quarry)
East	Rural Zone AND Rural Residential Zone	Primary production and dwelling houses
West	Rural Zone AND Rural Residential Zone	Dwelling houses

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.

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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:	<p><u>State Planning Policy</u></p> <ul style="list-style-type: none"> • State Planning Policy, Part E <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> • South East Queensland Regional Plan <p><u>From Schedule 10 of the Regulation:</u></p> <ul style="list-style-type: none"> • Nil
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

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

Assessment benchmark - Livable communities		
Applicable to Development	SPP requirement	Comment
No tick boxes	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
Yes	<p>(1) Development within a resource/processing area of a KRA will not impede the undertaking of an existing or future extractive industry development.</p> <p>(2) Development of sensitive land uses and other potentially incompatible land uses is avoided within the separation area for a resource/processing area of a KRA, if it could impede the extraction of the resource.</p> <p>(3) Development not associated with extractive industry in the transport route separation area unless the</p>	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply</p> <p>Whilst the proposed development is located over a mapped key resource area - transport route separation area, the owner of the extractive resource license is the applicant.</p>

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	<p>development mitigates the impacts of noise, dust and vibration generated by the haulage of extractive materials along the transport route.</p> <p>(4) Development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources.</p>	<p>Further, the extractive resources transport route currently used is via Peel Road.</p> <p>Further the Solar panels construction is able to be removed from the site if the extractive industry was to expand. As such the proposed solar farm does not impede the undertaking of the existing or future extractive industry.</p>
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	<p>(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from</p> <p>(a) altered stormwater quality and hydrology</p> <p>(b) waste water</p> <p>(c) the creation or expansion of non-tidal artificial waterways</p> <p>(d) the release and mobilization of nutrients and sediments.</p> <p>(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p> <p>Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.</p>	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements.</p> <p>In this regard, the Stormwater Management Plan prepared by Aurecon was provided in support of the proposed development. The quality component has not been addressed by this report, and as such an amended Stormwater Management Report is recommended as a condition of any approval given. Following submission of this report the SPP targets will be able to be met.</p>
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Erosion prone areas within a coastal management district:</p> <p>(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:</p> <p>(a) coastal dependent development; or</p>	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.</p> <p>Whilst the site is mapped within a bushfire hazard</p>

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	<p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(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.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>area, the actual bushfire value onsite is minimal due to historical clearing for forestry. The proposed development can be conditioned to be constructed of bushfire resilient materials.</p> <p>Furthermore the proposed vegetation buffer is to include fire retardant species and a bushfire management plan forms a recommended condition of any approval given.</p> <p>The proposal is able to meet the requirements of the SPP.</p>
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Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
Yes	<ol style="list-style-type: none"> (1) Development and associated activities do not create a permanent or temporary physical or transient intrusion into a strategic airport's operational airspace, unless the intrusion is approved in accordance with the relevant federal legislation. (2) Development and associated activities do not include light sources or reflective surfaces that could distract or confuse pilots within a light restriction zone or lighting area buffer. (3) Emissions do not significantly increase air turbulence, reduce visibility or compromise the operation of aircraft engines in a strategic airport's operational airspace. (4) Development and associated activities do not attract wildlife hazards within a wildlife hazard buffer zone. (5) Development and associated activities within a building restricted area do not interfere with the function of aviation facilities. (6) Development does not increase the risk to public safety within a public safety area. (7) Development within the 20 ANEF contour or greater is appropriately located and designed to prevent adverse impacts from aircraft noise. 	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.</p> <p>CASA Aviation was notified as an advice agency and no concerns with the proposed development were identified.</p>

2.3.2 South East Queensland Regional Plan

The site is located in the Regional Landscape and Rural Production Area.

The development proposal is for a Material Change of Use in the Regional Landscape and Rural Production Area. An assessment against the applicable assessment criteria of the SEQRP has been undertaken, and the proposal is consistent with the requirements of the Regional Plan.

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.

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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 applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
Theme - Sustainability and Resilience		
<i>Design and site development and infrastructure using sustainability and urban design principles to reflect the Region's subtropical climate, reinforce local character and achieve innovation and design excellence.</i>	Y	The proposed development achieves innovation by providing for a renewable, sustainable energy source. In this instance, the proposed development accords with the strategic outcome.
<i>Greenhouse gas emissions are reduced from development, land management and other planning decisions in the region.</i>	Y	The proposed development produces renewable energy, providing a carbon free energy source. In this instance, the proposed development accords with the strategic outcome.
<i>The resilience of communities, development, essential infrastructure, natural environments and economic sectors to natural hazards including projected changes in weather is increased.</i>	Y	The proposed development has been designed to be resilient to flooding in that sensitive components of the infrastructure are located above the flood planning level. No sensitive land uses are proposed through this application. Further, the provision of the development to provide an alternative energy source to the local community by feeding the energy collected back into the grid will assist to increase the resilience of the community. In this instance, the proposed development accords with the strategic outcome.
<i>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.</i>	Y	The proposed development includes mitigation measures to ensure adjoining properties are not impacted during the construction or operation of the proposed development. This includes establishing a vegetation buffer to reduce visual impact. As the majority of potential impact will be during the construction phase, a construction management plan detailing potential risks and subsequent risk mitigation will be required as a condition of approval. In this instance, the development is able to accord with the strategic outcome through conditions of approval.

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Strategic Outcome	Complies	Assessment
Theme - Natural Environment and Landscape		
<p><i>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.</i></p>	<p>Y</p>	<p>The proposed development avoids impacting upon identified remanent vegetation onsite by locating all single axis trackers in areas that are currently devoid of vegetation. In order to ensure the construction phase of the development does not impact upon ecological values onsite, a construction management plan detailing potential risk and subsequent risk mitigation measures to biodiversity value will be required.</p> <p>Further, in order to enhance biodiversity value onsite, a recommendation of this report is to condition the development to:</p> <ul style="list-style-type: none"> - Ground truth the mapped stream onsite and vegetate the banks of the stream; AND - Where vehicle access is proposed along mapped creek sections, culverts will be required to allow the Godwin Creek Tributary to flow naturally. For further information refer to the Environmental Planning Comments in Section 2.7.1.2 of this report. <p>In this instance, the proposed development is capable of complying with the strategic outcome through conditions of approval</p>
<p><i>The natural values of all coastal areas, including Bribie Island, Pumicestone Passage, Deception Bay, Redcliffe Peninsula, Hays Inlet and the Pine Rivers estuary and their associated coastal features and processes will be maintained, protected and enhanced.</i></p>	<p>Y</p>	<p>The existing water course onsite is proposed to be enhanced by the proposed development. This will be achieved:</p> <ul style="list-style-type: none"> - With any approval recommended to include a condition that the development address all potential impacts to ecological values onsite during both construction and operation phase; AND - revegetating the banks of the stream to improve water quality and improve ecological connectivity. <p>In this instance, the proposed development, subject to the recommended conditions of approval, is capable of complying with the strategic outcome through conditions of approval</p>
<p><i>Healthy, diverse and productive rural and coastal landscapes are maintained and enhanced, for their multiple environmental, recreational,</i></p>	<p>Y</p>	<p>The existing watercourse onsite will be enhanced by the proposed development. This will be achieved:</p>

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Strategic Outcome	Complies	Assessment
<i>cultural, economic and scenic amenity values.</i>		<ul style="list-style-type: none"> - With any approval recommended to include a condition that the development address all potential impacts to ecological values onsite during both construction and operation phase; AND - By ground truthing the mapped stream onsite and revegetating the banks of the stream to improve water quality and improve ecological connectivity. <p>In this instance, the proposed development is capable of complying with the strategic outcome through the recommended conditions of approval</p>
<i>Recognise and promote landscape values and scenic amenity across the Region.</i>	Y	<p>The proposed development mitigates its visual impact to adjoining and surrounding rural properties through vegetation buffering.</p> <p>A recommendation of this report is to condition the implementation of the proposed buffer.</p> <p>In this instance, the proposed development is capable of complying with the strategic outcome through conditions of approval</p>
Theme - Rural Futures		
<i>The rural economy is sustainable, diversified and strengthened.</i>	Y	<p>The proposed development diversifies the rural economy by providing opportunities for skilled full-time employment during the construction phase of the project.</p> <p>Furthermore, the proposed development will not impact upon the site's ability to accommodate agriculture due to its life span of 25-30 years, with associated agricultural activities able to co locate on the site or re-establish once the use has ceased.</p> <p>In this instance, the proposed development accords with the strategic outcome.</p>
<i>Rural communities are strengthened through the delivery of appropriate infrastructure and services and by preventing the intrusion of incompatible development.</i>	Y	<p>The proposed renewable energy facility is not an incompatible land use. The proposed development represents an appropriate inclusion within the Rural zone. Further, as the lifespan of the facility is 25-30 years, the long term viability of the site to accommodate primary production is not impacted upon.</p>

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Strategic Outcome	Complies	Assessment
		In this instance, the proposed development accords with the strategic outcome.
<i>Planning promotes sustainable and diverse communities and protects rural areas from encroachment of incompatible activities and land uses.</i>	Y	<p>The proposed development is sustainable in that it increases the amount of carbon free energy in the electricity grid of the immediate and surrounding area.</p> <p>The use is not listed as an incompatible use and will not impact upon the ability of the site to accommodate some sort of primary production, eg. grazing.</p> <p>In this instance, the proposed development accords with the strategic outcome.</p>
Theme - Natural Resources		
<i>Coordinate the management and use of natural resources to enhance community, economic and environmental values.</i>	Y	<p>The proposed development utilises a renewable natural resource to sustainably generate electricity. The proposed development will enhance economic and environmental values whilst not impacting upon community values.</p> <p>In this instance, the proposed development accords with the strategic outcome.</p>
<i>Highly productive agricultural land (cropping land) is a finite regional resource that should be used and managed for sustainable agricultural production and protected from alienating uses and inappropriate subdivision.</i>	Y	<p>The proposed development does not impact upon the long term viability of the site to accommodate for primary production due to the limited life span of the facility being 25-30 years. Following the closure of the facility the site is able to be converted to agricultural production with the land holding remaining intact in a primary land parcel.</p> <p>In this instance, the proposed development accords with the strategic outcome.</p>
Theme - Infrastructure		
<i>Provide energy generation production, transmission and distribution capacity to meet the needs of a growing population and support the use of viable low emission energy sources where appropriate.</i>	Y	<p>The proposed development is for a renewable energy facility. The proposal increases energy production capability while also introducing new, carbon free energy production.</p>
Theme - Water Management		
<i>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.</i>	Y	<p>The proposed development does not impact upon flood storage of stormwater onsite.</p>

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Strategic Outcome	Complies	Assessment
<i>Ensure development is appropriately planned, designed, constructed, operated and maintained to manage stormwater and wastewater in order to protect the environmental values.</i>	Y	As detailed in the Engineering Comments contained in section 2.7.1.1 of this report, an amended stormwater management report is recommended as a condition of approval. The amended report will demonstrate compliance with the strategic outcome. In this instance the proposed development is able to accord with the strategic outcome through conditions of approval.
Theme - Planning Areas		
Element - Rural planning area		
Sustainability and resilience		
<i>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. Development will support the protection and enhancement of the green infrastructure network in this planning area through retention of native vegetation, managed regrowth and rehabilitation and the use of mechanisms such as development offsets and mitigation contributions;</i>	Y	The proposed development retains and protects the identified remnant vegetation onsite. Furthermore, the recommended conditions of approval will ensure the development is able to enhance ecological connectivity and water quality. A recommendation of this report is to condition the development to: - Ground truth the mapped stream onsite and revegetate the banks. - Mitigate the impact to existing remnant vegetation during the construction phase through identifying risk and implementing risk mitigation measures. In this instance, the proposed development is able to accord with the strategic outcome through conditions of approval.
Rural futures		
<i>Substantial rural production areas in the north and west of the planning area provide employment opportunities in association with intensive cropping, grazing and forestry activities;</i>	Y	The site is located in the northern half of the local government area and is zoned within the agricultural precinct of the Rural zone. Whilst the proposed development does not involve primary production, its lifespan of 25-30 years allows the land to be utilised for rural production following the closure of the facility. In this instance, the proposed development accords with the strategic outcome.
Natural resources		
<i>Agricultural land classification (ALC) Class A and Class B land will be</i>	Y	The proposed development, whilst not for primary production is temporary, having a lifespan of 25-30 years. At the conclusion

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Strategic Outcome	Complies	Assessment
<i>protected from encroachment by incompatible uses</i>		of the facility's operation the use is able to be removed from the site with minimal impact to the site. The use therefore allows for the long term viability of the subject site to support agricultural use. In this instance, the proposed development complies with the strategic outcome.
Theme - MBRC Place Model		
Element - Rural place type		
Sustainability and Resilience		
<i>Development is managed and located to mitigate adverse effects of flood, bushfire, and landslide</i>	Y	The proposed development is resilient to flood and locates all electrical components of the solar farm above the flood planning level. Further, whilst the site is mapped within the bushfire hazard area, the proposed development is resilient to bushfire hazard. This is achieved through resilient materials and location of the solar panels. As the site is primarily void of vegetation, the experienced hazard in the location of the solar panels is minimal.
<i>These areas may provide opportunity for private land to be used for biosequestration, carbon sinks and for renewable energy production and vegetation offset programs.</i>	Y	Proposed development is for a renewable energy facility.
Natural environment and landscape		
<i>The integrity, condition and function of ecological processes within the rural areas are protected from the adverse impacts of development, land use activities and land degradation caused by vegetation clearing and earthworks;</i>	Y	The proposed development is supported by an ecological assessment report. The report identifies that the site is predominantly clear of vegetation with few areas of remanent vegetation. A recommendation of this report is to condition the proposed development to ground truth the mapped stream onsite and revegetate the banks of it. Whilst not catering for increased koala connectivity, this will boost ecological connectivity. In this instance, the proposed development is able to accord with the strategic outcome subject to the recommended conditions of approval.
<i>Development within the rural areas maintains and enhances the green infrastructure network that links protected areas, natural reserves and forested private lands to lands in the Coast and riverlands place type; and</i>	Y	The proposed development is supported by an ecological assessment report. The report identifies that the site is predominantly clear of vegetation with few areas of remanent vegetation. A recommendation of this report is to condition the proposed development to ground truth the mapped stream onsite and

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Strategic Outcome	Complies	Assessment
		<p>revegetate the banks of it. Whilst not catering for increased koala connectivity, this will boost ecological connectivity.</p> <p>In this instance, the proposed development is able to accord with the strategic outcome through recommended conditions of approval.</p>
<p><i>The visual character of the place type is characterised by rural production that acknowledges the regionally significant scenic amenity of the rural areas including major landscape features, views, lookouts, vistas and inter-urban break in the northern part of the Region and are retained where appropriate.</i></p>	<p>Y</p>	<p>The proposed development does not detract upon scenic amenity. Further, the proposed development includes introducing a vegetation buffer along the outskirts of the site to ensure visual amenity is maintained to adjoining residential properties.</p> <p>In this instance, the proposed development is able to accord with the strategic outcome through the recommended conditions of approval.</p>
<p>Strong communities</p>		
<p><i>Development achieves a high standard of amenity for residents and visitors, is consistent with the rural character of the area and does not negatively impact upon cultural values;</i></p>	<p>Y</p>	<p>The proposed development does not detract upon scenic amenity. Further, the proposed development includes introducing a vegetation buffer along the outskirts of the site to ensure visual amenity is maintained to adjoining residential properties.</p>
<p><i>The important contribution of the rural areas to the sense of place and identity of the Moreton Bay Region is identified and reflected in the management of development;</i></p>	<p>Y</p>	<p>In this instance, the proposed development is able to accord with the strategic outcomes through the recommended conditions of approval.</p>
<p><i>The amenity of sensitive land uses is protected from risks to health or safety resulting from rural activities.</i></p>	<p>Y</p>	
<p>Settlement pattern</p>		
<p><i>Rural land is used predominately for land extensive sustainable agriculture and cultivation including forestry on large lots that support ongoing productive use and interspersed with retention of high value native vegetation and protection of waterways on public and private lands;</i></p>	<p>Y</p>	<p>The proposed development, whilst not for primary production is temporary, having a lifespan of 25-30 years. At the conclusion of the facility's operation the use is able to be removed from the site with minimal impact to the site. The use therefore allows for the long term viability of the subject site to support agricultural use by not providing for further fragmentation.</p> <p>In this instance, the proposed development complies with the strategic outcome.</p>
<p><i>Rural industries and activities that support agriculture and cultivation are located within the rural area in locations and in a manner that does not adversely impact on the amenity,</i></p>	<p>Y</p>	<p>The proposed development does not detract upon scenic amenity. Further, the proposed development includes introducing a vegetation buffer along the outskirts of the site to ensure visual</p>

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Strategic Outcome	Complies	Assessment
<i>scenic and environmental values of the area;</i>		amenity is maintained to adjoining residential properties. In this instance, the proposed development is able to accord with the strategic outcome through the recommended conditions of approval.
Natural resources		
<i>The ongoing viability of rural production areas is protected, enhanced and used sustainably;</i>	Y	Whilst the proposed development is not for primary production, its use is temporary being 25-30 years. The application further limits material that is difficult to remove such as concrete.
<i>Agricultural land classification (ALC) Class A and Class B land retains its productive potential, is not removed from productive purposes and is protected from development that may alienate it from or conflict with its productive use.</i>	Y	In this regard, the proposed development maintains the long-term viability of rural production over the site. In this instance, the proposed development is able to comply through the recommended conditions of approval.
Infrastructure		
<i>Infrastructure, including public utilities and major telecommunication facilities, are designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the area;</i>	Y	The proposed development does not detract upon scenic amenity. Further, the proposed development includes introducing a vegetation buffer along the outskirts of the site to ensure visual amenity is maintained to adjoining residential properties. In this instance, the proposed development is able to accord with the strategic outcome through the recommended conditions of approval.
<i>Nutrient enrichment is avoided.</i>	Y	The proposed development will maintain grass cover and will not cause erosion or scour of existing stream banks leading to potential nutrient enrichment.
Element - Key extractive resources place type		
Sustainability and resilience		
<i>Any hazard or risk associated with operations and processes is within acceptable limits;</i>	Y	The risks associated with the proposed development are minimal. Notwithstanding this, the applicant has identified the potential amenity impact to adjoining sensitive land uses and proposes a vegetation buffer to mitigate the risk. A recommendation of this report is to condition the implementation of the vegetation buffer.

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Strategic Outcome	Complies	Assessment
		In this instance, the proposed development is capable of according with the strategic outcome through conditions of approval.
<i>On site operations and processes are adequately buffered from incompatible uses, environmental features and development in surrounding areas; and</i>	Y	The proposed development incorporates effective buffers to identified remnant vegetation onsite.
Settlement pattern		
<i>Sensitive land uses are not established in the buffer area/separation area associated with a key resource area;</i>	Y	Proposed development not a sensitive land use.
<i>On site operations and processes are conducted safely without interruption and without adverse impacts on adjacent areas.</i>	Y	
Employment location		
<p>Key resource areas are:</p> <ul style="list-style-type: none"> a. <i>protected from fragmentation or activities that would prevent resource extraction; and</i> b. <i>only used for activities that are allied to and compatible with extractive resource operations and processes.</i> 	Y	<p>The subject site adjoins ML50156 and MDL 263 to the south with an extractive resources transport route mapped as running through the site to the north. The applicant of the proposed development currently operates extractive industry from the adjoining extractive resource sites, therefor allied with the proposed development.</p> <p>The existing transport routes servicing the extractive resource transport are sufficient to continue to operate</p>
Natural Resources		
<i>Key resource areas are protected to facilitate future long term resource extraction; and</i>	Y	Proposed development will not impact on the ongoing operation of the extractive resource areas.
<i>Important economic resources undergoing extraction are protected from encroachment by sensitive land uses.</i>	Y	Proposed development will not impact on the ongoing operation of the extractive resource areas.
Integrated transport		
<i>Transport routes and dedicated haulage corridors are protected from incompatible development that will restrict their use as safe, efficient routes for the transportation of extractive material;</i>	Y	<p>The site owner and applicant is Pacific Silica Pty Ltd, who own and operate the surrounding extractive resource operations. The proposed development will not impact upon the viability or operation of the extractive resource sites.</p> <p>In this instance the proposed development accords with the strategic outcome.</p>

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Strategic Outcome	Complies	Assessment
Infrastructure		
<i>The level of infrastructure service provision to key resource areas including electricity and telecommunications are maintained; and</i>	Y	The proposed development does not affect the existing infrastructure servicing adjoining extractive industries. In this instance the proposed development accords with the strategic outcome.

On balance the proposed development for a Renewable Energy facility is located on a Rural zoned parcel of land next to an existing Extractive Industry. The proposal represents a renewable sustainable energy source. The proposed development will not impact on the ongoing operation of the existing extractive resource area located to the south and will maintain the site in one large parcel of land that will be available for primary agriculture once the proposed use ceases. Further the proposed use is able to be screened through a vegetated buffer and the existing watercourse on site will be revegetated through additional planting within the riparian corridor. In this regard the proposed development is consistent with the Strategic Framework.

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		
Rural Zone Code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO1, PO7, PO88, PO89
Overlay Codes		
Coastal Hazard Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO25
Flood Hazard Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO6

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.3.

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2.4.3 Performance Outcome Assessment

Performance Outcome	Example
Rural Zone Code	
<p>PO1 Development:</p> <ul style="list-style-type: none"> a. adds value to an existing rural activity, the natural environment, or a tourism attraction; b. does not prejudice the ongoing operation of an existing or approved rural activity; c. is adequately serviced with necessary infrastructure to meet on-site needs and requirements; d. ensures adequate on-site stormwater and waste disposal is provided to avoid adverse impacts on water quality; e. is a size and scale that maintains the low density, low intensity and open area landscape character anticipated in the Rural zone; f. is designed, located and operated in a manner that avoids nuisance impacts on sensitive land uses; g. requires minimal filling or excavation. Where this occurs, visual impacts are reduced through screening; h. avoids being obtrusive or visually dominant by achieving low-set built form; i. uses natural and non-reflective materials and colours consistent with existing and surrounding rural buildings and rural environment, except where materials such as netting, shade cloth and similar coverings are necessary for agricultural operations; j. is not subject to a development constraint such as, but not limited to, flood, steep slope, waterway setback and significant vegetation; and k. does not result in any instability, erosion or degradation of land, water, soil resource or loss of natural, ecological or biological values. 	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The proposed development adds value to the environment by introducing a renewable source of energy. Further, the proposed development can achieve increased ecological connections internally and externally by retaining remanent vegetation onsite and revegetation of a degraded onsite waterway.</p>	

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Performance Outcome	Example
	<p>The subject site does not currently support a rural activity, nor will the proposed development prejudice the ongoing operation of nearby rural production.</p> <p>The site is located outside UnityWater’s reticulated sewerage area. The proposed development is for a non-habitable use. There will be no permanent staff employed onsite and staff employed offsite will only be required onsite for inspection, maintenance and cleaning. As such, an on-site wastewater treatment and effluent disposal report for the proposed development is not required.</p> <p>The proposed development is resilient to stormwater events and will not reduce flood storage or worsen onsite water quality.</p> <p>The visual amenity of the area will be maintained with the incorporation of a 10m wide vegetation buffer along the boundaries of the site adjoining rural and rural residential properties. A recommendation of this report is that any approval include a condition to require a revegetation management report providing further detail on the exact location, selected plant types and coverage.</p> <p>Minimal excavation (predominantly trench digging) is required to lay the necessary equipment associated with the single axis trackers. It is anticipated that further excavation may be required to support the grid connection. As no preliminary grid connection plan has been provided, a recommendation of this report is that any approval be conditioned to provide a preliminary grid connection plan.</p> <p>The solar panels will be raised approximately 1.5m above the ground, and whilst a large number of modules are proposed, the proposed visual buffer will ensure that the visual bulk of the site is significantly reduced. To ensure this is achieved, a recommendation of this report is that any approval be conditioned to provide a revegetation plan that clearly identifies the extent of the vegetation buffer.</p> <p>The modules are designed to absorb light rather than reflect light. The proposed ten metre wide vegetation buffer located around the site boundaries will ensure that any residual or non-absorbed light will be sufficiently buffered from the adjoining and nearby properties.</p> <p>The site is mapped as containing significant flood hazard, being predominantly medium flood hazard. As such, the proposed development has been designed to be resilient to flooding by locating all sensitive electrical equipment above the flood planning level and locating the operation and maintenance building outside of the medium flood hazard area. To ensure this is achieved, a recommendation of this report is that any approval include a condition that the proposed development locate all sensitive electrical equipment above the flood planning level, or ensure that any electrical equipment located below the flood planning level is resilient to flooding.</p> <p>The proposed development has the potential to contribute to a worsening of soil, water and environmental quality. To ensure compliance with the performance outcome, a recommendation of this report is that any approval include a condition requiring a revegetation plan identifying potential and actual ecological connections, including revegetation of onsite waterways and that unused parts of the site are grassed.</p> <p>In this instance, the proposed development is able to achieve compliance with the performance outcome subject to the application of the recommended conditions of approval.</p>

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Performance Outcome	Example
<p>PO7</p> <p>The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, light, chemicals and other environmental nuisance.</p>	<p>E7</p> <p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development will have a minimal potential impact on the amenity of the area and nearby sensitive uses. To ensure the scenic amenity of the area is maintained, the applicant proposes a ten metre wide vegetation buffer along the site boundaries. The vegetation buffer will ensure any residual nuisances with the potential to impact on nearby sensitive land uses (such as light reflection) are effectively mitigated. To ensure compliance with this performance outcome, a recommendation of this report is that any approval include a condition requiring the submission of a revegetation management plan that identifies the extent of the proposed vegetation buffer.</p> <p>In this instance, the proposed development is able to achieve compliance with the performance outcome subject to the application of the recommended conditions of approval.</p>	
<p>PO88</p> <p>Development does not compromise the future primary productive capacity and characteristics of the highly productive land resource.</p>	<p>E88</p> <p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed renewable energy facility has a lifespan of 25-30 years. As such, the subject site is able to return to primary production at the end of its operational lifespan.</p> <p>To ensure compliance with the performance outcome, a recommendation of this report is that any approval include a condition that a site-specific rehabilitation plan be submitted that returns the subject site - with the exception of all revegetation work - to its current state.</p> <p>In this instance, the proposed development is able to achieve compliance with the performance outcome subject to the application of the recommended conditions of approval.</p>	
<p>PO89</p> <p>Development that does not require access to, or rely on the use of, fertile soils is not located in the Agricultural precinct.</p>	<p>E89</p> <p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Whilst the proposed development having a lifespan of 25-30 years does not compromise the long term agricultural production potential of the subject site, it does not comply with the performance outcome.</p> <p>Accordingly, assessment against the overall outcomes of the code is required.</p>	

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Performance Outcome	Example
Coastal Hazard Overlay Code	
<p>PO25 Development ensures earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ul style="list-style-type: none"> 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. 	<p>E25 No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The information provided in support of the application did not include a Site Based (Localised) Flood Report prepared by a suitably qualified RPEQ to demonstrate that any filling associated with the proposed substation within the balance flood and coastal planning areas achieves Performance Outcome 6 (PO6) of the Flood Hazard Overlay Code and Performance Outcome 25 (PO25) of the Coastal Hazard Overlay Code.</p> <p>The site elevation ranges from 3.0m AHD to 3.5m AHD in the proposed location of the substation. Any filling within the balance flood and coastal planning areas to achieve the applicable Flood Planning Level of 3.6m AHD is minor. The proposed minor filling in a large lot will not create any significant issues as outlined in PO25 above. As such, a Site Based (Localised) Flood Report is not required in this instance.</p>	

Flood Hazard Overlay Code	
<p>PO6 Development ensures earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ul style="list-style-type: none"> 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. 	<p>E6 No example provided.</p>
<p>The information provided in support of the application did not include a Site Based (Localised) Flood Report prepared by a suitably qualified RPEQ to demonstrate that any filling associated with the proposed substation within the balance flood and coastal planning areas achieve Performance Outcome 6 (PO6) of the Flood Hazard Overlay Code and Performance Outcome 25 (PO25) of the Coastal Hazard Overlay Code.</p>	

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Performance Outcome	Example
	The site elevation ranges from 3.0m AHD to 3.5m AHD in the proposed location of the substation. Any filling within the balance flood and costal planning areas to achieve the applicable Flood planning level of 3.7m AHD is minor. This minor filling in a large lot would not create any significant issues as outlined in PO6. As such, a Site Based (Localised) Flood Report is not required in this instance.

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome 89 of the Rural Zone Code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
A. A wide range of rural uses, as identified in the table below, are established.	N	The proposed use of the site is not listed as either a consistent or inconsistent use and is therefore to be assessed on its merits and where it reflects and supports the outcomes of the zone.
B. Rural activities and primary production activities are protected from intrusion by incompatible development.	Y	The long-term use of the site to support primary production is not detrimentally affected by the use of the site as a solar farm. This is due to the operational life span of the proposed development being 25-30 years. To ensure that the site is able to be used for primary production following the closure of the renewable energy facility, it is recommended that any approval include a condition requiring a site rehabilitation plan.
H. Intensification of existing and new commercial and retail development does not occur.	Y	The proposed development is for the production of energy and while the proposal is for a commercial development it will not contribute to the expansion of either commercial or retail activity.
I. Development maintains the open area character and scenic amenity, including the low density, low intensity and dispersed built form which defines the rural place type.	Y	The proposed development includes the provision of a vegetation buffer extending around the site boundaries at a width of 10m. This will ensure the character and scenic amenity of the area is maintained. To ensure compliance with the overall outcome, it is recommended that any approval include a condition requiring a revegetation management plan identifying the extent and selection of native trees included in the vegetation buffer.
K.	Y	The proposed development includes the provision of a vegetation buffer

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
Development does not result in adverse or nuisance impacts on adjoining properties or the wider rural environment. Any adverse or nuisance impacts are contained and internalised to the lot through location, design, operation and on-site management practices.		extending around the site boundaries at a width of 10m. This will ensure the character and scenic amenity of the area is maintained. To ensure compliance with the overall outcome, it is recommended that any approval include a condition requiring a revegetation management plan identifying the extent and selection of native trees included in the vegetation buffer.
L. Development generating high volumes of traffic or involving heavy vehicle traffic movements is located on roads of a standard and capacity to accommodate traffic demand.	Y	Whilst the proposed development during its operational phase will generate minimal vehicle traffic, the generation of heavy vehicle traffic will be present during the construction phase. Access to the site is proposed via Pritchard Road. To ensure the road is able to cater for the increase in vehicle traffic, a recommendation of this report is that any approval include a condition to require the upgrade of Pritchard road.
M. Development does not result in the establishment of industrial activities, other than rural industry ⁽⁷⁰⁾ .	Y	No industrial activity proposed. In this instance, the proposed development accords with the overall outcome.
N. General works associated with the development achieves the following: i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is provided to new developments to meet the current and future needs of users of the site; 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;	Y	Works associated with the proposed development: i. achieve a high standard of onsite infrastructure to service the proposed use; ii. the development manages stormwater flows to: A. ensure the flow of stormwater onsite does not result in a reduction of water quality; B. ensures that materials left in the laydown area are contained to avoid pollutant release; C. can improve the structure and condition of onsite riparian areas and drainage lines through a revegetation plan forming a recommended condition of approval;

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
<p>C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p>D. avoid off-site adverse impacts from stormwater.</p> <p>iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;</p> <p>iv. the development ensures the safety, efficiency and useability of access ways and parking areas;</p> <p>v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.</p>		<p>D. will not increase the existing off-site impacts from local stormwater flows.</p> <p>iii. The proposed development during its operational phase will result in minimal traffic generation. During its construction phase a moderate amount of heavy vehicle traffic will be generated. To ensure that Pritchard Road is able to accommodate the increase of vehicle flows, this report recommends any approval include conditions to respond to this issue. Further, the impacts of the construction phase will be wholly managed and mitigated through a Construction Management Plan.</p>
<p>O. Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p>	Y	<p>The proposed development will not cause any nuisance to adjoining properties as listed in this overall outcome. The modules are designed to absorb light rather than reflect it. The vegetation buffer proposed around the site boundaries will ensure that any residual light reflection is buffered from adjoining rural residential and rural properties.</p>
<p>P. 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.</p>	Y	<p>The proposed development will be silent during its operation. Noises during the construction period will be required to be controlled and managed by a construction management plan.</p>
<p>S. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental</p>	Y	<p>The proposed development avoids areas of remnant vegetation. However, the development does propose to use construction roads that intersect the identified waterway onsite.</p> <p>To ensure that the proposed development retains and enhances environmental values onsite, a recommendation of this report is that that any approval require a</p>

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
<p>value to minimise the potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p> <p>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.</p> <p>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:</p> <p>A. the provision of replacement, restoration, rehabilitation planting and landscaping;</p> <p>B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;</p> <p>C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.</p> <p>v. protecting native species and protecting and enhancing species habitat;</p> <p>vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and</p>		<p>revegetation management plan to be submitted. It is further recommended that this revegetation management plan identifies and provides for potential and actual ecological connections onsite.</p>

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
<p>vii. buildings of heritage and cultural significance; 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;</p> <p>viii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;</p> <p>ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;</p> <p>x. ensuring effective and efficient disaster management response and recovery capabilities;</p> <p>xi. where located in an overland flow path:</p> <p style="margin-left: 20px;">A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;</p> <p style="margin-left: 20px;">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;</p> <p style="margin-left: 20px;">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;</p> <p style="margin-left: 20px;">D. development directly, indirectly and</p>		

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
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.		
<p>T. Development in the Rural zone includes one or more of the following:</p> <ul style="list-style-type: none"> • Animal husbandry • Animal keeping (excluding catteries and kennels) • Winery 	N	A Renewable energy facility is not listed.
<p>U. Development in the Rural zone does not include any of the following:</p> <ul style="list-style-type: none"> • Adult store • Bar • Warehouse 	Y	Renewable energy facility is not listed as an inconsistent use.
<p>V. Development not listed in the tables above will be considered on its merit and where it reflects and supports the outcomes of the zone.</p>	Y	<p>The proposed development is consistent with the outcome and intent of the Rural Zone in that it:</p> <ul style="list-style-type: none"> - Whilst not primary production is for a form of low impact energy production, that is most appropriately located in the rural zone; - Manages onsite impacts through incorporating a vegetation buffer that maintains scenic amenity values and shields sensitive receptors from any minor residual impacts of the modules; - Is temporary, having an operational lifespan of 25-30 years, allowing for the site to return to primary production following the conclusion of its operation; AND - Is able to enhance biodiversity values onsite through providing an environmental link onsite. <p>Notwithstanding this, assessment against the strategic framework is</p>

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Rural Zone Code Section 6.2.10		
Overall Outcomes	Complies Y/N	Comments
		required to properly demonstrate compliance with the Planning Scheme.

Based on the assessment above, the proposal is inconsistent with two (2) of the Overall Outcomes of the code(s). 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. The other relevant matters to justify any approval of the proposal, are discussed in section 2.9 of this report.

2.5 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is not 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.

2.5.1 *Levied Charge*

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

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 credit available under this option is \$29,339.55 based on the proportional split stated in Table 3 of the CR.

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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.

2.5.5 Other Matter

The proposed use falls into the 'other uses' category and therefore no specific charge applies. The charge has been calculated based on the following:

- Impervious area = 276m²
- Gross floor area = 276m²

Importantly, while approximately 67 hectares of the site is covered by solar panels, the panels will move to track the sun and therefore allow any stormwater to fall immediately to the ground below them. The definition of Impervious Area in the Council's Charges Resolution is worded as follows;

"Impervious area" means the area of the premises that is impervious to rainfall or overland flow, including areas of the premises covered by compacted gravel.

As the proposal will allow stormwater to still fall to the ground without concentration or diversion, the panels do not represent an impervious area.

Therefore, the only chargeable components onsite are the O&M Building and Warehouse (areas provided above) and for these it is proposed that the use is charged the same infrastructure charges category as Other Industry.

The applicable charges in this instance would be \$50.60 per m² of GFA and \$10.10 per m² of impervious area and in this instance, the relevant MBRC/UnityWater split is 100/0.

2.6 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

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2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Proposal Plans

The O&M Building in the proposal plan titled Solar Farm O&M Building Elevation Diagram (Drawing No. 501363-001-DRG-GA-002 Rev A) is shown to be built on natural ground level. The required finished floor level for the O&M building is to be 3.4m AHD whilst the site elevation on the proposed location is approximately 2.25m AHD, based on Council mapping.

The location of the O&M building and warehouse is within an area of the site mapped as a Medium risk flood hazard area under the Flood Hazard Overlay. Filling is not permitted on land in the Medium risk flood hazard area in accordance the Flood Hazard Overlay Code. As such, the proposed O&M Building on natural ground level is not acceptable. Filling in the medium risk flood hazard area to achieve the required finished floor level will not be supported.

It is recommended that the development be conditioned to provide an amended Solar Farm O&M Building Elevation Diagram that incorporates pier and pole construction to achieve the required finished floor level for the O&M building.

Traffic, Access & Parking

Development vehicle access will be via the existing access on Pritchard Road. The existing access is proposed to be formalised to provide safe access to the site and suitable access for construction vehicles. Pritchard Road is not fully constructed for approximately 50m from the site property boundary. Development Engineering does not support the proposal for a gravel (unsealed) pavement. As part of this development, Pritchard Road should be extended from the existing formation (minimum 3.5m wide sealed pavement). An unsealed road is likely to cause ongoing maintenance issues.

It is recommended that the development be conditioned to provide a formalised access driveway and road upgrade works on Pritchard Road.

Majority of traffic associated with the development will occur during the construction phase. The documentation provided with the application included a Construction Traffic Impact Assessment report prepared by Aurecon. The nominated transport construction route includes Peel Road, Mynott Road, a section of Bishop Road, and Pritchard Road. Except for Pritchard Road, these roads are all identified as Council District Collector Roads under the Road hierarchy overlay.

The road pavement on the proposed construction access route may be damaged by the increased number of heavy vehicles during the construction of the solar farm. It is recommended that any development approval be conditioned to assess the construction access route pavement before construction commences and after completion of construction for the development and rectify any damage caused by the construction traffic in accordance with Council standards.

Stormwater / Flooding

Stormwater

A Stormwater Management Plan prepared by Aurecon was provided in support of the proposed development. It demonstrates that the proposed development can occur with negligible impacts on adjoining properties.

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Flood and Coastal Hazard

The solar panel system is proposed to be located partly within an area of the site mapped within a Medium risk flood hazard area and Balance flood planning area under the Flood Hazard Overlay and within the Balance coastal planning area of the Coastal Hazard Overlay. The proposed solar panels will be constructed on steel piles which would allow rainfall to infiltrate the soil under the panels.

The O&M facilities building and warehouse will be located within an area of the site mapped within a Medium risk flood hazard area under the Flood Hazard Overlay.

The substation is proposed to be located within the Balance Flood and Coastal planning areas of the Flood Hazard Overlay and Coastal Hazard Overlay, respectively. The location is outside the mapped Medium risk flood hazard area under the Flood Hazard Overlay.

The Council's Flood Check Development Report indicates that the 2100 planning horizon Storm Tide event is the dominant flooding mechanism with a Defined Flood Event level of 3.7m AHD. The Flood Planning Level (FPL) for the site is 3.60m AHD. The Flood Check Development Report also noted that the site has been identified as a large lot and flood levels may vary significantly across the property. As such, further advice was requested from Council's Floodplain Management Team regarding the Defined Flood Level and Flood Planning Level for the proposed location of the Substation and O&M facilities building and warehouse. The applicable Defined Flood Event level is 3.0m AHD and 2.8m AHD for the proposed location of the Substation and the O&M facilities building and warehouse, respectively. As such, the applicable FPL is 3.7m AHD for the substation and 3.1m AHD for the O&M facilities building and warehouse. It is recommended that the substation be constructed at 3.3m AHD or above given the type of use and material involve i.e. electrical.

The finished floor level of the O&M facilities building is not indicated on the proposal plans. Conditions are recommended specifying the minimum finished floor level being the applicable Flood Planning Level (3.7m AHD) and areas below the Flood Planning Level to be constructed of resilient materials in accordance with E5.2-E5.3 and E8.3-E8.4 of the Flood Hazard Overlay Code and Coastal Hazard Overlay Code, respectively. The site elevation on the proposed location of the O&M facilities building and warehouse is approximately 2.25m AHD based on Council mapping. Filling is not permitted on Land in the Medium risk flood hazard area in accordance with the Flood Hazard Overlay Code. Therefore, the O&M building must be designed and constructed using pier and pole construction to achieve the required finished floor level.

The O&M warehouse can be located on natural ground level i.e. below the Flood Planning Level; however, any hazardous chemicals to be stored in the warehouse should be located to at least the applicable FPL.

The Flood Hazard overlay code requires development to be resilient to a flood hazard event by ensuring the design and built form account for the potential risks of the flood hazard event. Structures not on land already filled to the flood planning level require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. The reports are to be prepared in accordance with the Planning Scheme Policy - Flood Hazard, Coastal hazard and overland flow. It is recommended that the development be conditioned to require a Structural Engineering Design Report to be prepared and provided to the private building certifier.

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2.7.1.2 Environmental Planning

The proposed development is located within an area mapped as 'MSES-Matters of State Environmental Significance' under the Environmental areas overlay of the MBRC Planning scheme. A mapped waterway (Godwin Beach Tributary) also traverses the proposed development site from the north west to the south east, which is identified under the Environmental areas overlay as a W3 waterway requiring a 20m setback and contains riparian and wetland setbacks.

The majority of the site is also mapped a MSES wildlife habitat (threatened and special least concerned animal). The site also contains areas of MSES regulated vegetation for essential habitat and MSES regulated vegetation Category C.

An Ecological Assessment Report (EAR) prepared for the site by Aurecon on 19th January 2019 (Ref: 501363) suggested that wildlife habitat and connectivity was mostly located within vegetated areas along the riparian reserves and confirmed that the development would be located within the least ecological value of the site that was mostly cleared of vegetation. The EAR also identified potential habitat for least concern amphibian and flora species under the Nature Conservation Act 1992

A site visit by Council Environmental Officers on the 7th May 2019 identified areas within the centre of the site (identified as vegetation community 3 - in the EAR) to be suitable habitat for Wallum froglets (*Crinia tinnula*) which are listed as Vulnerable under the *Nature Conservation Act 1992*

Environmental Planning is satisfied that the proposed development is located in areas of the site that are mostly cleared of vegetation, are considered least ecological value, provides a 20m setback from defined W3 waterway and will not cause fragmentation of contiguous vegetation or wildlife habitats.

However, site plans show that proposed construction vehicle access routes cross the W3 waterway buffer at five locations. The proposed vehicle access routes follow the existing access routes on site which will be required to be upgraded to facilitate heavy vehicles during construction.

Furthermore, the Conceptual Stormwater Management Plan (SMP) prepared for the site by Aurecon on the 19th of March 2019 (ref: 501363), states: *the increased imperviousness of the property was estimated to create an approximate 10% increase in overall runoff*. Increased surface water from the impervious panels, combined with maintenance (such as periodic slashing or potential grazing opportunities) and construction activities has the potential to impact on site habitats and water quality of the W3 waterway, through increased pollution, erosion and edge effects.

To comply with PO99 and PO105 the upgrade and design of the access roads must ensure that water quality within and downstream of Godwin Beach Tributary is to be maintained or improved. A recommendation of this report is to therefore require the design of the internal access and maintenance roads to include culverts to allow free drainage of Godwin Beach Tributary as a condition of approval. The actual location of the culverts will be determined by the survey of the existing waterway that will also be required as a condition of approval. It is further recommended that the proposed development is required to implement erosion and sediment control measures as a condition of approval.

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In order to comply with PO110 if any vegetation is required to be cleared within the 20m Buffer for road upgrades, an environmental offset will be required in accordance with the environmental offset requirements identified in Planning scheme policy - Environmental areas. It is therefore recommended that a vegetation management plan, prepared in accordance with MBRC Planning Scheme Policy - Environmental areas is provided, that includes the identification of all vegetation to be cleared. An offset delivery plan will also be conditioned for native vegetation required to be cleared within the 20metre buffer.

To comply with PO102 a nest box management plan will be required where vegetation clearing results in the loss of a habitat tree as defined in the Planning scheme policy - Environmental areas. As such any approval should be conditioned that a vegetation management plan, prepared in accordance with MBRC Planning Scheme Policy - Environmental areas is provided, which includes identification of habitat trees required to be cleared. A nest box management plan will also be conditioned for replacement nest boxes where habitat trees are required to be removed as part of the development.

To comply PO99, PO101, PO102, PO105, PO106 and PO108 it will be conditioned that mitigation measures by way of restoring, rehabilitating and increasing the size of existing sections of remnant native vegetation, including the riparian zone of Godwin Beach Tributary are required to filter pollutants, improve habitat connectivity for wildlife movement within the site and retain water quality.

PO107-PO109 - requires that development minimises edge effects and adverse urban heat island effects through such measures as providing deeply planted vegetation buffers and green linkage opportunities. As the proposed development provisions for a 10m vegetation buffer, it is recommended that a landscaping plan is required as a condition of approval to achieve a suitable buffer to adjoining sensitive land uses.

To Comply with PO99 - Development is to ensure that indirect impacts from construction and maintenance of the proposed development also avoid impacts to the Wallum froglet habitat and wetland areas. This can be achieved by locating Operational and Maintenance Facilities away from the habitat area to limit heavy vehicles and machinery utilising access roads adjacent to the habitat vegetation, thereby reducing potential detrimental impacts by way of vibration and dust. As such a condition will be imposed to amend the site plan to relocate the Operational and Maintenance Facilities Area away from potential Wallum froglet habitat.

The proposed main access route to the development is via Pritchard Road in the South East of the property. Access via Pritchard Road is serviced by an existing internal road which intersects areas identified as Essential habitat for Koalas and Category C of least Concern Vegetation. The existing access routes on site may require upgrading to facilitate heavy vehicles during construction. Clearing to establish or maintain a road on freehold land within Category C vegetation is considered exempt under Table 2 of the DNME's list of exempt clearing work. However, as the vegetation is mapped as a High value area under the MBRC Planning Scheme, where the development results in the loss of a habitat tree (as defined under the MBRC Planning Scheme Policy - Environmental Areas) replacement nest boxes will be required to comply with PO102.

2.7.2 Referral Agencies

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

The application was referred to the Department of Infrastructure, Local Government and Planning (DILGP) for the following;

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

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2.7.2.2 Advice Agencies

Energy Queensland

Council was advised on 6 June 2019 that the Advice Agency has no objection to the proposal. The advice agency has recommended a number of conditions be included in Council's decision notice including the following.

- All easement conditions must be maintained.
- No vehicular traffic is permitted to traverse along the east-west access road/s contained within Easement B on RP174765.
- Natural ground level on the easement cannot be disturbed without Energex approval. (Note: Energex is triggered as a referral agency for any Operational Works Development Application where filling or excavation is proposed wholly or partly within the Easement).
- Stormwater flows and scour design across the Energex easement must be adequate to ensure there is no impact to Energex's existing structures.
- The applicant is required to undertake a risk assessment and contact Energex to obtain Safety Advice prior to the commencement of any works in proximity to the powerlines.

There recommended conditions have been incorporated into the recommended conditions of approval.

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 12 June 2019.
- (b) The development application was advertised in the Caboolture Herald on 13 June 2019
- (c) A notice in the prescribed form was posted on the relevant land on 13 June 2019 and maintained for a period of 15 business days until 5 July 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		8
	Petition		
Not Properly Made	Letter, Email, Fax		
	Petition		
Total			

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

Assessment of Submissions
<p><u>Issue</u> Ability of Pritchard Road to accommodate increased vehicle flows.</p>
<p><u>Discussion</u> Concerns that Pritchard Road is not able to accommodate vehicle traffic generated by the proposed development have been raised. This issue was identified during the assessment process and consequentially a recommendation of this report is to require the upgrade of Pritchard Road in line with Development Engineering comments (s 2.7.1.1 of this report) as a condition of approval. Through conditions of approval Pritchard Road will be capable of facilitating all vehicle movement into the Solar Farm with minimal impact to the rural residential properties along Pritchard Road.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p><u>Issue</u> Noise levels</p>
<p><u>Discussion</u> Concerns about the noise generation of the solar farm have been raised during public notification.</p> <p>The operation of the proposed development will not generate a notable level of noise and will require minimal maintenance work. The level of noise experienced through the operational phase of the proposed development is therefore not significant enough to warrant any acoustic treatments to any adjoining properties.</p> <p>Notwithstanding this, the construction phase of the proposed development has potential to generate levels of noise. To ensure potential impacts are properly mitigated and managed, a recommendation of this report is to require a Construction Management Plan that achieves this as a condition of approval.</p> <p>It is therefore considered that potential noise resulting from the proposed development is sufficiently addressed and managed through the conditions of approval. No further action is required.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p><u>Issue</u> Hours of operation</p>
<p><u>Discussion</u> Concerns of the hours of the operation of the proposed development have been raised. The hours of operation during the operational phase of the development is during daylight hours, seven days a week.</p> <p>The hours of operation during the construction phase will be managed in accordance with the relevant standards. To ensure potential impacts are properly mitigated and managed, a recommendation of this report is to require a Construction Management Plan that achieves this as a condition of approval.</p> <p>This is not sufficient grounds for refusal of the application.</p>

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<p>Issue Upgrade of Prichard Road</p>
<p>Discussion Pritchard Road is required to be upgraded to accommodate for the increased vehicle traffic for the site. Concerns that the road should be maintained as is have been raised. As Pritchard Road is the most appropriate access point, upgrading the road is a necessary outcome.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Dust and mud impacts to Pritchard Road</p>
<p>Discussion Concerns that the proposed development will bring dust and mud onto Pritchard road have been raised.</p> <p>The operational phase of the proposed development will result in the minor generation of standard vehicle traffic entering the site. This will predominantly comprise maintenance staff via private or company vehicle and is not anticipated to be heavy vehicles. The minor introduction of dust onto Pritchard Road is therefore negligible.</p> <p>During the construction phase however, the increase in vehicle traffic to the site including heavy vehicle traffic may result in an increase of dust onto Pritchard Road, having the potential to impact upon the rural residential properties located along Pritchard Road. In order to identify, mitigate and manage the impacts of the construction phase, a recommendation of this report is to require a Construction Management Plan that identifies and manages potential risks including dust pollution to Pritchard Road as a condition of approval.</p>
<p>Issue Visual impacts of the proposed development</p>
<p>Discussion The visual impact of the solar farm to adjoining properties was raised as a submitter concern.</p> <p>The visual impact of the solar farm has been taken into consideration as per PO1 and the Overall Outcomes of the Rural Zone Code as well as the Strategic Framework. The applicant is proposing a 10m visual buffer, which as per the provided photomontages will provide sufficient buffering to the proposed development. To ensure compliance with PO1 of the Rural Zone Code, a recommendation of this report is to require a Vegetation Management Plan as a condition of approval. The plan will be required to detail the extent of the proposed vegetation buffer as well as include the type and quantity of selected native vegetation.</p> <p>It is therefore considered that through conditions of approval the proposed development is able to comply with PO1 of the Rural Zone Code. No further assessment is required.</p> <p>This is not sufficient grounds for refusal of the application.</p>

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<p>Issue Heat island effect</p>
<p>Discussion Concerns of a heat island effect as detailed in the 'Queensland solar farm guidance for local governments' is a claim made regarding solar farms.</p> <p>As per the document: <i>'there is limited evidence-based risks around the heat island effect caused by solar farms, mitigation measures are not considered necessary'</i>.</p> <p>As such no further action is required.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Level of Electromagnetic Interference to wireless internet and mobile reception</p>
<p>Discussion The potential effect of electromagnetic radiation / interference (EMR) has been raised as a submitter concern.</p> <p>As per the 'Queensland solar farm guidance for local governments' document on which this concern is based on:</p> <p><i>'EMR has the potential to be generated from infrastructure associated with a solar farm such as; grid connection lines, underground network cabling, electrical transformers, inverters and substations.</i></p> <p><i>EMR is classified according to its frequency or wavelength i.e. Extremely Low Frequency (ELF), Very Low Frequency (VLF), Radio Frequency (RF) and Microwave (MW). The majority of infrastructure associated with solar farms fall under the ELF radiation classification with <u>negligible to immeasurable emissions</u>. Due to the negligible electromagnetic radiation produced by solar farms and related infrastructure, no specific measures are required beyond compliance with normal electrical safety practices and standards.</i></p> <p>Based on the recommendations of the 'Queensland solar farm guidance for local governments' report, this report finds no grounds for the potential EMR to be measured and managed.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Level of electromagnetic radiation as a health concern</p>
<p>Discussion The potential effect of electromagnetic radiation / interference (EMR) has been raised as a submitter concern.</p> <p>As per the 'Queensland solar farm guidance for local governments' document on which this concern is based on:</p> <p><i>'EMR has the potential to be generated from infrastructure associated with a solar farm such as; grid connection lines, underground network cabling, electrical transformers, inverters and substations.</i></p>

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EMR is classified according to its frequency or wavelength i.e. Extremely Low Frequency (ELF), Very Low Frequency (VLF), Radio Frequency (RF) and Microwave (MW). The majority of infrastructure associated with solar farms fall under the ELF radiation classification with negligible to immeasurable emissions. Due to the negligible electromagnetic radiation produced by solar farms and related infrastructure, no specific measures are required beyond compliance with normal electrical safety practices and standards.

Based on the recommendations of the 'Queensland solar farm guidance for local governments' report, this report finds no grounds for the potential EMR to be measured and managed.

This is not sufficient grounds for refusal of the application.

Issue

Devaluation of property

Discussion

The devaluation of property is not a relevant assessment benchmark for the assessment of this application. As such, this is not a relevant matter to be considered as a part of the assessment of this application.

This is not sufficient grounds for refusal of the application.

Issue

Toxic effect of a fire

Discussion

A submitter concern is the effect of potentially toxic smoke plumes that may result from an internal fire of the proposed development.

As detailed in the applicant's Town Planning Report, the materials used in the construction of the proposed development will be designed to be resilient to the effect of bushfire. Furthermore, the potential bushfire risk of the proposed development is very minimal as the site is predominantly clear of vegetation.

Furthermore, the proposed development will largely be constructed of modified glass, metal composites and wiring. As none of these materials are either highly flammable or proven to release hazardous smoke the submitter concern is largely baseless.

This is not sufficient grounds for refusal of the application.

Issue

Maintenance outside of daylight hours

Discussion

A submitter issue raised was the potential maintenance outside of daylight hours.

Maintenance is able to be conducted during daylight hours and will generate a negligible level of noise. The hours of operation during the construction phase will be regulated by the Environmental Protection Act. As staff visits to the site will be very limited during the proposed development's operational phase it is not likely that outside daylight hours maintenance will occur.

This is not sufficient grounds for refusal of the application.

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<p>Issue Stormwater drainage</p>
<p>Discussion A submitter issue was raised regarding an increase to stormwater flows.</p> <p>The site is currently mapped as containing a large flood path, that continues throughout the immediate area and across nearby properties.</p> <p>The proposed development will retain the grassed area underneath the solar panels allowing for the natural intrusion of rainwater into the water table. As no hardstand is proposed, onsite stormwater flows will continue to drain naturally onsite.</p> <p>Refer to the engineering decision memo for further detail.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Privacy</p>
<p>Discussion A submitter concern was the introduction of security cameras along the boundary of the site and oriented toward nearby private property.</p> <p>Whilst it is doubtful security cameras associated with the proposed development would be oriented toward rural residential properties, a condition of approval can be placed on the development ensuring that security cameras do not capture footage of adjoining private property.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Security fence</p>
<p>Discussion A submitter concern was the erection of a security fence along the boundary of the site and the subsequent visual impact this would have on residential amenity. Security fencing will be required to safeguard the solar panels and limit access, however it will only be required around the extent of the single axis trackers. This allows the security fencing to be located on the inside of the vegetation buffer required around the perimeter of the site. In this regard security fencing will not impact upon the views of the adjoining rural and rural residential properties.</p> <p>To ensure this occurs, it is recommended that any fencing is required to be on the inside of the site to ensure visual buffering is provided by the 10m vegetation buffer as a condition of approval.</p> <p>The submitter issue is therefore sufficiently addressed through conditions of approval.</p> <p>This is not sufficient grounds for refusal of the application.</p>

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<p>Issue Changes to the planning scheme</p>
<p>Discussion Concerns that the land will be zoned to extractive industry have been raised.</p> <p>This is not a relevant matter to the assessment of this development application.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Impacts of construction phase</p>
<p>Discussion The construction timeframe is 12 months with 6 construction days per week as identified in the applicant's Construction Traffic Impact Assessment. The noise impacts of the construction phase will however be managed by a required Construction Management Plan forming a condition of approval.</p> <p>It is therefore considered that the submission is sufficiently addressed through conditions of approval.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Ability of road network to accommodate for increased traffic generation</p>
<p>Discussion A submitter issue of the combined ability of Prichard Road - Mynott Road - Peel Road to handle the increased construction vehicle traffic was raised. As per development engineering comments, Pritchard Road will need to be upgraded to accommodate for the proposed development. No concern regarding Mynott or Peel Road was raised.</p> <p>As such, the submitter concern is sufficiently addressed through the recommended conditions of approval.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue Historical vegetation clearing</p>
<p>Discussion Concerns of why the site was cleared of vegetation has been raised.</p> <p>This is not a relevant matter to the assessment of this development application.</p> <p>This is not sufficient grounds for refusal of the application.</p>

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<p>Issue Increased criminal activity</p>
<p>Discussion The possibility of an increase in criminal activity has been raised. The submitter ascertains that through the introduction of electrical equipment a rise in theft of the facility's use of copper wiring.</p> <p>The potential theft onsite is not a relevant assessment benchmark. Onsite access will be controlled through security fencing.</p> <p>This is not sufficient grounds for refusal of the application.</p>

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 8 July 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 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 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 the 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.

3.7 Economic Benefit

The development supports the diversification of the electricity grid and directly addresses rising energy demands.

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3.8 Environmental Implications

The proposed development enhances onsite ecological outcomes through providing for a 10m wide revegetation buffer around the site boundaries. This report also recommends the revegetation of the onsite stream in line with the performance outcomes and overall outcomes of the Rural zone code and the Strategic Framework of the MBRC Planning Scheme, further promoting high value environmental benefits.

Furthermore, the renewable energy facility will alleviate a portion of demand on fossil fuel burning.

3.9 Social Implications

The proposed development has the potential to impact on adjoining sensitive land uses through its construction and operational phase. Potential construction impacts included dust, noise, heavy vehicle trips and vibration are sufficiently addressed through conditions of approval, including the requirement of a Construction Management Plan that identifies:

- Material delivery and storage locations
- Waste locations and collection details
- Construction office accommodation
- Contractor / tradesman vehicle parking arrangements
- Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday.

Subsequent mitigation measures are required in the instance whereby a potential impact may be incurred. An upgrade to Pritchard Road is also required to support the increase in heavy vehicle movements to the subject site.

The potential impacts of the operational phase of the proposed development are minimal, as the facility is able to run with only infrequent maintenance visits required. To maintain scenic amenity, a 10m vegetation buffer has been included in the proposed development. It is considered by this report that this buffer is sufficient in buffering any residual impacts from the operation of the solar farm while also maintaining scenic amenity.

3.10 Consultation / Communication

Refer to sections 2.7 and 2.8.

ATTENDANCE

Cr Allan Sutherland (Mayor) returned to the meeting at 10.53am after consideration and resolution of Item 2.1 and resumed the Chair at that time.

Ms Tina Maltby Wells left the meeting after consideration of Item 2.1 and Ms Amy White attended the meeting for discussion on Item 2.2.

ITEM 2.2

DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIVISION 2

APPLICANT: TRICREST DEVELOPMENTS PTY LTD AND MAKEPAAR PTY LTD C/- IB TOWN PLANNING

OWNER: GARDEN INVESTMENTS PTY LTD & MR PETER J MURPHY & MAKEPAAR PTY LTD

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A18331866: 27 August 2019 – Refer Supporting Information A18943052, A18967406
Responsible Officer: GH, Principal Planner (PED_Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Tricrest Developments Pty Ltd and Makepaar Pty Ltd C/- IB Town Planning
Lodgement Date:	15 August 2017
Properly Made Date:	17 August 2017
Confirmation Notice Date:	28 August 2017
Information Request Date:	28 August 2017
Info Response Received Date:	12 December 2018 (final response received 5 August 2019)
Public Notification Dates:	11 January 2019 until 4 February 2019
No. of Submissions:	Properly Made: 11 Not Properly Made: 1
Decision Due Date:	3 September 2019
Prelodgement Meeting Held:	No

PROPERTY DETAILS	
Division:	Division 2
Property Address:	33 Joseph Crescent and 46 Bancroft Terrace, Deception Bay
RP Description	Lot 8 on RP137241 and Lot 9 on RP906707
Land Area:	3.2789ha
Property Owner	Garsden Investments Pty Ltd and Mr Peter J Murphy and Makepaar Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	Caboolture ShirePlan (Superseded)
Planning Locality / Zone	Residential A Zone
Level of Assessment:	Impact Assessment

This application seeks a Reconfiguring a Lot - Development Permit for Subdivision (2 into 35 Lots) and Operational Works - Development Permit for Earthworks (Filling) (superseded planning scheme), located at 33 Joseph Crescent and 46 Bancroft Terrace, Deception Bay. The application was properly made on 17

ITEM 2.2 DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIV - A18863682 (Cont.)

August 2017, pursuant to a request for assessment under a superseded planning scheme. Accordingly, the application is made under the *Planning Act 2016* and is assessed under the Caboolture *ShirePlan 2005* (now superseded).

It is proposed to create a new residential subdivision comprising thirty-five (35) lots. The lots are proposed to be accessed via a new 16m wide loop road forming an intersection with Joseph Crescent along the eastern boundary of the site. The proposed lots range in area between 400m² and 1,009m², with the existing Dwelling House to be retained on Lot 1 with an area of 1,747m².

The Operational Works component of the application seeks approval for earthworks (filling) in order to achieve the flood/storm tide immunity for all proposed lots. In order to support the fill, retaining walls are proposed (set inside the property boundaries by approximately 4m) and would have a maximum height of approximately 2.7m. Between the property boundary and the retaining walls, a drainage corridor (approximately 4m wide) is proposed to contain a diversion drain (concrete swale) to cater for the flows from the external catchment (adjoining properties).

The proposal is subject to Impact Assessment and was publicly advertised with eleven (11) properly made submissions received on the proposal, including a petition containing 81 signatures. The proposed development is consistent with the intent of the Caboolture *ShirePlan 2005* (now superseded) and is recommended to be approved, subject to conditions.

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

That the Officer's Recommendation be adopted as detailed in the report.

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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 (2 into 35 Lots) and Operational Works - Development Permit for Earthworks (filling), located at 33 Joseph Crescent and 46 Bancroft Terrace, Deception Bay, on land described as Lot 8 on RP137241 and Lot 9 on RP906707, subject to the following plans/documents and conditions:

RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Mosquito Management Plan	-	Mosquito Consulting Services Pty Ltd.	6/11/2019
Minor Hydraulic Flood Report	7499	Inertia Engineering	2/08/2019

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Subdivision	19/PS13735/6E	WD Surveys	25/07/2019
Bulk Earthworks Plan (contained within the Engineering services report)	Sk006 Rev 3	Inertia	31/07/19
Engineering services report	7499	Inertia Engineering	2/08/2019
Bushfire Hazard Assessment and Management Plan	1762	Litoria	12/12/2018

CONDITION		TIMING
RECONFIGURING A LOT		
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 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.
2	Amended Plan Required - Subdivision Plan	
A	Submit an amended Subdivision plan incorporating the following: <ol style="list-style-type: none"> Truncation of the south eastern corner of proposed lot 13 to provide suitable manoeuvring for a Bob Cat within the drainage channel. (Note: The proposed 90° 	Prior to submitting an Operational Works application (excluding earthworks).

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	<p>bend at south-eastern corner of Lot 13 is not appropriate).</p> <ol style="list-style-type: none"> 2. Footpath verge adjoining proposed lot 1 is be increased to provide a 1.5m wide shared concrete footpath, 1.5m from the kerb with 500mm clear between the footpath and property boundary. 3. Dimension the proposed drainage reserve widths (refer other conditions of this permit). 	
B	Obtain approval from Council for the amended plan in accordance with (A) above.	
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to any Approval of Operational Works (excluding earthworks).
3	Amended Plans - Drainage Channel Sections	
	<p>Amend the drainage channel sections within the Engineering Services Report to show a minimum invert drain width of 2.0 metres (or as otherwise agreed with council in writing). Provide drainage reserve widths and channel details including widths, invert levels, cross falls, max batters to justify flows.</p> <p>Note:</p> <ul style="list-style-type: none"> • Invert levels are to be designed to achieve minimum self-cleaning velocities. • A 2.0m base channel width (or as agreed by Council) is necessary for a mechanical cleaner (Bob-Cat) to enter the drainage channel for maintenance purposes. • Demonstrate suitable manoeuvring for a Bob Cat within the drainage channel at the south-eastern corner of Lot 13, truncation of this corner may be required for such manoeuvre. (Proposed 90° bend at south-eastern corner of Lot 13 is not appropriate and the Open Drain must be realigned/ reshaped at this location to avoid this 90° bend). 	Prior to submitting an Operational Works application (excluding earthworks).
4	Amended Plan Required - Stormwater Management	
A	<p>Submit and have approved by Council an amended Stormwater Management Plan (SMP) as contained within the Engineering Services Report that addresses the following:</p> <p>Quantity</p> <ol style="list-style-type: none"> 1. Adopt a minimum tailwater level of 1.3 m AHD in the design of the Eastern Open drain (ref. Caboolture Design and Development manual). 2. Provide a minimum freeboard of 150 mm to proposed Southern and Eastern Open drains. (Typically 300 mm is provided) within the channels above the 100-year ARI water depth. (Note: if a minor stormwater pipe designed to Q10 is incorporated within the Open drains, required minimum freeboard may be reduced to 50 mm). 3. incorporate low flow channels within the Open drains. 	Prior to lodging an operational works application (excluding Earthworks).

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	<p>4. Provide maintenance accesses not steeper than 1 in 6 for the Open drains from Road 1.</p> <p>5. Provide cross sections with dimensions for the Open drains on amended design drawings.</p> <p>6. Replace Box culvert across the Road 1 to have a minimum depth of 375 mm as per QUDM requirements.</p> <p>Quality</p> <p>7. Provide a maintenance access to the Bio-retention basin not steeper than 1 in 6. (The plans do not provide any gradient details).</p> <p>Note: Design drawings are to be prepared and certified by a suitably qualified RPEQ and in accordance with the approved plans and documents of development current at the time of the operational works application.</p>	
B	<p>Submit and have approved by Council, a development application for operational works for stormwater infrastructure to service the development.</p> <p>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.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).</p>
C	<p>Construct stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development.</p> <p>This condition has been imposed under section 145 of the <i>Planning Act 2016</i>.</p>	
5	Amended Plan Required - Bushfire Management Plan	
A	<p>Submit an amended Bushfire Management Plan that addresses the following:</p> <p>1. Amend the report to reflect the current subdivision layout.</p>	<p>Prior to lodging an operational works application (excluding Earthworks).</p>
B	<p>Obtain approval from Council for the Bushfire Management Plan in accordance with (A) above.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).</p>
C	<p>Implement the requirements and recommendations of the approved Bushfire Management Plan/Bushfire Plan.</p> <p>Note: Acceptance of the amended Bushfire Management Plan does not infer approval for the establishment of firebreaks and associated clearing on adjoining land. Additional approvals may be required.</p>	<p>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.</p>

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6	Entry Statement	
	<p>Establishment of any "Entry Statement" as a marketing strategy for the development must accord with the following, unless otherwise approved by Council:</p> <ol style="list-style-type: none"> 1. Located within a privately owned allotment or on the boundary of a privately owned allotment; 2. Limited to one (1) entry statement per development; 3. Constructed of durable, weather resistant materials; 4. Positively contributes to the character of the surrounding area; and 5. Does not contain the logo of any developer or other entity. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
7	Landscaping for Reconfiguring a Lot	
A	<p>Carry out landscaping and associated earthworks, site preparation and other necessary works in accordance with approved plans, details and technical specifications of any proposed planting or landscape work (both soft and hard works) where such works will be on land under the control of Council, whether as a park, reserve or road reserve. Landscaping is to accord with the all of the Probable Solutions of the Landscaping Code as well as Planning Scheme Policy 14 in the Caboolture Shire Plan.</p> <p>Where there is no Probable Solution listed for a corresponding Specific Outcome, submit certification from a suitably qualified person that the landscaping complies with the Specific Outcome.</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	<p>Before commencing the works obtain approval for the plans, details and technical specifications of any planting or landscape work from Council.</p>	Prior to work commencing on site.
8	Street Trees	
	<p>Provide street trees within the development in accordance with the Landscaping Code and Planning Scheme Policy 14 of the Caboolture Shire Plan.</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
9	Fencing	
A	<p>Construct a screen fence along the western boundary of the existing drainage reserve on Lot 106RP844501 as well as the eastern and southern boundaries of the proposed drainage reserve 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.</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	<p>Construct a 1.8m treated timber paling fence along the rear boundaries of proposed Lots 2-12, the rear and east boundary of proposed Lot 13 and the rear of proposed Lots 14-17.</p>	

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10	Water and/or Sewerage	
	<p>Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied. 	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).</p>
11	New Telecommunications Infrastructure - RAL	
A	<p>Provide Fibre-Ready telecommunications infrastructure (pit and pipe) throughout the development in accordance with the Communication Alliance specifications contained within Industry Guideline G645:2011 Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects or in accordance with the NBN Co. specifications contained within New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers NBN-TE-CTO-194 and Creating Pit and Pipe Designs for New Developments (Job Aid for Developers) NBN-TE-CTO-586, as amended and current at the date of installation.</p>	<p>Prior to the development being accepted off maintenance.</p>
B	<p>Provide certification from a RPEQ electrical engineer that the works specified in (A) above have been installed and evidence that a telecommunications carrier licensed under the Telecommunications Act 1997 has agreed to take ownership of the infrastructure.</p> <p>OR</p> <p>Provide written confirmation from NBN Co that the works specified in (A) above have been accepted by it.</p> <p>OR</p> <p>Provide a 'Telecommunications Infrastructure Provisioning Confirmation' or a 'Telecommunications Network Infrastructure Notification' letter from a telecommunications carrier licensed under the Telecommunications Act 1997 (e.g. Telstra) confirming that telecommunications carrier has been engaged to install telecommunications infrastructure within the proposed development.</p> <p>Note: Council policies are available on Council's website.</p>	

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12	Existing Service Connections (Lot 1)	
	Submit certification from a suitably qualified person that: <ul style="list-style-type: none"> All of the existing service connections (electricity, telecommunications, water) to an existing building or a private property pole is wholly contained in the lot it serves; and Any electricity connections and infrastructure made redundant by the development is removed with the land reinstated. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
13	Electricity	
A	Provide evidence (e.g. Certificate for Electricity Supply to Subdividers with Agreement Number or Certificate of Supply) demonstrating that an electricity supply network has or will be constructed within all new roads and along the frontage of each proposed lot.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	Provide an underground electricity supply connection to each proposed lot.	
14	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).
15	Street Names	
A	Submit requests for the names of new street/s in accordance with Council's Policy 11-2150-038 Allocation of Road Names and Street Address Numbers or as amended;	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	Obtain approval from Council for the names of new streets in accordance with (A) above;	
C	Erect approved street name boards on all new roads in accordance (A) and (B); and	
D	Mark all street names on the survey plans.	
16	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).
17	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.

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18	Management of Wildlife	
A	Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	Prior to and during site works.
B	Provide an activity report, to be completed by the supervising Fauna Spotter Catcher, including: <ol style="list-style-type: none"> 1. The number and species of any animals observed during clearing; 2. The actions taken to deal with observed animals; 3. The number of any animals that were required to be relocated; 4. The release site for any relocated animals; 5. The number (if any) of animals injured during clearing; 6. The treatment provided; 7. The outcome of any treatment; and 8. The location of the treatment. 	Within fourteen (14) days of completion of clearing.
19	Vegetation Clearing – Extent Approved	
	Clearing of native vegetation must be limited to that which is necessary for the development footprint.	Prior to and during site works and to be maintained.
20	Cleared Vegetation – Disposal	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	At all times.
21	Transfer of Land for Drainage Purposes	
	Transfer to Council Lots 100 and 101 for the purposes of drainage. The land is to be transferred in fee simple on trust at no cost to Council for the purposes of stormwater. This condition has been imposed under section 145 of the <i>Planning Act 2016</i> .	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
ENVIRONMENTAL HEALTH		
22	Mosquito Management	
A	Submit a landscaping plan to demonstrate the implementation of the landscaping buffer recommended in the mosquito management plan. The plan is to be provided by a suitably qualified expert in mosquito management and is to include access arrangements to facilitate treatment measures.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Obtain Council approval for the landscaping plan.	
C	Implement the recommendations of the mosquito management plan and approved landscaping plan.	

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CONCURRENCE AGENCY		
23	Concurrence Agency	
A	Comply with the conditions of the Department of State Development, Manufacturing, Infrastructure and Planning response dated 9 April 2018 (reference: 1709-1317 SRA) or as amended.	At all times.
B	Provide certification to Council prepared by a suitably qualified person or the agency demonstrating the requirements of the Department of State Development, Manufacturing, Infrastructure and Planning have been met.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
DEVELOPMENT ENGINEERING		
24	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).
25	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).
26	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.
27	New Council Roads – Design & Construction	
A	<p>Submit and have approved by Council, a development application for Operational Works for the following:</p> <ol style="list-style-type: none"> All new roads, including the construction of the intersection with Joseph Crescent, footpaths, stormwater and associated works. The following classifications are to be applied: Residential Access (MBRC Scheme) with 8.0m seal and 1.5m concrete footpath within road reserve shown on approved subdivision plan. <p>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.</p>	Prior to commencement of works associated with this condition.

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B	<p>Construct, at no cost to Council and in accordance with the approved plans and documents of development the following:</p> <ol style="list-style-type: none"> 1. All new roads and associated works <p>This condition has been imposed under section 145 of the <i>Planning Act 2016</i>.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).</p>
28	<p>Erosion and Sediment Control</p>	
	<p>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.</p>	<p>Prior to commencement of works and to be maintained current at all times during construction.</p>
29	<p>Minimum Development Levels</p>	
	<p>Ensure all lots have a minimum finished level as shown on the approved Engineering Services Report's Bulk Earthworks Plan SK006.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).</p>
30	<p>Construction Management Plan</p>	
A	<p>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:</p> <ol style="list-style-type: none"> 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. <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ol style="list-style-type: none"> 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. 	<p>Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.</p>

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	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.

OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) COMPONENT

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Minor Hydraulic Flood Report	7499	Inertia Engineering	2/08/2019

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Subdivision	19/PS13735/6E	WD Surveys	25/07/2019
Bulk Earthworks Plan (contained within the Engineering services report)	Sk006 Rev 3	Inertia	31/07/19
Engineering services report	7499	Inertia Engineering	2/08/2019

CONDITION		TIMING
OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING)		
SPECIAL CONDITIONS		
31	Amendments Required	
	<p>The following amendments must be completed and submitted for approval by Council's delegated officer:</p> <ol style="list-style-type: none"> 1. Provide amended plans to reflect the approved subdivision layout plan. 2. The verge adjacent to Lot 100 is to provide for a 1.5m concrete footpath, 1.5m from the kerb and channel with 0.5m clear between the edge of the footpath and any obstruction (eg bollards). 3. The footpath verge adjoining proposed lot 1 is to be increased to provide a 1.5m wide shared concrete footpath, 1.5m from the kerb with 500mm clear between the footpath and property boundary. <p>The design drawings must be approved by Council's delegated officer.</p> <p>Provide a complete set of all drawings to Council.</p>	Prior to a prestart meeting being held.

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STANDARD CONDITIONS		
32	Approved Plans and/or Documents	
	<p>Undertake filling generally in accordance with the approved Engineering Services Report's Bulk Earthworks Plan SK006, as amended above, with the following modification:</p> <ol style="list-style-type: none"> 1. Stable batters are to be utilised rather than retaining wall finishes until the operational works for stormwater management in the subdivision approval has been granted, which will accurately detail the ultimate line and level of required retaining walls. <p>These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.</p>	At all times during construction and prior to works being finalised.
33	Errors and Omissions	
	<p>Where errors or omissions occur in the design or works do not conform to or meet Council standards then these works shall be rectified to comply with Council standards at no cost to Council.</p> <p>Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards.</p> <p>Only the approved plans shall be used for construction.</p> <p>Note: Council reserves the right to amend the approved drawings or request further information should this become necessary.</p>	At all times during construction and prior to works being finalised.
34	Works – Applicant's Expense	
	<p>(a) All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the developer's expense unless otherwise specified or agreed in writing.</p> <p>Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council's standards.</p> <p>(b) Where existing works including roads and drainage works will not link up with and join smoothly to proposed works and are not more than twenty (20) metres from the nearest point of the proposed works, the developer shall carry out such works as are necessary to ensure that such incomplete works including roads and drainage are constructed to link up with and join smoothly to the works proposed in accordance with Council's standards.</p>	<p>(a) At all times during construction.</p> <p>(b) Prior to finalisation of works.</p>

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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 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 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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
	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.	
36	Notification of Finalisation of Works	
	Notify Council in writing that the works on site have been finalised.	At the time of completion of construction or prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) whichever occur first.
37	Works Through Land not owned by the Developer	
	Where any works are proposed to be undertaken on or extend into any property not owned by the developer then the other property owner's written consent must be lodged with Council. The written consent from the land owner must identify the correct drawing title and number (including revision number) for the works within or through their land.	Prior to any works commencing within those properties.
38	Notification to Affected Premises	
(a)	Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works or residents/occupiers likely to be directly affected by the works an information kit which includes the following: <ul style="list-style-type: none"> A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable; 	(a) Not less than 14 days prior to commencing any construction works.

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	<ul style="list-style-type: none"> • Details of any external works with any changes to existing works highlighted for easy identification; • Scheduled start and completion dates; • Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor, Wildlife Spotter and who to contact in an emergency; and • The site working hours authorised for the site works. <p>(b) Provide Council with a copy of this information kit.</p>	(b) Prior to notifying residents as required by part
39	Prestart Meeting	
	<p>Arrange a prestart meeting with Council officers from Development Engineering section.</p> <p>The following people will be required to attend the prestart meeting:</p> <ul style="list-style-type: none"> • Developer's Supervising Engineer • Contractor's Engineer / Project Manager • Contractor's Site Supervisor • Fauna Manager (where required). 	Not less than 7 days prior to commencing any construction works.
40	Erosion and Sediment Control	
	<p>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.</p>	Prior to commencement of works and to be maintained current at all times during construction.
41	Haul Routes	
	<p>Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved by Council's delegated officer.</p>	Prior to a pre-start meeting being held.
42	Spillage onto Existing Roads	
	<p>Clean those parts of the access route to the site that are affected by any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site.</p> <p>All care must be taken to prevent sediments being deposited on roads.</p> <p>Note: All materials must be swept up and removed from the roads and not directed into Council's stormwater drainage system.</p>	At all times during construction.

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43	Earth Retaining Structures	
	<p>(a) Design and construct all earth retaining structures in accordance with:</p> <ul style="list-style-type: none"> • Council's planning scheme and relevant planning scheme polices; • Council's design standards; • Relevant Australian Standards; and • Building code requirements that would apply to structures taking the same form. <p>(b) Earth retaining structures around areas of cut that are on or near the boundaries of the site must be designed to allow for the existing live and dead loads associated with the use of the adjoining land and a 2m high boundary fence.</p> <p>(c) Submit for Council records copies of Forms 15 & 16 as detailed under section 254 of the Building Act 2006. The forms are to be signed by an RPEQ for all structural retaining walls.</p>	<p>(a) At all times.</p> <p>(b) At all times.</p> <p>(c) Prior to finalisation of works or prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) whichever occur first</p>
44	Filling inspection, testing and compaction requirements	
	All filling is to be in accordance with Australian Standard AS3798 Guidelines on Earthworks for commercial and Residential developments with level 1 inspection and testing.	At all times during construction.
	Provide certification from the geotechnical inspection and testing authority that the works comply with the specifications.	Prior to pre-start for the roads and drainage associated with the reconfiguration of a lot application.
45	Unsuitable Fill Materials	
	<p>Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and the following:-</p> <p>(a) actual acid sulfate soils and potential acid sulphate soils; and</p> <p>(b) organic or putrescible matter; and</p> <p>(c) material imported from land which is, or has been, listed on the "Environmental Management Register" under the <i>Environmental Protection Act 1994</i>; and</p> <p>(d) building demolition material.</p>	At all times.

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46	Compaction Requirements – Fill in Parks	
	Filling is not permitted in existing or proposed park without prior written approval of Council. If filling to the park is shown on the approved drawings, then the extent of fill into the park shall not be varied without prior written approval of Council.	At all times during construction.
47	Stormwater Runoff Control – Batters and Retaining Walls	
	All batters and/or retaining walls higher than 600mm in height and with a catchment greater than 1000m ² shall have cut-off drains at the top of the batter with turf or rock lined batter drains. Where these are not detailed on the approved drawings then these works shall be in accordance with Council's current standards. All open drains including bunds shall be lined with appropriate scour protection. Council's preference, where suitable, is for turf or rock lining to drains with energy dissipation devices located as directed.	At all times.
48	Stormwater Runoff Control – Open Drains	
	All open drains including bunds shall be lined with appropriate scour protection. Council's preference, where suitable, is for turf or rock lining to drains with energy dissipation devices located as directed.	At all times.
49	Stormwater Overland Flow – Site Earthworks	
	Earthworks must be undertaken on the site so as not to cause nuisance and annoyance to others. The development must: (a) Allow stormwater overland flow which entered the land prior to the commencement of the earthworks to continue to enter the land; and (b) Ensure stormwater overland flow from the development site is not discharged or diverted onto land (other than a road) adjacent to the site in a manner which:- a. concentrates the rate of flow at any point along the property boundary; or b. increases the peak flow rates of stormwater discharged at any point along the property boundary; beyond that which existed prior to commencement of these earthworks.	At all times during construction.
50	Stabilisation of Disturbed Areas	
	Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided. For Residential A and B subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.	Prior to finalisation of works or prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) whichever occur first

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ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p> <p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 August 2018 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
3	Extent of Checking by Council
	<p>This approval shall not be taken to mean that the drawings have been checked in detail and Council accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the approved drawings and specifications.</p>
4	Environmental Protection Act
	<p>It remains the duty of care of the site owner not to cause Environmental Harm as defined under the Environmental Protection Act 1994.</p>
5	Approval does not include Building Works
	<p>This approval is limited to earthworks only and does not include approval of any building works that may appear on the drawings.</p>

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PROPERTY NOTES	
1	DS09 Mosquito Breeding Area
	The following property note will be attached to Council's database for all Lots: "This lot is adjacent to a mosquito breeding area."

- 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 all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.
- D. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	(b) Reconfiguring a Lot- Development Permit for Subdivision (2 into 35 Lots) (c) Operational Works Development Permit for Earthworks (filling)
Relevant Period of Approval	Reconfiguring a Lot requiring Works – 4 years Operational Works – 4 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Caboolture <i>ShirePlan</i> 2005
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Operational Works – Development Permit (Road Works and Drainage)
Codes for Accepted Development	Not applicable
Referral Agencies	Department of State Development, Manufacturing, Infrastructure and Planning
Submissions	There were eleven (11) properly made submissions about this application.

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REPORT DETAIL

1. Background

On 14 February 2017, Council's delegate gave written notice of acceptance to assess and decide a proposed development application for Reconfiguring a Lot - Development Permit for Subdivision and Operational Works - Earthworks (Filling) application under a superseded planning scheme (Caboolture ShirePlan 2005) in accordance with section 99 of the *Sustainable Planning Act 2009* (Council ref: DA/33360/2016/V9).

On 17 August 2017, the subject application was accepted as properly made. Council issued an information request to the applicant on 1 September 2017. Since issuing of the Information Request, the information response period was extended multiple times (at the applicant's request) and a response to the information request was received on 12 December 2018. On 29 March 2019, post public notification, Council officers issued an outstanding matters request to the applicant. The final information response was received by Council on received on 5 August 2019.

2. Explanation of Item

2.1 Proposal Description

This application seeks a Reconfiguring a Lot - Development Permit for Subdivision (2 into 35 Lots) and Operational Works - Development Permit for Earthworks (Filling) (superseded planning scheme), located at 33 Joseph Crescent and 46 Bancroft Terrace, Deception Bay.

Reconfiguring a Lot component

The proposed Reconfiguring a Lot component of the application seeks a Development Permit for Subdivision to create thirty-five (35) residential lots in a single stage. The proposed lots range in area between 400m² and 1,009m², with the exception of proposed Lot 1. Lot 1 is located in the north-western corner of the site and is proposed to retain the existing Dwelling house on a lot with an area of 1,747m².

Access to the lots is proposed via a new 16m wide public road (loop road formation) that will form an intersection with Joseph Crescent along the eastern boundary of the site, utilising an existing area of unformed road reserve.

Proposed Lot 100 is proposed as an ecological buffer/drainage reserve and has an area of 3,882m². This land contains a bio-retention basin and is proposed to be transferred to Council. Proposed Lot 101 is proposed as a drainage lot containing a shallow concrete diversion drain and is also proposed to be transferred to Council.

The subject site is currently low-lying and is required to be filled to achieve flood/storm tide immunity. All lots are proposed to achieve the minimum Defined Flood Event (DFE) 3.5m AHD, with the exception of proposed Lot 1 (containing the existing house) in which no earthworks are proposed. Whilst it is noted the minimum finished level to achieve the DFE is 3.5m AHD, parts of the site are required to be filled to a higher level to ensure lots are free draining and to ensure appropriate stormwater outlet flows are achieved.

Operational Works component

The Operational Works component of the application seeks approval for earthworks (filling) in order to achieve the flood/storm tide immunity for all proposed lots. In order to support the fill, retaining walls are proposed (set inside the property boundaries by approximately 4m) and would have a maximum height of approximately 2.7m to support the fill. Between the retaining walls

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(4m inside the property boundaries) and the property boundaries is a drainage corridor (approximately 4m wide) containing a diversion drain (concrete swale), proposed to cater for the flows from the external catchment, to divert runoff around the fill platform and discharge to the north of the site.

The proposal is subject to Impact Assessment and was publicly advertised with eleven (11) properly made submissions received on the proposal, including a petition. The proposed development is consistent with the intent of the Caboolture *ShirePlan* 2005 (now superseded) and is recommended to be approved, subject to conditions.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone (Caboolture ShirePlan)	Current Land Use
North	Open Space	Deception bay Regional Park
South	Residential A	Dwelling Houses
East	Residential A	Dwelling Houses
West	Residential A	Dwelling Houses

2.3 Assessment Benchmarks related to the Planning Regulation 2017

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

These Assessment Benchmarks are prescribed as being contained in:

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

Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> • State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint

2.3.1 *State Planning Policy*

A new State Planning Policy came into effect on 3 July 2017 and is not integrated into the Caboolture *ShirePlan* 2005. 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

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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
Yes	<p>Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from</p> <ul style="list-style-type: none"> (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. <ul style="list-style-type: none"> (1) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (2) 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	<p>Erosion prone areas within a coastal management district:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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 	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply. The site is located within the Coastal Management District and contains erosion prone areas. The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning. The Department had no

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	<p>structure that cannot be relocated or abandoned.</p> <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(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.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(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.</p> <p>(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.</p> <p>(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.</p>	<p>issues with the proposal, however recommended conditions of approval.</p>
<p>Assessment benchmarks - strategic airports and aviation facilities</p>		
<p>Applicable to Development</p>	<p>SPP Requirement</p>	<p>Comment</p>
<p>No</p>	<p>None</p>	<p>Not applicable</p>

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.

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2.4 Assessment Against Local Categorising Instrument - Caboolture ShirePlan 2005 (now superseded)

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

2.4.1 *Desired Environmental Outcomes*

The proposal is generally consistent with the Desired Environmental Outcomes contained within the Caboolture ShirePlan.

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 solution satisfying or not satisfying the corresponding Specific Outcome; and
- (b) proposes an outcome where no solution is stated in the code and the proposed outcome does not satisfy the corresponding Specific Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Specific Outcome assessment is required
Development Codes Code		
Residential A Zone Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Reconfiguring a Lot Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO3, SO7, SO22, SO25
Dams, Filling and Excavation Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO4, SO12
General Works Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Landscaping Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Stormwater Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Traffic, Access and Parking Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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Overlay Codes		
Acid Sulfate Soils Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Bushfire Hazard Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Catchment protection Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO4, SO11
Nature Conservation Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO5

The assessment of the development proposal against the Specific Outcomes of the applicable code(s) is discussed below in section 2.4.3.

2.4.3 Specific Outcome Assessment

Specific Outcome	Probable Solution
Reconfiguring a Lot Code	
SO3 Development on created lots is not restricted by flooding.	S3.1 The minimum area required for each lot above the 100 year ARI flood level for each zone is set out in Table 7.20.
<i>Specific Outcome Assessment</i>	
The proposed development has been designed to ensure each 'created' lot achieves the minimum area (100%) above the 100 year ARI flood level as a result of the proposed earthworks.	
Proposed lot 1 which contains the existing Dwelling house is not proposed to be filled and would not achieve the minimum area above the 100 year ARI flood level however there will be no change to the pre-development conditions.	
The proposed development complies with the Specific Outcome.	
SO7 (a) Lots have an appropriate area and dimensions for the establishment of uses consistent with the purpose of the relevant zone and for the siting of: <ul style="list-style-type: none"> (i) required buildings and structures; (ii) associated vehicular access; (iii) parking and manoeuvring; (iv) effective circulation; (v) landscaping; and (vi) any necessary buffering. (b) For the Rural Residential Zone, the minimum lot size achieves the following:	S7.1 Lot areas and dimensions are in accordance with Table 7.21. S7.2 Lots contain a diameter circle in accordance with Table 7.21.

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Specific Outcome	Probable Solution
<p>(i) for land located within the 'Buffer Areas Precinct' the impact of other land uses on rural residential development is minimised and the impact of the rural residential development on sensitive environmental and rural areas is minimised;</p> <p>(ii) for land located within the 'Park Residential Precinct' the development provides for rural residential style living on land that is of a sufficient size to ensure environmental considerations have not been compromised and that adequate land is available for both effluent disposal and private recreation purposes;</p> <p>(iii) for land located within the 'Restricted Precinct' the existing size and shape of lots is maintained;</p> <p>(iv) for land located within the 'Transition Precinct' the existing size and shape of lots is maintained for possible future residential development.</p> <p>(c) A variety of lot sizes is provided for within each residential and rural residential development and the creation of residential areas comprising solely of lots with sizes close to or at the minimum permitted area is avoided.</p>	
<p><i>Specific Outcome Assessment</i></p>	
<p>The application proposes an alternative solution as a number of Lots are below the suggested minimum area of 600m² and below the minimum 20m frontage.</p> <p>The proposed development complies with the Specific Outcome as each proposed lot would have a sufficient area and dimension to accommodate a future dwelling house and associated outbuildings, appropriate vehicular access, area for parking, manoeuvring and circulation and landscaping.</p>	
<p>SO22 Open space satisfies the following:</p> <p>(a) provides for a range of safe and easily accessible recreation facilities to meet the needs of the community;</p> <p>(b) provides well distributed public open spaces that contribute to the legibility, accessibility and character of the development;</p> <p>(c) helps creates attractive urban environment;</p> <p>(d) establishes a clear relationship between public open space and adjoining land uses;</p> <p>(e) facilitates appropriate measures for stormwater and flood management and care of valuable environmental resources;</p> <p>(f) enables the retention of significant vegetation, wetlands and waterways and other habitat areas,</p>	<p>S22.1 An open space dedication of 10% of the total site area is provided.</p> <p>S22.2 Land dedicated for open space is provided with approximately 50% being for active use and 50% being for passive use.</p> <p>S22.3 Open space has direct street frontages of:</p> <p>(a) a minimum of 50% of the total boundary of the park to provide physical access and visibility;</p> <p>OR</p> <p>(b) a minimum of 15% of the total boundary of the park, where the</p>

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Specific Outcome	Probable Solution
their associated buffer and linkages/corridors and natural and cultural features; and (g) is cost effective to maintain.	proposed park is required for conservation purposes.
<i>Specific Outcome Assessment</i>	
<p>The application proposes an alternative solution as the development does not provide a minimum 10% of the total site area as open space. The requirement for an open space dedication is now made redundant by the introduction of Council's Charges Resolution (CR) that requires a monetary contribution towards the open space network.</p> <p>The proposed drainage reserve (Lot 100) has an area and is provided with appropriate road frontage to ensure appropriate physical access and passive surveillance of this area.</p> <p>The proposed development complies with the Specific Outcome.</p>	
SO25 Small lots do not adversely affect the character and amenity of the stated planning character of the area.	S25.1 Small lots are only located within a Residential Emerging Area as identified in Schedule 4.
<i>Specific Outcome Assessment</i>	
<p>The application proposes an alternative solution to satisfy SO25. The application proposes a number of 'small residential lots' (lots between 400 and 599m² in area) outside of a mapped 'emerging area'.</p> <p>The development has been designed to ensure all 'small residential lots' have been located internal to the site, with larger lots (600m² +) located around the periphery of the development to ensure the character and amenity of the surrounding area is maintained.</p> <p>The proposed development complies with the Specific Outcome.</p>	
Specific Outcome	Probable Solution
Dams, Filling and Excavation Code	
SO4 Filling or excavation does not adversely impact on the visual amenity of surrounding areas.	<p>S4.1 Any retaining walls or embankments are set back at least the equivalent height of the wall or embankment from any boundary of the site.</p> <p>S4.2 Any embankments more than 1.0 metre in height are stepped, terraced and landscaped.</p> <p>S4.3 Filling or excavation works are completed within three (3) months of the commencement date.</p>

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<i>Specific Outcome Assessment</i>	
<p>The application proposes an alternative solution to satisfy SO4. Whilst the proposed retaining walls have a height of up to 2.7m in height, they are stepped inside the site by approximately 4m. The proposed walls exceeding 1.0m in height are not proposed to be stepped and the proposed filling works are unlikely to be completed within a three (3) month timeframe.</p> <p>With respect to height and stepping of retaining walls, the retaining walls have been proposed in a single vertical rise. In this instance, this outcome is a preferential outcome given the lower side of a stepped wall would not be easily accessed and would be difficult to be maintained. It is noted that the walls have been set back a greater distance inside the property boundaries to reduce the visual impacts of the walls to adjoining properties. The submitted section drawings demonstrate the proposed retaining walls will not adversely affect the amenity of surrounding properties.</p> <p>Given the extensive earthworks required to ensure the finished level of lots will be above the defined flood event (DFE) level, the earthworks would likely exceed a three (3) month timeframe. The recommendations of this report include a condition of development requiring a construction management plan to be submitted and approved by Council to ensure amenity impacts on the surrounding area are appropriately managed.</p> <p>The proposed development complies with the Specific Outcome.</p>	
<p>SO12 The filling or excavation of land does not: (a) Redirect water away from existing flow paths; (b) Concentrate stormwater onto an adjacent property; (c) Obstruct flows within dedicated drainage easements; or (d) Encroach onto adjoining properties.</p>	<p>S12.1 All fill material is placed above the 100 year ARI flood level or above a nominated 1 in 100 year flood level, whichever is the highest.</p> <p>S12.2 Filling or excavation of land does not obstruct the natural flow of stormwater.</p>
<i>Specific Outcome Assessment</i>	
<p>The application includes an Operational Works - Earthworks (Filling) component to ensure the finished level of each proposed lot, with the exception of Lot 1 which contains the existing dwelling house, is above the Defined Flood Event (DFE) level. By virtue of the filling to ensure lots achieve the DFE, fill material will be required below the 100 year ARI flood level.</p> <p>The applicant has submitted a Minor Hydraulic Flood Report and Stormwater Management Plan to demonstrate the proposed filling will not result in water being redirected away from existing flow paths, concentrate stormwater onto an adjacent property, obstruct flows within dedicated drainage easements or encroach onto adjoining properties. The reporting has been reviewed by Councils engineers and determined to be satisfactory, subject to minor amendments that are included within the recommended conditions of development.</p> <p>The proposed development complies with the Specific Outcome.</p>	
Specific Outcome	Example
Catchment Protection Overlay Code	
S04	S4.1 Development is set back from the edge of the top of the bank or HAT level

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Specific Outcome	Example
<p>Protect and maintain waterway corridors and their hydrologic, water quality and ecological function by:</p> <ul style="list-style-type: none"> (a) Providing adequate buffers to waterways; and (b) Protecting natural drainage channels and riparian habitat; and (c) Providing adequate habitat connectivity between waterways. 	<p>(whatever is greater) of a Waterway or Wetland a distance of:</p> <ul style="list-style-type: none"> (a) At least forty (40) metres to all Catchment Protection Minor Waterways; (b) At least one hundred (100) metres to Wetland Protection Areas. (c) At least one hundred (100) metres to Catchment Protection Major Waterways.
<p><i>Specific Outcome Assessment</i></p>	
<p>The northern-eastern portion of the site is mapped as containing 100m buffer to a mapped Wetland area. An alternative solution is proposed as part of the development footprint is located within the mapped buffer area.</p> <p>The proposal complies with the Performance Outcome as an appropriate buffer is maintained to the wetland, noting the proposed lots will not be located forward of existing established properties, there are no natural drainage channels over the property, the site has largely been cleared and contains only scattered vegetation and the site does not form part of a corridor between waterways, noting the site adjoins a single wetland area. In addition, an esplanade road and a 3,882m² ecological buffer/drainage lot (proposed Lot 100) is proposed between the development footprint and the mapped Wetland.</p> <p>The proposed development complies with the Specific Outcome.</p>	
<p>SO11 Natural coastal processes are able to be managed and life and property are protected from development by ensuring that:</p> <ul style="list-style-type: none"> (a) Development does not occur within Erosion Prone Areas, except for temporary or relocatable structures for safety or recreational purposes (eg. picnic tables, barbeques, walking trails, bikeways, lookouts and elevated decks) associated with a development can be located within erosion prone areas; (b) Existing intensities of development are not exceeded; and (c) Existing building alignments of neighbouring properties are not exceeded. 	<p>S11.1 No solution provided.</p>
<p><i>Specific Outcome Assessment</i></p>	
<p>The proposal includes development within an erosion prone area within the CMD. The proposal seeks to intensify the development from a single house into 35 lots.</p> <p>The application was referred to the Department State development, Manufacturing, Infrastructure and Planning as Concurrence Agency for matters relating 'Tidal works or work within a Coastal Management District (where within an erosion prone area). On 9th April 2018, Council received a response from DSDMIP (Ref: 1709-1317 SRA) advising that the department has no objection to the proposal, subject to conditions. Based on the proposal being accepted as achieving the State Interest for natural hazards, risk and resilience, the proposal is deemed to comply with the Specific Outcome.</p>	

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Specific Outcome	Example
<p>In addition, it is noted that the proposed development is not located forward of the established Coastal building alignment and is consistent with established seaward building line.</p> <p>The proposal achieves compliance with the Specific Outcome.</p>	

Specific Outcome	Example
<p>Nature Conservation Overlay Code</p>	
<p>SO5 The location of infrastructure does not disturb Significant Vegetation and Wetlands.</p>	<p>S5.1 Infrastructure does not traverse Significant Vegetation and Wetlands. S5.2 Roads adjacent to Significant Vegetation and Wetlands incorporate traffic calming devices to minimise disturbance to wildlife. S5.3 Wildlife under/overpasses are provided to facilitate wildlife movement.</p>
<p><i>Specific Outcome Assessment</i></p> <p>A small portion of the site along the northern boundary is mapped as being within the 20m buffer area to areas of biodiversity significance. A small portion of the proposed bioretention basin within the proposed drainage lot (Lot 100) may encroach the mapped buffer area.</p> <p>The proposal would comply with the Specific Outcome as the proposed infrastructure (bioretention basin) would not disturb the mapped significant vegetation (area of biodiversity significance) within the adjoining land to the north.</p> <p>The proposal achieve compliance with the Specific Outcome.</p>	

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 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:

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(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

There is a current existing lawful use of the land or record of a previous lawful use of the land being a single Dwelling house. Accordingly, the credit available under this option is \$17,603.73.

(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 based two (2) existing lots 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.

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 Planning Scheme

In accordance with section 89 of the *Planning Act 2016*, the existing approval to allow a superseded planning scheme to apply to a particular development of the land is already required to be noted in Schedule 4 of the MBRC Planning Scheme.

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2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Traffic, Access & Parking

The development will be accessed via a road access forming a "T" Intersection at Joseph Road. It shall be noted that the location of access intersecting at Joseph Crescent is recommended to be conditioned to comply with Councils Planning Scheme Policies. The proposed roads and its layout serving the development is acceptable.

Stormwater / Flooding

An amended Stormwater Management Report (Quantity and Quality) was submitted by Inertia Consulting received on 5 August 2019. Council Officers have since assessed an amended report and it has been determined to be satisfactory subject to conditions.

The applicant has proposed a bio-retention basin to be constructed. The bio-retention basin has been sized to cater for treatment of the applicable minor storm event. It has also been demonstrated that the bio-retention basin caters for Frequent Flow Management as required by SPP 4/10 Healthy Waters.

Stormwater quantity has been attenuated whereby increased flood storage was provided to compensate for increased post developed flow volumes.

The external catchment flows are conveyed around the perimeter of the site in a safe manner and the access road is unlikely to cause detrimental effects to adjoining properties. The Developer is to implement all the recommendations of the reports. It is recommended that the Stormwater infrastructure be constructed generally in accordance with the approved report. Additional detail of proposed drainage reserve and drain widths is required and is recommended as a condition.

Earthworks

The site contour is generally below 5.0 metres AHD and it is likely that the extent of proposed earthworks fill will exceed 100m³ exerting extra loadings thus posing a potential for Acid Sulfate Soil disturbance. The applicant will be required to undertake an Acid Sulfate Soil/geotechnical subsoil Investigation prepared by a suitably qualified and experienced person. Soil sampling and analysis must be undertaken in accordance with procedures specified in Planning Scheme Policy 1 Acid Sulfate Soils. The investigation must provide information on the depth and extent of any acid sulfate soils on site within this development, as well as the severity of acid sulfate soils relevant to the proposed disturbance likely to be caused by pre-loading effect of filling.

2.7.1.2 Environmental Health

Mosquito Management

Future residents may be impacted by mosquito and biting midge due to the development site's proximity to swamp land.

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A mosquito management plan has been provided in support of the development application. The plan recommends a landscape vegetation hedge on the resident's side of the northern ecological buffer as a measure for assisting in the control of mosquitoes.

Council Officers raised concerns regarding the practical implementation of the vegetation buffer given its proximity to the drainage lot. Changes to the layout have also occurred since submission of the mosquito management plan. It is recommended a condition be applied that requires the recommendations of the management plan be implemented with consideration to the changed layout. This can be achieved via submission and approval of a landscaping plan showing the mosquito management landscaping buffer.

2.7.2 Referral Agencies

2.7.2.1 Concurrence Agencies - Department of State Development, Manufacturing, Infrastructure and Planning

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for the following:

- (a) Matters relating to Tidal work or work in a coastal management district. Council was advised on 9 April 2018 that DSDMIP (Ref:1709-1317 SRA) has no objection to the development application subject to a number of conditions being attached to Council's Decision Notice.

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 9 January 2019.
- (b) The development application was advertised in the Redcliffe and Bayside Herald on 10 January 2019.
- (c) A notice in the prescribed form was posted on the relevant land on 10 January 2019 and maintained for a period of fifteen (15) business days until 4 February 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		10
	Petition	81	1
Not Properly Made	Letter, Email, Fax		1
	Petition		
Total			12

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The matters raised within the submissions are outlined below:

Assessment of Submissions
<p>Issue - Traffic, Access and Parking</p> <ul style="list-style-type: none"> • Access to Joseph Crescent is unsuitable. There are already traffic and parking problems in the area and congestion at the intersection with Beach Road. • There are other alternatives for access to facilitate traffic flow without adverse consequences to Joseph Crescent. • The proposed access to Joseph Crescent will accentuate both traffic and parking problems. • The proposed entrance is proposed at the bottom of a steep hill in a corner location. Access from Bancroft Terrace would be more appropriate. • The proposed development will create a bottleneck for emergency services. • Presently the traffic entering and exiting Joseph Crescent onto Bancroft Terrace is restricted by added traffic islands and directional turning signs. Captain Cook Parade is a closed road at the intersection with Bancroft Terrace. • To facilitate the increased volume of vehicular and foot traffic from both the estate and the proposed Community Centre it is timely that Council also addresses the major intersection of the 3 roads from the viewpoint of safety of motorists, cyclists and pedestrians. The location of bus stops for pedestrians should also be re-visited. • It is suggested - to alleviate the increased noise and traffic flow for existing residents of Beach Rd and Joseph Crescent - that Captain Cook Parade be re-opened to facilitate traffic and pedestrian flow and provide or allow for alternative road access to and from the proposed MBRC Community Centre. The use of traffic calming along Captain Cook Parade could possibly manage the speed of vehicles. • Traffic routing should be altered to permit the extra vehicular traffic to enter and to leave Joseph Crescent at the Bancroft Terrace intersection as there are restrictions at the present time. • The existing structure of Beach Road will have difficulty accommodating the increased traffic entering and leaving the new Community Centre, let alone accommodating the increased traffic flow to and from the new subdivision. • To facilitate the increased traffic flow along Joseph Crescent, traffic lanes should be installed and clearly marked, vehicle speed reduced, speed signs and traffic calming fitted at least to both ends of Joseph Crescent. • Consideration must be given to a safe and easy entrance to the two existing properties adjacent to the new road from Joseph Crescent. • We ask consideration to be given to the existing levels at the intersection of Bancroft Terrace/ Captain Cook Parade/ the intersection at Joseph Crescent and the proposed entry road to the subdivision. • The entry points to Joseph Crescent, via Bancroft Terrace and Beach Road, have blind spots when entering. The entry from Bancroft Terrace is particularly tight and would only be a matter of time before a tragedy occurs. • Why can't the entry point to this new estate be via 46 Bancroft Terrace? Bancroft Terrace allows traffic to travel in both directions, has line markings and would be a safer option. There is also public transport available with a Council Bus Stop an easy walk from the entry of 46 Bancroft Terrace. By having the entry and exit to the proposed 35 new homes on Bancroft Terrace, it would eliminate the pressure and risk that would be placed on Joseph Crescent. • There is ample area to put an entrance to the subdivision off Bermuda Avenue. There are streets which have been surveyed on the north western side of the subdivision but have not yet been formed.

ITEM 2.2 DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIV - A18863682 (Cont.)

- In 2017, Council were made aware of parking problems with the Department of Fisheries Project nearby.
- Council should increase the parking availability along Beach Road.
- Heavy vehicles associated with the earthworks will result in safety risks.

Discussion

The application proposes a new 16m wide road, forming a new intersection with Joseph Crescent utilising existing road reserve. A new road is proposed in the form of an internal loop road to service the proposed lots.

The surrounding road network within this catchment and intersections have been assessed and can satisfactorily accommodate the expected increase in vehicle movements generated by the proposed 35 lots. No external road upgrades are proposed as part of the application nor are considered to be required by Council engineers. A review of the sightlines of the proposed intersection of the new road and Joseph Crescent meets the relevant Australian Standards and are considered satisfactory.

A submitter has proposed that the access to the development should be from Bancroft Terrace. The existing access handle has a width of approximately 6.5m and is not of sufficient width to accommodate a public road (minimum 16m). In addition, the existing grade of the access handle (approximately 12.5% slope) would make achieving a suitable access difficult in this location. Another submitter has suggested access to the site should be taken from Bermuda Avenue/St Thomas Court. Access from Bermuda Avenue/St Thomas Court is not possible as the site does not have road frontage to these roads.

Bancroft Terrace is an existing bus route and an existing bus stop is located adjacent to Airlie Avenue. There is no reason for the existing bus stop to be relocated as a result of the proposed development.

The proposed access intersection will function satisfactorily under projected year 2030 traffic conditions. The intersection will perform satisfactorily with a maximum Degree of Saturation and will not adversely impact upon the operation of Joseph Crescent.

The percentage increase in traffic on Bancroft Terrace and Joseph Cres is not considered to be relevant. Joseph Cres is a 10m wide sealed road within a 20m road reserve and the existing traffic volume on both roads allows capacity for the proposed use and the resultant volume will be well within the acceptable limits for a residential road.

The existing road system and intersections within this vicinity will comfortably accommodate additional traffic generated by the proposed development. The current traffic volumes at the Intersection of Bancroft Terrace/ Joseph Cres and Beach Rd/Joseph Cres operates at a sufficient level of service with significant spare capacity available.

This is not sufficient grounds for refusal of the application.

Issue - Amenity

- Severe visible impact regarding the height of the single face retaining wall (1.75-2.20 plus fencing) alongside my fence line.
- The proposed retaining wall is not adequately setback from neighbouring properties. The proposed retaining wall setback 3 or 4 metres will be visually dominant.
- The proposed retaining wall between 1.75m and 2.5m will be significant. Buildings and structures built on top of the retaining wall could be up to 4m in height and will have a negative effect on the amenity and aesthetics of the area.

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- The proposed development will create a strange type of 'residential island' surrounded by a 'moat'.
- The proposed retaining wall will be an imposing structure and will be unattractive to look at.
- Future properties will overlook existing properties and will lose privacy.
- Disagree with the statement that significant existing vegetation will buffer/screen the retaining walls. With or without the trees, all adjoining properties will see this huge wall.
- The overall increase in traffic, noise and congestion to existing residents will destroy the community feel of our street - Joseph Crescent.
- The site is a lovely out-look for existing residents and will be ruined.

Discussion

The site is subject to flooding and storm tide inundation. In order to achieve flood immunity, the site is required to be filled to 3.5m AHD to achieve the Defined Flood Event. As a result the fill will be supported by retaining walls with maximum heights up to 2.7m. All retaining walls are proposed to be set approximately 4m inside the property boundaries. Between the retaining wall (setback 4m) and the property boundary, a diversion drain is proposed to capture external runoff within the perimeter spoon drain. The proposed diversion drain is proposed as a spoon drain, similar to what currently exists along the western boundary of the site. The proposed drainage reserve containing the diversion drain (1,569m²) is proposed to be dedicated to Council as drainage reserve.

All retaining walls are proposed in a single rise and it is expected that a boundary fence (typically 1.8m) will ultimately sit above the retaining wall (combined maximum height of retaining wall and fence of 4.5m). As previously mentioned, retaining walls will be set inside the property by approximately 4m. The submitted sections drawings demonstrate the combined height of retaining walls and fences will not detrimentally the amenity of adjoining properties.

This is not sufficient grounds for refusal of the application.

Issue - Environmental Impacts

- The proposed development on low lying ground will have many adverse consequences for the environment.
- The proposed development will impact on Koala population through clearing of habitat trees.
- Both Council and community plan, support and promote sustaining and development of our natural flora and fauna habitats including our Koalas.
- Increase in run-off from land covered by 35 homes and streets into habitat and Marine Park adds to pollution, and stench. Fresh water facilitates devastation of mangroves. Approval of the project is neither in the interest of the community nor consistent with responsible, safe, and moral requirement for quality of life for community development, an essential attribute as claimed by Council,
- Potential harm to the root system of my trees (12-15 metre high) along my fence line caused by the excavation work constructing the drainage. And preventing potential expenses for removal of damaged trees.
- The proposal may increase the risk of bushfire risk. This site is currently a grassed area with only a few trees. The proposed new houses will be 'fuel' bushfire risk.
- Part of the site is mapped as being a 'High Value Area' under the Environmental areas of the MBRC Planning Scheme. These mapped areas should be protected from development impacts.
- The proposed 20 metre wide ecological buffer is inadequate to ensure native vegetation is protected.

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- The site is mapped as containing a riparian and wetland setback under the MBRC Planning Scheme (between 25 - 60 metres across the back boundary of the site). The proposed 20m wide ecological buffer area is inadequate to protect the waterways and biodiversity from negative consequences.
- The impact to the environment and local animals will be detrimental for everyone in the community.
- The impact on the protected marine sanctuary is immeasurable and a very big concern.

Discussion

A small portion of the site along the northern boundary (approximately 15m in width) is mapped as containing part of the 20m buffer to an area of Biodiversity significance under the Nature Conservation Overlay Code of the Caboolture Shire Plan. This part of the site is proposed as an Ecological buffer to be transferred to Council as part of the application. Initially the application included lots in the north east corner backing onto the drainage reserve. Since public notification has occurred, the applicant has amended the plans to relocate these allotments to ensure an esplanade road and greater buffer to the wetland.

A portion of the site is mapped as under the Catchment Protection Overlay Code as containing a 100m buffer to wetland (Deception Bay). The proposal would not comply with probable solution 4.1 which suggests that development is setback 100m from a mapped wetland. The corresponding Specific Outcome- waterway corridors and their hydrological, water quality and ecological function is protected and maintained by:

- (a) providing adequate buffers to waterways;
- (b) Protecting natural drainage channels and riparian habitat; and
- (c) Providing adequate habitat connectivity between waterways.

The proposal can comply with the Specific Outcome as an appropriate buffer is maintained to the wetland, noting the proposed lots will not be located forward of existing established properties, there are no natural drainage channels over the property, the site has largely been cleared and contains only scattered vegetation and the site does not form part of corridor between waterways, noting the site adjoins a single wetland area. In addition, an esplanade road and a 3,882m² ecological buffer/drainage reserve (proposed Lot 100) is proposed between the development footprint and the mapped Wetland

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for matters relating to Tidal Works or Work in a Coastal Management District. Council received a response from DSDMIP on 9 April 2018, recommending approval, subject to conditions. The conditions of approval require that only 'clean' fill is utilised in earthworks, erosion and sedimentation control is implemented during site works and that any non-juvenile Koala habitat tree removed is replaced at a rate of three (3) trees for each tree removed.

Under the Koala SPRP, the site is mapped outside of the Priority Koala Assessable Area. The site is mapped as containing Low Value Rehabilitation and 'Generally not Suitable' habitat mapping.

Whilst it is acknowledged that minor earthworks associated with the diversion drain could impact root systems of trees on adjoining land, this vegetation is not protected by state or local planning controls. It is reasonable for a person to undertake works on their land which may impact overhanging branches or root systems associated with vegetation on adjoining land.

This is not sufficient grounds for refusal of the application.

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Issue - Earthworks, Drainage and Flooding

- Nearly all the site is subject to Medium risk flood hazard and Coastal hazard (Storm tide inundation) under the MBRC Planning Scheme.
- The proposed 3-4m wide diversion drain is inadequate to handle run-off and will result in flooding water flowing on to adjacent properties.
- The proposed diversion drain is narrow and includes a right-angle bend. How will water be confined to this drain.
- As development proposed in this low former flood plain involves earthwork excavating, filling and raising levels it is subject to adverse consequences due to flood water run-off. It is already demonstrated on higher areas along Blue Pacific Road where some building blocks were raised thereby reducing seepage and increasing the velocity of runoff to insufficient outlets. Thereby causing flooding and more road closures than previously experienced. The situation with the proposed low-lying development is even worse.
- The proposed earthworks will increase the likelihood and height of tidal flooding.
- The subdivision application proposes the filling of the land within the estate to a minimum height of RL3.8. The minimum road height is to be RL2.8.
- We ask consideration be given to the existing levels at the intersection of Bancroft Terrace/ Captain Cook Parade/ the intersection at Joseph Crescent and the proposed entry road to the subdivision.
- Could the existing Joseph Crescent levels be raised at the intersection of the subdivision entry road to lessen the slope between Bancroft Terrace and the subdivision entry road?
- Joseph Crescent is low lying and regularly flooded.
- Excess water could sit in the swale and over time this could lead to my property becoming wetter and softer and increase the risk of landside.
- Sea levels are rising from climate change and the potential for flooding will increase.
- The diversion drain should be at least 10 metres wide as:
 - Additional land would allow more water to be absorbed and less water run-off into neighbouring properties;
 - It would reduce the strength of flow of the run-off therefore reducing the risk of drowning;
 - It would provide a more appropriate separation distance and better visual buffer between properties and the high retaining wall.
- Hundreds of tonnes of fill will have to come on to the site and be compacted. So much fill will create an unbelievable amount of dust and the noise will be unbearable.
- Dust from fill and construction activities will impact on the health of residential properties.
- The proposal will redirect snakes and vermin into surrounding backyards.

Discussion

The site is subject to flooding and storm tide inundation. In order to achieve flood immunity, the site is required to be filled to achieve the Defined Flood Event. As a result the fill will be supported by retaining wall ranging in height from 1.6m to 2.7m in height. All retaining walls are proposed to be set inside the property boundaries. Between the retaining wall and the property boundary, a diversion drain is proposed to capture external drainage. The proposed diversion drain is proposed as a spoon drain, similar to what currently exists along the western boundary of the site. The proposed diversion drain (1,569m²) is proposed to be dedicated to Council as drainage reserve. A hydraulic report was supplied demonstrating that the drainage solution would operate satisfactorily.

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<p>All retaining walls are proposed in a single rise and it is expected that a boundary fence (typically 1.8m) will ultimately sit above the retaining wall (combined height of retaining wall and fence between 3.4m to 4.3m).</p> <p>Stormwater quantity is proposed to be managed by ensuring increased flood storage is provided to compensate for any increased post developed flow volumes.</p> <p>The external catchment flows are conveyed around the site in a safe manner and the access road is unlikely to cause detrimental effects to adjoining properties. The proposed access to the site has been assessed and would remain trafficable in a Q100 flood event.</p> <p>The development works will be conditioned to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken on site.</p> <p>The recommendations of this report include a condition of development requiring the submission of a construction management for Council approval prior to works commencing to ensure the impacts on surrounding residents are minimised.</p> <p>This is not sufficient grounds for refusal of the application.</p>
<p>Issue - Miscellaneous</p> <ul style="list-style-type: none"> • Joseph Crescent doesn't not get a local paper delivered. • Public notification signs are deceptive and show access onto open space. • This application is years old, why only give us 3 weeks to respond with our opinion. • The proposal will affect the quality of life of surrounding residents. • There is no provision for open space areas. • The application documents have limited reference to the noise levels, vehicular movement, peace and quietness of the area having deleterious impact for occupants of existing homes and upon the road network. • The proposed diversion drain will be a safety hazard/drowning risk. • The size of the lots should be limited between 500m² to 900m². • Footpaths need to be provided along Joseph Crescent to prevent people walking on the street. • The proposal will devalue surrounding land.
<p>Discussion</p> <p>The application is subject to Impact Assessment and was required to be publicly notified for a period of fifteen (15) business days. The applicant has submitted a notice of compliance, demonstrating that all public notification actions were correctly undertaken.</p> <p>The proposed drainage measures (spoon drain) will be similar to the existing drainage infrastructure along the western boundary. The proposed drainage is not considered to be a safety risk.</p> <p>There is no requirement for the provision of a local recreation park for a development of this scale (35 lots).</p> <p>The site is located within the Residential A zone of the Caboolture <i>ShirePlan</i>. It is acknowledged the application proposed lots sizes below the minimum 600m² suggested by Probable Solution S7.1 of the Reconfiguring a Lot Code of the Caboolture <i>ShirePlan</i>. The proposal is considered to comply with the corresponding Performance Outcome PO7 as the proposed lots would have an appropriate area and dimension for the establishment of uses consistent with the zone and for the siting of a Dwelling House and associated outbuildings, vehicular access, parking and manoeuvring and landscaping. In addition, it</p>

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is noted the development has been designed to locate smaller (<600m²) lots internal to the development and larger lots (>600m²) around the periphery.

Conditions of development can be included to require pedestrian pathways for the proposed new road. The provision of pedestrian pathways within surrounding street is considered an onerous imposition on the development and are not necessitated by a development of this scale (35 Lots).

The impact on property values is not a relevant planning consideration. Furthermore, no evidence has been provided to substantiate the claim.

This is not sufficient grounds for refusal of the application.

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 5 February 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

2.9.1 Consistency with MBRC Planning Scheme 2016

The application has been made and assessed against the Caboolture *ShirePlan* 2005 (now superseded). While not able to be considered in the assessment of this development application, and only for information purposes, under the current MBRC Planning Scheme, the site is included within the General residential zone, Suburban neighbourhood precinct and is mapped as containing Medium risk flood hazard as shown on Overlay map - Flood hazard and containing Medium risk storm tide as shown on Overlay map - Coastal hazard. The proposed Reconfiguring a Lot component of the application would achieve the maximum net residential density of 11 dwellings per hectare (10.7 dwellings per hectare proposed). The proposal would however not achieve compliance against the Flood hazard and Coastal hazard overlay codes as filling of land to achieve flood immunity is not permitted.

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 Caboolture *ShirePlan* 2005 (now superseded) 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.

ITEM 2.2 DA/34780/2017/V34R - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (2 INTO 35 LOTS) & OPERATIONAL WORKS - DEVELOPMENT PERMIT FOR EARTHWORKS (FILLING) (SUPERSEDED PLANNING SCHEME) - LOCATED AT 33 JOSEPH CRES & 46 BANCROFT TCE, DECEPTION BAY - DIV - A18863682 (Cont.)

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) If approved, an Infrastructure Charges Notice will be issued with the development approval.

3.7 Economic Benefit

Appropriate development supports the growing Moreton Bay region

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Refer to clause 2.8.

ATTENDANCE

Ms Amy White and Mr Dan Staley left the meeting at 10.58am after consideration of Item 2.2.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

UNCONFIRMED

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

BRENDALE - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18807763 : 8 July 2019 Refer **Confidential Supporting Information A18784144**
Responsible Officer: DB, Senior Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project. The tender closed on 2 July 2019, with two conforming tenders received.

It is recommended that Council award the contract to Bornhorst & Ward Pty Ltd for the sum of \$222,202 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That the tender for 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project be awarded to Bornhorst & Ward Pty Ltd for the sum of \$222,202 (excluding GST).
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 agreement with Bornhorst & Ward Pty Ltd for the 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project and any required variations of the agreement on Council's behalf.

ITEM 4.1 BRENDALE - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9 - A18807763 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project be awarded to Bornhorst & Ward Pty Ltd for the sum of \$222,202 (excluding GST).
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 agreement with Bornhorst & Ward Pty Ltd for the 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The project is located at Nolan Park, Kenworth Place, Brendale. The project scope comprises detailed design for the construction of a BMX facility, to enable the relocation of the Pine Rivers BMX Club from England Park, Brendale.

The scope of works includes the design of site earthworks to establish a base pad for BMX track development (track construction by club), stormwater management, irrigation and track lighting, fencing, car parking and access road, club house, spectator seating, pathways and landscaping. Lighting is also to be provided to the internal roadway, pathways and carpark.

The objective of the project is to provide a regional BMX facility which will meet the long-term needs of the club to host national standard competitions. Civil and building designs are to be completed by December 2019, with civil works to be undertaken within the 2020/21 financial year and construction of a clubhouse within 2021/22.



Figure 1: 3D view of the site

ITEM 4.1 BRENDALE - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9 - A18807763 (Cont.)

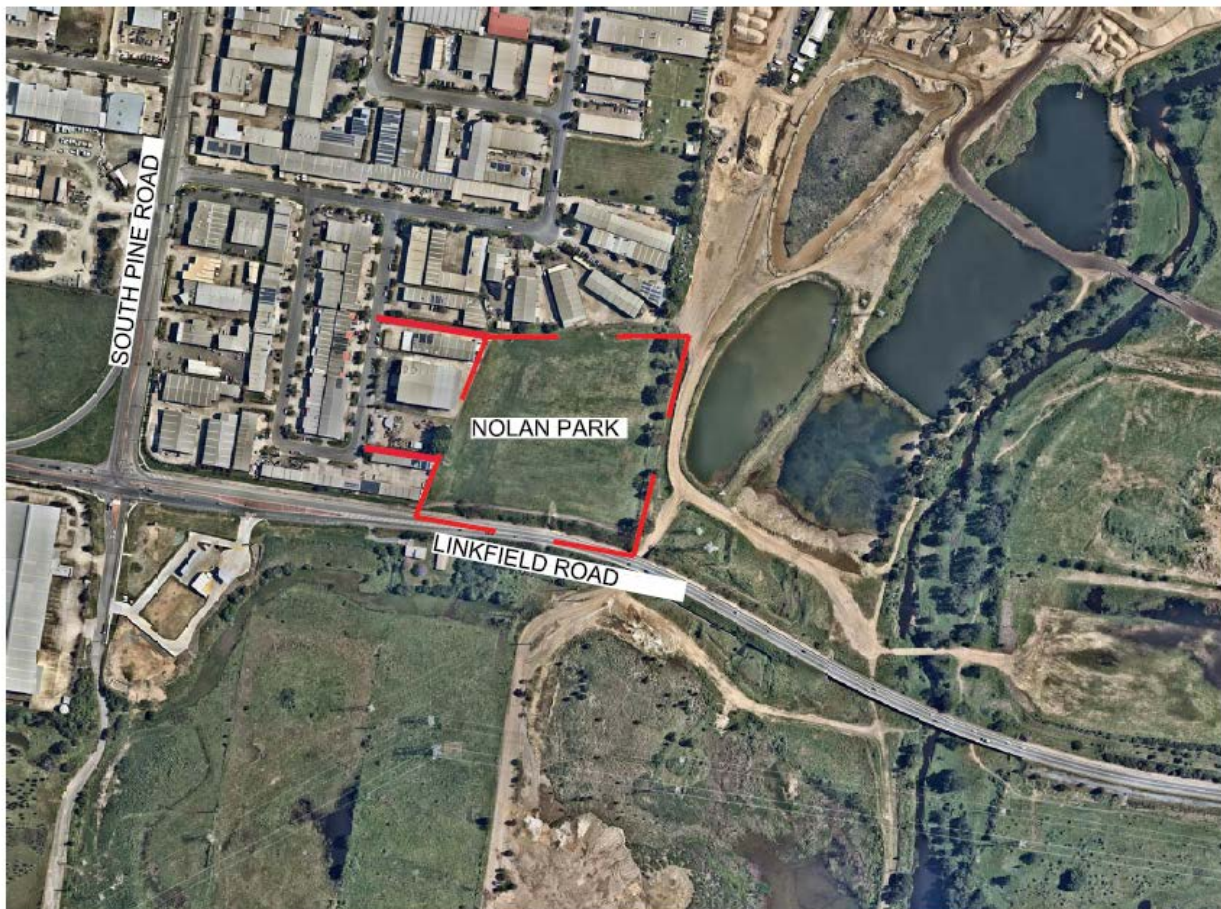


Figure 2: Locality plan - Nolan Park

2. Explanation of Item

Tenders for the 'Brendale - Nolan Park - BMX Precinct Construction (Design Consultancy) (BUS262 VP139103)' project closed on 2 July 2019 with a total of two 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	Bornhorst and Ward Pty Ltd	100.00
2	Cardno (QLD) Pty Ltd	97.17

Bornhorst and Ward Pty Ltd (BW) submitted a detailed tender and demonstrated their experience on projects of a similar scale and complexity. BW will lead the multidisciplinary design team, and have undertaken a number of design projects for Moreton Bay Regional Council, including the Samford Parklands Community Hub Car Park and the Master planning phase of this project. Design duration is 26 weeks.

Cardno (QLD) Pty Ltd submitted a detailed tender and demonstrated their methodology and experience on a range of civil design projects; however, there were no additional benefits for the higher price.

ITEM 4.1 BRENDAL - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9 - A18807763 (Cont.)

The selected consultants that did not submit indicated post the time of tender they did not have capacity to complete the work.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council sought quotes using the Vendor Panel system under VP139103, Local Buy Arrangement BUS262, 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 project has been procured in accordance with the provisions of the following documents:

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

3.4 Risk Management Implications

A detailed risk management plan has been prepared. The project risk has been assessed and the following issues identified. The manner in which the identified risks are to be managed is detailed below.

Financial Risks:

Council sought quotes using the Vendor Panel system under VP139103, Local Buy consultants prequalified Arrangement BUS262.

Design Phase Risks:

- a. The recommended consultant will provide a detailed program of works and a staging plan to manage the project scope within the available budget. A basis of design report will be prepared to address the design phase risks.
- b. Material Change of Use - Development Permit for Outdoor Sport and Recreation,
- c. Building Work - Development permit to carry out building works assessable against the MBRC Planning Scheme.
- d. Operational Works - Development Permit for Earthworks.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

Council has allocated a total of \$280,000 for this project in the 2019/20 Capital Projects Program budget 101295. All financials below are excluding GST.

Tender price	\$ 222,202.00
Contingency (10%)	\$ 22,220.20

Total Project Cost	\$ 244,422.20
	=====

The budget amount for this project is sufficient.

ITEM 4.1 BRENDALE - NOLAN PARK - BMX PRECINCT CONSTRUCTION (DESIGN CONSULTANCY) - DIVISION 9 - A18807763 (Cont.)

3.7 Economic Benefit

The completion of the project will provide additional facilities, enhancing the capacity of the park.

3.8 Environmental Implications

This project includes improvements to existing landscaping.

3.9 Social Implications

This project will have positive social implications by providing new sports complex facilities.

3.10 Consultation / Communication

A detailed communication plan has been prepared for this project. Communication strategies include online website updates and updates to the Divisional Councillor which will be implemented once the tender is awarded. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

Mr Rod MacBeth attended the meeting at 11.05am for discussion on Item 4.2.

ITEM 4.2**TENDER - DAYBORO - MCKENZIE STREET - ROAD REHABILITATION - DIVISION 11**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A18888264 : 26 July 2019 - Refer **Confidential** Supporting Information
A18815087
Responsible Officer: MJ, Coordinator Construction (ECM Asset Maintenance)

Executive Summary

Tenders were invited for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project, as part of the 2019-20 road rehabilitation program. Tenders closed on 9 July 2019 with eight conforming tenders received.

It is recommended that Council award the contract to RPQ North Coast for the sum of \$259,187.02 (excluding GST) as this tender represents the best overall value to Council.

MOTION

Moved by Cr Darren Grimwade

Seconded by Cr Koliana Winchester

1. That the tender for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project be awarded to RPQ North Coast for the sum of \$259,187.02 (excluding GST).
2. That the Council enters into an agreement with RPQ North Coast 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 RPQ North Coast for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project and any required variations of the agreement on Council's behalf.

CLOSED SESSION**RESOLUTION**

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Matt Constance

CARRIED 12/0

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 clause (e), as the matter involves contracts proposed to be made by the Council, to discuss Item 4.2.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.13am.

OPEN SESSION**RESOLUTION**

Moved by Cr Mick Gillam

Seconded by Cr Koliana Winchester

CARRIED 12/0

That Council resume in open session and that the following motion be considered.

The open session resumed at 11.31am.

ITEM 4.2 TENDER - DAYBORO - MCKENZIE STREET - ROAD REHABILITATION - DIVISION 11 - A18888264
(Cont.)

Foreshadowed Motion

Cr Mick Gillam foreshadowed the following motion:

1. That the tender for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project be awarded to Fulton Hogan Industries Pty Ltd for the sum of \$273,097.13 (excluding GST).
2. That the Council enters into an agreement with Fulton Hogan Industries 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 Fulton Hogan Industries Pty Ltd for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project and any required variations of the agreement on Council's behalf.

Cr Grimwade's original motion was put to the vote and declared **CARRIED. 11/1**, as follows:

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Koliana Winchester

Cr Mick Gillam voted against the motion

CARRIED 11/1

1. That the tender for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project be awarded to RPQ North Coast for the sum of \$259,187.02 (excluding GST).
2. That the Council enters into an agreement with RPQ North Coast 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 RPQ North Coast for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project and any required variations of the agreement on Council's behalf.

ITEM 4.2 TENDER - DAYBORO - MCKENZIE STREET - ROAD REHABILITATION - DIVISION 11 - A18888264
(Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project be awarded to RPQ North Coast for the sum of \$259,187.02 (excluding GST).
2. That the Council enters into an agreement with RPQ North Coast 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 RPQ North Coast for 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

The project scope involves pavement rehabilitation, widening and installation of kerb and channel of a section of McKenzie Street, between 85 to 104 McKenzie Street, Dayboro. These works will renew the pavement surface, extending the asset's life and provide improved driving conditions for road users. Preparatory civil works for this project have commenced, with the asphalt surfacing works to commence mid-September 2019. Total project duration is approximately 12 weeks, weather permitting.

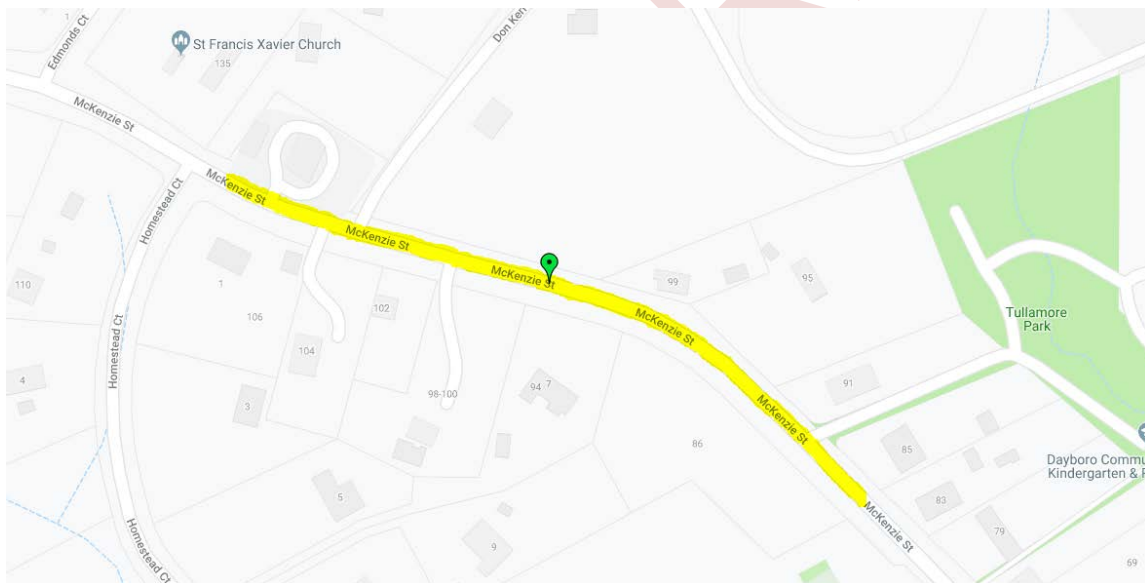


Figure 1: Locality plan - McKenzie Street, Dayboro

2. Explanation of Item

Tenders were invited for the 'Dayboro - McKenzie Street - Road Rehabilitation (MBRC008883)' project. Tenders closed on 9 July 2019 with eight conforming tenders received. Tenders were evaluated by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the request for tender documents.

ITEM 4.2 TENDER - DAYBORO - MCKENZIE STREET - ROAD REHABILITATION - DIVISION 11 - A18888264
(Cont.)

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

RANK	TENDERER	EVALUATION SCORE
1	RPQ North Coast	93.90
2	Fulton Hogan Industries Pty Ltd	93.45
3	Stanley Macadam Pty Ltd (trading as Stanley Road Construction)	92.81
4	Allen's Asphalt Pty Ltd	92.22
5	Faherty Civil Contractors Pty Ltd	86.76
6	Australian Road Services Pty Ltd	85.31
7	Colas QLD Pty Ltd	85.19
8	JWB Contractors Pty Ltd	85.12

RPQ North Coast (RPQ) submitted an extensive tender submission demonstrating their experience on projects of a similar scale and scope. RPQ provided an extensive site-specific methodology submission, detailing strategies and proposed actions to achieve the project requirements, and demonstrated commitment to safety with an extensive safety plan submission. RPQ will be sourcing asphalt from a local asphalt plant. The submission from RPQ was the second lowest priced offer, received the highest evaluation score and was deemed best value to Council.

Fulton Hogan industries Pty Ltd (FHI) submitted a comprehensive tender and demonstrated their methodology, experience on projects of a similar scale and scope and their commitment to safety. FHI will be sourcing asphalt from a local asphalt plant. The offer from FHI was the fourth lowest priced and received the second highest evaluation score; however, there were no additional benefits for the higher price and therefore this offer was not deemed value for money.

Stanley Macadam Pty Ltd T/A Stanley Road Construction (SRC) submitted a comprehensive tender submission which detailed their proposed actions to achieve project outcomes. The offer from SRC was the lowest priced offer but received the third highest evaluation score.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council called a public tender for the work through the LG Tender system in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This project has been sourced 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

Financial - A third-party review of financial status has been undertaken and the recommended tenderer, RPQ North Coast, received a rating of 'strong' which has confirmed they have the capability and financial capacity to carry out the works under this contract.

ITEM 4.2 TENDER - DAYBORO - MCKENZIE STREET - ROAD REHABILITATION - DIVISION 11 - A1888264
(Cont.)

Impact on local traffic – The contractor will develop and present approved site-specific traffic management plans and approved traffic guidance schemes. Traffic speeds will be reduced within the extent of the works to ensure safe passage for road users and construction activities.

3.5 Delegated Authority Implications

No delegated authority implications arising as a direct result of this report.

3.6 Financial Implications

The recommendation of this report is within budget allocation for 'Project 103806 - Road Rehabilitation - McKenzie Street, Dayboro'.

Pavement Surfacing Contract	\$259,187.02
10% Contingency	\$ 25,918.70
QLeave	\$ 1,935.00

Total Project Cost	\$287,040.72 (excluding GST)
	=====

3.7 Economic Benefit

The project objective is to renew the pavement and achieve the required level of service.

3.8 Environmental Implications

The tender assessment included a review of the preferred contractor's environmental policies and procedures regarding environmental protection. The contractor has suitable environmental policies and procedures in place to undertake the works.

3.9 Social Implications

The works will improve vehicle safety and the roads' structural integrity and rideability.

3.10 Consultation / Communication

Communication strategies have been implemented by ECM Construction including project notices, project signs, forewarning variable message road signs and weekly updates to the Divisional Councillor which will be implemented once the project commences. Residents directly abutting the project site will be contacted by Council to advise on the proposed works and associated timing. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

Mr Rod MacBeth left the meeting at 11.32am after consideration of Item 4.2.

**ITEM 4.3
TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) -
REGIONAL**

Meeting / Session: ASSET CONSTRUCTION & MAINTENANCE
Reference: A18822524 : 12 July 2019 - Refer **Confidential** Supporting Information
A18857191
Responsible Officer: BM, Coordinator Waste Operations (ECM Waste Services)

Executive Summary

Tenders were invited for the 'Collection and Disposal of Leachate' (MBRC008340). The tender closed on 4 April 2019 with a total of three conforming submissions received.

It is recommended that Council award the contract to Cleanaway Operations Pty Ltd (Cleanaway) for the estimated sum of \$90,603 per month (\$1,087,236 per annum) (excluding GST) for a 3-year contract term from the date of signing to 30 June 2022; with options to extend the contract for 3 x 1-year options, at Council's discretion. Cleanaway's tender was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Peter Flannery

CARRIED 12/0

1. That the tender for 'Collection and Disposal of Leachate' (MBRC008340) be awarded to Cleanaway Operations Pty Ltd for the estimated sum of \$90,603 per month (\$1,087,236 per annum) (excluding GST), for the period from the date of signing to 30 June 2022, with options to extend the contract for 3 x 1-year options, at Council's discretion.
2. That the Council enters into an agreement with Cleanaway Operations 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 Cleanaway Operations Pty Ltd for the 'Collection and Disposal of Leachate' (MBRC008340) and any required variations of the agreement on Council's behalf.

ITEM 4.3 TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) - REGIONAL - A18822524
(Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for 'Collection and Disposal of Leachate' (MBRC008340) be awarded to Cleanaway Operations Pty Ltd for the estimated sum of \$90,603 per month (\$1,087,236 per annum) (excluding GST), for the period from the date of signing to 30 June 2022, with options to extend the contract for 3 x 1-year options, at Council's discretion.
2. That the Council enters into an agreement with Cleanaway Operations 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 Cleanaway Operations Pty Ltd for the 'Collection and Disposal of Leachate' (MBRC008340) and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

Leachate percolates, over time, down through the landfill, to the base of the landfill. The leachate is recirculated through the landfill to assist in the biological degradation of the waste; however, from time to time, there is excess leachate within the landfill areas. Excess leachate is either dispersed on-site at the landfill or removed off-site to an approved processing facility for treatment and disposal. This tender seeks services to be provided at the three major waste facilities, Bunya, Caboolture and Dakabin landfills, as well as the Upper Caboolture transfer station which was previously a landfill. Significant rain events may increase the requirements for the services.

Tenderers were requested to provide a schedule of rates per litre per month for collection and disposal of the following quantities of leachate:

- 0 - 100,000 litres
- 100,001 - 250,000 litres
- Over 250,000 litres

Disposal options requested for Dakabin, Bunya and Caboolture Landfills and the Upper Caboolture Transfer Station consist of:

- disperse on site
- dispose to a processing facility
- dispose to the Caboolture Waste Facility

Tenderers were also requested to provide for the following service schedules as required:

- regular scheduled service during operating hours
- as needed basis during operating hours
- as needed basis outside operating hours
- an immediate service during operating hours
- an immediate service outside operating hours

2. Explanation of Item

Tenders for the *Collection and Disposal of Leachate* closed on 4 April 2019 with a total of three conforming tenders received. The tenders were assessed by an evaluation panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documents.

ITEM 4.3 TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) - REGIONAL - A18822524
(Cont.)

The evaluation period was delayed due to the negotiations with Cleanaway on their deviations to the tender which related to insurance cover, price review for change of law and indirect and consequential loss. Cleanaway accepted Council's contract requirements and there was no variation to their tendered rates.

Tenderers and their evaluation scores are listed from highest to lowest ranking in the table below.

Rank	Tenderer	Evaluation Score %
1	Cleanaway Operations Pty Ltd	98.99
3	Aussie HydroVac Services Pty Ltd	98.10
4	Suez Recycling & Recovery Pty Ltd	77.90

Cleanaway Operations Pty Ltd (Cleanaway) submitted a comprehensive tender providing the required information in the response form and received the highest ranking for the overall selection criteria. Cleanaway has significant experience in the waste industry and currently provides kerbside collection services, roll on roll off bin services and the collection and disposal of leachate services to Council. Cleanaway's offer is based upon processing of the leachate collected at their chemical waste treatment facility in Potassium Street, Narangba.

Aussie HydroVac Services Pty Ltd (AHS) submitted a comprehensive tender providing the required information and received the second highest ranking from the evaluation panel. AHS currently provide leachate services for the Tweed Shire Council, Department of Transport and Main Roads (RoadTek) as well as other types of liquid waste removal for their customers. AHS indicated that the leachate will be transported to Ipswich to a composting facility. The leachate will be required to be analysed prior to disposal, which may lead to delays in servicing or cost variations.

Suez Recycling & Recovery Pty Ltd (Suez) submitted a comprehensive tender providing the required information and received the third highest ranking. Suez manages the collection and disposal of a range of waste products across Australia. Suez indicated that it will allocate the leachate collection to a subcontractor who specialises in liquid waste collection and disposal. Based on Suez subcontracting the work and their tendered rates being significantly higher than the rates offered by Cleanaway and AHS, the evaluation panel did not consider their offer being value for money for Council.

3. Strategic Implications

3.1 Legislative/Legal Implications

Council called a public tender for the services through the LG Tender system in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

3.3 Policy Implications

This contract has been sourced 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 risk associated with providing these services has been assessed and the following issues identified. The manner in which the possible impact of these risks is minimised is detailed below.

ITEM 4.3 TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) - REGIONAL - A18822524
(Cont.)

As required, Cleanaway provided their public liability insurance, Environmental Policy, WH&S Policy and Health and Safety Management Plan. Cleanaway also provided copies of their third-party certification for:

- Environmental Management System - ISO 14001:2015
- Occupational Health and Safety Management System - AS/NZS 4801:2001
- Quality Management System - ISO:2015;

for their treatment facility at 26-32 Potassium Street, Narangba.

The necessary state government (Environmental Authority) licences and approvals have been provided and Cleanaway advised that they will comply with the requirements under *Work Health and Safety Act 2011* and the *Environmental Protection Act 1994* for the collection, transport, processing and disposal of the hazardous waste categories.

Council's internal Contractor Performance Reporting indicates that the company provides satisfactory services. A third-party review of financial status has been carried out on Cleanaway and the company was rated as "strong".

The panel has reviewed the tenderers' submissions and highlighted the following requirements to select the successful tenderer.

Processing facility

The majority of leachate collected is removed to a licenced facility for processing. Cleanaway have their treatment facility at Narangba. Cleanaway will collect and dispose of the leachate to the facility at Narangba or their other facilities at Yatala or Crestmead, if required.

Available plant and equipment

Cleanaway have itemised nine different vacuum tanker trucks available for the services. Their vehicles are suitable for accessing all sites as per current requirements.

Leachate/rain events

Excess leachate occurs most often during heavy rain when the sites may need to use up to four tankers on site to pump out the leachate and remove to the processing facility. Cleanaway's fleet of equipment cover this requirement. Council's site supervisors indicated that the tankers provided in the AHS submission were too large to manoeuvre in the Bunya and Dakabin landfills. AHS also nominated a composting facility at Ipswich as their disposal location. During a rain event, the composting facility may experience a deluge of water and therefore concerns were raised that the facility may not accept any of the leachate, leaving Council with nowhere to dispose of the liquid.

On-site disposal projects

The leachate collection system at the Caboolture Waste Facility is connected to the sewer under a trade waste permit with Unitywater, which reduces the requirement to tanker the leachate off-site. Leachate disposal to sewer is planned in the next 12 months at the Dakabin Waste Facility and the next 2 years at the Bunya Waste Facility. An on-site treatment plant is also planned for the Upper Caboolture Transfer Station in the next 12 months. All systems will reduce the reliance on the contractors to tanker the leachate off-site; however, the contract is still required as a backup due to heavy rain events and emergency situations.

The leachate collection contract will include a condition that specifies that this schedule of rates contract does not provide the contractor with a guarantee of any, or a certain volume of work due to the ongoing infrastructure improvements. It is expected that during the next 24 months, the leachate produced at the waste management sites will be discharged to sewer or treated by an on-site treatment plant.

ITEM 4.3 TENDER - COLLECTION AND DISPOSAL OF LEACHATE (MBRC008340) - REGIONAL - A18822524
(Cont.)

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The 2019-20 budget allocation for this service area is sufficient.

The allocation in the 2020/21 budget should be reduced, due to leachate collection system at the Dakabin Waste Facility being connected to sewer and an on-site treatment plant installed at the Upper Caboolture Transfer Station.

3.7 Economic Benefit

The appointment of the successful tenderer will allow Council to have prompt access to services in a timely and cost-effective manner. The fixed rates will allow accurate cost estimates and forecasting of services each financial year for the term of the agreement or available options. The collection and disposal of the leachate to sewer ensures compliance with the environmental authority (EA).

3.8 Environmental Implications

Council maintains leachate levels to meet Council's environmental licensing requirements at each waste facility.

3.9 Social Implications

Managing the leachate levels at the waste facilities reduces contamination and odour issues for the facility and surrounding areas.

3.10 Consultation / Communication

Consultation was held with Council's Senior Procurement Advisor and Legal Services.

ITEM 4.4**TENDER - COLLECTION AND DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, MISCELLANEOUS ITEMS AND/OR USED OIL (MBRC008339) - REGIONAL**

Meeting / Session: ASSET CONSTRUCTION & MAINTENANCE
Reference: A18851581 : 19 July 2019 - Refer **Confidential** Supporting Information
A18857309
Responsible Officer: BM, Coordinator Waste Operations (ECM Waste Services)

Executive Summary

Tenders were invited for the 'Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil' (MBRC008339). The tender closed on 4 April 2019 with two conforming submissions received.

It is recommended that Council award the contract to Cleanaway Operations Pty Ltd (Cleanaway) for the estimated sum of \$231,115 per annum (excluding GST) for a 3-year contract term from the date of contract signing to 30 June 2022, with options to extend for a further 3 x 1-year periods, at Council's discretion. Cleanaway's tender was evaluated as representing the best overall value to Council.

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr James Houghton

CARRIED 12/0

1. That the tender for the 'Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil (MBRC008339)' be awarded to Cleanaway Operations Pty Ltd for the estimated sum of \$231,115 per annum (excluding GST), for a period from the date of contract signing to 30 June 2022, with options to extend for a further 3 x 1-year periods, at Council's discretion.
2. That the Council enters into an agreement with Cleanaway Operations 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 Cleanaway Operations Pty Ltd for the 'Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil (MBRC008339)' and any required variations of the agreement on Council's behalf.

ITEM 4.4 TENDER - COLLECTION AND DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, MISCELLANEOUS ITEMS AND/OR USED OIL (MBRC008339) - REGIONAL - A18851581 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for the 'Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil (MBRC008339)' be awarded to Cleanaway Operations Pty Ltd for the estimated sum of \$231,115 per annum (excluding GST), for a period from the date of contract signing to 30 June 2022, with options to extend for a further 3 x 1-year periods, at Council's discretion.
2. That the Council enters into an agreement with Cleanaway Operations 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 Cleanaway Operations Pty Ltd for the 'Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil (MBRC008339)' and any required variations of the agreement on Council's behalf.

REPORT DETAIL

1. Background

Council encourages residents to separate hazardous waste disposed of at various waste management facilities so that this type of material does not end up as landfill. Collection and disposal by the contract includes:

- Domestic quantities of household hazardous waste such as chemicals and paint, miscellaneous items including fluorescent tubes, energy efficient light bulbs, smoke alarms, marine flares and non-halon fire extinguishers; and
- Used oil, including mineral oil which is disposed of by residents into onsite bulk containers for collection and re-use as an industrial burner fuel, hydraulic oil or incorporated into other refined products.

Tenderers were invited to submit rates for any or all of the hazardous waste services for collection and disposal of:

- per kilogram for Household Hazardous Waste and Miscellaneous Items;
- per quantity of Miscellaneous Items;
- per litre for Used Oil.

To be carried out on:

- a regular schedule as agreed;
- an as-needs basis when advised - within 1 working day notice; or
- an immediate collection when advised - within 4 hours' notice.

The table below lists the waste management facilities and the hazardous waste services supplied at each site.

Waste Management Facility	Hazardous Waste Category Accepted
Bunya Landfill	Household Hazardous Waste, Miscellaneous Items and Used Oil
Dakabin Landfill	Household Hazardous Waste, Miscellaneous Items and Used Oil
Caboolture Landfill	Household Hazardous Waste, Miscellaneous Items and Used Oil
Ningi Transfer Station	Used Oil

ITEM 4.4 TENDER - COLLECTION AND DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, MISCELLANEOUS ITEMS AND/OR USED OIL (MBRC008339) - REGIONAL - A18851581 (Cont.)

Waste Management Facility	Hazardous Waste Category Accepted
Toorbul Transfer Station	Used Oil
Upper Caboolture Transfer Station	Used Oil
Wamuran Transfer Station	Used Oil
Woodford Transfer Station	Household Hazardous Waste, Miscellaneous Items and Used Oil
Redcliffe Transfer Station	Household Hazardous Waste, Miscellaneous Items and Used Oil
Mt Nebo Transfer Station	Used Oil

2. Explanation of Item

Tenders for the *Collection and Disposal of Household Hazardous Waste, Miscellaneous Items and/or Used Oil (MBRC008339)* closed on 4 April 2019 with a total of two conforming tenders received. The tenders were assessed by the evaluation panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documents.

The evaluation period was delayed due to uncertainty associated with how the hazard ratings for some hazardous materials were to be considered.

3. Strategic Implications

Tenderers and their evaluation scores are ranked from highest to lowest in the table below.

Rank	Tenderer	Evaluation Score %
1	Cleanaway Operations Pty Ltd	100
2	J. J. Richards and Sons Pty Ltd	60.18

Cleanaway Operations Pty Ltd (Cleanaway) submitted a comprehensive tender and received the highest ranking for the overall selection criteria. Cleanaway has significant experience in the waste industry and currently provides the following services to Council - kerbside collection services, roll on roll off bin services, the collection and disposal of leachate services and is the current contractor for the collection and disposal of household hazardous waste, miscellaneous items and used oil. Cleanaway's offer will involve processing of the materials collected at their chemical waste treatment facility in Potassium Street, Narangba.

J.J. Richards and Sons Pty Ltd (JJ Richards) received the second highest ranking from the evaluation panel based on their submission. JJ Richards is a privately-owned company with significant experience in the waste management industry and submitted a comprehensive tender; however, there were no additional benefits resulting from the higher priced tender.

3.1 Legislative/Legal Implications

Council called a public tender for the services through the LG Tender system in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

3.3 Policy Implications

This contract has been sourced in accordance with the provisions of the following documents:

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

ITEM 4.4 TENDER - COLLECTION AND DISPOSAL OF HOUSEHOLD HAZARDOUS WASTE, MISCELLANEOUS ITEMS AND/OR USED OIL (MBRC008339) - REGIONAL - A18851581 (Cont.)

3.4 Risk Management Implications

The risk associated with providing these services has been assessed and the following issues identified. The manner in which the possible impact of these risks are minimised is detailed below.

As required, Cleanaway provided their public liability insurance, Environmental Policy, WH&S Policy and Health and Safety Management Plan. Cleanaway also provided copies of their third-party certification for:

- Environmental Management System - ISO 14001:2015;
 - Occupational Health and Safety Management System - AS/NZS 4801:2001; and
 - Quality Management System - ISO:2015;
- for their treatment facility at 26-32 Potassium Street, Narangba.

The necessary state government (Environmental Authority) licences and approvals have been provided and Cleanaway advised that they will comply with the requirements under *Work Health and Safety Act 2011* and the *Environmental Protection Act 1994* for the collection, transport, processing and disposal of the hazardous waste categories.

Council's internal Contractor Performance Reporting indicates that the company provides satisfactory services. A third-party review of financial status has been carried out on Cleanaway and the company was rated "strong".

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The 2019-20 budget allocation for this tender is sufficient.

3.7 Economic Benefit

The appointment of the recommended tenderer will provide Council with prompt access to services in a timely and cost-effective manner. The fixed rates will allow accurate cost estimates and forecasting of services each financial year for the term of the agreement, and available options. The collection, treatment and disposal of the hazardous waste categories will assist in reducing Council's liability in the management of the waste facilities.

3.8 Environmental Implications

The diversion of hazardous waste away from landfill is a major waste minimisation target and meets the requirements of Council's Sustainability Policy and waste minimisation program. The exclusion of hazardous waste and oil from the landfill will improve the quality of leachate and significantly reduce the risk to the environment.

3.9 Social Implications

Providing specific areas at waste facilities for the collection of household hazardous waste, miscellaneous items and used oil creates the opportunity for residents to safely dispose of and recycle materials that may otherwise end up in landfill.

3.10 Consultation / Communication

Consultation was held with Council's Senior Procurement Advisor and Legal Services.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

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

**ITEM 11.1
REGIONAL EVENTS
(AH)**

Cr Adam Hain made mention of his attendance at the opening of the **Antique Machinery Restoration Society Qld Heritage Fair** held at the Woodford Showgrounds on Saturday 24 August 2019. Cr Hain said the group are based at the Caboolture Historical Village and that it was an honour to be present at the event.

Cr Adam Hain reported on his attendance to the **Sunshine Coast Rugby League A-Grade Grand Final** on Saturday 24 August 2019. Cr Hain reported that the Stanley River Wolves won against the Caboolture Snakes 28-16 and offered his congratulations to the winners, and added that a good time was had by all.

Cr Adam Hain also made mention of his attendance to the last-ever meeting of the **Caboolture East Neighbourhood Watch** and **Kabultur Eastenders** on Sunday 25 August 2019. Cr Hain said that this was a sad moment for the groups after 20-years of service and advised that he presented them with Certificates of Appreciation from the Mayor and Moreton Bay Regional Council.

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.

ITEM C.1 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Denise Sims

Pursuant to s175E of the *Local Government Act 2009*, Cr Denise Sims declared a material personal interest in Item C.1 as her daughter Nicola Jackson and immediate family members are beneficiaries in a trust in the premises situated at 307 Dawson Parade, Arana Hills which is in close proximity to the property proposed to be acquired by Council, and her daughter and immediate family members may stand to gain a benefit, or suffer a loss, depending on the outcome of the consideration of the matter.

Cr Denise Sims retired from the meeting at 11:37am taking no part in the debate or resolution regarding same.

CLOSED SESSION

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Adam Hain

CARRIED 11/0

Cr Denise Sims had declared a material personal interest and had left the meeting

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Item C.1.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.37am.

OPEN SESSION

RESOLUTION

Moved by Cr Peter Flannery

Seconded by Cr Matt Constance

CARRIED 11/0

Cr Denise Sims had declared a material personal interest and had left the meeting

That Council resume in open session and that the following motion be considered.

The open session resumed at 11.45am.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PROPERTY ACQUISITION - ARANA HILLS - DIVISION 10

Meeting / Session: 7 Economic Development, Events & Tourism (Cr P Flannery)

Reference: A18959922 : 14 August 2019 - Refer Confidential Supporting Information
A18707292

Responsible Officer: AS, A/Property Services Manager (CES Property & Commercial Services)

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's approval to acquire land for strategic purposes, in particular for the potential future activation of the Arana Hills central business district.

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Mick Gillam

CARRIED 11/0

Cr Denise Sims had declared a material personal interest and had left the meeting

1. That the land described in this confidential report be acquired in accordance with Council Policy No. 12-2150-057 Resumptions and Acquisitions of Land.
2. That the Chief Executive Officer be authorised to do all things necessary to give effect to Recommendation 1.

ATTENDANCE

Cr Denise Sims returned to the meeting at 11.46am after consideration and resolution of Item C.1.

CLOSED SESSION

RESOLUTION

Moved by Cr Adam Hain

Seconded by Cr James Houghton

CARRIED 12/0

That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Item C.2.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.46am.

OPEN SESSION

RESOLUTION

Moved by Cr Julie Greer

Seconded by Cr James Houghton

CARRIED 12/0

That Council resume in open session and that the following motion be considered.

The open session resumed at 11.48am.

ITEM C.2 – CONFIDENTIAL

REDCLIFFE AERODROME RENT REVIEW - DIVISION 5

Meeting / Session: 8 Regional Innovation (Cr D Grimwade)

Reference: A18980541 : 20 August 2019 - Refer Confidential Supporting Information
A18980546

Responsible Officer: AS, A/Property Services Manager (CES Property & Commercial Services)

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

Council has recently commissioned a market rent review for land leases at the Redcliffe Aerodrome. In addition, there has been ongoing uncertainty for lessees in regards lease areas and tenures. This report seeks a Council resolution to adopt the rent review rates and key lease terms.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Adam Hain

CARRIED 12/0

That Council adopt the lease rental rates, lease area determination and tenure as outlined in this report.

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

13. CLOSURE

There being no further business the meeting closed at 11.50am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 19/1837to 19/1961 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 27 August 2019.

Daryl Hitzman
Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 3 September 2019.

Daryl Hitzman
Chief Executive Officer

Councillor Allan Sutherland
Mayor