



# AGENDA

## Coordination Committee Meeting

**Tuesday 13 February 2018**

commencing at 10.30am

Strathpine Chambers  
220 Gympie Road, Strathpine

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**COUNCILLOR:**

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 13 February 2018 commencing at 10.30am in Strathpine Chambers, 220 Gympie Road, Strathpine to give consideration to the matters listed on this agenda.

Daryl Hitzman  
Chief Executive Officer

8 February 2018

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**Membership = 13**  
Mayor and all Councillors

**Quorum = 7**

[Agenda for public distribution](#)

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## ATTENDANCE & APOLOGIES

### Attendance:

#### Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)

#### Officers:

### Apologies:

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**The Mayor is the Chairperson of the Coordination Committee.**

**Coordination Committee meetings comprise of Sessions chaired by Council's nominated Spokesperson (or Proxy) for that portfolio, as follows:**

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Session	Spokesperson	Proxy
1 Governance	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)
2 Planning & Development	Cr Mick Gillam	Cr Adam Hain
3 Corporate Services	Cr Adrian Raedel	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
4 Asset Construction & Maintenance	Cr Peter Flannery	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
5 Parks, Recreation & Sport	Cr Darren Grimwade	Cr Denise Sims
6 Lifestyle & Amenity	Cr Matt Constance	Cr Brooke Savige
7 Economic Development & Tourism	Cr Julie Greer	Cr Allan Sutherland (Mayor)/ Cr Mike Charlton (Deputy Mayor)
8 General Business	Cr Allan Sutherland (Mayor)	Cr Mike Charlton (Deputy Mayor)

**1 GOVERNANCE SESSION**

**(Cr Allan Sutherland, Mayor)**

**ITEM 1.1  
COUNCIL POLICIES - REGIONAL**

*Meeting / Session:* 1 GOVERNANCE  
*Reference:* A16533952 : 2 February 2018 - **Refer Supporting Information A16420886 & A15962310**  
*Responsible Officer:* HK, Executive Support Officer (EPS Executive Services)

**Executive Summary**

Council regularly reviews its Policies for applicability, continuing effect and consistency with related documents and the law.

The purpose of this report is to seek Council's consideration of two Policies, as follows:

- 2150-018 - Film Production on Council-controlled Land;
  - 2150-074 - Drug and Alcohol;
- and the rescission of Policy 12-2150-061 - Use of the Moreton Bay Region Business Database.

**OFFICER'S RECOMMENDATION**

1. That the following policies, be adopted, as appearing in the supporting information to this report:
  - a) 2150-018 - Film Production on Council-controlled Land; and
  - b) 2150-074 - Drug and Alcohol.
2. That Policy 12-2150-061 - Use of the Moreton Bay Region Business Database be rescinded.

*ITEM 1.1 COUNCIL POLICIES - REGIONAL - A16533952 (Cont.)*

## **REPORT DETAIL**

### **1. Background**

In accordance with the review triggers, Council reviews its Policies for applicability, continuing effect and consistency with related documents and the law.

### **2. Explanation of Item**

As part of Council's review process, it has been necessary to update the following two policies for relevance, references made to legislation and other administrative amendments:

- 2150-018 - Film Production on Council-controlled Land - 2 August 2016
- 2150-074 - Drug and Alcohol - 8 October 2013.

It has also been identified that Policy 12-2150-061 - Use of the Moreton Bay Region Business Database is no longer relevant to Moreton Bay Regional Council and is recommended for rescission. The Moreton Bay Region Business Database is now managed separately by Moreton Bay Region Industry and Tourism. As Council is no longer responsible for the maintenance of this data, it is necessary to rescind the associated Policy.

### **3. Strategic Implications**

#### 3.1 Legislative/Legal Implications

Council's Policies are established and maintained in accordance with the *Local Government Act 2009*.

#### 3.2 Corporate Plan / Operational Plan

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

#### 3.3 Policy Implications

This report seeks the adoption of amended Policies 2150-018 - Film Production on Council-controlled Land and 2150-074 - Drug and Alcohol, and the rescission of Policy 12-2150-061 - Use of the Moreton Bay Region Business Database.

#### 3.4 Risk Management Implications

These Policies ensure that Council fulfils all relevant legal obligations and the safety of its employees and residents of the Moreton Bay Region.

#### 3.5 Delegated Authority Implications

There are no delegated authority implications associated with this report.

#### 3.6 Financial Implications

Costs associated with Filming on Council-controlled land are in accordance with Council's Fees & Charges schedule.

#### 3.7 Economic Benefit

Council supports Film Production and the economic benefit it provides to the Moreton Bay Region.

#### 3.8 Environmental Implications

There are no environmental implications associated with this report.

#### 3.9 Social Implications

There are no social implications associated with this report.

#### 3.10 Consultation / Communication

Councillors and the Executive Management team.

***SUPPORTING INFORMATION***

**Ref: A16420886 & A15962310**

The following list of supporting information is provided for:

**ITEM 1.1**

**COUNCIL POLICIES - REGIONAL**

***#1 Policy 2150-018 - Film Production on Council-controlled Land***

***#2 Policy 2150-074 - Drug and Alcohol***

ITEM 1.1- COUNCIL POLICIES - REGIONAL (Cont.)

**#1 Policy 2150-018 - Film Production on Council-controlled Land**



Policy: 2150-018

**Film Production on Council-controlled Land**

**Head of Power**

*Local Government Act 2009*

**Related Legislation**

Moreton Bay Regional Council Local Law No. 4 (Local Government Controlled Areas & Roads) 2011  
Civil Aviation Safety Regulations

**Objective**

To ensure film production in the Moreton Bay Region is safe and appropriate, in accordance with the Law, does not cause damage to public property and has minimal disruption for residents, local business and Council.

**Definitions**

**Applicant** means a legal entity, including a person or company, which applies to undertake a Film Production on Council-controlled Land.

**Council-controlled Land** means parks, reserves, roads, streets or any other land owned or otherwise under Council's control.

**Exempt Film Production** means photography or filming for:

- private use;
- news, current affairs or live-to-air reporting; and
- weddings.

**Film Production** means photography or filming for uses other than those classified as Exempt Film Production and may include:

- Feature and short films;
- New media/multimedia;
- Documentaries;
- Television programs and commercials;
- Corporate/music video;
- Student films;
- Still photography; and
- Remotely piloted aircraft (RPA) filming and photography.

**Law** includes Council policies and local laws.

**Low Impact Film Production** means a Film Production that generally:

- lasts less than five continuous days; and
- does not require:
  - the assembly of temporary buildings or structures;
  - road closure;
  - traffic control measures to be implemented during the hours of 5am-6pm on a weekday; or
  - operation between the hours of 6pm-7am Monday to Saturday, or at any time on a Sunday or public holiday, where that Film Production generates noise; and
- is otherwise appropriate for classification as a low impact film production, in Council's reasonable opinion.

**High Impact Film Production** means a Film Production that is not a Low Impact Film Production.

ITEM 1.1- COUNCIL POLICIES - REGIONAL (Cont.)



*Policy: 2150-018 - Film Production on Council-controlled Land*

## Application

This Policy applies to all Film Production on Council-controlled land (except Exempt Film Productions).

## Policy Statement

Film Production on Council-controlled Land in the Moreton Bay Region requires authorisation from Council.

Film Productions must be undertaken in compliance with all applicable Laws, as well as any other requirements imposed by Council. Such requirements may include, but not limited to, the following:

- Film production must not cause damage to the environment or public property;
- In the event damage occurs, the Approval Holder is liable for repairs (and the cost of those repairs);
- Film production must have minimal impact on residents, businesses and Council;
- The Applicant must produce a Certificate of Currency demonstrating that it holds public liability insurance cover for a minimum of \$20,000,000 (AUD) which is valid for the duration of the Film Production;
- The Applicant must release and indemnify Council against any liability, cost, claim, demand, damage, loss or injury caused by or arising from the Film Production (except to the extent that Council's negligence contributes to same);
- Where the use of remotely piloted aircraft (RPA) is required for filming purposes, the approval holder must undertake activities in accordance with Civil Aviation Safety Regulations Part 101.

Council does not guarantee assessment of film applications submitted outside the required timeframes or without all necessary supporting documentation provided.

Council reserves the right to refuse any application where it considers the content, intent or impact of the proposed production to be unacceptable to Council or the Moreton Bay Region.

Council also reserves its right and discretion to not impose, or to waive certain requirements for particular Film Productions.

### **Application timeframes and requirements**

Online permit application forms must be submitted for:

- **Low Impact Film Productions** - a minimum of 10 days before commencement of filming; or
- **High Impact Film Productions** - a minimum of 21 days before commencement filming.

Applications must be submitted with the required supporting documentation as outlined on the online application form.

### **Fees**

As per the Fees & Charges Schedule.

Council reserves the right to waive fees for particular Film Productions, including those by:

- not-for-profit and community organisations;
- persons who will positively promote Moreton Bay Regional Council or the Moreton Bay Region; or
- students undertaking an approved course offered by an educational institution.

Fee exemptions will not be considered for applications submitted outside the required timeframes.

ITEM 1.1- COUNCIL POLICIES - REGIONAL (Cont.)



Policy: 2150-018 - Film Production on Council-controlled Land

**Security bond**

A security bond may be required for High Impact Film Productions to ensure Council property is left clean and tidy, and any damage is rectified. The bond will be determined by Council based on a risk assessment of the proposed Film Production.

Where damage occurs, and it is not fixed at the direction of Council, Council will assess the cost of the damage and deduct it from the bond. Application for the return of the security bond is to be made in writing on completion of the Film Production.

**Related Documents**

This Policy complements and is to be implemented in conjunction with other Council policies and directives, including but not limited to the online application form:  
<https://www.moretonbay.qld.gov.au/form.aspx?ekfrm=150519>

**Review Triggers**

This Policy will be reviewed for applicability, continuing effect and consistency with related documents and the Law when any of the following occurs:

- (1) The related documents are amended.
- (2) The related documents are replaced by new documents.
- (3) Amendments affecting the scope and effect of a Policy of this nature are made to the Law.

Otherwise, this Policy is to be reviewed at least once every two years for relevance and effectiveness.

**Responsibility**

This Policy is to be:

- (1) implemented by the Director Executive and Property Services; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the Director Executive and Property Services.

<b>Policy: 2150-018</b>		<b>Official Version: A4560116</b>	
<b>Film Production on Council-controlled Land</b>			
<b>Document Control</b>			
<b>Version / Reviewed</b>	<b>Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)</b>	<b>Date</b>	<b>Word version reference</b>
Version 1	Coordination Committee (09/2146)	28.7.2009	Version of PDF
Version 2	Coordination Committee (16/1565)	2.8.2016	A14065026
Version 3		.2018	A16420886



ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)

#2 Policy 2150-074 - Drug and Alcohol



Policy: 2150-074

## Drug & Alcohol Policy

### Head of Power

*Local Government Act 2009*

### Related Legislation

*Work Health & Safety Act 2011*  
*Work Health & Safety Regulation 2011*  
*Industrial Relations Act 2016*  
*Information Privacy Act 2009*

### Objective

The objectives of this policy are to:

1. Ensure that no person's health and safety is adversely affected by any employee working while Under the Influence of Drugs or Alcohol; and
2. Assist Moreton Bay Regional Council fulfil all relevant legal obligations in regard to employee safety.

### Definitions

**Accredited Laboratory** means a testing facility accredited by the National Association of Testing Authorities to conduct testing under AS/NZS 4308:2008.

**Alcohol** means liquor as defined in the *Liquor Act 1992*.

**Authorised Officer** means an Employee's manager, or the Manager Human Resources (or his/her delegate).

**BAC** means Breath Alcohol Concentration.

**CEO** means the Council's Chief Executive Officer and includes the Chief Executive Officer's delegate.

**Confirmed Positive Result** means the result from an Accredited Laboratory confirming that the presence of a substance being tested for exceeds the target concentration specified in AS/NZS 4308:2008.

**Drug** means any Illegal Drug or Medication.

**Employee** means all employees of Council, whether employed on a permanent, temporary, casual, or part-time basis and includes volunteers, Councillors, job applicants and employees of businesses and entities contracted to provide services to, or on behalf of Council.

**High Risk Activities** includes but is not limited to the following activities:

- a) High risk construction work as defined by the *Work Health & Safety Regulation 2011*;
- b) High risk work as defined by the *Work Health & Safety Regulation 2011*;
- c) Operating vehicles requiring a LR licence or above;
- d) Operating earthmoving equipment;
- e) Traffic control;
- f) Handling hazardous chemicals;
- g) Electrical work;
- h) Operation of chainsaws;
- i) Operation of demolition saws;
- j) Operation of stump grinders and/or wood chippers;

ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)



Policy: 2150-074 - Drug & Alcohol Policy

- k) Welding and/or grinding activities;
- l) Operation of a fly system in a theatre.

**Illegal Drug** means any drug prohibited by any State, Territory or Federal law in Australia or any other laws (including foreign and international laws) to which Council is subject or which apply to the work performed by Employees and includes prescription or over the counter medications which are used without the necessary prescription or for purposes for which they are not intended.

**Law** includes Council policies and local laws.

**Medication** means a prescription or over the counter medication which may impact upon an Employee's ability to perform their role safely or efficiently, or may return a Non-Negative Result if subjected to a Drug test. In this policy, Medication does not include prescription or over the counter medications which are used without the necessary prescription or for purposes for which they are not intended.

**Negative Result** means the result from the first test of a Drug test sample that indicates no presence of a substance being tested for.

**Non-Negative Result** means the result from the first test of a Drug test sample that indicates that there may be a presence of a substance being tested for.

**Over the Limit** means the result from a breath sample which indicates a BAC correlated with being Under the Influence of Drugs or Alcohol.

**Qualified Collector** means a person from the Testing Provider who has been trained and assessed as competent in the use of Drug and/or Alcohol testing equipment in accordance with the Australian Quality Training Framework (AQTF) requirements.

**Reasonable Suspicion of being under the Influence of Drugs or Alcohol** means where an Authorised Officer forms the belief that an Employee shows signs of being Under the Influence of Drugs or Alcohol.

**Significant Incident** means an incident that did or could have resulted in serious injury or illness to people, danger to health, and / or damage to property or the environment.

**Testing Provider** means collecting agency as defined in AS/NZS 4308:2008 and AS 4760:2006.

**Under the Influence of Drugs or Alcohol** means:

- a) For all Employees:
  - A Confirmed Positive Result; or
- b) For Employees who in their role may be required to undertake High Risk Activities:
  - A BAC greater than 0.00; or
- c) For Employees not covered under (b) above:
  - A BAC greater than or equal to 0.05

**Under the Limit** means the result from a breath sample which indicates a BAC correlated with not being Under the Influence of Drugs or Alcohol.

**Work Hours** means core working hours, during call out activities, break times, the period of travel to and from work from the Employee's residence, and attendance at Council functions or functions where the Employee has been invited as a Council representative.

**Application**

This policy applies to all Employees.



## Policy Statement

Moreton Bay Regional Council (Council) recognises its obligation to provide a safe and healthy working environment for all Employees through the provision of safe systems of work and safe plant and equipment. Council's safety management system, SafetyFirst1, is implemented throughout Council with a risk management focus and with the aim of eliminating hazards associated with unsafe work practices as a result of inappropriate Drug or Alcohol use.

Council considers that Employees who are Under the Influence of Drugs or Alcohol during Work Hours present a potential risk to their own safety, other Employees, and members of the public especially considering Council's broad range of activities and significant number of Employees. Therefore, all Employees have a responsibility not to be Under the Influence of Drugs or Alcohol during Work Hours.

Council has an Employee Assistance Program (EAP), which provides Employees with access to professional counselling in relation to Drugs and Alcohol. Details regarding Council's EAP are available from the Human Resources Department.

Whilst Council is committed to supporting Employees through its EAP, Council recognises the need for appropriate and consistent action where an Employee is found to be Under the Influence of Drugs or Alcohol that may adversely affect their safety or productivity, or the safety, productivity or morale of other Employees during Work Hours.

Accordingly, as set out in this Policy, Council intends to conduct Drug and Alcohol testing of Employees to ensure that the objectives of this Policy are met.

### 1. Drug and Alcohol Testing

Council Employees must have the capacity to perform their duties safely. Therefore, Council intends to conduct Drug and Alcohol testing as outlined below.

#### 1.1 Pre-employment

All applicants for employment with Council may be required to participate in pre-employment Drug and Alcohol testing. An applicant who through testing is deemed to be Under the Influence of Drugs or Alcohol will not be able to progress in their application for employment.

#### 1.2 Reasonable Suspicion of being under the Influence of Drugs or Alcohol

Employees whose behaviour or actions generate a Reasonable Suspicion of being under the Influence of Drugs or Alcohol may be required to undergo immediate Drug and Alcohol testing.

Employees who believe that another Employee is Under the Influence of Drugs or Alcohol during Work Hours must notify the other Employee's Authorised Officer as soon as practicable.

What amounts to a Reasonable Suspicion of being Under the Influence of Drugs or Alcohol will depend on the specific situation, and it is important to exclude other factors such as stress or fatigue or another medical condition. However, a non-exhaustive list of factors that may give rise to a Reasonable Suspicion of being Under the Influence of Drugs or Alcohol may include:

- an admission of being Under the Influence of Drugs or Alcohol;
- uncharacteristic and unexplained changes in speech, movement or appearance;
- erratic behaviour or manner; and
- possession of Drugs or Alcohol.

#### 1.3 Post Incident

An Employee may be required to undergo Drug and Alcohol testing following a Significant Incident.

ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)



*Policy: 2150-074 - Drug & Alcohol Policy*

1.5 Random

Any Employee, or select group of Employees, may be required to undergo Drug and Alcohol testing at random.

1.6 Target

An Employee who has returned to work following a Confirmed Positive Result will be required to undergo targeted testing at random for a period of 2 years following their return to the workplace.

2. Testing Methods and Procedures

Council will arrange for testing to be conducted by a Qualified Collector. All methods of testing will be in accordance with the relevant Australian Standards. The Employee undergoing testing may request to be accompanied by a support person or a union representative.

**3. Drug Test Results**

3.1 Negative Result

If an Employee produces a sample which records a Negative Result, they will be considered fit for work and will return to normal duties.

3.2 Non-Negative Result - Declared Medication

Employee's will be given an opportunity to declare Medication prior to the test being undertaken.

If following a declaration by an Employee, they produce a sample which records a Non-Negative Result for a substance known to be in the declared Medication, the Employee will be considered fit for work and will return to normal duties provided they have medical evidence from a medical practitioner stating they are able to work safely (considering the Employee's position requirements) whilst taking the Medication. The Employee must also declare that they are not taking any substance other than the declared Medication as intended.

If the Employee has declared the use of Medication prior to testing, however is not able to produce clearance from a medical practitioner stating that they are able to safely work whilst taking the Medication, they will have 48 hours to provide the medical evidence. The Employee will be stood down from work duties without pay until the documentation is produced.

The initial non-negative sample will be sent to an Accredited Laboratory to confirm solely the presence of the declared Medication. If a result is returned not consistent with the declared Medication, the Employee will be immediately stood down and will be required to show cause as to why their employment should not be terminated.

3.3 Non-Negative Result

If the Employee produces a sample which returns a Non-Negative Result for a substance not known to be in the declared Medication or the Employee has not declared Medication, they will be immediately stood down from work without pay.

The non-negative sample will be sent to an Accredited Laboratory for confirmatory testing.

Arrangements will be made for the Employee to return home safely, as they will not be able to drive a Council or personal vehicle. The Employee is responsible for collection of their personal vehicle if applicable.

3.3.1 Return to Work - Confirmed Negative Result

If subsequent confirmatory testing of the non-negative sample returns a Negative Result, the Employee will be eligible to return to work immediately and no loss of pay will apply for the time stood down.

ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)



*Policy: 2150-074 - Drug & Alcohol Policy*

3.3.2 Return to Work - Confirmed Positive Result

If subsequent confirmatory testing of the non-negative sample returns a Confirmed Positive Result, the Employee will be required to provide a sample returning a Negative Result prior to returning to work. The Employee will remain stood down without pay and will not be eligible to recommence work until they achieve a Negative Result. Council will work with the Employee to develop a return to work plan for their return to the workplace where appropriate.

The Employee may then be subject to appropriate disciplinary measures as determined by the CEO.

**4. Alcohol Test Results**

4.1 Under the Limit

If an Employee produces a sample which indicates a BAC that is considered Under the Limit, the Employee will be considered fit for work and will return to normal duties.

4.2 Over the Limit

If the Employee produces an initial sample which indicates a BAC that is considered Over the Limit, they are to remain in the testing facility and will not be permitted to recommence work or any other activity until a second test is completed. A second test will be conducted after 20 minutes.

If the Employee's second test indicates a BAC that is still Over the Limit, they will be immediately stood down from work without pay.

If the Employee's BAC indicates they are not able to drive a Council or personal vehicle, arrangements will be made for the Employee to return home safely. The Employee is responsible for collection of their personal vehicle if applicable.

4.3 Return to Work

The Employee may return to the workplace on the next ordinary working day, however will be required to provide a sample demonstrating they are Under the Limit prior to recommencement of work duties.

The Employee may be subject to appropriate disciplinary measures as determined by the CEO.

**5. Refusal to Undergo Testing**

An Employee who refuses to undergo Drug and/or Alcohol testing or has been found to have tampered with a sample, will be considered in breach of this Policy.

If the Employee initially refuses to undertake a Drug and/or Alcohol test the Employee will be advised of the consequences of refusing to undertake the test, and again requested to undertake the test.

If the Employee refuses a second request, after being advised of the disciplinary process for a second refusal they will be immediately stood down and will be required to show cause as to why their employment should not be terminated.

If the Employee is found to have tampered with a sample, the Employee will be immediately stood down and will be required to show cause as to why their employment should not be terminated.

**Confidentiality of Test Results**

Employee test results constitute personal information under the relevant legislation. As such, test results will be dealt with in accordance with the principles outlined in the relevant legislation and Council's Information Privacy Plan.

ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)



Policy: 2150-074 - Drug & Alcohol Policy

**7. Prescription and Over the Counter Medications**

Employees using Medications must:

- seek advice and direction from their medical practitioner; and
- inform their department manager immediately prior to undertaking work if the Medication has the potential to adversely influence their capacity to work safely and efficiently; and
- produce a certificate from their medical practitioner certifying that they are able to work safely (considering the Employee's position requirements).

Employees are not required to disclose the nature of the condition being treated or the type of Medication.

Upon being notified, and prior to undertaking work, the department manager, in consultation with the Rehabilitation and Return to Work Coordinator must ensure tasks allocated to the Employee for the duration of the effect of their Medication are suitable and will not jeopardise the safety of the Employee or others. The department manager must monitor the Employee's performance to ensure tasks are undertaken safely. If it is deemed that there are no suitable duties available for the Employee, the Employee is able to access leave entitlements until they are able to return to work without restrictions.

If the Medication is determined by a medical practitioner to place the Employee or others at risk, the Employee may be stood down from work and required to use accrued leave entitlements until the risk has passed. The Employee's department manager may offer the Employee the opportunity to transfer to an alternative position if available, having regard to the Employee's skill set, ability and capacity, as well as the directions of the medical practitioner.

Where an Employee has been advised that the Medication will not adversely influence their capacity to work safely and efficiently, however it may return a Non-Negative Result through Drug and/or Alcohol testing, they must still produce a certificate from their medical practitioner certifying that they are able to work safely (considering the Employee's position requirements) if requested.

**8. Complaints and Grievance Procedure**

If an Employee is aggrieved as a result of procedures initiated as a result of drug or alcohol related matters, they may arrange an interview with an Authorised Officer and be accompanied by their support person or union representative if desired.

**9. Policy Dissemination**

Implementation of this Policy is to be preceded by a program of training involving Council Managers, Supervisors and other Employees. Thereafter, the subject matter is to be included in work health and safety induction training, code of conduct training and information for all new Employees as well as refresher training. Availability of EAP and other general information is to be widely distributed via noticeboards, Council's website and Employee newsletters as necessary.

**Related Documents**

This policy complements and is to be implemented in conjunction with other Council policies and directive which includes but is not limited to:

- Employee Code of Conduct
- Information Privacy Plan

ITEM 1.1 - COUNCIL POLICIES - REGIONAL (Cont.)



Policy: 2150-074 - Drug & Alcohol Policy

**Review Triggers**

This Policy will be reviewed for applicability, continuing effect and consistency with related documents and the Law when any of the following occurs:

- (1) The related documents are amended.
- (2) The related documents are replaced by new documents.
- (3) Amendments affecting the scope and effect of a Policy of this nature are made to the Law.

Otherwise, this Policy is to be reviewed at least once every two years for relevance and effectiveness.

**Responsibility**

This policy is to be:

- 1) Implemented by the Executive Management Team of Moreton Bay Regional Council; and
- 2) Reviewed and amended in accordance with the Review Triggers by the Manager Human Resources and the Executive Management Team.

<b>Policy: 2150-074</b>		<b>Official Version: A8515347</b>	
Drug & Alcohol Policy			
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	(MP 13/1789)	8.10.2013	A15962299
Version 2		.2018	A15962310



**2 PLANNING & DEVELOPMENT SESSION**

**(Cr Mick Gillam)**

**ITEM 2.1**

**DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10**

**APPLICANT: NBN C/- Aurecon Australasia**

**OWNER: Mr David King & Dian King**

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A16458786 : 15 January 2018 – Refer Supporting Information A16463291

Responsible Officer: RC, Senior Development Planner (PED Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	NBN C/- Aurecon Australasia
<b>Lodgement Date:</b>	26 May 2017
<b>Properly Made Date:</b>	5 June 2017
<b>Confirmation Notice Date:</b>	5 June 2017
<b>Information Request Date:</b>	21 June 2017
<b>Info Response Received Date:</b>	19 October 2017
<b>Decision Due Date</b>	7 February 2018
<b>No. of Submissions:</b>	Properly Made: One (1) Not Properly Made: Nil

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	10
<b>Property Address:</b>	40 Albert Road, DRAPER 4520
<b>RP Description</b>	Lot 2 RP 866726
<b>Land Area:</b>	33,070m <sup>2</sup>
<b>Property Owner</b>	Mrs Dian L King and Mr David A King

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	<i>Sustainable Planning Act 2009</i>
<b>Planning Scheme:</b>	Moreton Bay Regional Council Planning Scheme
<b>Planning Locality / Zone</b>	Rural Residential Zone
<b>Level of Assessment:</b>	Impact Consistent

The applicant seeks a Development Permit for a Material Change of Use for a Telecommunications facility at 40 Albert Road, Draper. The site is located within the Rural Residential zone with a site area of 33,070m<sup>2</sup>. The site contains an existing Dwelling and associated infrastructure.

The proposed Telecommunications facility includes a 45.00 metre monopole, five parabolic antennas affixed to the monopole and six panel antenna affixed to the headframe achieving a maximum height of 46.00 metres. The proposed facility is a part of the NBN network. The Telecommunications facility will provide wireless internet connectivity (broadband) to the surrounding residents as well as providing a critical connection point between multiple adjoining fixed wireless facilities via the transmission network.

Access to the Telecommunications facility is from Albert Road, via an existing driveway past the Dwelling to the rear of the site near Eatons Crossing Road. An access restriction strip prevents access from Eatons Crossing Road.



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The site is mapped as MSES - Matters of State Environmental Significance and the applicant seeks to clear approximately 373m<sup>2</sup> of native vegetation to support the development.

The application was publicly advertised with one properly made submission received. The proposed development is consistent with the intent of the MBRC Planning Scheme, and is recommended to be approved, subject to conditions.

**OFFICER'S RECOMMENDATION**

- A. That in accordance with the *Sustainable Planning Act 2009*, the development application for a Material Change of Use - Development Permit for a Telecommunication Facility at 40 Albert Road, Draper, described as Lot 2 RP866726 be approved, subject to the following plans/documents and conditions:

<b>Approved Plans and Documents</b>			
<b>Plan / Document Name</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Dated</b>
Overall Site Plan	4MCH-51-03-DRAP-C2 Revision 03	Aurecon	26.04.2017
Site Setout Plan	4MCH-51-03-DRAP-C3 Revision 06	Aurecon	26.04.2017
Site Elevations and Details	4MCH-51-03-DRAP-C4 Revision 06	Aurecon	26.04.2017
NBN Antenna Configuration and Setout Plan	4MCH-51-03-DRAP-C4 Revision 05	Aurecon	26.04.2017
Vegetation management plan	Reference 247473 Revision 1	Aurecon	12 October 2017
Ecological Assessment Report	Reference 247473 Revision 1	Aurecon	12 October 2017

**Conditions**

<b>CONDITION</b>		<b>TIMING</b>
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>		
<b>DEVELOPMENT PLANNING</b>		
<b>1</b>	<b>Approved Plans and/or Documents</b>	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
<b>2</b>	<b>DPU Minimum set</b>	
	Ensure a minimum setback of 10.00 metres from the fenced compound (the facility) and the boundary of Lot 2 RP202551 ( <i>access restriction strip - Eatons Crossing Road</i> ).  Note: Nothing in this Condition prevents a greater setback from Lot 2 RP202551 Eatons Crossing Road.	At all times.
<b>3</b>	<b>Amenity of the Area</b>	
	Carry out the use so that there is no detrimental effect on the amenity of any person or property, resulting from the	At all times.

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<b>CONDITION</b>	<b>TIMING</b>
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>	
<b>DEVELOPMENT PLANNING</b>	
	emission of noise, vibration, odour, air pollutants, glare, waste water, waste products, grit, oil or otherwise.
<b>4</b>	<b>Colour of Telecommunications Facility</b>
	<p>Ensure that the telecommunication facility and associated equipment shelter is painted with a colour that blends with the adjacent bushland vegetation and complies with the colour range detailed as follows unless otherwise approved by Council in writing:</p> <p>(a) Registered Colourbond 'Pale Eucalypt' non-reflective paint:</p> <p style="text-align: center;"><b>OR</b></p> <p>(b) Acceptable colours from Australian Standard AS2700s - 1996 or equivalent that are appropriate for highly visible surfaces as they are considered to be harmonious with the natural landscape listed below:</p> <ul style="list-style-type: none"> <li>(i) G52 - Eucalyptus</li> <li>(ii) N32 - Green Gray</li> <li>(iii) N35 - Light Grey</li> <li>(iv) G53 - Banksia</li> <li>(v) G54 - Mist Green</li> <li>(vi) G56 - Sage Green</li> <li>(vii) N45 - Koala Gray</li> <li>(viii) Y63 - Khaki</li> <li>(ix) G55 - Lichen</li> </ul>
<b>5</b>	<b>Warning Sign</b>
	<p>Install a warning information sign at the entrance to the lease area to prevent unauthorized entry.</p>
<b>6</b>	<b>Security Fencing</b>
	<p>Erect a security fence, with a maximum height of 2.4m, along all sides of the lease area.</p> <p>Fencing is to ensure it doesn't contribute to entrapment of native fauna within the site.</p>
<b>7</b>	<b>Noise</b>
	<p>Ensure air conditioning equipment is located, designed, installed and maintained to achieve a component noise level of 0dB(A) above background noise level when measured at an affected building for a noise sensitive use.</p> <p>Notes:</p>

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<b>CONDITION</b>		<b>TIMING</b>
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>		
<b>DEVELOPMENT PLANNING</b>		
	The component noise level for the equipment is to be measured as an $L_{A90, T}$ .  'Background Noise Level' means $L_{A90, T}$ being the A-weighted sound pressure level exceeded for 90 percent of the time period not less than 15 minutes using fast response.	
<b>8</b>	<b>Development Footprint</b>	
	Ensure that the extent of all development on site is contained within the approved Development Footprint, unless variations are approved in writing by the Council. The Development Footprint has been established to address encroachment within a high value area (MSES).	To be maintained at all times.
<b>9</b>	<b>No Net Loss of Fauna Habitat</b>	
	Development does not result in the net loss of fauna habitat. Where development does result in the loss of a Habitat Tree, development will provide replacement fauna nesting boxes at the following rate: (a) One (1) nest box for every hollow removed; or (b) 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 the commencement of use.
<b>10</b>	<b>Extent of Vegetation Clearing</b>	
	Clearing of native vegetation must be limited to that which is approved and detailed within Figure 2 of the Vegetation Management Plan dated 12 October 2017.	Prior to and during site works and to be maintained.
<b>11</b>	<b>Disposal of Cleared Vegetation</b>	
	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.
<b>12</b>	<b>Stockpiles of Construction and Landscaping Materials</b>	
	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 onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	During site works.
<b>13</b>	<b>Temporary Exclusion Fencing</b>	

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<b>CONDITION</b>		<b>TIMING</b>
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>		
<b>DEVELOPMENT PLANNING</b>		
	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.
<b>14</b>	<b>Replacement Planting Plan Required</b>	
A	Submit to Council for approval a Replacement Planting Plan. The plan must be prepared by a suitably qualified person and address the replacement of the thirty-eight (38) individual trees (native vegetation) being removed. The plan is to detail: <ul style="list-style-type: none"> <li>(a) the use of advanced nursery stock;</li> <li>(b) species are to be consistent with that being removed;</li> <li>(c) the maintenance period is to be for a twelve (12) month period as a minimum;</li> <li>(d) Replacement of failed replacement planting within the first twelve month period; and</li> <li>(e) weed management in disturbed areas associated with the development, including the access road (twelve month period).</li> </ul>	Prior to site works commencing.
B	Implement the requirements of the approved plan.	During site works and to be maintained.
<b>15</b>	<b>Disturbed Ground - Rehabilitated</b>	
A	All disturbed areas of the site associated with the telecommunication facility, are to be rehabilitated. To avoid any confusion, this includes the access way, the disturbance area west of the proposed compound identified in Figure 3 - Disturbance footprint area of the Ecological Assessment Report. Disturbed areas not suitable to receive replacement plantings are to be rehabilitated to 80% cover with native grasses and/or ground covers consistent with the relevant regional ecosystem.	During site works and to be maintained.
B	Submit a Rehabilitation Plan detailing the response to A including a minimum twelve month maintenance period and weed management. The submitted Rehabilitation Plan may incorporate the Replacement Planting Plan.	Prior to site works commencing.
C	Implement the requirements of the approved plan.	
<b>16</b>	<b>Replace Existing Council Infrastructure</b>	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.	Prior to commencement of use.
<b>17</b>	<b>Alterations and Relocation of Existing Services</b>	

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<b>CONDITION</b>		<b>TIMING</b>
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>		
<b>DEVELOPMENT PLANNING</b>		
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to commencement of use.
<b>18</b>	<b>Landslide Hazard Assessment</b>	
A	A site specific geotechnical analysis shall be undertaken by a suitably qualified registered professional engineer Queensland (RPEQ) to demonstrate the development has minimal risk to the safety of people, property and hazardous materials manufactured or stored by landslide. Refer to Planning Scheme Policy - Landslide Hazard.	Prior to obtaining building permits for the proposed structures on the land.
B	Provide certification from a Registered Professional Engineer Queensland (RPEQ) to the Building Certifier that demonstrates the building work has been designed in accordance with the recommendations of the geotechnical stability assessment.	Prior to obtaining building permits for the proposed structures on the land.

<b>ADVICES</b>		
<b>1</b>	<b>Aboriginal Cultural Heritage Act 2003</b>	
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfil the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>	

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

**Decision Notice information**

	<b>Details to Insert</b>
<b>Application Type</b>	Material Change of Use - Development Permit for Telecommunications Facility.
<b>Relevant Period of Approval</b>	Material Change of Use – 4 years.
<b>Section 331 Deemed Approval</b>	Not applicable.
<b>Superseded Planning Scheme</b>	Not applicable.
<b>Preliminary Approval Overriding the Planning Scheme</b>	Not applicable.
<b>Other Necessary Permits</b>	Building Works – Development Permit.
<b>Codes for Self-Assessable Development</b>	Not applicable.
<b>Conflict with Laws and Policies and Reasons for the Decision Despite the Conflict</b>	Not applicable.
<b>IDAS Referral Agencies</b>	Department of Infrastructure Local Government and Planning.
<b>Submissions</b>	One (1) properly made submission.

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**REPORT DETAIL**

**1. Background**

There is no previous record of any development application over the site.

**2. Explanation of Item**

**2.1 Description of the Site and Surrounds**

The site is improved by a Dwelling house and associated structures. Access to the facility is proposed to be from Albert Road via the existing driveway past the Dwelling, then along an existing internal track generally heading south towards Eatons Crossing Road within the middle of the property.

Directions	Planning Scheme Zone	Current Land Use
North	Rural Residential	Dwelling
South	Rural Residential	Dwelling
East	Rural Residential	Dwelling
West	Rural Residential	Dwelling

**2.2 State Planning Instrument Assessment**

*2.2.1 State Planning Regulatory Provisions (SPRPs)*

An assessment against each of the State Planning Regulatory Provisions is set out as follows:

Name	Designation	Applicable Requirements
State Planning Regulatory Provision (Adopted Charges)	None	Not Applicable to Development Assessment however the SPRP has informed the Council's Adopted Infrastructure Charges Resolution, and this is discussed in section 5 of this report.
State Planning Regulatory Provisions (Adult Stores)	None	The development proposal is not for an Adult Store and therefore the State Planning Regulatory Provisions do not apply.
South East Queensland Koala Conservation State Planning Regulatory Provisions	Priority Koala Assessable Development Area	The site is located in a Priority Koala Assessable Development Area. An assessment as to how the development satisfies the provisions in the State Planning Regulatory Provisions has been undertaken, and the proposal is consistent.  In this instance, under the <i>South East Queensland Koala Conservation State Planning Regulatory Provisions, Table 6, 2(a.)</i> clearing of native vegetation that will result in a total cleared area of less than 500m <sup>2</sup> is not triggered as assessable development.
Southeast Queensland Regional Plan 2009-2031 (SEQRP) State Planning Regulatory Provisions - May 2014 Version	Rural Living 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.  The proposal is not for an Urban Purpose and therefore complies.

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2.2.2 State Planning Policy

On 16 November 2015, notification was given to Council that all State Interests had been integrated into the Moreton Bay Regional Council Planning Scheme with the exception of the State Interest - natural hazards, risk and resilience (coastal hazards - erosion prone areas). Accordingly, the interim development assessment requirements set out within the State Planning Policy (SPP) for coastal hazards - erosion prone areas is to be applied by Council in the assessment of development applications until this State Interest has been appropriately integrated into Council's planning scheme. Assessment against the SPP for this one State Interest is as follows:

State interest - Natural Hazards		
Applicable to Development	SPP Requirement	Comment
<input type="checkbox"/> Yes <input type="checkbox"/> No	None	Not applicable

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

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

2.3.1 Strategic Framework

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

2.3.2 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 Performance Outcome; and
- (b) proposes an outcome where no acceptable outcome is stated in the code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Applicable Codes	Compliance with Overall Outcomes	Performance Outcomes assessment is required against
<b>Zone/ Local Plan Code</b>		
Rural Residential Zone Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO3, PO81, PO82, PO88, PO92

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



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2.3.3 Performance Outcome Assessment

Performance Outcome	Acceptable Outcome
<b>Rural residential Zone Code</b>	
<p><b>PO3</b> Building and structure height:</p> <ul style="list-style-type: none"> <li>a. is consistent with the low rise built form and open area character and amenity values anticipated in the Rural residential zone;</li> <li>b. does not unduly impact on access to sunlight, overshadowing or privacy experienced by adjoining properties;</li> <li>c. is not visually dominant or overbearing;</li> <li>d. does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Major infrastructure) by adopting design or on-site management measures that:               <ul style="list-style-type: none"> <li>i. ensures a physical line-of-sight between transmitting or receiving devices.</li> <li>ii. ensure electromagnetic fields do not interfere with the functioning of the aviation facility.</li> </ul> </li> </ul>	<p><b>A03</b> Unless otherwise specified in this code, the building height of all buildings and structures does not exceed 5m.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks to construct a 45.00-metre-high monopole with a maximum equipment height of 46.00 metres. By its very nature the proposed facility is not consistent with low rise built form anticipated in the Rural Residential zone.</p> <p>In this instance, the proposed development cannot comply or be conditioned to comply with the Performance Outcome. An assessment against the Overall Outcomes of the Rural Residential Zone Code is required.</p>	
<p><b>PO81</b> The Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is:</p> <ul style="list-style-type: none"> <li>a. high quality design and construction;</li> <li>b. visually integrated with the surrounding area;</li> <li>c. not visually dominant or intrusive;</li> <li>d. located behind the main building line;</li> <li>e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;</li> <li>f. camouflaged through the use of colours and materials which blend into the landscape;</li> <li>g. treated to eliminate glare and reflectivity;</li> <li>h. landscaped;</li> <li>i. otherwise consistent with the amenity and character of the zone and surrounding area.</li> </ul>	<p><b>A081.2</b> In all other areas towers do not exceed 35m in height.</p> <p><b>A081.4</b> All structures and buildings are setback behind the main building line and a minimum of 10m from side and rear boundaries, except where in the Industry and Extractive industry zones, the minimum side and rear setback is 3m.</p> <p>Where there is no established building line the facility is located at the rear of the site.</p>

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Performance Outcome	Acceptable Outcome
<i>Performance Outcome Assessment</i>	
<p>The applicant seeks an alternative outcome to Acceptable Outcome AO81.2 of the Rural residential zone Code. It is proposed to establish a 45.00m monopole on the site with maximum height of 46.00m, in lieu of a maximum height nominated at AO81.2 of 35.0m.</p> <p>The recommendations of this report include conditions requiring colours and materials of the structure to be commensurate with the natural tones of the area and treated to eliminate glare. This will limit the visual impact of this prominent structure. Despite this, the proposed facility will exceed the predominant tree canopy.</p> <p>In this instance, the proposed development cannot comply or be conditioned to comply with the Performance Outcome. An assessment against the Overall Outcomes of the Rural Residential Zone Code is required.</p> <p>In relation to AO81.4, the submitted plans do not include a dimensioned setback to the rear boundary of the site. A recommendation of this report is that the siting of the facilities achieves a setback to the rear boundary of a minimum 10.00 metres.</p>	
<p><b>PO82</b> Lawful access is maintained to the site at all times that does not alter the amenity of the landscape or surrounding uses.</p>	<p><b>AO82</b> An Access and Landscape Plan demonstrates how 24 hour vehicular access will be obtained and maintained to the facility in a manner that is appropriate to the site's context.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an alternative outcome to Acceptable Outcome AO82 of the Rural Residential zone Code. The application does not include an Access and Landscape Plan demonstrating 24-hour access.</p> <p>It is proposed to gain access to the facility by utilising the existing driveway on site serving the existing Dwelling. This represents lawful access to the property as well as the facility, and provides unobstructed access at all times. This access does not alter the amenity or landscape of the surrounding uses.</p> <p>In this instance, the proposed alternative outcome is accepted as achieving the Performance Outcome.</p>	
<p><b>PO88</b> Development:</p> <ul style="list-style-type: none"> <li>a. minimises the number of buildings and people working and living on a site exposed to bushfire risk;</li> <li>b. ensures the protection of life during the passage of a fire front;</li> <li>c. is located and designed to increase the chance of survival of buildings and structures during a bushfire;</li> <li>d. minimises bushfire risk from build up of fuels around buildings and structures;</li> <li>e. ensure safe and effective access for emergency services during a bushfire.</li> </ul>	<p><b>AO88.2</b> Buildings and structures have contained within the site:</p> <ul style="list-style-type: none"> <li>a. a separation from classified vegetation of 20m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more than 29, whichever is the greater;</li> <li>b. a separation from low threat vegetation of 10m or the distance required to achieve a bushfire attack level (BAL) at the building, roofed structure or fire fighting water supply of no more</li> </ul>

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Performance Outcome	Acceptable Outcome
	<p>than 29, whichever is the greater;</p> <ul style="list-style-type: none"> <li>c. a separation of no less than 10m between a fire fighting water supply extraction point and any classified vegetation, buildings and other roofed structures;</li> <li>d. an area suitable for a standard fire fighting appliance to stand within 3m of a fire fighting water supply extraction point; and</li> <li>e. an access path suitable for use by a standard fire fighting appliance having a formed width of at least 4m, a cross-fall of no greater than 5%, and a longitudinal gradient of no greater than 25%: <ul style="list-style-type: none"> <li>i. to, and around, each building and other roofed structure; and</li> <li>ii. to each fire fighting water supply extraction point.</li> </ul> </li> </ul> <p>Note - The meaning of the terms classified vegetation and low threat vegetation as well as the method of calculating the bushfire attack level are as described in Australian Standard AS 3959</p>
<i>Performance Outcome Assessment</i>	
<p>The proposed facility is located adjacent to existing vegetation and does not achieve the separation distances outlined above.</p> <p>The structure is designed to be resilient to bushfire damage and does not increase the bushfire risk as there is no sparks, open flame or undue heat.</p> <p>The use, for a Telecommunications facility, does not increase the number of people living or working within the area and therefore will not increase the risk or impact of the natural hazard. The cables associated with the facility are proposed to be enclosed within a galvanised casing and ensure that the equipment cabinet and meter board (for electricity) are designed to resist ember penetration.</p> <p>Enforcing a cleared vegetation separation area around the Telecommunications facility would require the removal of existing vegetation, that is otherwise proposed to be maintained to aid in the screening of the proposed facility and minimise the impacts of development on the locality.</p> <p>The development complies with Performance Outcome PO88 and is accepted in this instance.</p>	
<p><b>PO92</b> Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid</p>	<p>No Acceptable Outcome provided.</p>

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Performance Outcome	Acceptable Outcome
<p>establishing in these areas, development must ensure that:</p> <ul style="list-style-type: none"> <li>a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;</li> <li>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</li> </ul> <p>* Editor's note - This is not a requirement for an environmental offset under the Environmental Offsets Act 2014.</p>	
<i>Performance Outcome Assessment</i>	
<p>The southern part of site is mapped as MSES - Matters of State Environmental Significance. The applicant seeks to clear approximately 373m<sup>2</sup> of a native bushland, including 28 non-juvenile Koala Habitat Trees. As part of the material in support of the development the applicant included an ecological assessment and vegetation management plan.</p> <p>Appropriately conditioned to include revegetation of the site to achieve “no-net loss” of 28 non-juvenile Koala Habitat Trees and management of the construction phase of the development to protect fauna habitat, the development accords with the Performance Outcome.</p>	

2.3.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome PO3 and PO81 of the Rural Zone Code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows:

Rural Residential Zone Code - Section 6.2.11		
Overall Outcomes	Complies Y/N	Comments
a. A range of larger lots used primarily for residential (lifestyle) activities with limited provision of infrastructure. Residential uses are limited to a single dwelling house per allotment. A secondary dwelling is permitted provided it functions and appears subordinate to the principal dwelling house.	Yes	The Telecommunications facility represents a limited provision of infrastructure, consistent with the Overall Outcome.
b. The ongoing operation of existing rural uses and primary production	Yes	The siting of the Telecommunications facility will not compromise the function

## Moreton Bay Regional Council

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

<b>Rural Residential Zone Code - Section 6.2.11</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
activities is retained. Rural uses and primary production activities establish where they do not adversely impact on the use, character and amenity values of adjoining properties.		of the existing land use, being a domestic Dwelling.
c. Development maintains a distinct and recognisable transition between more intensively urbanised areas of the region, and the region's largely undeveloped rural hinterland.	Yes	The proposal will not disrupt the transition between more urbanised areas and largely undeveloped rural areas.
d. Development does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.	Yes	<p>The proposed Telecommunications facility consists of a 46.0 metre tower (when measured from the natural ground) inclusive of the panel antennas. It is of a slim monopole construction that allows for visual permeability.</p> <p>It is acknowledged that the structure is significantly taller than the existing surrounding built form and the existing vegetation, however this has been reduced by the siting of the facility to the rear of the site and in proximity to existing mature trees and within a landscape of varied topography to help reduce the visual intrusion.</p>
e. Development does not fragment, pre-empt or compromise the potential for development in areas identified as potential future growth fronts for urban purposes beyond the life of the planning scheme.	Yes	The proposal will not compromise future development opportunities of the land, nor the existing use of the land for a dwelling house.
f. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprise a VHF beacon.	N/A	N/A
g. Home based business establish where the scale and intensity of the activity does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.	N/A	N/A
h. Retail and commercial activity group uses establish within existing Neighbourhood Hubs (see Overlay map - Community activities and neighbourhood hubs). Redevelopment or development within existing Neighbourhood Hubs occurs where: <ul style="list-style-type: none"> <li>i. development does not result in nuisance or amenity impacts</li> </ul>	N/A	N/A

## Moreton Bay Regional Council

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

<b>Rural Residential Zone Code - Section 6.2.11</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
<p>on adjoining residents or the wider streetscape;</p> <p>ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Neighbourhood hub; and</p> <p>iii. development associated with retail and commercial activity group activities does not involve the expansion of existing Neighbourhood hubs onto adjoining lots.</p>		
<p>i. Community activity group uses establish within existing Community Activities locations (see Overlay map - Community activities and neighbourhood hubs). Community activity group activities may only establish on lots that immediately adjoin existing Community activities and neighbourhood hubs only. Redevelopment or development within existing Community Activities locations, or on lots immediately adjoining Community activities and neighbourhood hubs occurs where:</p> <p>i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape; and</p> <p>ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Community Activities location.</p>	N/A	N/A
<p>j. Development generating high volumes of traffic or involving heavy vehicle traffic movements are located on roads of a standard and capacity to accommodate traffic demand.</p>	N/A	The proposed development being a Telecommunications facility will not generate high volumes of traffic to or from the site.
<p>k. Development does not result in the establishment of industrial activities.</p>	Yes	Industry uses are not proposed.
<p>l. General works associated with the development achieves the following:</p> <p>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;</p>	Yes	The proposed works include the provision of a new underground electricity line to the proposed Telecommunications facility; maintaining the amenity on site.

## Moreton Bay Regional Council

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

<b>Rural Residential Zone Code - Section 6.2.11</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
<p>ii. the development manages stormwater to:</p> <p>A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;</p> <p>B. prevent stormwater contamination and the release of pollutants;</p> <p>C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p>D. avoid off-site adverse impacts from stormwater.</p> <p>iii. the development does not result in unacceptable impacts on the capacity 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>Stormwater discharge from the development will not have an impact on downstream receiving waters, cause contamination or have any other impacts.</p> <p>The development will not generate traffic numbers that will unacceptably impact the safety and capacity of the external road network.</p> <p>The proposed access to and from the site is safe and efficient.</p> <p>A detailed outline of the construction process has been included within the application and complies.</p>
m. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;	Yes	The recommendations of this report include a condition to ensure the ongoing compliance with this requirement.
n. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.	Yes	The use is not a noise-generating use. Albeit, the recommendations of this report include a condition to ensure the ongoing compliance with this requirement.
o. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.	N/A	The use is not a noise-sensitive use.
p. Development in a Water supply buffer is undertaken in a manner which contributes to the maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.	N/A	Development is not within a water supply buffer.
q. Development avoids areas subject to constraint, limitation, or	Yes	The development adopts a least risk / least impact approach by concentrating

## Moreton Bay Regional Council

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

<b>Rural Residential Zone Code - Section 6.2.11</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
<p>environmental value. Where development cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> <li>i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment;</li> <li>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</li> <li>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.</li> <li>iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through: <ul style="list-style-type: none"> <li>A. the provision of replacement, restoration, rehabilitation planting and landscaping;</li> <li>B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes;</li> <li>C. the requiring of environmental offsets in accordance with the Environmental Offsets Act 2014.</li> </ul> </li> <li>v. protecting native species and protecting and enhancing species habitat;</li> <li>vi. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</li> </ul>		<p>the development within an existing disturbed area of the site.</p> <p>The development will not result in the further instability or degradation of the land.</p>



## Moreton Bay Regional Council

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

<b>Rural Residential Zone Code - Section 6.2.11</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
<p>vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;</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 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>		
<p>r. Development in the Rural residential zone includes one or more of the following:</p> <ul style="list-style-type: none"> <li>• Telecommunications Facility</li> </ul>	Yes	Proposal is for a Telecommunications facility and complies.

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

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

## 2.4 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. 7 commencing on 11 December 2017 (CR).

### *2.4.1 Levied Charge*

In accordance with section 7(a), Table 2 of the CR, a Levied Charge is not applicable for Council's Trunk Infrastructure Networks as the development proposal is Exempt.

### *2.4.2 Additional Trunk Infrastructure Costs*

In accordance with section 650 of the *Sustainable Planning Act 2009*, 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 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

## 2.6 Referrals

### *2.6.1 Council Referrals*

#### *2.6.1.1 Development Engineering*

##### *Site Access*

Access to the site is proposed via an existing driveway on Albert Road which is a cul-de-sac. Traffic for this facility will only approach and leave from the south. Sight distances for drivers in this location are good.

##### *Landslide*

The site is mapped in the Landslide Hazard Area. Slope of the land appears to exceed 15%. The recommendations of this report include a condition regarding assessment of landslide hazard.

#### *2.6.1.2 Environmental Planning*

##### *SEQ Koala Conservation - State Planning Regulatory Provisions*

As part of the material in support of the development the applicant undertook an assessment of the extent of vegetation clearing to support the development. The applicant advised that clearing will result in the removal of 38 native trees including 28 non-juvenile Koala habitat trees over a total site area of approximately 373m<sup>2</sup>. Under the South East Queensland Koala Conservation State Planning Regulatory Provisions, Table 6, 2(a.) clearing of native vegetation that will result in a total cleared area of less than 500m<sup>2</sup> is not triggered as assessable development.

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

A recommendation of this report are conditions requiring a revegetation management plan to be submitted to Council to ensure a “no net loss” of native trees prior to works commencing on site.

In this instance, appropriately conditioned, the development can be supported.

*2.6.2 Referral Agencies*

*2.6.2.1 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;

- (a) Matters relating to State-Controlled Roads. Council was advised on 1 August 2017 that DILGP has no objection to the development application and no requirements.

A recommendation of this report is a copy of the Decision Notice be forward to SARA for their records.

*2.6.2.2 Advice Agencies*

There were no Advice Agencies involved in assessing this application.

*2.6.2.3 Third Party Agencies*

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

**2.7 Public Consultation**

*2.7.1 Public Notification Requirements under the Sustainable Planning Act 2009*

- (a) Public Notification was served on all adjoining landowners on 31 October 2017.
- (b) The development application was advertised in the Village Pump on 3 November 2017.
- (c) A notice in the prescribed form was posted on the relevant land on 6 November 2017 and maintained for a period of 15 business days until 30 November 2017.

*2.7.2 Submissions Received*

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

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		One (1)
	Petition		
Not Properly Made	Letter, Email, Fax		
	Petition		One (1)
<b>Total</b>			

ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)

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

**Assessment of Submissions**

**Issue**

- *Unreasonable impacts on views and vistas to property at 20 Albert Road Draper*  
The telecommunications tower will be in direct line of site and visible from a number of primary recreation areas of our property, including our garden that is on the south - eastern side of the property shown in figure 1, and the swimming pool area and the paddock area.

*The main view of the property faces east (towards the ocean) and the development will therefore be in direct line of site.*

*Based on the evidence above we DO believe that the facility will have an unreasonable impact on our views which will have a negative impact on the property value of our house as well as impacting the lifestyle and the key reasons for purchasing this property.*

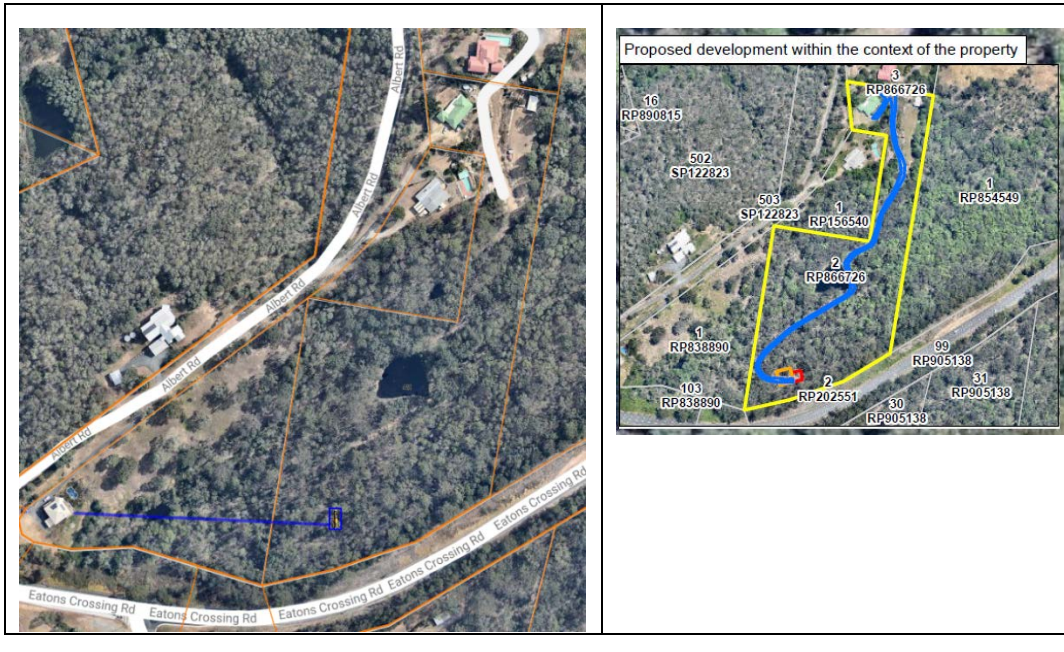
*We strongly hope council can see the impact that this proposal will have on our house and family and ask that council insist on a more appropriate location.*

*If this development does go ahead we will seek legal advice regarding compensation for reduction in property value and living and will be seeking advice from real estate experts from the local area.*

**Discussion**

The applicant seeks to establish a 45.00 metre monopole with a maximum equipment height of 46.00 metres located towards the southern boundary of the site adjoining Eatons Crossing Road. Access to the Telecommunication facility will be via an internal access track from Albert Road via the existing Dwelling.

The proposed Telecommunication Facility is to be located approximately 170 metres east of the nearest Dwelling (Lot 1 RP838890), being the submitter to the proposed Telecommunications facility



ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)

**Assessment of Submissions**

The impact on visual amenity by a Telecommunications facility is always subjective although the applicant's material in support of the development confirms the proposed Telecommunications facility will be visible from the submitter's dwelling at a distance of 170 metres.



An assessment against the Rural residential zone code has concluded the proposed development cannot achieve Acceptable Outcome (AO81.2) being;

*In all other areas towers do not exceed 35m in height,*

Or the corresponding Performance Outcome (PO81) being;

*Telecommunications facility does not have an adverse impact on the visual amenity of a locality and is:*

- a. high quality design and construction;*
- b. visually integrated with the surrounding area;*
- c. not visually dominant or intrusive;*
- d. located behind the main building line;*
- e. below the level of the predominant tree canopy or the level of the surrounding buildings and structures;*
- f. camouflaged through the use of colours and materials which blend into the landscape;*
- g. treated to eliminate glare and reflectivity;*
- h. landscaped;*
- i. otherwise consistent with the amenity and character of the zone and surrounding area.*

However, an assessment against the Overall Outcomes of the Rural Residential zone Code demonstrates the Telecommunications facility complies with the Rural Residential zone Code and is recommended to be supported subject to appropriate conditions requiring colours and materials of the structure to be commensurate with the natural tones of the area and treated to eliminate glare. Undertaking these measures will reduce the visual impact of the structure.

Further to the above, the preservation of uninterrupted views and vistas (where amenity will remain) and perceived reductions in property values are not a town planning consideration.

This is not sufficient grounds for refusal of the application.

ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)

<b>Assessment of Submissions</b>
<p><b>Issue</b></p> <ul style="list-style-type: none"> <li>• <i>Inappropriate use of MSES land; and</i></li> <li>• <i>Excessive clearing resulting in reduction of habitat for various flora and fauna.</i></li> </ul> <p><i>We do not believe that removing 38 trees (28 of which are Koala Habitat trees) is an acceptable level of loss for this facility.</i></p> <p><i>Koalas and a variety of other wildlife are active in the area and we believe that during the build of the development, bringing in large earthmoving equipment will have an unacceptable impact on land that requires protection.</i></p>
<p><b>Discussion</b></p> <p>The southern part of site is mapped as MSES - Matters of State Environmental Significance. The applicant seeks to clear approximately 373m<sup>2</sup> of a native bushland that includes 28 non-juvenile Koala Habitat Trees. As part of the material in support of the development the applicant included an ecological assessment and vegetation management plan.</p> <p>Appropriately conditioned to include revegetation of the site to achieve “no-net loss” of 28 non-juvenile Koala Habitat Trees and management of construction to protect fauna habitat, the development achieves the relevant Performance Outcomes of the Rural Residential zone Code.</p> <p>This is not sufficient grounds for refusal of the application.</p>

2.7.3 *Notice of Compliance*

The Notice of Compliance was received by Council on 4 December 2017. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Chapter 6, Part 4, Division 2 of the *Sustainable Planning Act 2009*.

2.8 Other Matters  
None identified.

**3. Strategic Implications**

3.1 Legislative/Legal Implications

The applicant (and submitter) have appeal rights in accordance with the *Sustainable Planning Act 2009*.

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

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.

*ITEM 2.1 DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 - A16458786 (Cont.)*

3.7 Economic Benefit

The development supports the connectivity of the fixed broadband network within the rural residential zone.

3.8 Environmental Implications

The cleared area will be revegetated to offset the loss of the 28 non-juvenile habitat trees to be removed. This will be carried out in accordance with the approved vegetation management plans and ecological assessment submitted in support of the proposal.

3.9 Social Implications

Contributes to the penetration of broadband network connectivity enabling more reliable signal to local residents.

3.10 Consultation / Communication

Refer to section 2.7.

**SUPPORTING INFORMATION**

**Ref: A16463291**

The following list of supporting information is provided for:

**ITEM 2.1**

**DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR  
TELECOMMUNICATION FACILITY - DIVISION 10**

***#1 Locality Plan***

***#2 Zoning Map***

***#3 Proposal Plans***

***#4 Concurrence agency response - SARA Response***

***#5 Submissions***



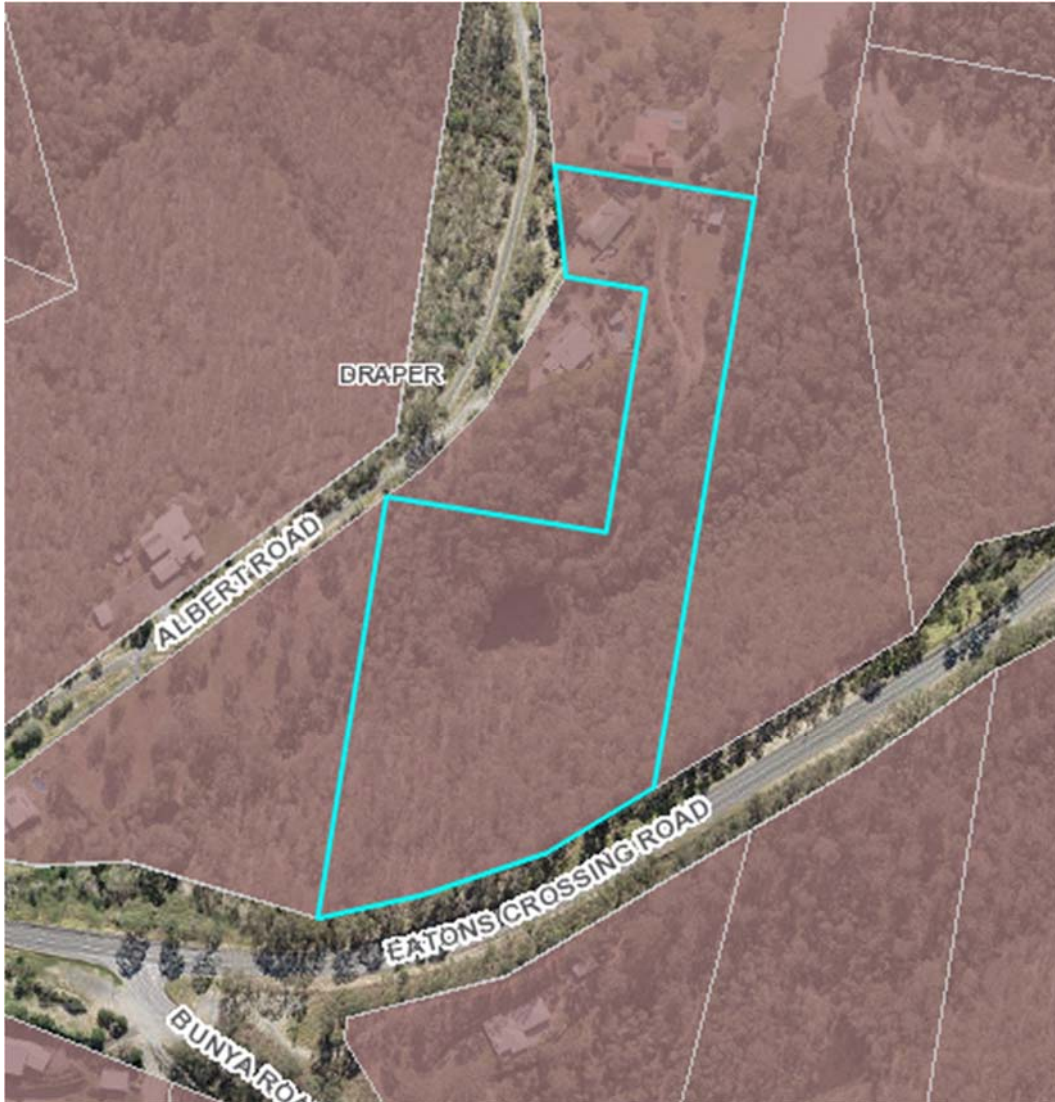
**DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)**

**#1 Locality Plan**



**DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)**

**#2 Zoning Map**

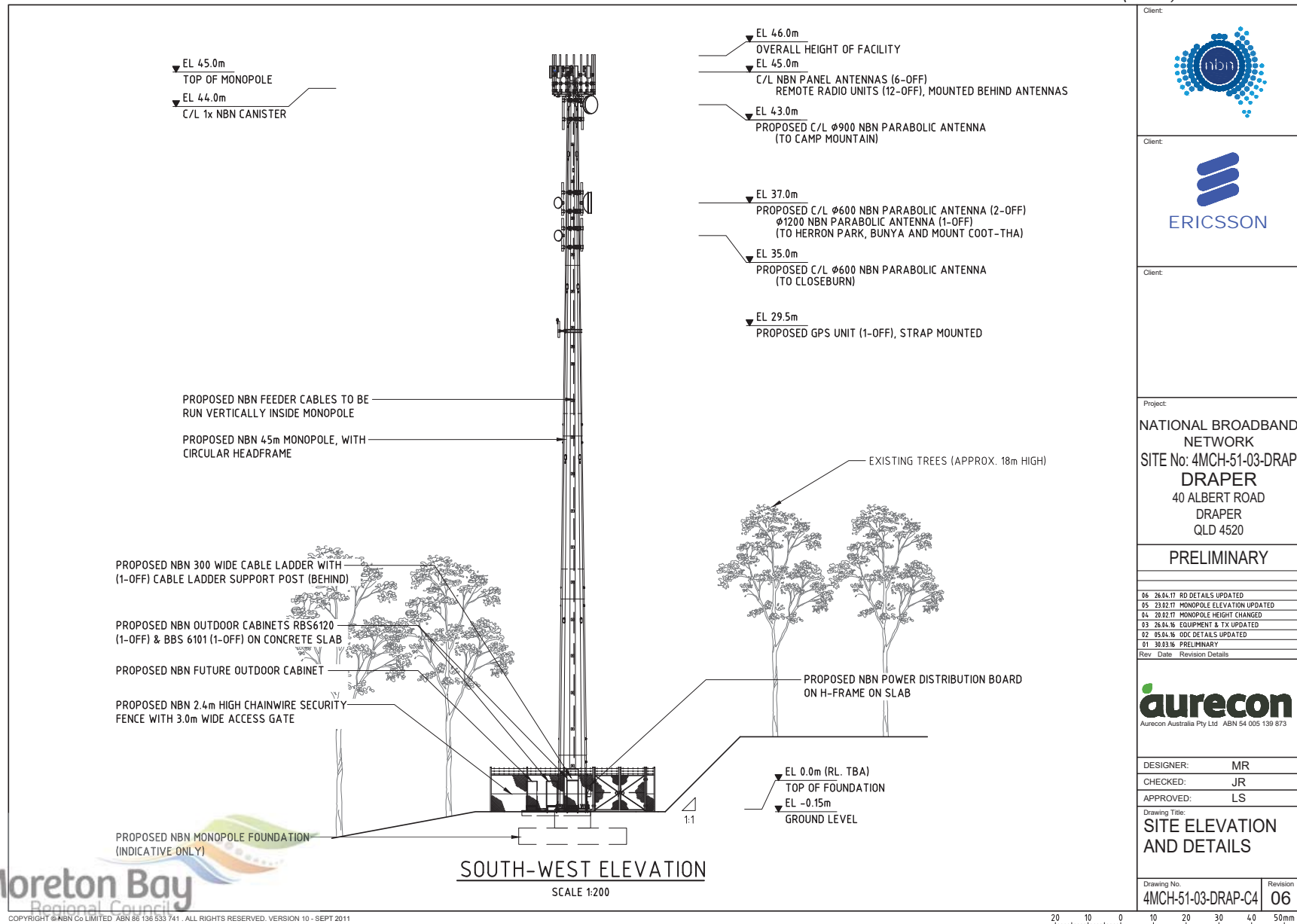








ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)



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<b>PRELIMINARY</b>																						
<table border="1"> <tr><td>06</td><td>26.04.17</td><td>RD DETAILS UPDATED</td></tr> <tr><td>05</td><td>23.02.17</td><td>MONOPOLE ELEVATION UPDATED</td></tr> <tr><td>04</td><td>20.02.17</td><td>MONOPOLE HEIGHT CHANGED</td></tr> <tr><td>03</td><td>26.04.16</td><td>EQUIPMENT &amp; TX UPDATED</td></tr> <tr><td>02</td><td>05.04.16</td><td>ODC DETAILS UPDATED</td></tr> <tr><td>01</td><td>30.03.16</td><td>PRELIMINARY</td></tr> <tr><td>Rev</td><td>Date</td><td>Revision Details</td></tr> </table>		06	26.04.17	RD DETAILS UPDATED	05	23.02.17	MONOPOLE ELEVATION UPDATED	04	20.02.17	MONOPOLE HEIGHT CHANGED	03	26.04.16	EQUIPMENT & TX UPDATED	02	05.04.16	ODC DETAILS UPDATED	01	30.03.16	PRELIMINARY	Rev	Date	Revision Details
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DESIGNER:	MR																					
CHECKED:	JR																					
APPROVED:	LS																					
Drawing Title: <b>SITE ELEVATION AND DETAILS</b>																						
Drawing No: 4MCH-51-03-DRAP-C4	Revision 06																					



Approved Subject to Condition DA/34354/2017/V2U

To be advised

# Moreton Bay Regional Council

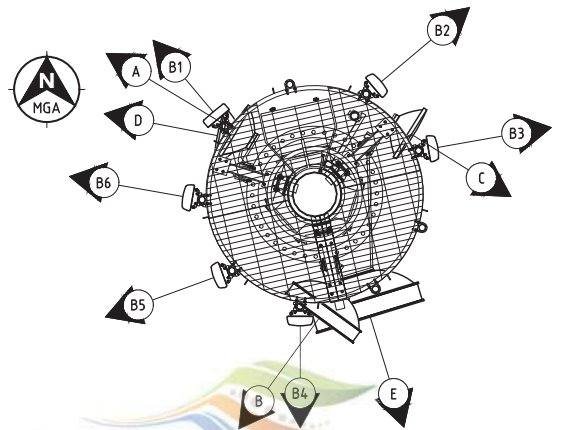
COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

## ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

NBN ANTENNA CONFIGURATION - 3400MHz																					
SECTOR	SYMBOL	PANEL ANTENNA DETAIL							MAIN FEEDER DETAIL				RRU DETAIL				RF TAIL H/S 1/2" BIRD PROOFED LISCA CABLE	RET CABLE 1/TSR 484 21/2000			
		TYPE	DIMENSION HxWxD	C/L HEIGHT	AZIMUTH (TN)	P1 & P2 E-TILT	P3 & P4 E-TILT	MECH TILT	ANTENNA ACTION REQ	TYPE	OVERALL LENGTH	CANISTER HEIGHT	CANISTER TO RRU LENGTH	FEEDER ACTION REQ	TYPE	LOCATION	C/L HEIGHT	ANTENNA PORT	RRU ACTION REQ	LENGTH	LENGTH
B1	B1	ALPHA AW3497	957x319x100	45m	320°	6°	6°	0°	INSTALL	H&S HYBRID MKII 6x6 (Ø27.5mm)	60m	44m	3m	INSTALL	RRUS2218	BEHIND	45m	1 & 2	INSTALL	1.5m	2m
B2	B2	ARGUS SSPX310R	750x300x115	45m	50°	8°	8°	0°	INSTALL				3m	INSTALL	RRUS2218	BEHIND	45m	3 & 4	INSTALL	1.5m	2m
B3	B3	ARGUS SSPX310R	750x300x115	45m	80°	5°	5°	0°	INSTALL				3m	INSTALL	RRUS2218	BEHIND	45m	2 & 4	INSTALL	1.5m	2m
B4	B4	ARGUS SSPX310R	750x300x115	45m	180°	8°	8°	0°	INSTALL	H&S HYBRID MKII 6x6 (Ø27.5mm)	60m	44m	3m	INSTALL	RRUS2218	BEHIND	45m	1 & 3	INSTALL	1.5m	2m
B5	B5	ARGUS SSPX310R	750x300x115	45m	250°	6°	6°	0°	INSTALL				3m	INSTALL	RRUS2218	BEHIND	45m	2 & 4	INSTALL	1.5m	2m
B6	B6	ARGUS SSPX310R	750x300x115	45m	280°	7°	7°	0°	INSTALL				3m	INSTALL	RRUS2218	BEHIND	45m	1 & 3	INSTALL	1.5m	2m
NBN TRANSMISSION & GPS ANTENNA CONFIGURATION																					
ANTENNA	SYMBOL	ANTENNA DETAIL						MAIN FEEDER DETAIL			RAU DETAIL										
		TYPE	DIMENSION	C/L HEIGHT	AZIMUTH (TN)	DESTINATION	ANTENNA ACTION REQ	TYPE	OVERALL LENGTH	FEEDER ACTION REQ	QTY RAU	RAU ACTION REQ									
A	A	PARABOLIC	Ø600	37m	301°	HERRON PARK	INSTALL	LDF1-50	47m	INSTALL	1	INSTALL									
B	B	PARABOLIC	Ø900	43m	216°	CAMP MOUNTAIN	INSTALL	LDF1-50	53m	INSTALL	2	INSTALL									
C	C	PARABOLIC	Ø600	37m	122°	BUNYA	INSTALL	LDF1-50	47m	INSTALL	1	INSTALL									
D	D	PARABOLIC	Ø600	35m	282°	CLOSEBURN	INSTALL	LDF1-50	45m	INSTALL	1	INSTALL									
E	E	PARABOLIC	Ø1200	37m	163°	MOUNT COOT-THA	INSTALL	LDF1-50	47m	INSTALL	2	INSTALL									
GPS		KRE 101 2082/1	Ø69x96	2.5m	N/A		INSTALL	LDF1-50	7m	INSTALL											


  



**ANTENNA SETOUT PLAN**


SCALE 1:50

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20 10 0 10 20 30 40 50m

Client:



Client:



Client:

Project:

**NATIONAL BROADBAND NETWORK**  
SITE No: 4MCH-51-03-DRAP  
**DRAPER**  
40 ALBERT ROAD  
DRAPER  
QLD 4520

**PRELIMINARY**

05 26.04.17 RD DETAILS UPDATED  
04 23.02.17 MONOPOLE ELEVATION UPDATED  
03 20.02.17 PAGE UPDATED  
02 26.04.16 EQUIPMENT & TX UPDATED  
01 30.03.16 PRELIMINARY

Rev Date Revision Details

**aurecon**  
Aurecon Australia Pty Ltd ABN 54 005 139 873

DESIGNER: MR  
CHECKED: JR  
APPROVED: LS

Drawing Title:  
**NBN ANTENNA CONFIGURATION & SETOUT PLAN**

Drawing No: 4MCH-51-03-DRAP-A1 Revision: 05

ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

**#4 Concurrency agency response - SARA Response**



Department of Infrastructure,  
Local Government and Planning

SARA reference: SDA-0617-040318  
Council reference: DA/34354/2017/V2U

1 August 2017

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
mbrc@moretonbay.qld.gov.au

Dear Sir

**Concurrency agency response - no requirements**

40 Albert Road, Draper (Lot 2 RP866726)  
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning under section 272 of the *Sustainable Planning Act 2009* on 20 June 2017.

**Applicant details**

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Applicant name: nbn C/- Aurecon Australasia  
Applicant contact details: Locked Bag 331  
BRISBANE QLD 4001

**Site details**

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Street address: 40 Albert Road, Draper  
Real property description: 2 RP866726  
Local government area: Moreton Bay Regional Council

**Application details**

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Proposed development: Development Permit for a Material Change of Use  
(Telecommunication Facility – 45m Monopole)



ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

SDA-0617-040318

**Referral triggers**

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger                      Schedule 7, Table 3, Item 1 – State-controlled road (MCU)

**No requirements**

The department advises the assessment manager, under section 287(2)(a) of the *Sustainable Planning Act 2009*, that it has no requirements relating to the application.

This determination is based on the following plan as provided with the application:

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development:</b> Material change of use				
Overall Site Plan	Aurecon Australia Pty Ltd	26.04.17	4MCH-51-03-DRAP-C2	03

A copy of this response has been sent to the applicant for their information.

If you require any further information, please contact Tom Kasauskas, Senior Planning Officer, on 5352 9717, or via email SEQNorthSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc: nbn C/- Aurecon Australasia, james.macarthur@aurecongroup.com



## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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*ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)*

### **#5 Submissions**

James Seviour

**To:** [MBRC Incoming Mail](#)  
**Subject:** Submission to oppose proposed NBN tower at 40 Albert Road Draper (Application # 2017/34354/VU)  
**Date:** Monday, 27 November 2017 7:13:27 PM  
**Attachments:** [NBN Response November 2017.docx](#)

---

Attn Rohan Coldham,

Please find the attached submission to oppose the proposed NBN tower development at 40 Albert Road.

Please advise via email receipt of this submission and confirm the submission meets all requirements.

Kind Regards

James and Laura Seviour

Sent from [Mail](#) for Windows 10

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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*ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)*

November 2017

Attn: Rohan Coldham  
Moreton Bay Regional Council  
PO Box 159  
Caboolture QLD 4510

Ref: DA/34354/V2U

Dear Rohan,

Please see below for our submission opposing the Material change of use for a telecommunications facility, located at 40 Albert Road, Draper, QLD 4520 (Lot 2 on RP866726).

1) Development Planning

We refer to the Response to the Information request documentation provided by Aurecon on 19<sup>th</sup> October 2017.

We, as the owners of the property located at 20 Albert Road strongly disagree with the assumption that the development will have 'unreasonable' impact on the views and vantage of our property based on the justification that if you look in one direction the infrastructure located in the natural habitat will not be in line of site. Our factual reasons are as follows:

- When viewing montage 5 the tower clears the trees line significantly and is not effectively screened by vegetation, and will clearly be visible.

ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

Montage 5



- Figure 1 refers to the views of our balcony and states “the balcony does not continue along the south-eastern side of the property”. This is untrue and the balcony extends 6 meters on this side of the property (this can clearly be seen by the following photo – yellow line.)

Figure 1

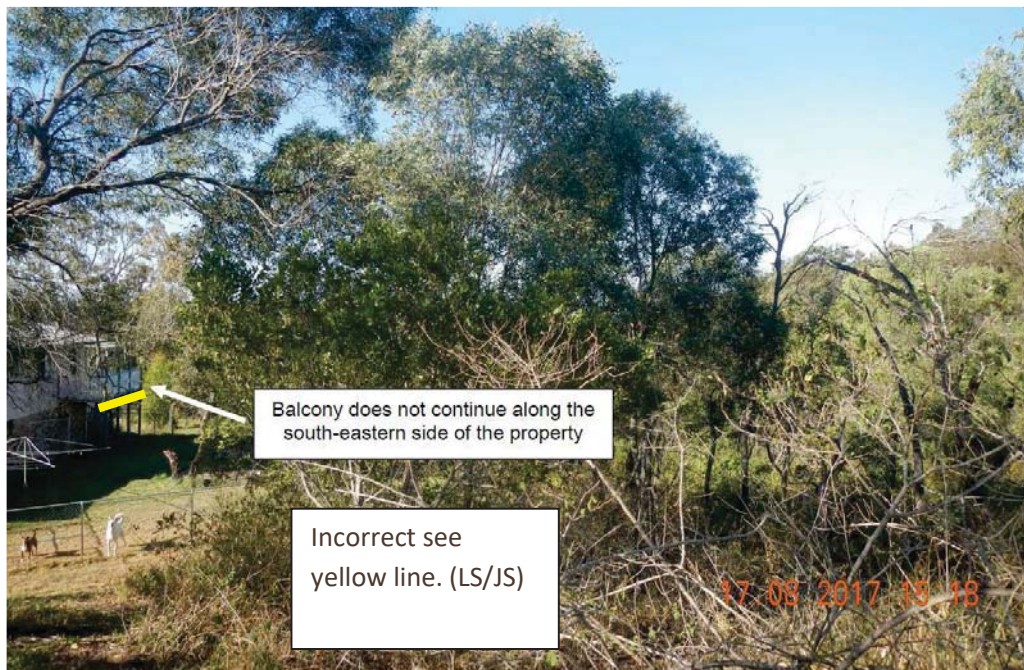


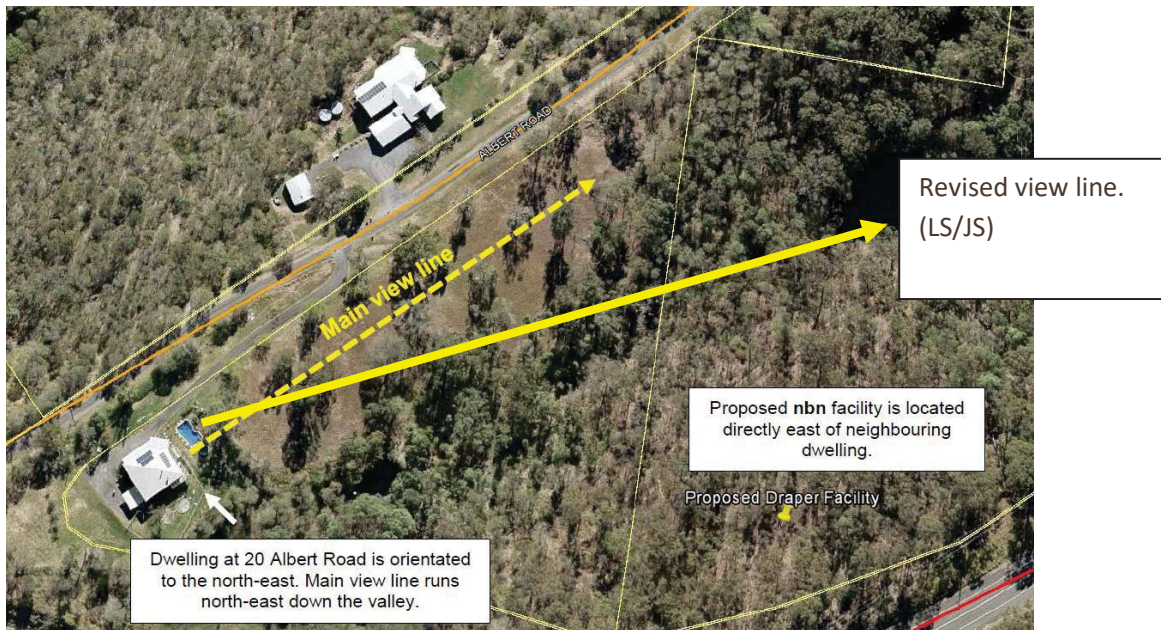
Figure 1 – View of balcony (20 Albert Road) from the road reserve

- Our dwelling is a 4 bedroom property, three of which are south-easterly facing and the monopole will be in direct line of view from these windows.

ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

- The telecommunications tower will be in direct line of site and visible from a number of **primary recreation areas** of our property, including our garden that is on the south - eastern side of the property shown in figure 1, and the swimming pool area and the paddock area.
- The main view of the property faces east (towards the ocean) and the development will therefore be in direct line of site. (Figure 2)

Figure 2



Based on the evidence above we DO believe that the facility will have an unreasonable impact on our views which will have a negative impact on the property value of our house as well as impacting the lifestyle and the key reasons for purchasing this property.

We strongly hope council can see the impact that this proposal will have on our house and family and ask that council insist on a more appropriate location.

If this development does go ahead we will seek legal advise regarding compensation for reduction in property value and living and will be seeking advise from real estate experts from the local area.



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ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

**Set-Back from sensitive land uses (Planning)**

In the information request it is suggested that the proposed location is largely cleared of vegetation. We would question why MSES land such as this has been cleared?

Has this been previously approved and if not why is this acceptable reason to use when justifying this development? However if unapproved clearing has been undertaken then clearly this area is required to be an area of rejuvenation to encourage growth back to its true state, and the mere fact that the tower will be located there will prevent this and will include this impact.

**Land owners preference**

‘Much of the subject site is currently un-used’ – this is because it is MSES bushland. It should remain ‘un-used’ to protect the vistas and wildlife.

Questions also need to be raised re the advise within the proposal of other suitable locations being looked at. As it clearly then states that it is where it is because land owners told them there?

**Environmental Impact**

We do not believe that removing 38 trees (28 of which are Koala Habitat trees) is an acceptable level of loss for this facility.

Koalas and a variety of other wildlife are active in the area and we believe that during the build of the development, bringing in large earthmoving equipment will have an unacceptable impact on land that requires protection.

On page 10 the offset area calculation is both an estimate and the method not definitive. Therefore as the justification for the development in this area is based on land already cleared – it is suggested that the ‘cleared’ land be included in the 372.4m based on its opportunity for regeneration UNLESS it was previously approved for clearing by council.

*ITEM 2.1 - DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT  
FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)*

**To conclude we oppose this development due to the following key grounds:**

- Unreasonable impacts on views and vistas to property at 20 Albert Road Draper
- Inappropriate use of MSES land
- Excessive clearing resulting in reduction of habitat for various flora and fauna.

Regards,

James and Laura Seviour  
20 Albert Road  
Draper  
QLD 4520

Tel: 0411 810 930  
OR  
0438 793 163

**ITEM 2.2**

**DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11**

**APPLICANT: AUSTRALIAN NATIONAL HOMES PTY. LTD.**

**C/- REEL PLANNING PTY. LTD.**

**OWNER: DUNDALE PTY. LTD. TTE.**

Meeting / Session: 2 PLANNING & DEVELOPMENT  
Reference: A16518022 : 13 February 2018 – Refer Supporting Information A16518030, A16549878, A16549835, A16549875 & A16553622  
Responsible Officer: GH, Principal Planner (Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Australian National Homes Pty Ltd C/- Reel Planning Pty Ltd
<b>Lodgement Date:</b>	20 September 2017
<b>Properly Made Date:</b>	28 September 2017
<b>Confirmation Notice Date:</b>	10 October 2017
<b>Information Request Date:</b>	24 October 2017
<b>Info Response Received Date:</b>	6 November 2017
<b>Decision Due Date</b>	19 February 2018
<b>No. of Submissions:</b>	Properly Made: 216 Not Properly Made: 36

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	11
<b>Property Address:</b>	96 Raynbird Road, Narangba
<b>RP Description</b>	Lot 100 on SP297314, Lot 101 on SP297314
<b>Land Area:</b>	44.765ha (application area approximately 4.826ha)
<b>Property Owner</b>	Dundale Pty. Ltd. Tte.

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	Planning Act 2016
<b>Planning Scheme:</b>	Moreton Bay Regional Council Planning Scheme
<b>Planning Locality / Zone</b>	General residential zone, Next generation neighbourhood precinct
<b>Level of Assessment:</b>	Impact Assessment

This application seeks a Material Change of Use - Preliminary Approval (Variation Approval) for land uses consistent with the Centre zone, Local centre precinct (the development) on land located at 96 Raynbird Road, Narangba and described as Lot 100 and Lot 101 on SP297314. It is proposed to vary the Moreton Bay Regional Council Planning Scheme to allow future development to be assessed and decided against the assessment benchmarks (with minor variations sought to the tables of assessment only) of the Centre zone, Local centre precinct, as contained within the Planning Scheme.

The application was publicly advertised with 252 submissions received, consisting of 216 properly made submissions and 36 not properly made submissions. The proposed development conflicts with the Moreton Bay Regional Council Planning Scheme and is recommended to be refused.

ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)

## OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Material Change of Use - Preliminary Approval (Variation Approval) for land uses consistent with the Centre zone, Local centre precinct on land located at 96 Raynbird Road, Narangba and described as Lot 100 and Lot 101 on SP297314, for the following reasons of refusal:

### Reasons for Refusal

1. **The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:**
  - i. **Strategic Framework 3.6 Settlement Pattern and Urban Form - 3.6.1 Strategic Outcomes - Network of Centres;**
  - ii. **Strategic Framework 3.13.3 Element - North Lakes-Redcliffe-Moreton Bay Rail Corridor Planning Area - 3.13.3.4 - Specific Outcomes - Settlement Pattern and Urban Form**
  - iii. **Strategic Framework - 3.14 MBRC Place Model - 3.14.9.4 Specific Outcomes - Settlement Pattern and Urban Form**
  - iv. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome a.**
  - v. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome b.**
  - vi. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome c.**
  - vii. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome d.**
  - viii. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome h.**
  - ix. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome i.**
  - x. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome j.**
  - xi. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome k.**
  - xii. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome l.**
  - xiii. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome m.**
  - xiv. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome p.**
  - xv. **Centre zone code, Local centre precinct 6.2.1.6.1 - Purpose - Local centre precinct - Overall outcome q.**
  - xvi. **Centre zone code, Local centre precinct, 6.2.1.6.1, Performance Outcome PO1;**
  - xvii. **Centre zone code, Local centre precinct, 6.2.1.6.1, Performance Outcome PO2;**
  - xviii. **Centre zone code, Local centre precinct, 6.2.1.6.1, Performance Outcome PO7;**
  - xix. **Centre zone code, Local centre precinct, 6.2.1.6.1, Performance Outcome PO40;**
  - xx. **Centre zone code, Local centre precinct, 6.2.1.6.1, Performance Outcome PO76;**
2. **The proposed development conflicts with the State Planning Policy SPP (July 2017) Assessment Benchmark - Mining and extractive industry.**
3. **The proposed variations sought would materially affect the community's ability to make a properly made submission on later development applications.**



*ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)*

- 4. **The proposed development has not demonstrated planning need for the proposed development.**
  - 5. **The proposed development would have an unacceptable economic and other adverse impacts on the existing and approved centres within the network.**
- B. That all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.
- C. That the following information be included in the Decision Notice:

**Decision Notice information**

	<b>Details to Insert</b>
<b>Application Type</b>	Material Change of Use - Preliminary Approval (Variation Approval) for land uses consistent with the Centre zone, Local centre precinct
<b>Relevant Period of Approval</b>	Not Applicable - Refusal
<b>IDAS Referral Agencies</b>	Department of Local Government, Infrastructure and Planning
<b>Submissions</b>	216 properly made submissions

*ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)*

## **REPORT DETAIL**

### **1. Background**

On 7 November 2011, Council's delegate approved a Material Change of Use - Development Permit for a Telecommunications facility (DA/25970/2011/DA). This telecommunication facility has since been constructed and is located on the north-eastern boundary of Lot 100 on SP297314, adjacent to Oakey Flat Road.

On 12 December 2011, a prelodgement meeting (PLB/1130) was held to discuss a proposal for a Shopping Centre with approximately 3,750m<sup>2</sup> supermarket, 440m<sup>2</sup> fast food/service station and 1,675m<sup>2</sup> of specialty shops under the Caboolture *ShirePlan*.

On 9 August 2013, a prelodgement meeting (PLA/1746) was held to discuss a proposal for a Material Change of Use - Preliminary Approval for Master-planned residential community and convenience retail and Reconfiguring a Lot - Development Permit under the Caboolture *ShirePlan*.

On 20 June 2017, a development application (DA/34474/2017/V3B) for Reconfiguring a Lot - Development Permit for Boundary Realignment (2 into 2 Lots) was lodged with Council. This application was approved by Council's delegate on 17 July 2017 and the resultant lots have since been created.

On 5 July 2017, a prelodgement meeting (PRE/4040) was held to discuss a proposal for Reconfiguring a Lot - Development Permit for Subdivision (2 into 551 Lots + Park) under the Moreton Bay Regional Council Planning Scheme.

### **2. Explanation of Item**

#### **2.1 Proposal Details**

The application seeks a Material Change of Use - Preliminary Approval (Variation Approval) for land uses consistent with the Centre zone, Local centre precinct on land located at 96 Raynbird Road, Narangba and described as Lot 100 and Lot 101 on SP297314. The part of the site to which the variation request relates is proposed over the entirety of Lot 100 on SP297314 (4.476ha) and approximately 3,500m<sup>2</sup> of south-eastern portion of Lot 101 on SP297314 adjacent to Raynbird Road (proposed application area approximately 4.826ha).

It is proposed to vary the Moreton Bay Regional Council Planning Scheme to allow future development on the site to be assessed and decided against the provisions of the Centre zone, Local centre precinct, instead of the site's current zoning being General residential zone, Next generation neighbourhood precinct. The intent of this application is to ultimately facilitate a future development application for a Local centre to be assessed and decided using Code Assessment procedures.

The variation request seeks to apply the assessment benchmarks as contained within the Moreton Bay Regional Council Planning Scheme as they relate to the centre zone with minor variations to remove uses from the Tables of assessment which have been identified by the applicant as being inappropriate within a local centre. Specifically, the following use have been excluded from the proposed table of assessment and would be made Impact Assessable:

- Bar;
- Car wash;
- Dual occupancy;
- Funeral parlour;
- Hospital;
- Hotel;
- Major sport, recreation and entertainment facility;
- Motor sport facility;
- Outdoor sales;
- Parking station;
- Research and technology industry;

*ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)*

- Retirement facility;
- Rooming accommodation;
- Short-term accommodation;

The applicant has submitted an indicative site layout plan and design intent statement to demonstrate how the site may be developed as part of the common material, however this indicative site layout plan and design intent statement do not form part of the variation request for which approval is sought.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	General residential zone, Next generation neighbourhood precinct	Oakey Flat Road Reserve (Gravel Reserve), approved Neighbourhood hub (DA/31076/2015/V23C) and approved (not yet in effect) Local centre (DA/31076/2017/V2K).
South	General residential zone, Suburban neighbourhood precinct	Highlands Estate Park, Dwelling houses
East	Recreation and Open Space, General residential zone, Suburban neighbourhood precinct	Tuckeroo Street Park, Dwelling houses
West	General residential zone, Next generation neighbourhood precinct	Vacant land

2.3 Assessment and Deciding the Development Application

The applicant has made a development application which seeks a Material Change of Use - Preliminary Approval (Variation Approval) for land uses consistent with the Centre zone, Local centre precinct on land located at 96 Raynbird Road, Narangba and described as Lot 100 and Lot 101 on SP297314.

The Council has had regard to the applicable provisions of the *Planning Act 2016* and *Planning Regulation 2017* as part of carrying out and deciding the development application.

2.4 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.

<b>Applicable Assessment Benchmarks:</b>	<p><u>State Planning Policy</u></p> <ul style="list-style-type: none"> <li>• State Planning Policy, Part E</li> </ul> <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> <li>• South East Queensland Regional Plan</li> </ul> <p><u>From Schedule 10 of the Regulation:</u></p> <ul style="list-style-type: none"> <li>• Part 10: Koala Habitat Area – Schedule 10 of the <i>Planning Regulation 2017</i></li> </ul>
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ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)

<b>SEQ Regional Plan Designation:</b>	<ul style="list-style-type: none"> <li>Urban Footprint</li> </ul>
<b>Koala Habitat Designation:</b>	<ul style="list-style-type: none"> <li>Koala Assessable Development Area</li> </ul>

2.4.1 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:

<b>Assessment benchmark - livable communities</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmark - mining and extractive resources</b>		
Applicable to Development	SPP requirement	Comment
Yes	<ol style="list-style-type: none"> <li>Development within a resource/processing area of a KRA will not impede the undertaking of an existing or future extractive industry development.</li> <li>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.</li> <li>Development not associated with extractive industry in the transport route separation area of a KRA does not increase the number of people working or residing in the transport route separation area unless the development mitigates the impacts of noise, dust and vibration generated by the haulage of extractive materials along the transport route</li> <li>Development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources.</li> </ol>	<p>The site is mapped as being adjacent to a Key resource area - Transport route (Raynbird Road) and is mapped as being within the Key resource area - Transport route separation area.</p> <p>The proposed variation request seeks to apply the Centre zone code, Local centre precinct provisions to the site to ultimately facilitate a future Local centre on the site which will result in people working and potentially residing in the transport route separation area. The applicant has not demonstrated that the impacts of noise, dust and vibrations generated by the haulage of extractive materials along the transport route would be mitigated as part of this application.</p> <p>The site subject to the variation request has frontage to Oakey Flat Road and Raynbird Road. Oakey Flat Road is mapped as a Council Arterial Road on</p>

## Moreton Bay Regional Council

*ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)*

		<p>Overlay map - Road hierarchy within the Moreton Bay Regional Council Planning Scheme. As part of any subsequent development application, opportunities for direct access to Oakey Flat Road will be limited. Accordingly, the primary access to the site would likely be required from Raynbird Road which is presently a transport route (hard rock haulage route associated with the Narangba Quarry).</p> <p>The application has not demonstrated that a future Local centre would not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources as part of this application.</p> <p>The application has not demonstrated compliance with the State Planning Policy.</p>
<b>Assessment benchmarks - water quality</b>		
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> <ul style="list-style-type: none"> <li>(a) altered stormwater quality and hydrology</li> <li>(b) waste water</li> <li>(c) the creation or expansion of non-tidal artificial waterways</li> <li>(d) the release and mobilization of nutrients and sediments.</li> </ul> <p>(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p> <p>(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.</p>	<p>As this application is seeking a Material Change of Use - Preliminary Approval (Variation Approval) and does not propose Gross Floor Area or authorise development to occur, a Stormwater Management plan was not required as part of the application. This application proposes to establish a framework for future development applications and water quality will be assessed as part of those future applications.</p>
<b>Assessment benchmarks - natural hazards, risk and resilience</b>		
Applicable to Development	SPP Requirement	Comment

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Yes	<p>(1) Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(2) 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>(3) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(4) 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>(5) 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>(6) 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>The site is mapped as containing Medium potential bushfire intensity and potential impact buffer.</p> <p>As this application is seeking a Material Change of Use - Preliminary Approval (Variation Approval) and does not propose Gross Floor Area or authorize development to occur, a bushfire management plan was not required as part of this application. This application proposes to set a framework for future development applications and bushfire management will be assessed as part of future development applications.</p>
<b>Assessment benchmarks - strategic airports and aviation facilities</b>		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.4.2 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.

The development proposal does not require referral to the Chief executive under Schedule 10, Parts 15 and 16 of the *Planning Regulation 2017*.

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

The site is located in a Koala Assessable Development Area. An assessment as to how the development satisfies the provisions in the Regulation has been undertaken, and the proposal is consistent.

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

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

2.5.1 *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
<b>3.6 Settlement Pattern and Urban Form</b>		
<p><b>3.6.1 Strategic Outcomes - Network of Centres</b></p> <p><i>A strong network of activity centres with well designed public and civic spaces, and active frontages that provide a focal point for compact, self-contained and diverse communities and convenient access to an appropriate mix of businesses, services, community facilities, recreation, entertainment and employment opportunities and provided with convenient access by a quality public transport and active transport system.</i></p> <p>1. Include a broad mix of land uses in activity centres appropriate to each centre's role and function in the network - higher order centres (principal and major regional activity centres), district and local centres - and structure them as mixed-use centres in a predominantly main-street format to best serve their surrounding communities;</p> <p>6. Develop new viable local centres through possible new neighbourhood plans in appropriate locations in walkable neighbourhoods with street-fronting retail and non-retail commercial layouts instead of enclosed</p>	No	<p>The application does not comply with Strategic Outcome 3.6.1 in the following regard:</p> <ul style="list-style-type: none"> <li>The site's geographic location, bound by Oakey Flat Road (a Council Arterial Road) and Raynbird Road (an Extractive Industry - Transport Route), would be unable to achieve a 'Main street' for a future local centre as defined by the Planning Scheme and as contemplated by Planning Scheme Policy PSP Neighbourhood design.</li> <li>The site's geographic location, bound by Oakey Flat Road (a Council Arterial Road) and Raynbird Road (an Extractive Industry - Transport Route), as well as site specific constraints being topography (mapped slope &gt;15%), mapped waterway would result in a development unable to achieve active frontages and street fronting retail as contemplated by the Planning Scheme. The indicative site layout plan submitted with the application does not demonstrate a development centres around a main street with active frontages and street-fronting retail.</li> <li>The application has not demonstrated the site, proposed to accommodate a future Local centre, is in a walkable location. The existing residential catchment to the south is not conducive to a walkable neighbourhood by way of the established pattern of development and continuous acoustic barrier/fencing adjacent to Raynbird Road and Oakey Flat</li> </ul>

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Strategic Outcome	Complies	Assessment
<p>or parking-lot dominant retail formats;</p> <p>7. Provide activity centres with attractive, high-amenity public spaces at locations that encourage and support social interaction, casual meeting and healthy and active lifestyles;</p>		<p>Roads. The application has not demonstrated how a future local centre would integrate with a future Next generation neighbourhood to the west/north west.</p> <ul style="list-style-type: none"> <li>• The application has not demonstrated that a future Local centre would be viable in the proposed location having regard to existing, approved (inclusive of approved but not yet in effect) centres within the catchment.</li> <li>• The site's geographic location and site based constraints have the potential to restrict the ability to achieve an attractive, high amenity public spaces. The indicative site layout plan submitted with the application does not demonstrate that a high quality public space would be provided.</li> </ul>
<p><b>3.13.3 Element - North Lakes-Redcliffe-Moreton Bay Rail corridor planning area</b></p>		
<p><b>3.13.3.4 Specific Outcomes - Settlement pattern and urban form</b></p> <p>11. Next generation neighbourhoods at Griffin, Mango Hill, Kallangur, Dakabin, Narangba and Burpengary East will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. Local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods;</p>	<p>No</p>	<p>The application does not comply with Strategic Outcome 3.13.3.4 in the following regard:</p> <ul style="list-style-type: none"> <li>• The application has not demonstrated that a future Local centre would be viable in the proposed location having regard to existing and approved (inclusive of approved but not yet in effect) centres within the catchment.</li> <li>• The site proposed to accommodate a future Local centre is not located on a central intersection with accessibility and visibility in a location that would support active transport. The site is located on the south-eastern extremity of the Next generation neighbourhood located on the western side of Oakey Flat Road. The site proposed to accommodate a future Local centre is not provided with good accessibility and visibility with respect to the road hierarchy (including an Extractive industry - Transport route) and the topography of the land. The site proposed to accommodate a future Local centre is not conducive to support active transport uses as a</li> </ul>



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Strategic Outcome	Complies	Assessment
		<p>result of the road hierarchy, established pattern of development, physical constraints such as established acoustic barriers/fencing to the residential area to the south of the site and absence of pathway network in proximity to the site.</p>
<p><b>3.14 MBRC Place Model (Next generation neighbourhood)</b></p>		
<p><b>3.14.9.4 Specific Outcomes - Settlement pattern and urban form</b></p> <p>6. At least one local centre or neighbourhood hub is conveniently located within the neighbourhood. Local centres and neighbourhood hubs create a series of 15 minute walkable neighbourhoods. Convenient locations for local centres and neighbourhood hubs are on main through streets or on central intersections and within a 15 minute walking distance and responsive to active transport;</p> <p>7. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met:</p> <ol style="list-style-type: none"> <li>a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services, and community activities;</li> <li>b. it is conveniently located on a main through street and/or adjoins or is opposite to a public transport node;</li> <li>c. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood</li> </ol>	<p>No</p>	<p>The application does not comply with Specific Outcome 3.14.9.4 in the following regard:</p> <ul style="list-style-type: none"> <li>• Within the catchment to which the site is located, there is an approved Material Change of Use - Development Permit for Restaurant, Shop and take Away Food Outlet (Council reference DA/31076/2015/V23C), located over Lot 958 Sovereign Drive, Narangba (958/SP283494) approximately 500m north of the site. This same site contains an approval (currently subject to appeal) for a Local centre consisting of 6,646m<sup>2</sup> and includes a full-line supermarket with a GFA of 3,946m<sup>2</sup> and an additional 2,700m<sup>2</sup> of retail and commercial uses (inclusive of a Service station). The approved Neighbourhood hub (or Local centre pending appeal resolution) at Lot 958 Sovereign Drive would service a 15 minute walkable neighbourhood for the next generation neighbourhood west of Oakey Flat Road, including the subject site.</li> <li>• The site proposed to accommodate a future Local centre is not located on a central intersection, would not form a main street and is not responsive to active transport. The site is located on the south-eastern extremity of the Next generation neighbourhood located on the western side of Oakey Flat Road. The site proposed to accommodate a future Local centre is not responsive to active transport uses as a result of the</li> </ul>

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Strategic Outcome	Complies	Assessment
activity node and does not fragment the intensity of uses; d. a new local centre or neighbourhood hub is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the local centre or neighbourhood hub central to that neighbourhood; e. they are appropriately designed to have high quality urban design outcomes		road hierarchy, established pattern of development, physical constraints such as established acoustic barriers/fencing to the residential area to the south of the site and absence of pathway network in proximity to the site. <ul style="list-style-type: none"> <li>The existing development approval for a neighbourhood Hub (or Local centre) establishes a 15 minute walkable neighbourhood to service the expanding residential population on the south-western side of Oakey Flat Road, which includes the subject site.</li> <li>Site based constraints (topography including landslide hazard and overland flow, mapped waterway and extractive industry transport route) have the potential to compromise high quality design outcomes, as contemplated by the Planning Scheme, being achieved.</li> </ul>

2.5.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

It is noted this application is subject to Impact Assessment and is therefore assessable against the entire Moreton Bay Regional Council Planning Scheme. Despite the site being located within the General residential zone, Next generation neighbourhood precinct, the provisions of the zone code relate to neighbourhood hubs only. Overall Outcome 1(i) of the General residential zone code, Next generation neighbourhood precinct states that:

*Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment criteria.*

Accordingly, an assessment has also been undertaken against the Centre zone code, Local centre precinct of the Moreton Bay Regional Council Planning Scheme.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
<b>Zone/ Local Plan Code</b>		
General residential zone Code, Next generation	<input checked="" type="checkbox"/> Yes	Refer assessment against overall outcomes of Local centre zone code as required by overall outcome i.

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Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
neighbourhood precinct	<input type="checkbox"/> No	
Centre zone code, Local centre precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO1, PO2, PO7, PO40, PO76
<b>Overlay Codes</b>		
Flood hazard overlay code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

2.5.3 Performance Outcome Assessment

Performance Outcome	Example
<b>Centre zone code, Local centre precinct</b>	
<p><b>PO1</b> Development in the Local centre precinct is of a size, scale, range of services commensurate with the role and function of this precinct within the centres network.</p> <p>Note - Refer to Moreton Bay centres network Table 6.2.1.1</p>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The applicant has not demonstrated that the site can accommodate a Local centre of a size, scale and range of services to service with an appropriate local catchment as contemplated by <i>Table 6.2.1.1 Moreton Bay centres network</i> of the Planning Scheme. Furthermore, the indicative site layout plan submitted as part of the common material has not demonstrated an appropriate mix and scale of use as contemplated for a Local centre.</p> <p>As the application has not demonstrated compliance with the Performance Outcome, an assessment against the Purpose of the Centre zone code, Local centre precinct is required.</p>	
<p><b>PO2</b> Development addresses and activates streets and public spaces by:</p> <p>a. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. the use of windows or glazing and avoiding blank walls with the use of sleeving);</p>	<p><b>E2.1</b> Development addresses the street frontage.</p> <p><b>E2.2</b> New buildings and extensions are built to the street alignment</p> <p><b>E2.3</b> At-grade car parking: a. does not adjoin a main street or a corner;</p>

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Performance Outcome	Example
<ul style="list-style-type: none"> <li>b. ensuring buildings and individual tenancies address street frontages and other areas of pedestrian movement;</li> <li>c. new buildings adjoin or are within 3m of a primary street frontage, civic space or public open space;</li> <li>d. locating car parking areas behind or under buildings to not dominate the street environment;</li> <li>e. providing visual interest to the façade (e.g. windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</li> <li>f. establishing or maintaining human scale.</li> </ul>	<ul style="list-style-type: none"> <li>b. where at-grade car parking adjoins a street (other than a main street) or civic space it does not take up more than 40% of the length of the street frontage.</li> </ul> <p><b>E2.4</b> Development on corner lots:</p> <ul style="list-style-type: none"> <li>a. addresses both street frontages;</li> <li>b. expresses strong visual elements, including feature building entries.</li> </ul> <p><b>E2.5</b> Development incorporates active uses adjacent to a street frontage, civic spaces, public open space or pedestrian thoroughfare.</p> <p><b>E2.6</b> The front facade of the building:</p> <ul style="list-style-type: none"> <li>a. is made up of a minimum of 50% windows or glazing between a height of 1m and 2m;</li> <li>b. the minimum area of window or glazing is to remain uncovered and free of signage.</li> </ul> <p><b>E2.7</b> Individual tenancies do not exceed a frontage length of 20m.</p> <p><b>E2.8</b> Large format retail uses (e.g. showroom, supermarket or discount department store) are sleeved by smaller tenancies (e.g. retail and similar uses).</p>
<i>Performance Outcome Assessment</i>	
<p>The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre.</p> <p>The application has not demonstrated that a development of a Local centre can address and activate the street frontages and public spaces, establish and maintain interaction, pedestrian activity and casual surveillance through appropriate building design. The site's geographic location, bound by Oakey Flat Road (a Council Arterial Road) and Raynbird Road (an Extractive industry - Transport route), would be unable to achieve a 'Main street' for a future local centre as defined by the Planning Scheme and as contemplated by Planning Scheme Policy PSP Neighbourhood design. The site's physical constraints including topography (mapped slope &gt;15%), mapped waterway (Oakey Flat Road) and adjoining an extractive industry transport route (Raynbird Road) would compromise the achievement of active frontages and street fronting retail as contemplated by the Planning Scheme. The physical constraints would also have the potential to restrict the ability to achieve an attractive, high amenity public spaces to foster social interaction. Furthermore, the submitted indicative site</p>	

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Performance Outcome	Example
<p>plan and design intent statement identify the finished floor level of buildings adjoining Raynbird Road to be below the road with blank wall proposed facing Raynbird Road in response to site based constraints. The submitted indicative site plan and urban design intent shows an internalised shopping centre that does not appropriately address or activate the street frontages and does not facilitate pedestrian interaction.</p> <p>As the application has not demonstrated compliance with the Performance Outcome, an assessment against the Purpose of the Centre zone code, Local centre precinct is required.</p>	
<p><b>PO7</b> Development contributes to an attractive and walkable street environment through the provision of streetscape features (e.g. footpaths, lighting, bins, furniture, landscaping, pedestrian crossings etc), as outlined in Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The application has not demonstrated a future development for a Local centre would contribute to an attractive walkable street environment. The existing residential catchment to the south is not conducive to a walkable neighbourhood by way of the established pattern of development and continuous acoustic barrier/fencing adjacent to Raynbird Road and Oakey Flat Road. The application has not demonstrated how a future local centre would integrate with a future Next generation neighbourhood to the west/north west. The submitted indicative site plan that forms part of the common material of the application does not propose any streetscape improvements to the existing street network. The submitted urban design intent statement proposes an 'internalised' main street and does not contribute to an attractive and walkable street environment along Oakey Flat Road and Raynbird Road.</p> <p>As the application has not demonstrated compliance with the Performance Outcome, an assessment against the Purpose of the Centre zone code, Local centre precinct is required.</p>	
<p><b>PO40</b> The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network.</p> <p>Note - The road hierarchy is mapped on Overlay map - Road hierarchy</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development triggers an Integrated Transport Assessment (ITA) as identified within Planning Scheme Policy - Integrated transport assessment. An ITA is required to address the traffic volume generated by the future development and access onto an arterial road. The ITA would also identify access locations and configuration, land dedication triggered by frontage road upgrades and intersection works necessitated by the development traffic. The applicant has not submitted an ITA for Council assessment and compliance with the Performance Outcome has not been demonstrated.</p> <p>As the application has not demonstrated compliance with the Performance Outcome, an assessment against the Purpose of the Centre zone code, Local centre precinct is required.</p>	
<p><b>PO76</b></p>	<p>No example provided.</p>

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Performance Outcome	Example
<p>Development avoids locating in a High Value Area or a Value Offset Area. Where it is not practicable or reasonable for development to avoid establishing in these areas, development must ensure that:</p> <ul style="list-style-type: none"> <li>a. the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area is maintained and not lost or degraded;</li> <li>b. on-site mitigation measures, mechanisms or processes are in place demonstrating the quality and integrity of the biodiversity and ecological values inherent to a High Value Area and a Value Offset Area are maintained. For example, this can be achieved through replacement, restoration or rehabilitation planting as part of any proposed covenant, the development of a Vegetation Management Plan, a Fauna Management Plan, and any other on-site mitigation options identified in the Planning scheme policy - Environmental areas*.</li> </ul>	
<i>Performance Outcome Assessment</i>	
<p>The site is mapped as being within a Value Offset area, with the mapped features being Matters of State Environmental Significance (MSES) Koala Offsets and Matters of Local Environmental Significance (MLES) waterway buffer (Burpengary Creek Tributary).</p> <p>The application has not demonstrated how development of the site would avoid locating in the mapped Value Offset Areas or how the ecological values of the site would be maintained and not lost or degraded. Furthermore it is noted the indicative site layout plan submitted as part of the common material shows the development footprint over the mapped Value Offset Areas.</p> <p>As the application has not demonstrated compliance with the Performance Outcome, an assessment against the Purpose of the Centre zone code, Local centre precinct is required.</p>	

2.5.4 Overall Outcome Assessment

The proposal is subject to Impact Assessment and an assessment against the applicable Overall Outcomes of the code as follows:

6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
a. Development is of a size, scale and range of services commensurate with the role and function of this precinct within the centres network.	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The applicant has not demonstrated that site can accommodate a Local centre of a size, scale and range of services to

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<b>6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		service with an appropriate local catchment as contemplated by <i>Table 6.2.1.1 Moreton Bay centres network</i> of the Planning Scheme. Furthermore, the indicative site layout plan submitted as part of the common material has not demonstrated an appropriate mix and scale of use as contemplated for a Local centre
b. Development contributes to a mix and the co-location of compatible uses, in a compact urban form.	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The application has not provided sufficient detail to enable the Council to determine whether the development will contribute to the mix and the co-location of compatible uses, in a compact urban form. Furthermore the indicative site layout plan submitted as part of the common material has not demonstrated an appropriate mix of land uses and has not addressed site based constraints which may compromise the achievement of a compact urban form.
c. Development is of a sufficient intensity and land use mix to support public transport, active transport, improve land efficiency and support centre facilities.	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The application has not demonstrated the site can accommodate a development with a sufficient intensity and mix of land uses to support public transport, active transport, improve land efficiency and support centre facilities. Furthermore the indicative site layout plan submitted as part of the common material has not demonstrated a development with of a sufficient intensity and land use mix can be achieved on site to support public transport.

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
d. Medium density housing, in the form of low-rise multiple dwellings <sup>(49)</sup> incorporating mixed uses where possible, is incorporated within local centres.	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The application has not demonstrated the site is appropriate to support residential (sensitive) uses. A large portion of the site is mapped as being within the Extractive industry - Transport route separation area (100m buffer from Raynbird Road). The application has not demonstrated how the impacts of noise, dust and vibration generated by haulage of extractive materials along the haulage route would be mitigated. Furthermore the indicative site layout plan submitted as part of the common material has not identified any residential land uses occurring on site.
h. Facilities, infrastructure and public realm improvements are provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The application has not demonstrated that facilities, infrastructure and public realm improvements can be provided to support active transport usage and contribute to improved pedestrian connectivity and walkability between key destinations.  The site, proposed to accommodate a future local centre, is not in a walkable location and the surrounding area is not serviced by a pathway network. The site is outside of the Priority Infrastructure Area (PIA) under Council's Local Government Infrastructure Plan and improvements to the pathway network are not planned. The application has not demonstrated how the development will be connected to the surrounding area



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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
		<p>and key destinations. demonstrated that the proposed located outside of the Priority Infrastructure Area.</p> <p>Furthermore the indicative site layout plan submitted as part of the common material does not propose any streetscape improvements to the existing street network. The submitted urban design intent statement proposes an 'internalised main street' and does not contribute to an attractive and walkable street environment along Oakey Flat Road and Raynbird Road.</p>
i. Pedestrian connections are provided to integrate the development with the street, public spaces and the surrounding area.	No	<p>The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre.</p> <p>The applicant has not demonstrated how the site, proposed to accommodate a future Local centre, can provide pedestrian connections to integrate with the surrounding area. The sites street frontages and the wider area are currently not provided with a pathway network to facilitate appropriate active transport movements. The site is located outside of the Priority Infrastructure Area (PIA) under Council's Local Government Infrastructure Plan (LGIP) and no future Trunk Active transport routes are proposed on the western side of Oakey Flat Road or along Raynbird Road. The established residential catchment on the southern side of Raynbird Road would be unable to be connected to the site by way of the established pattern of development and continuous acoustic barriers/fencing along Raynbird Road and Oakey Flat Road.</p>
j. Development encourages social activity through the provision of	No	<p>The application is seeking a variation request to allow land uses in accordance with the Centre zone</p>

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
high quality civic and plaza spaces.		code, Local centre precinct to ultimately facilitate a future development application for a Local centre.  The application has not demonstrated that high quality civic and plaza spaces can be provided. The site's geographic location and site based constraints have the potential to restrict the ability to achieve an attractive, high amenity public spaces. The submitted indicative site layout plan which forms part of the common material does not identify a high quality civic and plaza spaces shown on the plans.
k. The design, siting and construction of buildings within a local centre: i. contributes to a high quality centre consistent with the desired character of the centre and surrounding area; ii. maintains a human scale, through appropriate building heights and form; iii. is centred around a main street; iv. provides attractive, active frontages that maximise pedestrian activity along road frontages and public spaces; v. provides for active and passive surveillance of the public spaces, road frontages and movement corridors; vi. does not result in internalised shopping centres with large external blank walls and tenancies only accessible from within the building; vii. locates tenancies at the street with car parking at the rear; viii. ensures expansive areas of surface car parking do not dominate road frontages or public spaces; ix. ensures parking, manoeuvring and servicing areas are designed, located and	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The ultimate layout and design of the Local centre is yet to be determined.  The site's geographic location bound by Oakey Flat Road (a Council Arterial Road) and Raynbird Road (an Extractive Industry - Transport Route) and site based constraints would compromise the ability to achieve a 'Main street' as defined by the Planning Scheme and as contemplated by Planning Scheme Policy PSP Neighbourhood design, for a Future Local Centre on the site. Similarly, the desired character of the centre and the ability to achieve attractive, active frontages as contemplated by the planning scheme and Planning Scheme Policy PSP - Centre and neighbourhood hub design, would be unable to be achieved due to site based constraints. The indicative site layout plan and design intent submitted with the application shows an internalized shopping centre with blank wall presented to

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
<p>aesthetically treated to not be visually dominant features from the streetscape and public spaces;</p> <p>x. includes buffers or other treatments measures to respond to the interface with residential zoned land</p>		<p>the street and would no achieve active frontages that facilitate pedestrian activity.</p>
<p>i. Out-of-centre development, including centre expansion (into adjoining zones and precincts) or the establishment of a new centre only occurs where:</p> <p>i. it maintains the scale and function of a local centre consistent with Table 6.2.1.1 including provision of one full line supermarket plus local speciality shops and lower order commercial uses;</p> <p>ii. expansion strengthens the existing centre as an important local activity node, or for a new centre, strengthens the centres network within the region;</p> <p>iii. clear separation from existing higher order, district and local centres within the network are maintained to reduce catchment overlap and to establish 15 minute walkable neighbourhoods (generally, local centres should be separated from other centres by 2400m and neighbourhood hubs by 1600m, measured from the centre of each centre or neighbourhood hub);</p> <p>iv. for expansion, it is located on a highly accessible site, adjoining the existing centre not resulting in the fragmentation of the centre;</p> <p>v. for a new centre, it is located on a sub-arterial or collector road;</p> <p>vi. designed to include active frontages around a main street core;</p> <p>vii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.</p>	<p>No</p>	<p>The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The ultimate layout and design of the Local centre is yet to be determined.</p> <p>The application does not comply with overall outcome in the following regard:</p> <p>i. The Application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a development application for local centre. The application has not demonstrated that a Local centre of a scale and function as contemplated by Table 6.2.1.1 can be achieved on the site.</p> <p>ii. A proposed new Local centre in this proposed location <u>would undermine</u> the centres network within the Region. Within the catchment to which the site is located, there is an approved Material Change of Use - Development Permit for Restaurant, Shop and take Away Food Outlet (Council reference DA/31076/2015/V23C), located over Lot 958 Sovereign Drive, Narangba (958/SP283494). This approval would constitute a 'Neighbourhood hub' as defined by the Moreton Bay</p>

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<b>6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>Regional Council Planning Scheme and is located approximately 500m north of the site. It is noted that over this same site at lot 957 Sovereign Drive, Council has recently issued a Development Permit for a Local centre (currently subject to appeal). This approved centre complies with the scale and function of a Local centre as outlined within Table 6.2.1.1 – MBRC Centres network as the proposal a total Gross Floor Area (GFA) of 6,646m<sup>2</sup> and includes a full-line supermarket with a GFA of 3,946m<sup>2</sup> and an additional 2,700m<sup>2</sup> of retail and commercial uses (inclusive of a Service station). The approved Neighbourhood hub (or Local centre pending resolution of appeal) would service the growth catchment of western Narangba. Approximately 1400m to the north-east on Young Road is the established Narangba Local Centre which includes the Narangba Valley shopping centre.</p> <p>The applicant has submitted an Economic Need and Impact Assessment to determine the impact on the existing and approved centre network. The applicant's assessment contends the impact on the centres network would be relatively minor. With respect to the approved Neighbourhood Hub on Lot 957 Sovereign Drive (approved but not yet constructed), the applicant contends that this Neighbourhood hub would be considered complementary to a new Local Centre as it would provide a lower order retail function than a Local centre. Due to the applicant's</p>

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
		<p>contention of a complementary function, the applicant forecasts that turnover of the approved neighbourhood hub will decline by less than 10% due to the introduction of a future Local centre.</p> <p>The applicant's Economic Need and Impact Assessment has been peer reviewed by an external third party which identifies the economic impact across the centres network would be as follows:</p> <ul style="list-style-type: none"> <li>• Narangba Local Centre (incl. Narangba Valley Shopping Centre): \$11.0 million;</li> <li>• Burpengary activity centre: \$16.0 million;</li> <li>• Morayfield activity centre: \$13.0 million;</li> <li>• Sovereign Drive, Narangba neighbourhood Hub (approved): \$2 million; and</li> <li>• Narangba Station Village: \$1 million.</li> <li>• The remaining \$5 million would come from other centres.</li> </ul> <p>The consequence of the above impact distribution would be that the impact on the Narangba Local Centre (Young Road) would be above 15% of turnover and the impact on the approved Narangba Neighbourhood Hub would be ~40% of assumed turnover. The impact on Narangba Local Centre (Young Road) would be ameliorated through population growth, but the anticipated impact on the approved Narangba Neighbourhood Hub would be such that either the Neighbourhood Hub would not proceed or would fail if developed. The peer review disagrees with the contention that the Local centre would be</p>

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<b>6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>complementary to the approved Neighbourhood hub and the proposed Local centre would instead threaten the retail network.</p> <p>As a result, the proposed development would not strengthen the existing centres in the network, but rather has the potential to compromise the centres network. It should be noted that the applicant's economic impact assessment as not considered the impact on the approved Local centre over Lot 957 Sovereign Drive (approved by Council but currently subject to appeal). The peer review undertaken by an independent consultant has however assessed the impact of both the Raynbird Road Local Centre and the Sovereign Drive Local centre proceeding (separated by approximately 500m). The assessed concludes that if both Local centres were to proceed, there would be significant catchment overlap and the resultant impact would be that there would be three (3) underperforming local centres within Narangba (including the existing Narangba Valley local centre at Young Road/Golden Wattle Drive). Accordingly, should the application proceed, the centres network would be compromised/</p> <p>iii. The proposal for a variation request to apply the Local centre precinct over the site (to facilitate a future local centre) cannot maintain clear separation from the existing and approved centres within the network.</p>

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<b>6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>(a) The site is located approximately 500m north of an approved Neighbourhood Hub located at Lot 958 Sovereign Drive, Narangba. The proposal does not meet the minimum separation distance of 1600m as required by the overall outcome. It should also be noted there is a Development approval for a Local centre over the same site which is currently approved but the development approval is current not in effect (submitter appeal period). The proposal would not meet the separation distance to a Local centre being 2400m.</p> <p>(b) The site is located approximately 1400m to the south-west of the existing Narangba Local Centre located on Young Road. The proposal does not meet the required separation distance of 2400m to another Local centre.</p> <p>As a result of the proposed Variation request, a future local centre or uses consistent with the Local centre zone located on the site would result in catchment overlap with approved and existing centres within the network.</p> <p>iv. Not applicable as the proposal is not for expansion of an existing centre.</p> <p>v. The site subject to the variation request is located on the corner of a Council arterial and district collector road.</p>



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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
		<p>vi. The planning scheme defines a main street as 'a street having a primary role to facilitate and foster opportunities for formal and informal social and economic exchange framed within the realm of a civic space'. The subject site is bounded by a Council arterial (Oakey Flat Road) and Council district collector (Raynbird Road) which is an Extractive Industry Transport Route.</p> <p>Any opportunity for direct access to Oakey Flat Road will be limited given its form and function as an arterial road. With respect to Raynbird Road, the assessment benchmarks under State Planning Policy (July 2017) requires 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>Given the hierarchy of Oakey Flat Road, and the requirements of the SPP to ensure any development does not affect the safe and efficient use of the transport route, any future development cannot achieve active frontages around a main street core as defined in the MBRC Planning Scheme and as required by Overall Outcome (I)(vi).</p> <p>vii. Not applicable as the proposal is not for expansion of an existing centre.</p>
<p>m. General works associated with the development achieves the following:</p> <p>i. new development is provided with a high standard</p>	No	<p>The applicant has not demonstrated through submission of an Integrated Transport Assessment that the development will provide a high standard of</p>



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<b>6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
<p>of services to meet and support the current and future needs of users of the site, including roads, street lighting services, telecommunications and reticulated electricity (underground wherever possible), water and sewerage (where available);</p> <p>ii. the development manages stormwater to:</p> <p>A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters;</p> <p>B. prevent stormwater contamination and the release of pollutants;</p> <p>C. maintain or improve the structure and condition of drainage lines and riparian areas;</p> <p>D. avoid off-site adverse impacts from stormwater.</p> <p>iii. the development does not result in unacceptable impacts on the capacity and safety of the external road network;</p> <p>iv. the development ensures the safety, efficiency and useability of access ways and parking areas;</p> <p>v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.</p> <p>Activities associated with the use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke.</p>		roads to meet and support the current and future users.
<p>p. Noise sensitive uses are designed, sited and constructed so as not to</p>	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
be subject to unacceptable levels of noise.		code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The ultimate layout and design and mix of uses on the site is yet to be determined however noise sensitive uses such as child care centres and residential uses are contemplated by the planning scheme to occur within a Local centre.  The application has not demonstrated the site is appropriate to support noise sensitive uses. A large portion of the site is mapped as being within the Extractive industry - Transport route separation area (100m buffer from Raynbird Road). The application has not demonstrated how the impacts of noise, dust and vibration generated by haulage of extractive materials along the haulage route would be mitigated.
q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by: i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment; ii. ensuring no further instability, erosion or degradation of the land, water or soil resource; i. 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. ii. maintaining, restoring and rehabilitating environmental	No	The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. The ultimate layout and design and mix of uses on the site is yet to be determined.  Despite this, the site contains area of constraint, limitation and environmental value that have not been adequately assessed and may not be able to be avoided which would ultimately affect the design, form and functionality of a future Local centre. The site containing: <ul style="list-style-type: none"> <li>• A mapped waterway (Burpengary Creek Tributary) and associated riparian and wetland setbacks adjacent to the Oakey Flat Road frontage of the site which may compromise the ability to achieve an active frontage in this location;</li> </ul>

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
<p>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 buildings of heritage and cultural significance;</p> <p>vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;</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>		<ul style="list-style-type: none"> <li>• A mapped overland flow path through the centre of the site which may compromise the form and functionality of the centre;</li> <li>• Mapped areas of landslide hazard (slope &gt;15%) which may compromise form, functionality and integration of a future local centre.</li> <li>• Mapped Extractive industry - Transport route separation area which extends 100m into the site which may compromise the mix of uses within the centre and compromise the achievement of attractive, active frontage along Raynbird Road.</li> </ul> <p>The development application has not demonstrated how a future Local centre would avoid areas subject to constraint, limitation or environmental value. Furthermore, it is noted that the application seeks to make future development over the site subject to Code Assessment. The Centre zone code, Local centre precinct does not contain provisions relating to mapped Landslide hazard areas or the Extractive industry - Transport separation route and would be unable to be assessed through subsequent Code Assessable development applications.</p>

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6.2.1.6 - Overall Outcomes of the Centre zone code, Local centre precinct		
Overall Outcomes	Complies Y/N	Comments
<p>x. ensuring effective and efficient disaster management response and recovery capabilities;</p> <p>xi. where located in an overland flow path:</p> <p>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>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>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>D. development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.</p>		

Based on the assessment above, the proposal is inconsistent with the overall outcomes of the assessment benchmarks. Therefore, in accordance with section 1.7.2 of the MBRC Planning Scheme, an assessment against the Strategic Framework is set out in section 2.3.1 of this report.

2.6 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. 7 commencing on 11 December 2017 (CR).

2.6.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge is not applicable to this Preliminary Approval (Variation Approval) application.

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2.7 Recording of particular approvals on the MBRC Planning Scheme

In accordance with section 89 of the *Planning Act 2016*, a variation approval given under section 61 of the *Planning Act* is required to be noted on Schedule 4 of the MBRC Planning Scheme (refer report recommendation).

2.8 Referrals

2.8.1 *Council Referrals*

**2.8.1.1 Development Engineering**

*Site Access and Parking*

The General Residential Zone Code PO23 requires the layout of the development to not compromise the function, safety and capacity of the road network. The development proposes a possible potential development of 5000-7000 m<sup>2</sup> retail GFA and 2000-5000 m<sup>2</sup> commercial GFA (as contemplated for a Local centre). Access is proposed off both Raynbird Road (District Collector) and Oakey Flat Road (Arterial). An Integrated Transport Assessment in accordance with PSP - Integrated Design - Integrated Transport Assessment has not been submitted not been submitted to support the application to demonstrate that future Local centre in this location would not compromise the function, safety and capacity of the road network.

*Stormwater Management and Drainage Discharge*

The development is impacted by overland flow as mapped on Overlay map - Overland flow. Performance Outcome PO94 of the Centre zone code, Local centre precinct requires the development to maintain conveyance of the flows for all events up to the 1% AEP. A future local centre development would need to address the flow path and consideration must be given to the topography of the land (16%) which will require earthworks to allow suitable building pads and parking grades. This has not been addressed as part of the application.

*Landslide Hazard Overlay*

The development is impacted by the Landslide Hazard Overlay triggered by existing land grades of over 15%. The applicant has not submitted a Geotechnical Assessment to address PSP - Landslide Hazard demonstrating that the site is suitable for the proposed use. It is further noted that the Landslide hazard overlay is not triggered within the Centre zone code, Local centre precinct and would not form part of the assessment of a subsequent Code Assessable development application.

2.8.2 *Referral Agencies*

**2.8.2.1 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;

- (a) Matters relating to development impacting on State Transport Infrastructure. Council was advised on 14 November 2017 (DILGP Reference: 1710-1982) that DILGP has no objection to the development application subject to a number of conditions being attached to Council's Decision Notice.

**2.8.2.2 Advice Agencies**

There were no Advice Agencies involved in assessing this application.

**2.8.2.3 Third Party Agencies**

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

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2.9 Public Consultation

2.9.1 *Public Notification Requirements under the Development Assessment Rules*

- (a) Public Notification was served on all adjoining landowners on 6 November 2017.
- (b) The development application was advertised in the Courier Mail on 7 November 2017.
- (c) A notice in the prescribed form was posted on the relevant land on 7 November 2017 and maintained for a period of 30 business days until 19 December 2017.

2.9.2 *Submissions Received*

The application was publicly advertised and a total of 252 submissions were received, consisting of 216 properly made submissions and 36 not properly made submissions. Of the 216 properly made submissions received, 209 submissions were in support and 7 submissions were opposed. It should be noted that 208 of the submission received were in a pro-forma template.

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

<b>Assessment of Submissions</b>
<p><b>Issue - Proposed Location / Compliance with Moreton Bay Regional Council Planning Scheme</b></p> <ul style="list-style-type: none"> <li>• The proposed shopping centre is too close to the existing Narangba Valley Shopping centre and is not needed.</li> <li>• The proposed development will not integrate into its residential catchment area by reason of its location on the periphery of an emerging urban area, as opposed to centrally location within that area.</li> <li>• The location of the land does not encourage or facilitate walking, cycling or public transport accessibility, again because it is located on the periphery of the catchment it proposes to serve.</li> <li>• The location of the land raises conflicts with the existing extractive industry haulage route. It is inappropriate to seek to locate a local centre on such a route.</li> <li>• The development application includes factual errors in the statement of design intent submitted as part of the information request response which provides a 'link to future sport / recreation precinct'. The site is current reserve for gravel and there are no plans in Council's LGIP for its conversion for recreation purposes in the current planning horizon.</li> <li>• There is no community benefit, or no community benefit of sufficient substance, to warrant approval of the development application given the extensive conflicts with the planning scheme.</li> <li>• There is no planning need to support the departure from the planning scheme.</li> <li>• There are no relevant matters to justify the proposed development or the variations in the development application despite too many conflicts with the planning scheme.</li> <li>• The development application does not comply with the follow sections of the planning scheme: <ul style="list-style-type: none"> <li>▪ SC6.6 Planning Scheme Policy - Centre and Neighbourhood Hub Design</li> <li>▪ SC6.7 Planning Scheme Policy - Economic Impact Assessment</li> <li>▪ SC6.13 Planning Scheme Policy - Integrated Transport Assessment</li> <li>▪ SC6.15 Planning Scheme Policy - Neighbourhood Design</li> <li>▪ Centre Zone Code - Local Centre Precinct</li> <li>▪ Strategic Framework</li> </ul> </li> </ul>
<p><b><u>Discussion</u></b></p> <p><u><i>General Residential Zone Code - Next Generation Neighbourhood Precinct &amp; Centre Zone Code - Local Centre Precinct</i></u></p> <p>The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre.</p>

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**Assessment of Submissions**

In accordance s61 of the *Planning Act 2016*, Council must consider the consistencies with the local planning scheme and the effects the variations would have on submission rights for later development applications and any matter prescribed by regulation.

The proposed variation request is proposed to facilitate 'out-of-centre' development to allow a local centre uses within the General residential zone. Accordingly, regard must be given to the assessment criteria of both the General residential zone code, Next generation neighbourhood precinct as well as the Centre zone code, local centre precinct in determining the request.

Overall outcome (i) of the General residential zone code, Next generation neighbourhood precinct requires that:

- i. Retail and commercial uses that will result in a new or existing neighbourhood hub expanding to a scale and function consistent with a Local centre are to be assessed as if establishing a new Local centre. Refer to the Centre zone code for relevant assessment benchmarks.*

Overall outcome (l) of the Centre zone code, Local centre precinct relates to 'out-of-centre' development and requires that:

- l. Out-of-centre development, including centre expansion (into adjoining zones and precincts) or the establishment of a new centre only occurs where:
 
  - ii. it maintains the scale and function of a local centre consistent with Table 6.2.1.1 including provision of one full line supermarket plus local speciality shops and lower order commercial uses;*
  - iii. expansion strengthens the existing centre as an important local activity node, or for a new centre, strengthens the centres network within the region;*
  - iv. clear separation from existing higher order, district and local centres within the network are maintained to reduce catchment overlap and to establish 15 minute walkable neighbourhoods (generally, local centres should be separated from other centres by 2400m and neighbourhood hubs by 1600m, measured from the centre of each centre or neighbourhood hub);*
  - v. for expansion, it is located on a highly accessible site, adjoining the existing centre not resulting in the fragmentation of the centre;*
  - vi. for a new centre, it is located on a sub-arterial or collector road;*
  - vii. designed to include active frontages around a main street core;*
  - viii. expansion does not result in an elongated centre forming a ribbon of development along regional through roads.**

An assessment against Overall Outcome l of the centre zone code, Local centre precinct is as follows:

- i. Not applicable. Application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a development application for local centre. Whilst the application includes an indicative site plan for a future centre, this site plan has not been considered as part of this assessment as the variation request does not authorise development to occur and subsequent development application/s would be required to establish a Local centre on the site.*
- ii. A proposed new Local centre in this proposed location would undermine the centres network within the Region. Within the catchment to which the site is located, there is an approved Material Change of Use - Development Permit for Restaurant, Shop and take Away Food Outlet (Council reference DA/31076/2015/V23C), located over Lot 958 Sovereign Drive, Narangba (958/SP283494). This approval would constitute a 'Neighbourhood hub' as defined by the Moreton Bay Regional Council Planning Scheme and is located approximately 500m north of the site. This Neighbourhood hub has yet to be constructed. It is noted that over this same site at lot 957 Sovereign Drive, Council has recently issued a Development Permit has for a Local*

ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)

**Assessment of Submissions**

centre (however this application is not yet in effect and is currently subject to an appeal). This approved centre complies with the scale and function of a Local centre as outlined within Table 6.2.1.1 – MBRC Centres network as the proposal a total Gross Floor Area (GFA) of 6,646m<sup>2</sup> and includes a full-line supermarket with a GFA of 3,946m<sup>2</sup> and an additional 2,700m<sup>2</sup> of retail and commercial uses (inclusive of a Service station). The approved Neighbourhood hub (or Local centre pending appeal resolution) would service the growth catchment of western Narangba. Approximately 1400m to the north-east on Young Road is the established Narangba Local Centre which includes the Narangba Village shopping centre. Wider within the same trade catchment is also the Burpengary and Morayfield activity centres and the Narangba station village shopping centre.

The applicant has submitted an Economic Need and Impact Assessment to determine the impact on the existing and approved centre network. The applicant’s assessment contends the impact on the centres network would be relatively minor. With respect to the approved Neighbourhood Hub on Lot 957 Sovereign Drive (approved but not yet constructed), the applicant contends that this Neighbourhood hub would be considered complementary to a new Local Centre as it would provide a lower order retail function than a Local centre. Due to the complementary function, the applicant forecasts that turnover of the approved neighbourhood hub will decline by less than 10% due to the introduction of a future local centre. The applicant’s Economic Need and Impact Assessment has been peer reviewed by an external third party which identifies the economic impact across the centres network would be as follows:

- Narangba Local Centre (incl. Narangba Valley Shopping Centre): \$11.0 million;
- Burpengary activity centre: \$16.0 million;
- Morayfield activity centre: \$13.0 million;
- Sovereign Drive, Narangba neighbourhood Hub (approved): \$2 million; and
- Narangba Station Village: \$1 million.
- The remaining \$5 million would come from other centres.

The consequence of the above impact distribution would be that the impact on the Narangba Local Centre (Young Road) would be above 15% of turnover and the impact on the approved Narangba Neighbourhood Hub would be ~40% of assumed turnover. The impact on Narangba Local Centre (Young Road) would be ameliorated through population growth, but the anticipated impact on the approved Narangba Neighbourhood Hub would be such that either the Neighbourhood Hub would not proceed or would fail if developed.

As a result, the proposed development would not strengthen the existing centres in the network, but rather has the potential to compromise the centres network. It should be noted that the applicant’s economic impact assessment as not considered the impact on the approved Local centre over Lot 957 Sovereign Drive (approved by Council but currently subject to appeal). The peer review of the applicant’s economic impact assessment has assessed the impact in the event that both this proposed Local centre at Raynbird Road and the approved (subject to appeal) Local centre at Lot 957 Raynbird Road, separated by 500m where to proceed, the assessed resultant impact would be that there would be three (3) underperforming local centres within Narangba (including the existing Narangba Valley local centre at Young Road/Golden Wattle Drive).

- iii. The proposal for a variation request to apply the Local centre precinct over the site (to facilitate a future local centre) cannot maintain clear separation from the existing and approved centres within the network.
  - (a) The site is located approximately 500m north of an approved Neighbourhood Hub located at Lot 958 Sovereign Drive, Narangba. The proposal does not meet the minimum separation distance of 1600m as required by the overall outcome. It should also be noted there is a Development approval for a Local centre over the same site which is



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**Assessment of Submissions**

currently approved but the development approval is current not in effect (submitter appeal period). The proposal would not meet the separation distance to a Local centre being 2400m.

- (b) The site is located approximately 1400m to the south-west of the existing Narangba Local Centre located on Young Road. The proposal does not meet the required separation distance of 2400m to another Local centre.

As a result of the proposed Variation request, a future local centre located on the site would result in catchment overlap with approved and existing centres within the network.

- iv. Not applicable as the proposal is not for expansion of an existing centre.
- v. The site subject to the variation request is located on the corner of a Council arterial and district collector road.
- vi. The planning scheme defines a main street as ‘a street having a primary role to facilitate and foster opportunities for formal and informal social and economic exchange framed within the realm of a civic space’. The subject site is bounded by a Council arterial (Oakey Flat Road) and Council district collector (Raynbird Road) which is an Extractive Industry Transport Route. Any opportunity for direct access to Oakey Flat Road will be limited given its form and function as an arterial road. With respect to Raynbird Road, the assessment benchmarks under State Planning Policy (July 2017) requires development adjacent to the transport route does not adversely affect the safe and efficient use of the transport route by vehicles transporting extractive resources. Given the hierarchy of Oakey Flat Road, and the requirements of the SPP to ensure any development does not affect the safe and efficient use of the transport route, any future development cannot achieve active frontages around a main street core as defined in the MBRC Planning Scheme and as required by Overall Outcome (I)(vi).
- vii. Not applicable as the proposal is not for expansion of an existing centre

Strategic Framework

The variation request is in conflict with a number of Specific Outcome in the Strategic Framework. These are outlined below:

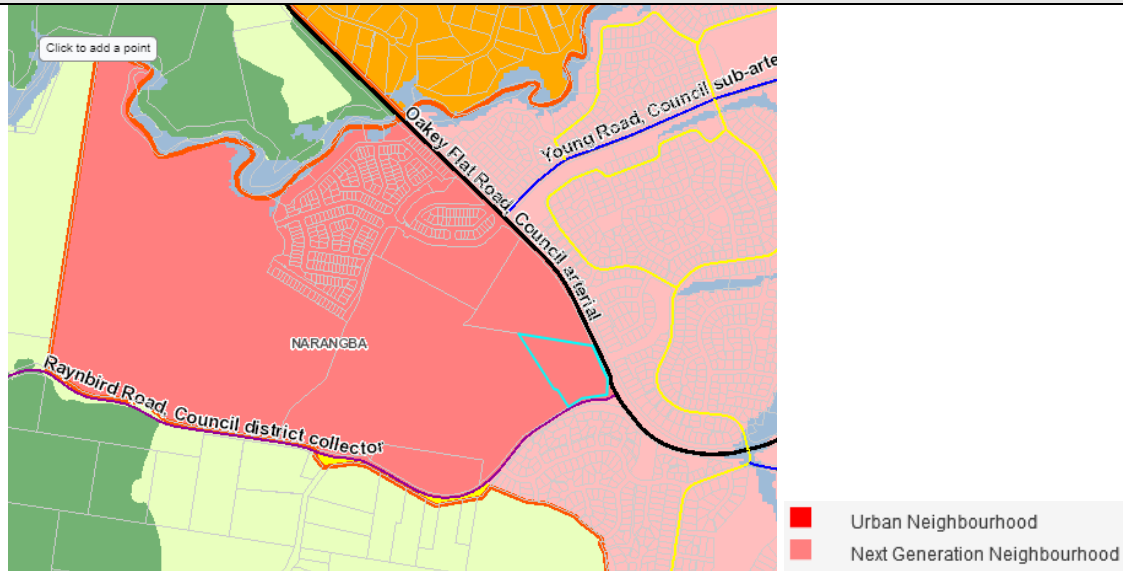
3.13.3.4 Specific Outcome - Settlement Pattern and Urban Form

- 11. *Next generation neighbourhoods at Griffin, Mango Hill, Kallangur, Dakabin, Narangba and Burpengary East will be developed as well planned and attractive new residential neighbourhoods providing a diverse range of residential opportunities at densities that support the provision of community facilities and services and viable local centres. Local centres will generally be located on central intersections with good accessibility and visibility, in locations that support active transport and a network of well connected and attractive streets and open spaces within the neighbourhoods*

The site to which the variation request relates is outlined below.

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This subject site is located in the south-east corner of the Narangba Next Generation Neighbourhood referenced in the Strategic Framework. The locational requirement of centres / neighbourhood hubs is further described in the MBRC Place Model of the Strategic Framework. Specifically:

*3.14.9.4 Specific Outcome - Settlement Pattern and Urban Form (Next Generation Neighbourhood Place Type)*

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

In that regard, the subject site is not conveniently located nor it is central to the neighbourhood it is intended to serve. As identified above, there is an approved Neighbourhood Hub (and an approved Local centre - permit not yet in effect) on the site at 958 Sovereign Drive, Narangba. This approved neighbourhood hub (or Local centre) establishes a 15 minute walkable neighbourhood to service the expanding residential population on the south-western side of Oakey Flat Road which includes the site subject to the variation request.

The application submitted to Council has not demonstrated that the subject site is the appropriate location to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre.

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**Assessment of Submissions**

**This is a ground for refusal of the application.**

**Issue - Economic Impacts/ Need**

- The development application will have unacceptable economic impacts on the approved local centre at Sovereign Drive, Narangba.
- The proposed variation request included an Economic Impact Assessment report. This report has not been prepared in accordance with the requirements of SC6.7 Planning Scheme Policy - Economic Impact Assessment.
- The community have access to the existing shopping opportunities in Narangba Valley Shopping Centre, Burpengary, North Lakes, Kallangur and Morayfield
- Do not want or need another shopping centre.
- Shops will not offer more choice - same set of major retailers.
- I do not believe it is socially beneficial to the Moreton Bay Regional and Narangba area to establish another McDonald's restaurant / fast food outlet.

**Discussion**

The applicant has submitted an Economic Need and Impact Assessment to determine the impact on the existing and approved centre network. The submitted Economic Impact Assessment has been prepared generally in accordance with Planning Scheme Policy - Economic Impact Assessment.

The applicant's Economic Impact Assessment contends the impact on the centres network would be relatively minor. With respect to the approved Neighbourhood Hub on Lot 957 Sovereign Drive (approved but not yet constructed), the applicant contends that this Neighbourhood hub would be considered complementary to a new Local Centre as it would provide a lower order retail function than a Local centre. Due to the complementary function, the applicant forecasts that turnover of the approved neighbourhood hub will decline by less than 10% due to the introduction of a future local centre. The applicant's Economic need and Impact Assessment has been peer reviewed by an external third party which identifies the economic impact across the centres network would be as follows:

- Narangba Local Centre (incl. Narangba Valley Shopping Centre): \$11.0 million;
- Burpengary activity centre: \$16.0 million;
- Morayfield activity centre: \$13.0 million;
- Sovereign Drive, Narangba neighbourhood Hub (approved): \$2 million; and
- Narangba Station Village: \$1 million.
- The remaining \$5 million would come from other centres.

The consequence of the above impact distribution would be that the impact on the Narangba Local Centre (Young Road) would be above 15% of turnover and the impact on the approved Narangba Neighbourhood Hub would be ~40% of assumed turnover. The impact on Narangba Local Centre (Young Road) would be ameliorated through population growth, but the anticipated impact on the approved Narangba Neighbourhood Hub would be such that either the Neighbourhood Hub would not proceed or would fail if developed. As a result of the impact to the approved Neighbourhood hub at Lot 957 Sovereign Drive, this is sufficient grounds for refusal of the application.

It is acknowledged that there is existing shopping choice available within the catchment, considering both existing and approved centres.

The application is seeking a variation request to apply the Centre zone, Local centre precinct over the site. The mix of land uses and the layout of a future development would be determined at the time of making subsequent development application for a development permit.

**This is a ground for refusal of the application.**

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**Assessment of Submissions**

**Issue - Development Application**

- The planning scheme provides for local centres to be established in the General Residential Zone - Next Generation Neighbourhood Precinct, and the applicable assessment benchmarks are the Centre Zone - Local Centre Precinct. That is, the planning scheme provides for this development to be considered on its merits without the need to vary the provisions of the scheme.
- The proposed development fails to demonstrate proper structure planning in support of the proposed development on the land.
- The approval of the development application, based on the level of detail provided, would deprive submission rights to future application, particularly in relation to detailed design matters which have not been properly considered.
- Insufficient information has been submitted to allow the Assessment Manager to properly assess the Development Application.

**Discussion**

It is acknowledged that the planning scheme provisions allow for an application to be made under the General residential zone - Next generation neighbourhood precinct This application however seeks a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct. In accordance s61 of the *Planning Act 2016*, Council must consider the application on its merit and consider consistencies with the local planning scheme and the effects the variations would have on submission rights for later development applications and any matter prescribed by regulation.

The assessment process has been undertaken in accordance with the legislative requirements of the Planning Act 2016 and the application was also publicly notified for 30 business days. It is acknowledged that as the application is for a variation request and the application seeks to make subsequent development application for Local centre uses Code Assessable. An indicative site layout plan and design intent statement have been submitted as part of the application however the application is not seeking approval of this plan. As a result of the variation request, submissions on the detailed layout, design, mix of uses and Gross Floor area of the development would not be able to be made on subsequent development applications requiring code assessment.

**This is a ground for refusal of the application.**

**Issue - Design**

- The design of the proposed centre fails to achieve good design and CPTED principals, including the lack of street activation and car dependence.

**Discussion**

The application is seeking a variation request to allow land uses in accordance with the Centre zone code, Local centre precinct to ultimately facilitate a future development application for a Local centre. Whilst the application includes an indicated site plan for a future centre, approval of this plan is not sought as part of the application.

In accordance s61 of the *Planning Act 2016*, Council must consider the consistencies with the local planning scheme. With respect to the design of a future Local centre, Council requested additional information from the applicant as to how a future local centre could be designed to achieve active frontages around a main street core, considering that Oakey Flat Road is an arterial road with limited access and Raynbird Road is an Extractive Industry Transport Route. In addition, the Oakey Flat Road frontage of the site contains a mapped waterway under overlay map - Environmental area being Gympie Creek Tributary. Although it is acknowledged that detailed design of the centre would be assessed through subsequent development permit applications, the application has failed to address the design requirements of the Overall outcomes of the Centre zone code, Local centre precinct.

**This is a ground for refusal of the application.**

ITEM 2.2 DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 - A16518022 (Cont.)

**Assessment of Submissions**

**Issue - Support for the development**

- The proposed centre is proposed is expected to generate a variety of beneficial impacts including:
  - Providing trade area residents with greater local choice of shops and services;
  - Enhancing competition in pricing and service;
  - Enhancing accessibility to everyday retail requirements;
  - Providing savings in travel time and costs;
  - Generating employment during construction and approximately 160 full-time, part-time and casual positions at the centre when it is trading;
  - Would offer more choice to local residents;
  - Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct;
  - Introduce more competitive pricing and financial savings at the checkout;
  - Integration with the adjoining Council owned land would enhance the opportunities for sporting clubs and local activities;
  - With the anticipated growth for the area it is a much needed enhancement.
- An additional supermarket is much needed in Narangba.
- The proposed development will be beneficial for house prices in the area;

The submitter's comments in support of the application are acknowledged. An economic impact and need assessment has been submitted of the application and has been per reviewed by an independent expert. This peer review of the economic impact and need assessment confirms there is presently an undersupply of convenience retailing (including supermarket floor space) available to residents within Narangba. The peer review of the economic impact and need assessment confirms there is a need for an additional local centre to meet the needs of the growing community around western Narangba and this is reflected in the submissions received in support of the proposal. Despite this, the impact of an additional local centre, over and above the existing and approved centres within Narangba, would compromise the network of centres within Narangba and result in in underperforming or failing centres and would not be in the interest of the community.

Council's Local Government Infrastructure Plan (LGIP) does not identified the adjoining Council owned Oakey Flat Road Reserve (Gravel Reserve) as performing a Local recreation or sporting function.

The impact on house prices is not a relevant planning consideration. Furthermore, no evidence has been provided in support of the claim the proposed development would be beneficial for house prices (or to the contrary).

The application has not demonstrated the site is appropriate to accommodate a future local centre.

**This is a ground for refusal of the application.**

*2.9.3 Notice of Compliance*

The Notice of Compliance was received by Council on 21 December 2017. 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.

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## 2.10 Other Matters

### 2.10.1 *Economic Need and Impact Assessment*

The applicant has submitted an Economic Need and Impact Assessment to determine the impact on the existing and approved centre network. The applicant's assessment contends the impact on the centres network would be relatively minor. With respect to the approved Neighbourhood Hub on Lot 957 Sovereign Drive (approved but not yet constructed), the applicant contends that this Neighbourhood hub would be considered complementary to a new Local Centre as it would provide a lower order retail function than a Local centre. Due to the applicant's contention of a complementary function, the applicant forecasts that turnover of the approved neighbourhood hub will decline by less than 10% due to the introduction of a future Local centre.

The applicant's Economic Need and Impact Assessment has been peer reviewed by an external third party which identifies the economic impact across the centres network would be as follows:

- Narangba Local Centre (incl. Narangba Valley Shopping Centre): \$11.0 million;
- Burpengary activity centre: \$16.0 million;
- Morayfield activity centre: \$13.0 million;
- Sovereign Drive, Narangba neighbourhood Hub (approved): \$2 million; and
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- The remaining \$5 million would come from other centres.

The consequence of the above impact distribution would be that the impact on the Narangba Local Centre (Young Road) would be above 15% of turnover and the impact on the approved Narangba Neighbourhood Hub would be ~40% of assumed turnover. The impact on Narangba Local Centre (Young Road) would be ameliorated through population growth, but the anticipated impact on the approved Narangba Neighbourhood Hub would be such that either the Neighbourhood Hub would not proceed or would fail if developed. The peer review disagrees with the contention that the Local centre would be complementary to the approved Neighbourhood hub and the proposed Local centre would instead threaten the retail network.

As a result, the proposed development would not strengthen the existing centres in the network, but rather has the potential to compromise the centres network. It should be noted that the applicant's economic impact assessment as not considered the impact on the approved Local centre over Lot 957 Sovereign Drive (approved by Council but currently subject to appeal). The peer review undertaken by an independent consultant has however assessed the impact of both the Raynbird Road Local Centre and the Sovereign Drive Local centre proceeding (separated by approximately 500m). The assessed concludes that if both Local centres were to proceed, there would be significant catchment overlap and the resultant impact would be that there would be three (3) underperforming local centres within Narangba (including the existing Narangba Valley local centre at Young Road/Golden Wattle Drive). Accordingly, should the application proceed, the centres network would be compromised.

## 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 inconsistent with the existing Moreton Bay Region planning provisions and relevant policies.

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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.
- b) Permit conditions require infrastructure contributions to Council.

3.7 Economic Implications

The proposed development would have the potential to compromise the network of centres in the locality.

3.8 Environmental Implications

There are no environmental implications arising from the refusal of this development application.

3.9 Social Implications

There are no social implications arising from the refusal of this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

**SUPPORTING INFORMATION**

**Ref: [A16518030](#), [A16549878](#), [A16549835](#), [A16549875](#) & [A16553622](#)**

The following list of supporting information is provided for:

**ITEM 2.2**

**DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11**

***#1 Locality Plan***

***#2 Aerial Photograph***

***#3 Zoning Map***

***#4 Variation Request Plan***

***#5 Submissions***

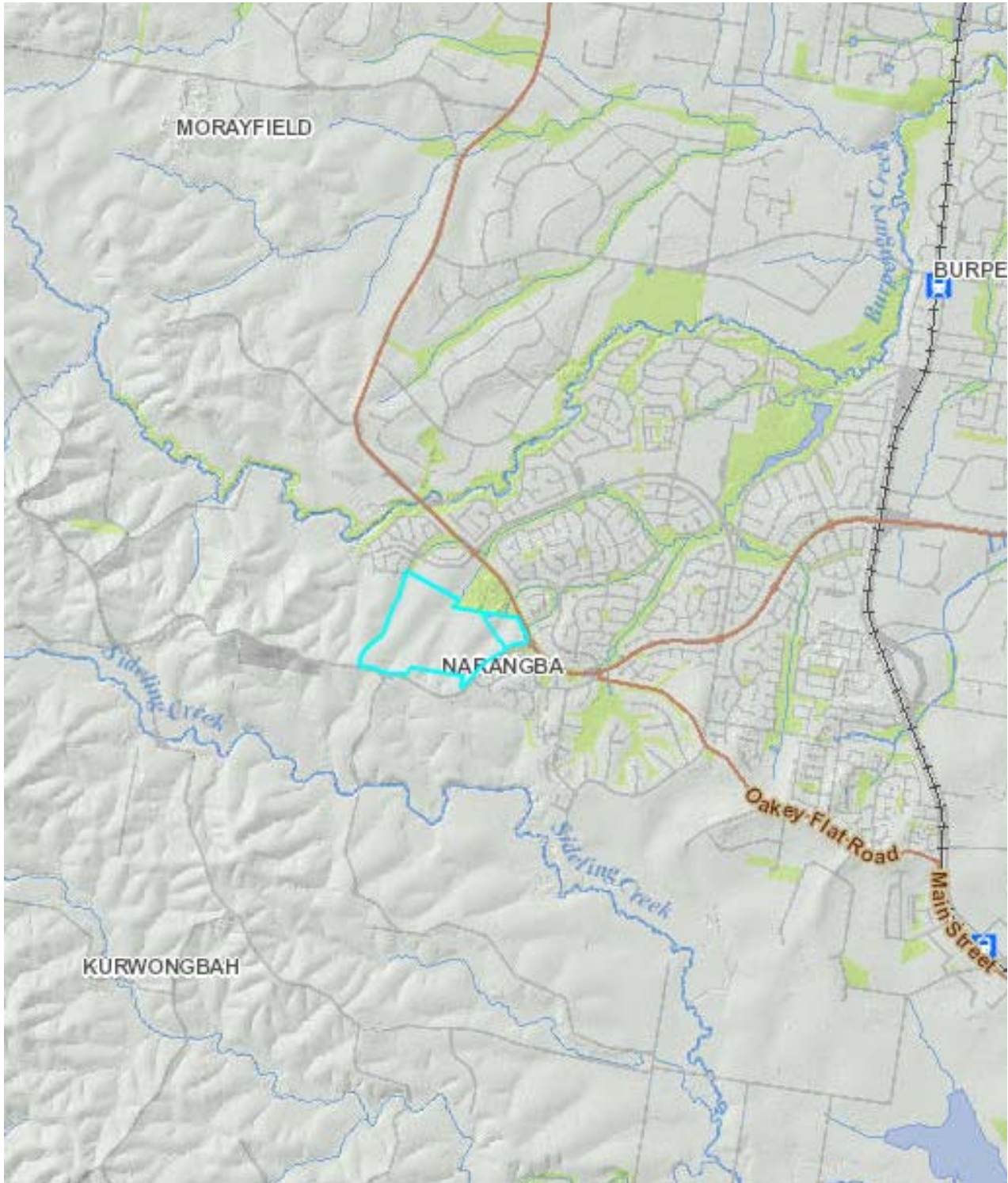
***#6 Referral Agency Response***

***#7 Indicative Site Plan and Design Intent***



DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

**#1 Locality Plan**





DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

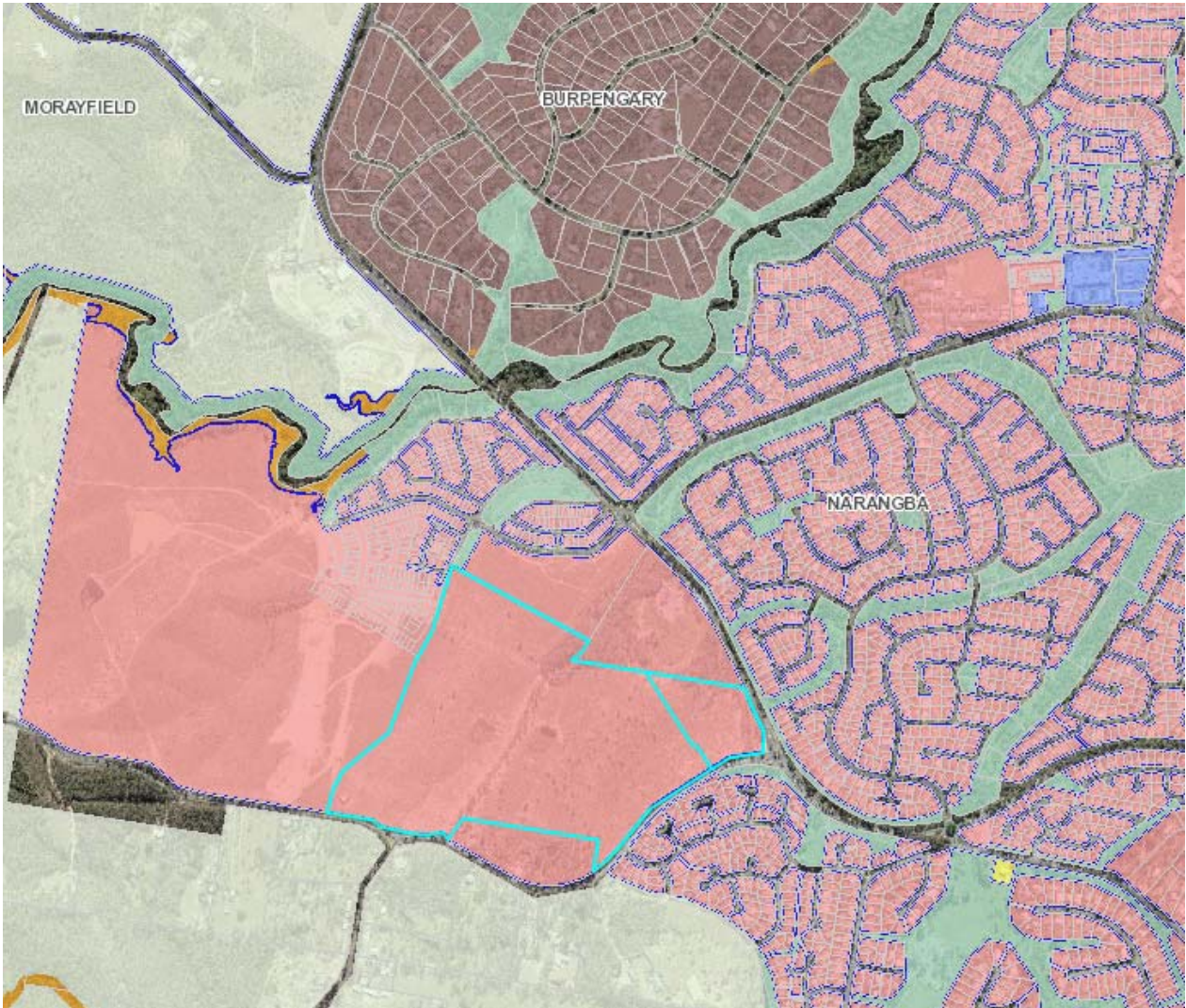
#2 Aerial Photograph





DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

#3 Zoning Map



Zones	
Red	General residential
Blue	Centre
Green	Recreation and open space
Dark Green	Environmental management and conservation
Purple	Industry
Yellow	Community facilities
Light Brown	Emerging community
Dark Brown	Extractive industry
Orange	Limited development
Light Green	Rural
Brown	Rural residential
Light Orange	Township

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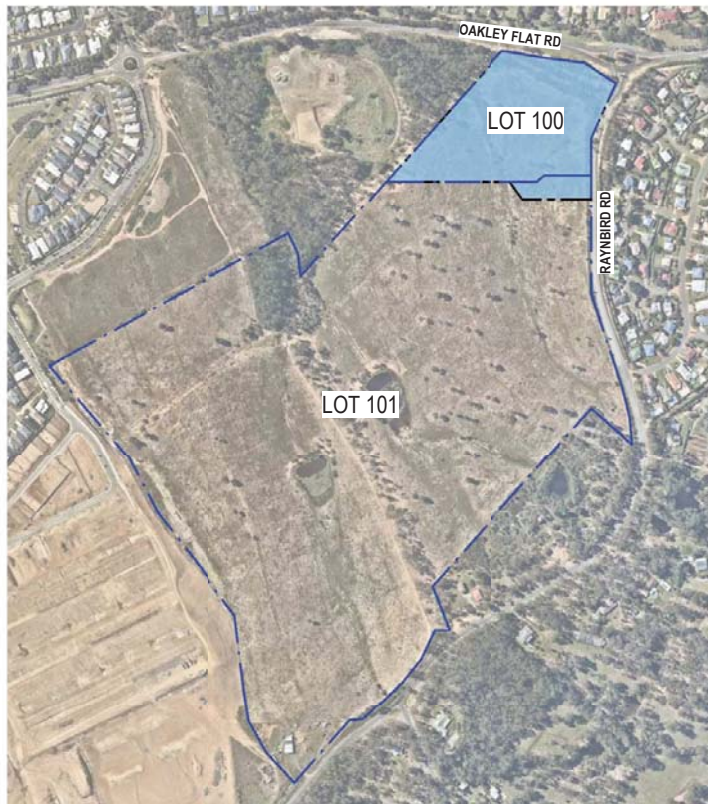
**#4 Variation Request Plan**



**REEL PLANNING**  
URBAN AND RURAL STRATEGIES

**APPENDIX F – Area subject to Variation Request**

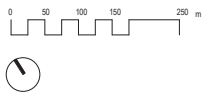
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**LEGEND:**

- - - LOT BOUNDARIES
- AREA SUBJECT TO VARIATION REQUEST

1 SITE CONTEXT  
1 : 5000



**NARANGBA**  
CNR RAYNBIRD RD AND OAKLEY FLAT RD  
ANH DEVELOPMENTS P/L

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ABN 76 105 314 654  
Trading as ThomsonAdsett.

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com

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adsett**

SITE CONTEXT  
06/11/2017

TA# 17.0352  
**DA-00**



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## **#5 Submissions**

Chris Roberts  
2 Glenross Place, Narangba 4504

RE: 96 RAYNBIRD ROAD NARANGBA - DA/34978/2017 ( Development Application  
Enquiry: 2017 / 34978 / V2C - MCU Commercial (Shop, Office, Business, etc) )

I am writing about my concerns for the proposed Raynbird Rd development application.

Overall I support the development proceeding however I have significant concerns about the proposal for a fast food restaurant and the impact this will have on my property and the Narangba Valley neighbourhood. I do not believe the addition of a fast food restaurant as part of this development will enhance the local area.

Other than just the potential economic benefits I would like for council to please consider these concerns as they review this development application, because the proposed centre design includes very specific and clear options for a fast food restaurant, drive through and fast food signage.

### **Fast food restaurant concerns**

From my enquiries the restaurant of choice by the developer for this proposed centre is **McDonald's**. If this is the final choice of restaurant or if another fast food brand is chosen (KFC, Hungry Jack's, Red Rooster, etc) any of the following concerns could be made about these, including:

#### **Pollution / environmental impact**

On October 8th, 2017, 12pm I walked south from Rowley Road to Raynbird Road and observed fifteen distinct McDonald restaurant pieces of rubbish spread along the eastern side of the road and footpath. **See appendix A for the documented photos.**

I presume that this litter originates from the Burpengary or Morayfield restaurants, over 6kms away. If a similar restaurant is added here in Narangba this pollution will no-doubt increase and negatively impact the environment and appearance of the local area.

#### **Noise & Light impact**

I am concerned about the increase of light and noise pollution for the residence of Highlands Estate, where my property is located in Glenross Place.

Highlands Estate backs on to the Raynbird Road roundabout situated at the top of the ridge and I am concerned that both the overall centre / fast food restaurant will increase the noise and light visible from my location.

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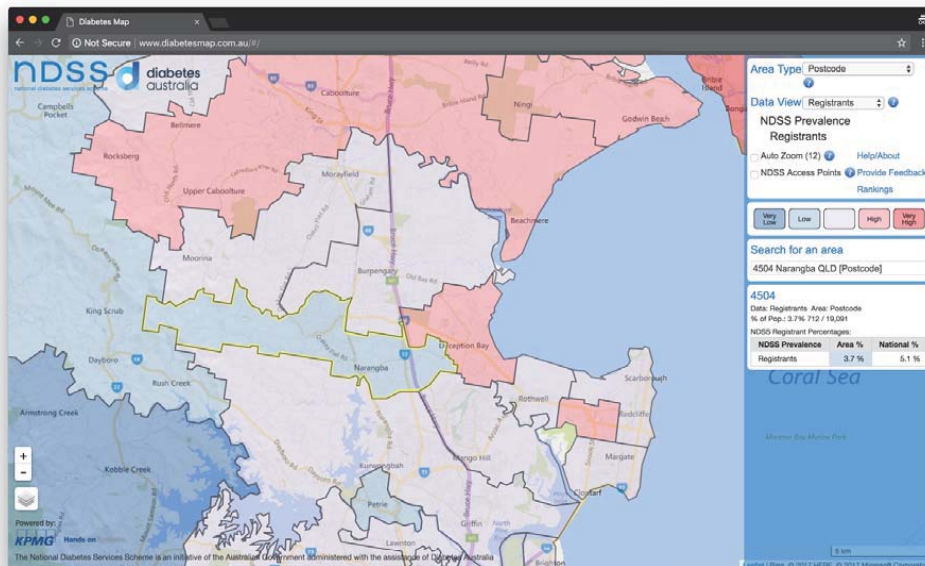
I also have significant concerns about the impact on my home if the fast food restaurant is operating 24 hours / day as per the recent trend by Moreton Bay Regional Council to approved 24 hour / day McDonald's "restaurants" at Caboolture, Morayfield, North Lakes, and Burpengary.

## Health

I do not believe it is socially beneficial to the Moreton Bay and Narangba area to construct another McDonald's restaurant on top of the ~19 McDonald's restaurants MBRC already has (not to mention other fast food brands).

The lobbying of local residents by the developers for this proposed centre repeatedly mentions the benefit of access to a neighbouring council sport facility. If this is the case then constructing a McDonald's restaurant directly next to a council sports field is a very poor choice because of the influence this will have on people choosing to eat at this outlet.

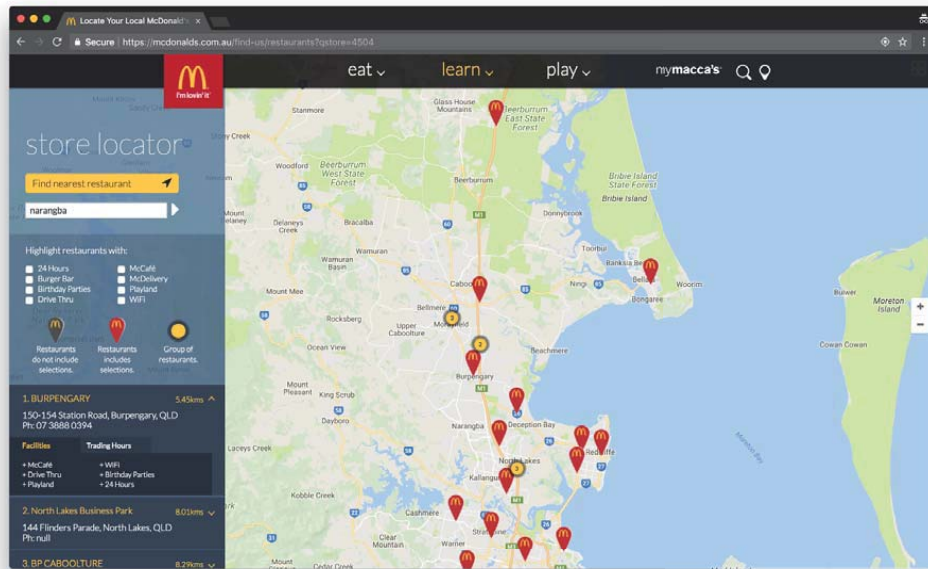
According to the NDSS national diabetes map, the Narangba postcode (4504) has one of the lowest percentage of diabetes in the MBRC area. I do not believe this is caused by fast food restaurants and is obviously a complex health concern for all of us however it is interesting to observe that 4504 is one of the few postcodes in MBRC without a McDonald's restaurant.



NDSS postcode map, source: <http://www.diabetesmap.com.au/#/>



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Locations of McDonald's restaurants in MBRCC, source:  
<https://mcdonalds.com.au/find-us/restaurants?qstore=4504>

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**Appendix A - McDonald's pollution between Rowley Road and Raynbird Road**

Alternatively these can be viewed online here

<https://photos.app.goo.gl/3EZ4cCczpSdVcB8E3> which includes GPS and Date/Time data for each photograph.





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18-12-'17 10:25 FROM- T-202 P0002/0005 F-518

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Jasmin Abernethy  
ADDRESS: 24/17 Piccadilly St Bellmere  
SIGNED: [Signature] Date: 16.11.17



Moreton Bay Regional Council

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Scanned By: Jeffrey Truscott On: 28/11/2017 11:50:09 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Ayo Adeniji  
ADDRESS: 11 Lennon Blvd Narangba Qld 4501  
SIGNED: [Signature] Date: 25/11/2017

Moreton Bay Regional Council

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18-12-'17 10:15 FROM- T-198 P0004/0005 F-510

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Sophie O'hearnne  
ADDRESS: 1603 Tank Street Brisbane 4000  
SIGNED: S O'hearnne Date: 17/11/17

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18-12-'17 10:21 FROM- T-201 P0001/0005 F-515

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

- great for the community
- creates jobs
- brings business to narangba
- gives people options to shop around

NAME: Sophie Aheame

ADDRESS: 1608 30 Tank Street Brisbane 4000

SIGNED: S Aheame

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19-12-'17 10:22 FROM- T-210 P0003/0005 F-534

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Henry Alexson  
ADDRESS: 22 Forest Hills Dr, Narangba  
SIGNED: [Signature] Date: 17/12/17

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19-12-'17 10:22 FROM- T-210 P0001/0005 F-534

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: ANN ANDERSON  
ADDRESS: 223 FOREST HILLS DV, MORAYFIELD  
SIGNED: [Signature] Date: 14.12.17



Moreton Bay Regional Council

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Handled By: *Shelley O'Callaghan* On: 5/12/2017 10:55:47 AM: Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Leigh Andrews-Schulz

ADDRESS: 8 Dougherty close

SIGNED: *LS* Date: 25.11.17

Moreton Bay Regional Council

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18-12-'17 10:32 FROM- T-205 P0003/0005 F-524

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:


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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Rachel Armstrong

ADDRESS: 40 Kendall Road Bellmere

SIGNED:  Date: 14/11/17

Moreton Bay Regional Council

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18-12-'17 10:29 FROM- T-204 P0005/0005 F-521

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Charlene Apland  
ADDRESS: 38 Elkhorn Avenue Bellara QLD 4507  
SIGNED: [Signature] Date: 15/1/2017

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18-12-'17 10:28 FROM- T-203 P0005/0005 F-520

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

- Great location
- Shopping centre is needed at Narangba.

NAME: Jacqueline Aspland  
ADDRESS: J24 Peel road Ningi 4511  
SIGNED: Jaspland.



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Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:48 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: AS A RESIDENT & HOME OWNER IN CLOSE PROXIMITY TO THE DEVELOPMENT AREA WE WOULD HOPE TRAFFIC FLOW ALONG HIGHLAND DRV IS NOT GREATLY AFFECTED & PROVISIONS IN PLACE TO REDUCE OUR LIVES COULD BE SHORT TERM DUST, NOISE & EXTRA TRAFFIC FLOW ALONG OAKBY FLAT RD WHICH OUR HOUSE AND INS AS WE HAVE ALREADY EXPERIENCED INCREASED TRAFFIC & HOONING IN THE PAST 2 YRS ALONG WITH POPULATION GROWTH.

NAME: R v B. AYRE

ADDRESS: 12 Tantallon Pl, Narangba

SIGNED: (Signature)

Date: 25/11/2017

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18-12-'17 10:20 FROM- T-200 P0003/0005 F-514

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

To accomodate the families around this area to not have to travel as far.

NAME: Kaitlyn Baird  
ADDRESS: 80 challenow street, Mango Hill  
SIGNED: K. Baird

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:23 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: JOBS, competition with other  
retailers, increased land values.

NAME: Simon Baldwin  
ADDRESS: 21 Rutledge Court Narangba  
SIGNED: SBaldwin Date: 24/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 27/11/2017 10:26:59 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

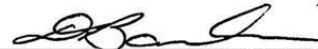
- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: DEBRA BANHAM

ADDRESS: 6 TANTALON PLACE, NARANGBA 4504

SIGNED:  Date: 24-11-17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:44 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: WE NEED THIS!!! NARANGBA IS GETTING TOO BIG NOT TO HAVE EXTRA SHOPS & SERVICES LOCALLY! MORE JOBS FOR OUR KIDS A BONUS. y

NAME: Tonia Barber

ADDRESS: 20 Culcross Drive Narangba

SIGNED: T Barber Date: 27/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 28/11/2017 10:17:58 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Please approve this application for the ~~set~~ above mentioned reasons.

NAME: NATLA BARNWELL

ADDRESS: 7 CULCROSS DRIVE, NARANGBA

SIGNED: [Signature] Date: 23/11/2017

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

- Employment opportunities
- Competition
- Improved services for increasing migration for the area.
- More retail options
- Good prospects for home prices.

I am in full support of this application.



Moreton Bay Regional Council

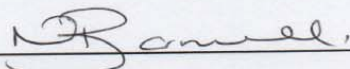
COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

NAME: NATLA BARNWELL

ADDRESS: 7 CULCROSS DRIVE NARANGA

SIGNED: 



**Moreton Bay Regional Council**

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

I am in support of this development because  
it will provide jobs for the area.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

NAME: NATHAN BARNWELL

ADDRESS: 7 CULCROSS DR, NARANGBA

SIGNED: N.O. Barnwell

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Mandy O'Callaghan On: 8/12/2017 12:25:58 PM | Moreton Bay Regional Council - Cooroothan District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_

_____	Moreton Bay Regional Council RECORDS MANAGEMENT  - 8 DEC 2017  OBJ ID: _____
_____	
_____	
_____	
_____	

NAME: M + S BATH

ADDRESS: 12 CULCROSS DR NARANGBA

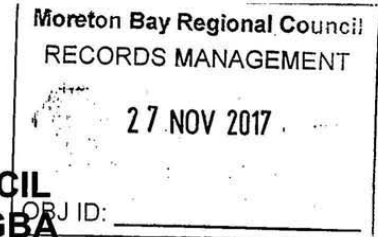
SIGNED: [Signature] Date: 24.11.17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocell On: 27/11/2017 10:27:11 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Coles is my favourite store.  
We need Coles in Narangba.  
I have to travel long way to north Lakes or Buspengary to get to Coles store. I am so pleased with this plan.

NAME: SORAYA BAZYAR

ADDRESS: 50 STARK DRIVE NARANGBA

SIGNED: Soraya Bazyar Date: 24.11.2017



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 28/11/2017 10:17:43 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Glen & Gayle Beecher  
ADDRESS: 7 Ax/more Cr + Narangba  
SIGNED: Gf Beecher Date: 28/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:31 FROM- T-205 P0001/0005 F-524


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Alicia Beil  
ADDRESS: 18 Wimbledon Dr Morafield  
SIGNED:  Date: 14/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:59 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:

*I DON'T SUPPORT IT  
- INCREASED TRAFFIC & CONGESTION  
COLES AT BURRIGARY DRIVE  
NORTHLAKE 15 MINUTES DRIVE  
KEEP NARANGBA FAMILY FRIENDLY*

NAME: S. BENNETT

ADDRESS: WILLIAMINA COURT NARANGBA

SIGNED: [Signature] Date: 23.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:25 FROM- T-202 P0003/0005 F-518

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

*A coles shopping centre at cm of Raynbirds Rd & Noranga  
would be great & much needed for the community*

NAME: Kathleen Bevins

ADDRESS: 41 A Benson of Scarborough

SIGNED: *K Bevins*



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:30 FROM- T-204 P0004/0005 F-522

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Kathleen Beavis

ADDRESS: 41 A Benson St Scarborough

SIGNED: [Signature] Date: 14/11/2017

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 27/11/2017 10:27:02 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**




I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: L. Bischoff  
ADDRESS: 13 Nicholas Close, Narangba, 4504  
SIGNED:  Date: 24-11-2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:21 FROM- T-201 P0003/0005 F-515

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017


I am writing to support the above development application. My reasons are as follows:

There is not enough grocery stores in the area.

my mum lives in the area and there is not a enough variety or choice of places to go food shopping.

NAME: Shana Blow

ADDRESS: 23 Rose St Wooloowin

SIGNED:  \_\_\_\_\_

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:39 FROM- T-208 P0005/0005 F-529

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Derek Bone

ADDRESS: 11 Wedgetail Cct

SIGNED: [Signature] Date: 20/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:41 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Chris Bosomworth

ADDRESS: 23 Rifle Range Rd Narangba

SIGNED: C Bosomworth Date: 23/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 1/12/2017 10:16:06 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
- 1 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: K & J BOTH  
ADDRESS: 6 Rifle Range Rd Narangba 4504  
SIGNED: [Signature] Date: 27/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Study@OColligan On: 5/12/2017 10:53:40 AM: Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT

- 5 DEC 2017

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

*NOT SUPPORTED.*

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: THIS DEVELOPMENT IS NOT REQUIRED AS THE COMMUNITY HAS SUFFICIENT SHOPPING OPPORTUNITIES IN NARANGBA BURTON GATE, KAWANSUR, MORAYFIELD.  
AND SHOPS WILL NOT OFFER MORE CHOICE - SAME SET OF MAJOR RETAILERS WE ALWAYS SEE.

LEAVE THIS ENVIRONMENT ALONE - NOISE TREES + BUSH REMOVED.

HAPPY TO DISCUSS FURTHER EACH OF THE POINTS ABOVE.

NAME: KEVIN BOTTLE

ADDRESS: 9 JESSIE MAE COURT.

SIGNED: [Signature] Date: 30/11/2017



Moreton Bay Regional Council

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13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:06 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- ✓ Providing trade area residents with greater local choice of shops and services
- ✓ Enhancing competition in pricing and service
- ✓ Enhancing accessibility to everyday retail requirements
- ✓ Providing savings in travel time and costs
- ✓ Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
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- ✓ Introduce more competitive pricing and financial savings at the checkout
- ✓ Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- ✓ With the anticipated growth for the area it is a much needed enhancement

(BIG.W or Kmart would make it complete!!!)

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:

Yes it is good to have coles, they sometime have specials I cant get. I would be very happy with coles in Narangba I dont like to shop is a mission more so if I have to go other suburbs.

NAME: Jenny Brett

ADDRESS: 6 Widdemere Ave Narangba

SIGNED: [Signature]

Date: 23/11/2017



Moreton Bay Regional Council

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:10 FROM- T-196 P0003/0005 F-506

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: THIS DEVELOPMENT WILL

ASSIST IN TACKLING THE AREA'S YOUTH

UNEMPLOYMENT

NAME: Daniel Brown

ADDRESS: 7 River Oak Way Narangba

SIGNED: Daniel B Date: 12/12/2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
19-12-'17 10:22 FROM- T-210 P0002/0005 F-534

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Hannah Brockhurst  
ADDRESS: 11 Anne -louise close, Soyler (works in Moray field)  
SIGNED: [Signature] Date: 14/12/17

Moreton Bay Regional Council

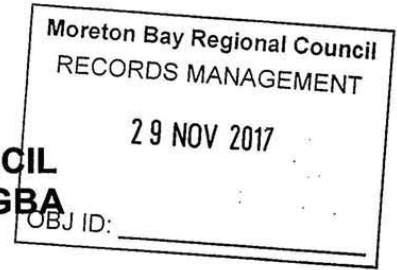
COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:21:17 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Adrienne Broederlan  
ADDRESS: 94 Trogardun Drive Narangba  
SIGNED: [Signature] Date: 26/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:09 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Jacqueline Brice  
ADDRESS: 99 Tibrogargan Drive  
SIGNED: J Brice Date: 23/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:26 FROM- T-202 P0004/0005 F-518

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

a new shopping centre would really benefit the community, it's a great location from the main road.

Fingers crossed for the Narangba community to have this new shopping centre

NAME: Emily Byrnes  
ADDRESS: 73 Caribou Fitzgibbon 4018  
SIGNED: EByrnes

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:18 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application. ✓

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Rachel Cleary + Scott Campbell  
ADDRESS: 57 Pioneer Drive Narangba  
SIGNED: [Signature] Date: 23/11/17

*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

**SUPPORT  
NEW**

**coles**

**SHOPPING  
PRECINCT**

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:20 FROM- T-200 P0005/0005 F-514

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

the area is growing & this adds jobs to the area as well as services

NAME: LYNN CATCHPOLE

ADDRESS: 22 CROOKS ST CABOOLTURE

SIGNED: L Catchpole



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Staff@OCollaghan On: 6/12/2017 9:08:45 AM Moreton Bay Regional Council - Customer Service

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
- 6 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Cavanough Family M. CAVANOUGH  
ADDRESS: 111 Tibrogargan DRIVE, Narangba.  
SIGNED: M. Cavanough Date: 28/11/17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:15 AM Moreton Bay Regional Council - Caboolture District

## THE CEO MORETON BAY REGIONAL COUNCIL RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Would like to see employment for  
senior people and special needs.  
#Great benefit if the location also had a fixed  
bus stop and was considered for a mail box too.

NAME: Kerry Chapman  
ADDRESS: 4 Claremont Court Narangba 4504  
SIGNED: [Signature] Date: 23.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 1/12/2017 10:15:57 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
  
- 1 DEC 2017

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Elizabeth Collis

ADDRESS: 4 Giles Chase Narangba

SIGNED: E. Collis Date: 24-11-17



# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Mandy O'Callaghan On: 5/12/2017 10:55:55 AM Moreton Bay Regional Council - Calaburra District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT

- 5 DEC 2017

OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: I have been living in the Narangba area for 4 years now & I do my shopping in Burpengary. Goes as Woolworths Narangba gets so busy at certain times of the day & most of the time they have limited grocery items left like eggs for eg. putting in a Voles would be awesome, it also would create more jobs in the Narangba community.

NAME: Renee Columbine

ADDRESS: 44 Coochin Avenue Narangba.

SIGNED: R.M. Columbine Date: 25/11/17



*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

**SUPPORT  
NEW**

**coles**

**SHOPPING  
PRECINCT**

Moreton Bay Regional Council

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
19-12-'17 10:23 FROM- T-210 P0005/0005 F-534

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
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- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Emma Cox  
ADDRESS: 57 Ridgeview Dr. Narangba  
SIGNED: [Signature] Date: 14/12/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:10 FROM- T-196 P0001/0005 F-506

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

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- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: ISABELLA COX

ADDRESS: 57 RIDGEVIEW DRIVE NARANGBA

SIGNED: [Signature] Date: 12/12/2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 2012/2017 9:00:44 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
20 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: TERRY CRISAMER

ADDRESS: 12 MARI PLACE, NARANGBA.

SIGNED:  Date: 2/12/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0004/0005 F-527

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: *What about a gym? that would be great for the population of Moreton Bay who are trying to live happier and healthier lifestyles.*

NAME: *Veronica Crombie*

ADDRESS: *5 Lavarack road*

SIGNED: *[Signature]* Date: *17.11.17*

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:38 FROM- T-208 P0001/0005 F-529

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Georgia Cross  
ADDRESS: 215 Kells Court Caboolture  
SIGNED: G Cross Date: 14.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Marjorie O'Callaghan On: 5/12/2017 10:55:53 AM Moreton Bay Regional Council - Customer Service

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
- 5 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: A development like this will  
enhance opportunity in Narangba  
and Castle come soon enough

NAME: Glenn Crossley  
ADDRESS: 5 Kelburn Court, Narangba  
SIGNED: [Signature] Date: 27/11/2017

Moreton Bay Regional Council

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13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:20 FROM-

T-200 P0004/0005 F-514

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

I have family in the area and having used to live there, know that it would benefit from additional shops and being able to have a choice locally.

NAME: L. Currie

ADDRESS: 24 Alva Tce Gordon Park

SIGNED: 



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:40 FROM- T-208 P0005/0005 F-530

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sport- ing clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: I would welcome the fact  
that there is more choices for shopping in the  
area

NAME: Justin Danilek  
ADDRESS: 28 main st Narangba  
SIGNED: [Signature] Date: 21-01-17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Scanned By: Jeffrey Truett. On: 30/11/2017 11:01:52 AM. Moreton Bay Regional Council - Caboolture District

## THE CEO MORETON BAY REGIONAL COUNCIL RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Coles in narangba would mean woolworths +  
IGA would have to be more competitive with their prices.  
coles also offer groceries that woolworths do not. I would not  
have to drive to Burrenongy which is also a plus. I think  
this is a great idea with narangba expanding so rapidly.  
Any chance of another petrol station?

NAME: Suzanne Devine

ADDRESS: 4 Guanica DR Narangba

SIGNED:  Date: 23/11/17

# Moreton Bay Regional Council

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Scanned By: Jeffrey Truocott On: 28/11/2017 10:18:01 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: We need a centre with cafe's  
restaurants, small shops etc... Our community is  
made up of families and apart from the parks.  
there is no where to go and hang out - currently  
we need to travel to go to anywhere that can provide  
choice.

NAME: Aleson Dubeur  
ADDRESS: 6 Thurlestane Tce, Narangba  
SIGNED: Aleson Dubeur Date: 23/11/17



# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:13 FROM-

T-197 P0003/0005 F-508

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

A new Coles shopping centre at the corner of Raynbirds & Narangba Road Narangba would be something really beneficial and assistance to the community. The location is ideal and convenient with good access from the main road, it would also make for healthy competition for the other shops. I am really looking forward to a new shopping centre to open up as it is much needed at Narangba.



NAME: Pauline Dinsay  
ADDRESS: 5 Francene Place, Birkdale, QLD. 4159  
SIGNED: PAD



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:37 FROM- T-207 P0004/0005 F-528

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Brittney Downey  
ADDRESS: 119 McClintock Road Lamuran  
SIGNED: [Signature] Date: 14.11.17

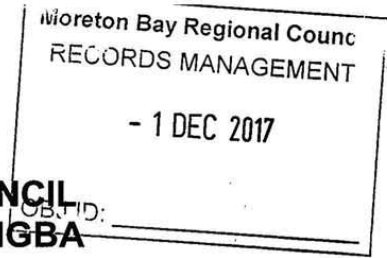
Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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Scanned By: Jeffrey Truocott On: 1/12/2017 10:16:05 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Jessika Dunleavy  
ADDRESS: 28 Valleyview St Narangba  
SIGNED: JRDunleavy Date: 28/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Tracott On: 29/11/2017 10:21:35 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
29 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:


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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: This development is long overdue and much needed in the area.

NAME: Natasha Dwyer + Michael Taylor

ADDRESS: 4 Rosie Mac Court, Narangba.

SIGNED:  Date: 26.11.2017.



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Sharni Preece On: 11/12/2017 9:41:39 AM - Moreton Bay Regional Council - Cabinet/Staff Office

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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Moreton Bay Regional Council  
RECORDS MANAGEMENT  
11 DEC 2017  
OBJ ID: \_\_\_\_\_

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: It will be to the benefit of the community to have another option for shopping in Narangba. It will mean that we will be able to buy products at a more competitive price.

NAME: Johanna Ebersohn  
ADDRESS: 49 Cochin avenue, Narangba  
SIGNED: [Signature] Date: 2/12/17.



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:12 FROM- T-197 P0004/0005 F-507

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Chloe Edmondson  
ADDRESS: 28/74 Plaza Street, Wynnum West  
SIGNED: Chloe Ed Date: 16/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:24 FROM- T-202 P0001/0005 F-517

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Barbara Edwards  
ADDRESS: 9 Prince St Clontarf Q 4019  
SIGNED: [Signature] Date: 16/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:17 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Currently the only fuel supplier in the area BP is consistently the most expensive fuel on the north side of Brisbane. Another service station would provide much needed competition & lower prices.

NAME: Lachlan Elliott  
ADDRESS: 14. Battleigh Crt. Narangba  
SIGNED: [Signature] Date: 23-11-17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:42 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Would need public transport to  
access the area.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Fallon Evans

ADDRESS: 6 Mari Place Narangba

SIGNED: [Signature] Date: 23/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: ibare@proton - On: 11/12/2017 9:41:37 AM - Moreton Bay Regional Council - Calaburhan Centre

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
11 DEC 2017

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: My high school student would like his first job working for COLES & this would be more accessible than working far away from home.

NAME: Mahinarangi Farmer  
 ADDRESS: 17 Lilly Anna Lane, Narangba QLD 4504  
 SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:24 FROM- T-202 P0003/0005 F-517

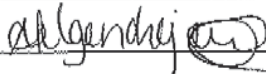
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Ambah Felgendrejeris  
ADDRESS: 57 Victoria Ave, woody Point  
SIGNED:  Date: 16.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:32 FROM- T-205 P0005/0005 F-524

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Tara Ferguson  
ADDRESS: 1 Champagne Crt Caboolture  
SIGNED: J. Ferguson Date: 14/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 30/11/2017 11:02:00 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: It will be beneficial to have some  
competition in the area.

NAME: Terri Fernley  
ADDRESS: 4 Coenowrin Place Narangba  
SIGNED: [Signature] Date: 24-11-17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:22 FROM- T-201 P0004/0005 F-515

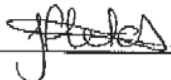
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

It would be beneficial for the community to have a local shopping centre that is easily accessible for families and to provide financial support to the community

NAME: Jessica Fletcher

ADDRESS: 34 Ann st Kallangur

SIGNED: 

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:29 FROM- T-204 P0003/0005 F-521

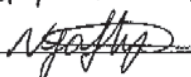
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

The implementation of a new Coles situated at the Corner of Raynbirds and Narangbar Road Narangba would thoroughly benefit the community. The location provides healthy competition for other stores as well as being an ideal location with great access to the main road. This new shopping centre is a great addition to the area, and we are really looking forward to it opening.

NAME: Noelle Flynn

ADDRESS: 40/64 Francis Road, Petrie

SIGNED: 

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Tracott On: 30/11/2017 11:01:58 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council RECORDS MANAGEMENT
30 NOV 2017
OBJ ID: _____

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

X  
no!  
shopping  
centre

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:

*No! Do not want or need another shopping centre. We have satellite access to Narangba valley or a satellite city in North Lakes. We DO NOT need another, not do we need access to Oakey Flat Road blocked by traffic*

NAME: *Tarer Wender-Ford*

ADDRESS: *18 Culcross Drive*

SIGNED: *[Signature]* Date: *26/11/17*

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:39 FROM- T-208 P0004/0005 F-530

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Mark Formosa

ADDRESS: 6 King Parrot 4503

SIGNED: [Signature] Date: 21/11/17



Moreton Bay Regional Council

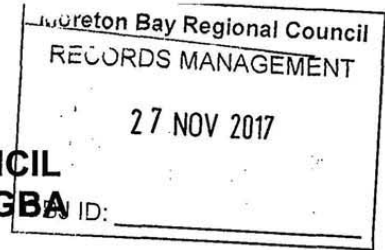
COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Trueman On: 27/11/2017 10:27:09 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: ✓✓✓  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Family I. Franken  
ADDRESS: 36 Coochin Ave Narangba  
SIGNED: [Signature] Date: 23-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM-

T-203 P0003/0005 F-520

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

I would really love to see a coles shopping centre ~~at~~ at the crn of Raynbirds & Narangba rd as I feel there would be room for other shops to join coles, I would travel there to do my weekly shopping rather than have to compete with the busy westfield.

NAME: Natalie Franz

ADDRESS: 24 Pademelon cct N/Lakes

SIGNED: 

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:29 FROM- T-204 P0002/0005 F-522

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

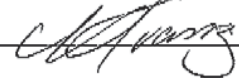
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Natalie Franz

ADDRESS: 24 Pademelon cct N/Lakes

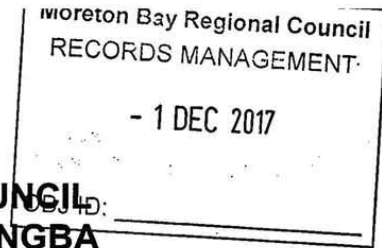
SIGNED: 

Date: 15.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 1/12/2017 10:15:59 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Julie-ann Fraser

ADDRESS: 10 Lennon Blvd Narangba

SIGNED: J Fraser Date: 23/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:09 FROM- T-196 P0004/0005 F-505

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Sam Gaffney

ADDRESS: 24 Glasstail Crescent

SIGNED: [Signature] Date: 21/1/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 1/12/2017 10:16:07 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT

- 1 DEC 2017

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NO I DO NOT support a Coles Shopping

NAME: URSULA GIBB

ADDRESS: 46 Rifle Range Rd Narangba precinct.

SIGNED: M Gibb Date: 25/12/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM- T-203 P0001/0005 F-519

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

The surrounding community would greatly benefit new competition in the area. The position would be ideal accomodating those who live nearby and with access from main road those travelling through.

NAME: Kylie Gibbons

ADDRESS: 6 Concordia Street, Boondall 4034

SIGNED: Kylie Gibbons



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: ibara@pcc.com.au On: 11/12/2017 9:41:39 AM Moreton Bay Regional Council - Calabro@pcc.com.au

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
11 DEC 2017  
OBJ ID: \_\_\_\_\_

<sup>oppose</sup>  
I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: I don't agree with any of the above.  
Also I believe that Oakey Flat Rd is not the place  
for this development. Oakey Flat is nothing more than  
a narrow dirt track covered in a layer of tar.  
The increased traffic this would create in this area  
is totally unwanted

NAME: John Croop  
ADDRESS: 11 Jessie Mac Crt, Narangba 4504.  
SIGNED: [Signature] Date: 25/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:10 FROM- T-196 P0004/0005 F-506

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

NAME: Clare Goodall  
ADDRESS: 3 Carabreen ct Narangba  
SIGNED: C. Goodall Date: 12/12/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:29 FROM- T-204 P0001/0005 F-522

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: LAURA GOODALL

ADDRESS: 4 DUNES CRESCENT NORTH LACES

SIGNED: [Signature] Date: 14/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0002/0005 F-527

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Kayla Gordon  
ADDRESS: 51 Bowen St Deagon 4017  
SIGNED: K Gordon Date: 17/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
19-12-'17 10:23 FROM- T-210 P0004/0005 F-534

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
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Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: BRIAN SAGIS  
ADDRESS: 11 McGREW STREET, KIPPA RING (BUT WORK IN MOUNTFIELD)  
SIGNED: [Signature] Date: 14/12/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:28 FROM- T-204 P0001/0005 F-521

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

This shopping centre will create local jobs in the community. Something that will help Narangba.

NAME: Samantha Hordev

ADDRESS: 10 Castlereagh St Murrumbidgee Downs

SIGNED: SB Hordev

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:22 FROM- T-201 P0001/0005 F-516

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

H will create more jobs for the  
community

NAME: Harriet Kelly

ADDRESS: 17711 Bass Court North Lakes

SIGNED: 

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 27/11/2017 10:27:05 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Rebecca Harris

ADDRESS: Matherhorn Dr Narangba QLD 4804

SIGNED: 

Date: 23-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:22 FROM- T-201 P0002/0005 F-516


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

I sometimes travel out in this area for sport for my child or when visiting people & have found there is very little choice for just dropping in to pick up a few things from a shop. I don't believe there is infrastructure for a big shopping centre in this area but would it benefit from a supermarket that offers reasonable prices and a good range of groceries.

NAME: Vanessa Haseldine

ADDRESS: 3 Dora Street, Hendra

SIGNED: 



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:16 FROM- T-199 P0001/0005 F-511

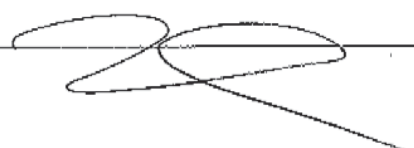
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Hayley Haupt  
ADDRESS: 19 Felix St Lutwyche  
SIGNED:  Date: 17.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018


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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:20 FROM- T-200 P0002/0005 F-514

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

This will be a good idea  
to meet the need for the  
growing local community while  
not completely wrecking the  
environment

NAME: Mayly Haupt  
ADDRESS: 19 Felix St Lutwyche  
SIGNED: 

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:26:51 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: *We need this in our area; To help with local jobs, competition as we currently have 1 Service Station & 1 ~~BP~~ Service Major Supermarket & with Fair Competition will help Drop prices. This area is rapidly growing.*

NAME: *Careen Hemmings*  
ADDRESS: *24 Ngunjin Parade Narangba*  
SIGNED: *[Signature]* Date: *22-11-17*

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:21:18 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Lindsey Henderson

ADDRESS: 5 Rosie Mac Crt, Narangba

SIGNED: [Signature]

Date: 24/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:14 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: THE AREA IS COMPLETELY LACKING THE REQUIREMENTS OF MODERN DAY LIVING. THE COMPLETION OF A SHOPPING HUB HERE WILL HELP INCREASE LAND VALUE & MAKE IT A MORE DESIRABLE PLACE TO LIVE

NAME: PAUL HESELMOOD

ADDRESS: 5-7 TONTALLON PI NARANGBA QLD 4504

SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:33 FROM- T-206 P0002/0005 F-525

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Shanene Hicks

ADDRESS: 50 OXFORD RD BURBENHARY

SIGNED: 

Date: 14/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:32 FROM- T-205 P0004/0005 F-524


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Skylah Hill  
ADDRESS: 48 Kolmor Crk Elimbah 4516  
SIGNED:  Date: 14/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:46 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: As I am older this shopping centre  
would be easier for me to access.  
I believe it will help alot of people who  
drive home via Oakey Flat Rd.

NAME: MARY HIRNING

ADDRESS: 66 PIONEER DR NARANGBA.

SIGNED: [Signature] Date: 24/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:12 FROM- T-197 P0002/0005 F-507

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Victoria Hosking  
ADDRESS: 3 McGinn at Caboothure  
SIGNED: [Signature] Date: 14-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Sharni Preece On: 11/12/2017 9:41:36 AM - Moreton Bay Regional Council - Cabinet/Item Content

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_

Moreton Bay Regional Council
RECORDS MANAGEMENT
11 DEC 2017
OBJ ID: _____

NAME: Aleesha Howes

ADDRESS: 18 Butleigh Cr+ Narangba Q 4504

SIGNED: *Aleesha Howes*

Date: 6/12/2017

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:09 FROM- T-196 P0003/0005 F-505

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_

I would definitely be a regular shopper.  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Li Hua Chen

ADDRESS: 11 Murphy Court Wamuran

SIGNED: [Signature] Date: 19-11-2017



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:08 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Christina Hunn + John Hunn  
ADDRESS: 9 Lilly Anna Lane Narangba  
SIGNED: *John Hunn* Date: 24/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:36 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
30 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Sheridan Hunt  
ADDRESS: 5 Coochin ave Narangba  
SIGNED: Shurt Date: \_\_\_\_\_

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 27/11/2017 10:26:56 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: K. HYDE, M. HYDE

ADDRESS: 80 RICE RANGE RD, NARANGBA, 4504

SIGNED: KD Hyde, M Hyde Date: 24/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:49 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Would offer more choice to local residents
- Easy access off Oakley Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: I am worried that access off Oakley Flat Rd will interfere with traffic flow at peak times.

NAME: Helen Ince

ADDRESS: 1 Grace Mac Ct Narangba

SIGNED: Helen Ince Date: 24-11-17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:19 FROM- T-200 P0005/0005 F-513

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Hayley Jenkins  
ADDRESS: 24 ladybird st Narangba  
SIGNED: [Signature] Date: 17-11-17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:17 FROM- T-199 P0002/0005 F-512


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Brodie Jones  
ADDRESS: 36 Swords Parade, North Lakes  
SIGNED:  Date: 15/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:44 AM Moreton Bay Regional Council - Caboolture District

<p>Moreton Bay Regional Council RECORDS MANAGEMENT</p> <p>28 NOV 2017</p> <p>OBJ ID: _____</p>
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THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Highlands Drive will end up being used as a thoroughfare -> I think traffic calming would help as a number of vehicles already speed through the street now.  
- Increased footpaths on Oakey Flat Rd, Rifle Range Rd + Highlands Drive, Raynbird Rd.

NAME: Clayton Jett  
 ADDRESS: 33 Highlands Drive, Narangba  
 SIGNED: [Signature] Date: 25/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:17 FROM- T-199 P0001/0005 F-512

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Crystal Juillerat  
ADDRESS: 60 Kentwood Drive, Bray Park  
SIGNED: [Signature] Date: 15.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:34 FROM- T-206 P0002/0005 F-526

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

NAME: D. Katthagen  
ADDRESS: 1 Scribbly Street Burpengary  
SIGNED: [Signature] Date: 14/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:13 FROM- T-197 P0002/0005 F-508

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Jagmeet Kaur Khosr

ADDRESS: 207 melton Road Nundah

SIGNED: JK Date: 14/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:18 FROM- T-199 P0004/0005 F-512

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Mandeep Kaur  
ADDRESS: 32 Beresford Street, Mango Hill  
SIGNED: Mandeep Kaur Date: 16-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:12 FROM- T-197 P0005/0005 F-507


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Veerpal Kaur  
ADDRESS: 3/11 Tufnell Street, Nunelah  
SIGNED:  Date: 14-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 28/11/2017 10:21:13 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: MORE CHOICE, MORE CONVENIENCE

NAME: M J KAY

ADDRESS: 15 GIRRAWEE PLACE NARANGBA

SIGNED: [Signature] Date: 23/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:15 FROM- T-198 P0005/0005 F-510

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Harriet Kelly

ADDRESS: 17711 Bass Court Northlake

SIGNED:  Date: 17.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Trueman On: 1/12/2017 10:15:56 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
- 1 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Josie Kelly  
ADDRESS: 17 COLLROSS DRIVE NARANGBA  
SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-17 10:31 FROM- T-205 P0001/0005 F-523

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Alesha Kenn

ADDRESS: 98 North street Joarim

SIGNED: Akenn Date: 16.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-17 10:31 FROM- T-205 P0002/0005 F-523

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Kylee Kern

ADDRESS: 98 North St Woorm

SIGNED: [Signature] Date: 14/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM- T-203 P0002/0005 F-520

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Having a coles at the corner of Raynbirds & Narangba Rd would be a great asset to Narangba as a community and would be well used.

NAME: Kyle Kunn

ADDRESS: 98 North St Wooringa 4507

SIGNED: 

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:25 FROM- T-202 P0001/0005 F-518

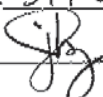
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Julie Kinsey  
ADDRESS: 344 Old Bay Rd, Burpengary  
SIGNED:  Date: 16-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM- T-203 P0005/0005 F-519

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

A new supermarket shopping area at the corner of Narangba Rd and Raynbirds Rd is something the families in the area could benefit from.

It is an ideal location being close to the main road.

NAME: Mary Kruger

ADDRESS: 4 Dingo Street.

SIGNED: 

Moreton Bay Regional Council

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13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:26 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: we would love that. Can't wait  
Thanks for asking

NAME: VIMAL KUMAR  
ADDRESS: 5, BRITANNIA COURT NARANGBA  
SIGNED: Vimal Date: 23/11/17



*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

**SUPPORT  
NEW**

**coles**

**SHOPPING  
PRECINCT**

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:17:52 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Lamb Family

ADDRESS: 34 Rifle Range Rd

SIGNED: [Signature]

Date: 23/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 28/11/2017 10:17:56 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
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NAME: PAMELA LAPPIN  
ADDRESS: 2/719 LENNON BLVD NARANGBA QLD 4504  
SIGNED: Pamela Lappin Date: 24/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:37 FROM- T-207 P0005/0005 F-528

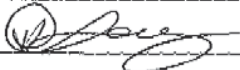
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Keosha Langsen  
ADDRESS: 17 Cobb v Co DR Beerburrum  
SIGNED:  Date: 14.11.17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:18:02 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Tom Lay

ADDRESS: 2 RIELE RANGE RD NARANGBA

SIGNED: Tom Lay Date: 24-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:34 FROM- T-206 P0004/0005 F-526

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Crystal Lea  
ADDRESS: 21 Krebs st Kippa-Ring  
SIGNED: [Signature] Date: 17-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:54 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council RECORDS MANAGEMENT 30 NOV 2017 Doc ID: _____
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THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: *① No! Our roads, especially Oakey Flat Rd have become congested enough. When we arrived here 7 yrs ago Oakey Flat Rd was 80 km per hour now it has become a nightmare of changing traffic box signs. If access to that school had been put down a side road and 80 km per hr still allowed along Oakey Flat Rd I'd agree but the ROADS never improve and we are left with far too many shops + schools being built. Govt planning is dreadful. Women could do better*

NAME: *Murphy Roberts*  
ADDRESS: *56 Life Lane Ln*  
SIGNED: *[Signature]*

*(2) Parking at Shopping Centres are never built adequately for the no of cars either.*  
Date: *27/11/17*



## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

PPs. Every house seems to have more than 1 car related to it and the no. of cars is growing substantially with the population, so Get the Roads widened without all the central gardens first! There should be adequate turning facilities at McCullagh Crescent to begin with. Just ask me to take you on a route round of the Narangba Area to the City and I'd be glad to point out lots of anomalies etc.



ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

**SUPPORT  
NEW**

**coles**

**SHOPPING  
PRECINCT**

PTO.

No!

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truett On: 27/11/2017 10:27:25 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
CE ID: \_\_\_\_\_

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: ELLE LLOYD  
ADDRESS: 29A KEANEL RD NARANGBA  
SIGNED: *Elle Lloyd* Date: 23.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:37 FROM- T-207 P0003/0005 F-528

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: we are currently looking to buy property in this area so I think this will be a great addition to the area.

NAME: Kylie Louttit

ADDRESS: 20 Zoe Place, Deception Bay.

SIGNED: [Signature] Date: 17.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:10 FROM- T-196 P0002/0005 F-506

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: As I have children  
at the High School I would use these  
shops.

NAME: Katrina Luke  
ADDRESS: 120 O'BRIEN RD BURPENHAY  
SIGNED: [Signature] Date: 12/12/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:09 FROM- T-196 P0002/0005 F-505

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

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Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Jesse Lumardi  
ADDRESS: 3C ~~Hurcott~~ Hurcott Parade, Scarborough 34  
SIGNED: [Signature] Date: 21/11/2017

**Moreton Bay Regional Council**

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM-

T-203 P0003/0005 F-519

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Would be great to have these shops in the local area cause I feel this is lacking in the suburb.

NAME: Kate Maccoll

ADDRESS: 12 Epping St Kedron

SIGNED: \_\_\_\_\_

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:19 FROM- T-200 P0004/0005 F-513

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Joana Mallmann

ADDRESS: Everton Park

SIGNED: J Mallmann Date: 17/11/2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:21 FROM- T-201 P0002/0005 F-515

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

I think this coles it is a great idea because it helps the community to have more options and resources, and it is always good to have different options for people to choose and it will add value for the Narangba area.

NAME: Joana Mallmann  
ADDRESS: 21 / 111 Soames Street, Everton Park  
SIGNED: J Mallmann.



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:50 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Please approve this development.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Kirk Manwaring  
ADDRESS: 14 Kernel Rd, Narangba, Qld 4504  
SIGNED: [Signature] Date: 27/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

18-12-'17 10:09 FROM-

T-196 P0001/0005 F-505

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
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\_\_\_\_\_  
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NAME: SASHA MACCINER  
ADDRESS: 28 MAIN STREET, NARANGBA  
SIGNED: [Signature] Date: 21-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:10 FROM- T-196 P0005/0005 F-505


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Shane Martin  
ADDRESS: 16 Montee Circuit, Kallangur 4503  
SIGNED:  Date: 21/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0001/0005 F-527

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Jessie McAllister

ADDRESS: 23/108 Alma Road Dakabin

SIGNED:  Date: 17/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:37 FROM- T-207 P0002/0005 F-528

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Stacey McArdeny  
ADDRESS: 13 Major Court Cashmere  
SIGNED: Smorreny Date: 17.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:26:44 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_

*This a much needed development. Narangba has grown significantly in the recent years. The current shops available at present are not adequate for a growing community. Coles + more local shops are needed which will benefit Narangba's growth + future greatly.*

NAME: Aimee + Aaron McCallum

ADDRESS: 88 Pioneer Drive, Narangba.

SIGNED: AMcCallum Date: 23.11.17.

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:13 FROM- T-197 P0001/0005 F-508

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Kiama McDonald

ADDRESS: 4165 Nellie Street, Nundah

SIGNED: Kiama McDonald

Date: 14-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:33 FROM- T-206 P0003/0005 F-525

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: MIKACA McDONALD  
ADDRESS: 25-27 ALCOCK RD ELIMISAH 4516  
SIGNED: [Signature] Date: 14.11.17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:29 FROM- T-204 P0003/0005 F-522

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Katie McFarlane  
ADDRESS: 4 Chalk circuit north lake  
SIGNED: [Signature] Date: 15/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:27 FROM-

T-203 P0004/0005 F-519

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

that Narangba would benefit from  
a Coles shopping centre, on the  
corner of Raynbirds & Narangba Road  
as it's an ideal location with  
great access from Narangba road.

A Coles B& also much needed in Narangba.

NAME: Dorrie McFarlane

ADDRESS: 4 Clalk circuit North Lakes

SIGNED: [Signature]

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:18 FROM- T-199 P0003/0005 F-512

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Shannon McGregor  
ADDRESS: 244 Bestmann Road, Sandstone Point  
SIGNED: SMcGregor Date: 16-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 28/11/2017 11:50:07 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: It will be the closest  
Center to C/O.

NAME: ROSS MCKAY  
ADDRESS: 17 BANJORA WAY NARANGBA 4504 QLD  
SIGNED: [Signature] Date: 23/11/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:26:57 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: D & A McLea  
ADDRESS: 3 GUANA DRIVE NARANGBA  
SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 29/11/2017 10:21:20 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
29 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: CAN'T WAIT !!  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: DENISE MCNAMARA  
ADDRESS: 8 DUBLANE CRT NARANGBA  
SIGNED: D McNamara Date: 25.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 30/11/2017 11:01:34 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Anna Mead  
ADDRESS: 15 Florence Court Narangba  
SIGNED: Anna Mead Date: 27/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Staff@OCB.qld.gov.au On: 5/12/2017 10:55:44 AM: Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Cannot wait till all this is done  
HS going to be great for us all.  
COLES I cant wait till it opens up, only 5 min away.  
DI'S PETROL STATION all good.

NAME: SORINA MEYER  
ADDRESS: 11 Junction Place Narangba.  
SIGNED: [Signature] Date: 27-11-17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 1/12/2017 10:16:01 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
1 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Letitia Miles

ADDRESS: 3 Florence Ct, Narangba

SIGNED: [Signature] Date: 22/12/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 28/11/2017 11:50:13 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Laura Miller

ADDRESS: 53 Cocahin Ave, Narangba

SIGNED: [Signature] Date: 28/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:33 FROM- T-206 P0004/0005 F-525

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Medita Milson  
ADDRESS: 20 Gabriel St, Morayfield  
SIGNED: Joselin Isom Date: 14/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

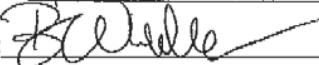
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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:15 FROM- T-198 P0005/0005 F-509

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Great position and much needed.

NAME: Brodie Mullen  
ADDRESS: 1/12 Alma Road, Clayfield  
SIGNED: 



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:16 FROM- T-199 P0002/0005 F-511

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Brodie Mullen

ADDRESS: 1/12 Alma Road Clayfield 4011

SIGNED: B Mullen Date: 17.11.17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

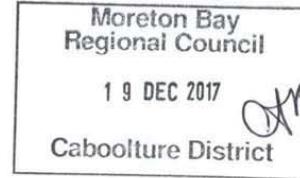
Scanned By: Jeffrey Truscott On: 20/12/2017 9:57:28 AM Moreton Bay Regional Council - Caboolture District

19 December 2017



Suite 5 Level 2 Homemaker City  
Cnr Gympie & Zillmere Roads Aspley  
PO Box 842 Aspley Qld 4034  
P 3263 4977 F 3263 4966

Phil Murphy 0411 551 015



**ATTENTION: CHIEF EXECUTIVE OFFICER**

Moreton Bay Regional Council  
PO Box 159  
Caboolture QLD 4510

**Delivered**

Dear Sir,

**SUBMISSION TO DEVELOPMENT APPLICATION NUMBER DA/34978/2017/V2C  
96 RAYNBIRD ROAD, NARANGBA LOT 100 SP297314 AND LOT 101 SP297314**

This is a submission in respect of development application number DA/34978/2017/V2C, currently being assessed by Moreton Bay Regional Council (**Council**), which seeks a Material Change of Use for a Preliminary Approval (Variation Approval) (**Development Application**) at 96 Raynbird Road, Narangba on premises described as Lot 100 on SP297314 and Lot 101 on SP297314 (**Land**).

This submission has been prepared for, and on behalf of BGM Projects Pty Ltd, the registered owner of adjoining land described as Lot 958 on SP283494. To be clear the submitter is BGM Projects Pty Ltd.

**Grounds for Submission**

The Development Application is inappropriate and unacceptable development. It is in conflict with the applicable specific outcomes, the applicable performance outcomes and the strategic framework of the Moreton Bay Regional Council 2016 Planning Scheme (**Planning Scheme**). Consequently the variations sought and the Development Application must be refused.

The Development Application conflicts with the Planning Scheme, and must be refused for the following reasons:

- 1 The Planning Scheme provides for Local centres to be established in the General Residential Zone – Next Generation Neighbourhood Precinct, and the applicable assessment benchmarks are the Centre Zone – Local Centre Precinct. That is, the Planning Scheme provides for this development to be considered on its merits without the need to vary the provisions of the scheme;
- 2 The proposed development will not be integrated into its residential catchment area by reason of its location on the periphery of an emerging urban area, as opposed to centrally located within that area;

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

- 3 The location of the Land does not encourage or facilitate walking, cycling or public transport accessibility, again because it is located on the periphery of the catchment it proposes to serve;
- 4 The location of the Land raises conflicts with the existing extractive industry haulage route. It is inappropriate to seek to locate a local centre on such a route;
- 5 The design of the proposed centre fails to achieve good design and CPTED principles, including the lack of street activation and car dependence;
- 6 The proposed development fails to demonstrate proper structure planning in support of the proposed development on the Land;
- 7 The supporting material with the Development Application has not adequately dealt with the infrastructure needs and management for the development, nor the potential impacts on existing infrastructure in the immediate locality;
- 8 The Development Application will have unacceptable economic impacts on the approved local centre at Sovereign Drive, Narangba;
- 9 The proposed variation request included an Economic Impact Assessment report. This report has not been prepared in accordance with the requirements of SC6.7 Planning Scheme Policy – Economic Impact Assessment, in that:
  - (a) The analysis has not considered the provisions of the General Residential Zone – Next Generation Neighbourhood Precinct when considering alternative zoned sites;
  - (b) The population projections seem in excess of the capacity to accommodate growth within the Trade Areas;
  - (c) The analysis has not considered the capacity for the expansion of the existing approved local/neighbourhood centre at Lot 958 Sovereign Drive to cater for growth in demand for retail facilities within the catchment area in fact it has assumed it does not exist to justify the Proposed Development; and
  - (d) The analysis has not adequately considered the dis-benefits accruing to the trade areas or the Moreton Bay region’s community as a result of the proposed development.
- 10 The Development Application is not supported by an Integrated Transport Assessment required under SC6.13 Planning Scheme Policy – Integrated Transport Assessment. Such a report is required for a preliminary approval overriding the planning scheme where it involves more than 1,000m<sup>2</sup> of retail activities;
- 11 The Development Application includes factual errors in the statement of design intent submitted as part of the information request response which provides a *"link to future sports/recreation precinct"*. This site is currently a reserve for gravel and there are no plans in the Council’s LGIP for its conversion for recreation purposes in the current planning horizon;
- 12 The approval of the Development Application, based on the level of detail provided, would deprive submission rights to future applications, particularly in relation to detailed design matters which have not been properly considered;
- 13 Insufficient information has been submitted to allow the Assessment Manager to properly assess the Development Application;



## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

- 14 There is no community benefit, or no community benefit of sufficient substance, to warrant approval of the Development Application given the extensive conflicts with the Planning Scheme;
- 15 There is no planning need to support the departure from the Planning Scheme as:
  - (a) The Council has a relatively new planning scheme and the first major amendment that was recently advertised did not identify the land as requiring a centre zone with a local centre precinct designation; and
  - (b) The current zoning is supportable and capable of implementation.
- 16 There are no relevant matters to justify the proposed development or the variations in the Development Application despite too many conflicts with the Planning Scheme.

Refusing this Development Application would not lead to the subject land remaining sterile. The current zoning is supportable and practicable of implementation. The Planning Scheme has not been overtaken by events to support what is, in practical effect, a change in zoning intended to benefit the owner's private economic interests rather than regard to a community or planning need for the proposed development.

The **annexure** to this submission identifies the instances of non compliance with the Planning Scheme, and provides particulars of the issues which have not been overcome in the Development Application.

Should you require any further assistance in relation to this matter, please contact Phillip Murphy at BGM Projects Pty Ltd on 3263 4977 or 0411 551 015.

Yours faithfully



**Phillip Murphy**  
BGM Projects Pty Ltd



ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

## Annexure

Non compliance with the Planning Scheme

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1 The Development Application does not comply with:

### Planning Scheme Policy

- (a) SC6.6 Planning Scheme Policy – Centre and Neighbourhood Hub Design:
- (i) 4 - Out of centre development – the location of the proposal is not central within the residential neighbourhood, and it is best described as being on the fringe of the Next Generation Neighbourhood Precinct adjoining the Land, which is currently not developed and does not have the benefit of an approval.
  - (ii) 5.1 - Location:
    - (A) the Land does not have convenient and proximate access to public transport and is not surrounded by development that is likely to support the proposal;
    - (B) the Land does not adjoin public open space;
    - (C) the proposed development does not focus activity to the street, and does not form a Main Street;
    - (D) the Development Application does not include public roads through the site or contemplate a grid street pattern beyond the Land;
    - (E) the Land is not centrally located within the catchment; and
    - (F) the Land is adjoined by vacant land, and is not adjoined by higher residential densities.
  - (iii) 5.2 – Connectivity – the only options for accessing the Land is via vehicle off Raynbird Road or Oakey Flat Road. The proposed development does not contemplate permeability of pedestrians and cyclists.
  - (iv) 8.1 – Walkability – the proposed development is not connected to the pedestrian network in the area. The Land is isolated from the network and is out of sequence with development occurring in the locality. In particular, there is no pedestrian access from Forest Ridge or the Highlands.
  - (v) 9.1 – Car Parking – the at grade car parking proposed is not located at the rear of the Land and fronts onto Oakey Flat Road, thereby negatively affecting the streetscape.
  - (vi) 9.2 – Access, driveways and loading – the driveway and drive through facility runs parallel to the Oakey Flat Road frontage of the Land.
- (b) SC6.7 Planning Scheme Policy – Economic Impact Assessment:

*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

Annexure

- (i) 4.1(f) – the economic report has discounted the potential of Lot 958 Sovereign Drive, Narangba (which is the location of an approved local/neighbourhood centre) as an alternative centre location.
  - (ii) 4.1(i) – the economic report requires more detail as to the assumptions underpinning the population and household projects is required, the projections appear in excess of the capacity to accommodate growth within the specified trade area.
  - (iii) 4.1(m) & (n) – the economic report has not considered the capacity for the expansion of the approved neighbourhood hub to cater for growth in demand for retail facilities within the catchment area. Further the analysis of need and impact has assumed that the approved local/neighbourhood centre on Sovereign Drive does not proceed or is only a neighbourhood hub.
  - (iv) 4.1(p) – the economic report does not consider that there are any dis-benefits to the trade area. However the location of the Land does not promote a compact urban form and will disadvantage the region by the community by having to undertake motorised trips to do local shopping. It also has not considered the impacts and consequences to the approved local/neighbourhood centre on Sovereign Drive.
- (c) SC6.13 Planning Scheme Policy – Integrated Transport Assessment:
- (i) The proposed development exceeds the thresholds in Table 1 – activity thresholds for Integrated Transport Assessment in that it involves more than 1,000m<sup>2</sup> of retail activities, as such an ITA is required under the PSP. An ITA has not been submitted as part of the Development Application and there is no report confirming that the access to the Land can be achieved safely.
- (d) SC6.15 Planning Scheme Policy – Neighbourhood Design:
- (i) 1 - The Development Application has not demonstrated how the proposed development will facilitate the creation of a new neighbourhood. It is a stand alone application for a one-off shopping centre, lacking in sufficient detail to be considered, and is not integrated with existing or proposed development in the locality.

**Centre Zone – Local Centre Precinct**

- (e) 6.2.1.2 Purpose – Centre Zone
  - (i) 2. The Development Application does not support the development of the centres network envisaged by the Planning Scheme and in particular item (a) of the purpose statement. The Economic Impact Assessment submitted in support of the Development Application does not consider the impacts of this proposal on the existing approved local/neighbourhood centre in Sovereign Drive. The catchment is not sufficient to support an additional centre in such close proximity and approval of this Development Application would undermine the achievement of a viable and vibrant centres network in this locality.

The proposed development does not achieve item (e) of this purpose statement in that the Land does not enhance opportunities for transport integration. The location of the Land on an extractive industry haulage route will result in conflict

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Annexure

between its dedicated purpose and use by pedestrians and cyclists accessing the local centre from Raynbird Road.

- (ii) 3. As demonstrated below in 'Strategic outcomes' the proposed development conflicts with the policy direction of Part 3, Strategic Framework of the Planning Scheme and there are no relevant matters to justify the proposal despite the conflict. The Development Application should be refused as a result of this conflict, and absence of matters to justify approval.
  - (iii) 4(c). The Development Application does not have good, local accessibility, as identified in the purpose of the Code, with the site having limited active (walking and cycling) connections to the surrounding network. The Development Application has not demonstrated through structure planning that the Land is an appropriate location to act as a focal and meeting place for the local community. The Land does not achieve the locational requirements specified in the Planning Scheme for centre facilities and the variation request will result in premature, out of centre and ad hoc development.
- (f) 6.2.1.6.1 Purpose – Local Centre Precinct
- (i) (b). The Development Application will not achieve a compact urban form. The Land is located on the urban fringe and is not co-located or connected to the existing and developing Next Generation Neighbourhood Precinct it is proposing to service. The location of the Land will encourage the use of motorised trips to access facilities that are to service the residential areas without having to leave their local area.
  - (ii) (c). The proposed variation request is for centre uses only, and does not include residential uses of a density sufficient to support the extension of public transport services to the Land. Further, even if the active transport network were extended along the frontage of the Land, this will not connect with surrounding pedestrian and cycle routes particularly in the Forest Ridge Estate, Highlands Estate, and Narangba Heights Estate and therefore does not support active transport options to access the Land.
  - (iii) (g). The Development Application does not adequately address this Overall outcome of the Code in that:
    - (A) car parking is orientated towards and clearly visible from Oakey Flat Road; and
    - (B) The proposal does not provide for active transport to the site in a way which will encourage its use.
  - (iv) (h). The Development Application does not demonstrate how a local centre in this location will contribute to improved pedestrian connectivity and walkability between key destinations. The Land is not connected to the existing active transport network in the area and is isolated from the developing Next Generation Neighbourhood Precinct it is designed to service.
  - (v) (i). The Development Application material identifies a "link to future sports/recreation precinct" is provided. The identified "sports/recreation precinct" is currently a Council reserve for gravel and there are no plans in the Council's LGIP for its conversion for recreation purposes.



*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

Annexure

Further, the Development Application indicates connections to Oakey Flat and Raynbird Roads. Whilst, Oakey Flat Road is a Primary Active Transport Route identified in the Planning Scheme there are no connecting pathways or cycle paths to existing and developing areas in the surrounding locality nor is there opportunity to provide connections to adjacent areas. As a result, the proposed Land is incapable of providing the level of integration required under the Planning Scheme.

- (vi) (j). The Development Application does not include a civic or plaza space envisaged by the Code.
- (vii) (k). The proposed layout of the Development Application does not provide for surveillance to the Raynbird Road frontage of the proposed centre as this section of the proposed buildings are to be in cut. It is clear that the design intent results in an internalised shopping centre. The car parking shown on the statement of design intent is located between the building and the road frontage resulting in the dominance of car parking areas from Oakey Flat Road.
- (viii) (l). The location of the Land does not provide for adequate separation to the existing approved local/neighbourhood centre at Lot 958 Sovereign Drive, Narangba. The Land is located within 500 metres of the approved local/neighbourhood centre. The development of a local centre without the required separation will result in catchment overlap and adversely impact on the role and function of the centres within the hierarchy.

The economic analysis submitted in support of the Development Application does not meet the requirements of Planning Scheme Policy 6.7 – Economic Impact Assessment as it has not adequately considered the dis-benefits to the trade area or the Moreton Bay region and community from the development nor the impacts on the existing approved local/neighbourhood centre on Sovereign Drive, Narangba.

The Development Application does not demonstrate active frontages to Oakey Flat and Raynbird Roads.

- (ix) (m). The Development Application is deficient in that it has not addressed the requirements of this Overall Outcome in relation to stormwater management. The Development Application is premature and should not be supported.
  - (x) (q). The Development Application is deficient in that it has not addressed the requirements of this Overall Outcome in relation to the mapped environmental constraints that exist over the Land. The Development Application has also not considered the impact of the proposed development on the overland flow path that traverses the Land and does not avoid the area of natural hazard.
- (g) Table 6.2.1.6.1 Assessable development – local centre precinct
- (i) PO2 – The Development Application does not provide sufficient details to demonstrate satisfactorily this Performance Outcome. These critical criteria cannot be properly assessed by Council or submitters. Were this design detail able to be achieved it would be in conflict with the extractive resources haulage route requirements and are therefore in conflict with the Planning Scheme as the Strategic Framework overrides the Zone Code provisions.



ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Annexure

If the Development Application is approved, the level of assessment for future applications will be reduced from impact assessment to code assessment, resulting in there being no submission rights for later development applications.

- (ii) PO6 – The Development Application does not include a public plaza on the Land.
- (iii) PO10 - The Development Application does not provide sufficient details to demonstrate satisfaction of this Performance outcome. The lack of sufficient details is demonstrated by reference to the site levels on plans submitted with the Development Application, which state the levels shown are indicative only and are subject to further design advice. These critical criteria cannot be properly assessed by Council or submitters. If the Development Application is approved, the level of assessment for future applications will be reduced from impact assessment to code assessment resulting in there being no submission rights for later development applications.
- (iv) PO11 - The Development Application does not adequately address this Performance Outcome. In relation to Oakey Flat Road, building entrances are not clearly identifiable from the road frontage and therefore cannot address the streetscape outcome or pedestrian connections. The "*link to future sports/recreation precinct*" is a proposed linkage to an existing gravel reserve that there are no plans to convert to recreation purposes in Council's LGIP.
- (v) PO40 - The Development Application has not demonstrated how it integrates with the surrounding road network, with access to Raynbird Road proposed in the adjoining lot, and is not identified as road to be dedicated in the Development Application. Overall there is a lack of supporting details with this application to demonstrate how active transport (particularly pedestrian integration) does not affect a, b or c of this performance outcome.

Further, it is not a good design outcome to have a development of this size and scale gaining access from an Arterial road as it diminishes the function of the road within the road hierarchy. The Development Application has not demonstrated how the surrounding road network will be developed to facilitate access to the Land from the residential neighbourhood it is intended to service.

- (vi) PO101 - The Development Application has not demonstrated the setback proposed is adequate and that the environmental values of the stream area protected.

**Strategic outcomes**

- (h) 3.3.4 Strategic Outcomes – Responding to Oil Supply Vulnerability – the location and design of the proposed development will not achieve items 1(a) and (c) as it will not encourage customers to walk or cycle. The Land is not accessible to and not centrally located within, the developing Next Generation Neighbourhood Precinct it is proposing to service and there are no cycling and pedestrian facilities linking the Land to these areas, nor the adjacent established residential area. Due to its location, the proposed development will result in long vehicle trips and increase reliance on vehicles.
- (i) 3.4.1 Strategic Outcome – Biodiversity Conservation – No details have been provided in the Development Application to satisfy items 1 and 2. Given the topography of the Land, the proposed development would likely require substantial cut and fill.

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- (j) 3.6.1 Strategic Outcome – Compact Urban Form Within The Urban Footprint – The Development Application and the location of the Land does not promote a compact urban form as it is isolated from the existing and developing Next Generation Neighbourhood Precinct the local centre is proposed to service. The Development Application does not achieve item 1(c) and 3, as the proposed development is not supported by sufficient structure planning to demonstrate that the proposal can be integrated into the existing neighbourhood in a spatially cohesive manner and that does not compromise Council's ability to achieve a walkable community in this locality.

The Land has limited access to the developed active transport network in the existing and developing areas of the Next Generation Neighbourhood Precinct in Narangba, particularly within the Narangba Heights Estate. There is no developed or proposed access to the adjacent suburban neighbourhood precincts of Narangba Valley and the Highland Estate.

- (k) 3.6.6 Strategic Outcome – Growth Areas – The Development Application does not achieve items 1, 3, 4 or 5 of this Strategic Outcome as:
- (i) no details have been provided to demonstrate the proposed development can be serviced without disadvantage to current and planning infrastructure areas required by item 1;
  - (ii) the Development Application does not provide for the comprehensive planning of the surrounding Next Generation Neighbourhood area and would result in an isolated site with limited connections to existing and future road networks. The Development Application has not demonstrated this development can be integrated as envisaged in item 3 of the Strategic Outcome;
  - (iii) pursuant to item 4, development will not be supported unless it is designed as a walkable neighbourhood. The site has no existing active transport infrastructure along the frontages of the site and has no connection to the active transport infrastructure in the developing Next Generation Neighbourhood Precinct it is proposing to service nor the adjacent developed Suburban Neighbourhood Precinct. The lack of connection will result in increased reliance on cars to access the centre and does not adequately support active transport, particularly cycle and pedestrian linkages;
  - (iv) the Development Application does not adequately demonstrate how the development integrates with the surrounding neighbourhood to promote this Strategic Outcome;
  - (v) the Development Application does not promote the orderly development of the area and is effectively out of sequence and out of centre development; and
  - (vi) the Development Application has not considered the impact of the proposed development on the overland flow path that traverses the site and does not avoid the area of natural hazard.
- (l) 3.9.4 Strategic Outcome – Extractive Resources - The Land is located on a dedicated haulage corridor identified in the Extractive Industry – Overlay and the State Planning Policy 2017, as such the Development Application will not achieve items (1) and (4) of this Strategic Outcome. The proposed development will encourage the use of Raynbird Road by pedestrians, cyclists and local traffic which are incompatible with preserving the



*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

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corridor. Further the traffic report submitted in support of the Development Application indicated traffic signals are proposed at the entry point to Raynbird Road which will slow the haulage trucks and reduce the efficiency of the route for use by the extractive industry in the key resource area.

Item 4 of the Strategic Outcome indicates the protection of the Raynbird Road haulage corridor is a significant consideration for Council in the protection of regionally significant resources. The support by Council of a proposal that would impact on this corridor by the introduction of incompatible local traffic, pedestrians and cyclists would clearly conflict with this Strategic Outcome.

It should be noted that if approved this would be the only site between the source and the Bruce Highway which proposes access from the haulage route into a proposed commercial use of land. The BP service station located at the intersection of Oakey Flat Road and New Settlement Road only provides left in, left out on the homeward bound section of the haulage route. All residential development adjoining the haulage route gains internal access via controlled roundabouts. The Development Application therefore compromises the safety of Raynbird Road by introducing additional traffic over the anticipated residential use of the land.

- (m) 3.10.1 Strategic Outcome – Integrated Transport and Land-Use Planning – The Development Application will not achieve items 2, 3 and 5 of this Strategic Outcome as the Development Application does not include the detailed neighbourhood planning required to ensure the Land and the urban uses proposed are supported by appropriate infrastructure. The Development Application has not demonstrated how it integrates with the surrounding Next Generation Neighbourhood Precinct. The proposal is ad hoc and premature development.

The location of the Land will not facilitate a reduction in the length and the frequency of car trips due to the physical isolation of the Land from the Next Generation Neighbourhood Precinct and surrounding Suburban Neighbourhood Precinct, it is intended to service. Further there is insufficient active transport infrastructure available to the Land to facilitate the outcomes sought by the planning scheme due to the surrounding topography and safety provisions of the haulage route.

- (n) 3.10.2 Strategic Outcome – Accessibility – see paragraph (m) above.

- (o) 3.10.4 Strategic Outcome – Safety and Quality – The Development Application does not comply with items 1, 2, 3, or 4 of this Strategic Outcome as the Development Application has not demonstrated sufficient urban design outcomes to demonstrate the identified CPTED principles. Due to the site levels, no surveillance of Raynbird Road is proposed as the Development Application states majority of onsite buildings will be in cut. It is noted on the plans submitted that all levels are indicative only and subject to further design advice. As they are unable to demonstrate this outcome, the Development Application is premature, and the proposed variations should not be approved.

The proposal contemplates minimal activation to existing public roads. It is noted that both Raynbird Road and Oakey Flat Roads are higher order roads, to encourage a feeling of safety and encourage walking to the Land, the design needs to address these frontages. These roads are the only connections to surrounding residential development in the primary catchment of the area.

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The Land is not well connected to existing developed areas on the opposite side of Raynbird and Oakey Flat Roads with no connecting pathways and acoustic fencing blocking all other potential accessways.

- (p) 3.12.5 Strategic Outcome – Water Sensitive Urban Design - No details have been provided to demonstrate that the Development Application can satisfy management of stormwater by reducing the impact of runoff and associated pollutants generated from the proposed parking areas. There are currently flooding issues with existing properties downstream of the proposed development.
- (q) 3.13.3.2 Specific Outcome – Natural Environment and Landscape - The Development Application has not demonstrated it achieves point 4 of this Strategic Outcome. No supporting documents have been provided to demonstrate that the proposal satisfies or is not affected by this provision.
- (r) 3.13.3.4 Specific Outcome – Settlement Pattern and Urban Form - The location of the Land, whilst being located on an intersection does not provide for good accessibility and is not supported by active transport infrastructure. The Development Application has not demonstrated integration with the surrounding Next Generation Neighbourhood Precinct through an appropriate structure plan and related development approvals. Further, the intersection location is on the periphery of the Next Generation Neighbourhood Precinct the local centre is intended to service and is therefore not centrally located as required by the outcome.
- (s) 3.13.3.6 Specific Outcome – Integrated Transport - The Development Application has not demonstrated it achieves item 6 of this Strategic Outcome. The Development Application has not demonstrated that it can satisfy the provision with respect to existing and intended future road networks to provide direct active transport routes within and between neighbourhoods.
- (t) 3.14.1.8 Strategic Outcome – Next Generation Neighbourhood Place Type - The Development Application does not achieve point 3 of this Strategic Outcome. The Land is in the Next Generation Neighbourhood Place Type and is currently vacant. Adjacent land is also undeveloped and is an existing Council gravel reserve. Accordingly the Land is not providing an interconnected street and active transport network.

The location of the Land in the context of the existing and developing Next Generation Neighbourhood Precinct and Suburban Neighbourhood Precincts in the locality cannot be conveniently accessed by the population of the primary catchment it hopes to service, particularly by walking and cycling.

The location of the Land and the lack of connectivity will effectively make it a car dependant centre.

- (u) 3.14.5.6 Specific Outcome – Integrated Transport - The Development Application does not achieve point 1, 3 and 4 of this Specific Outcome. The applicant's traffic report states a set of traffic signals are proposed on Raynbird Road. This will slow haulage vehicles and reduce the efficiency of the route for the transport of extractive resources. It will also potentially create a safety hazard given the longitudinal gradient of Raynbird Road when trucks are loaded.

Insufficient details have been provided to demonstrate the safety of the intersection for both cars and pedestrians. The location of the Land is on a dedicated haulage corridor



ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

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identified in the Extractive Industry – Overlay and the State Planning Policy 2017. To this end, please see the comments made in paragraph (l) above.

In order to address the environmental and amenity impacts of the haulage route on the proposed development, the design needs to be internalised creating a centre which would be in conflict with the Moreton Bay Regional Council Planning Scheme's requirements/intentions for active frontages.

- (v) 3.14.9 Element – Next Generation Neighbourhood Place Type - The Development Application does not achieve the intent of the Next generation Neighbourhood Place Type as:
  - (i) The Land does not form part of a structure planned area designed to achieve a "15 minute walkable catchment".
  - (ii) There is a lack of public transport in the vicinity of the Land, which is unlikely to be augmented as the surrounding residential densities are insufficient to justify improved public transport connections.
  - (iii) Whilst being located on an intersection of a Council Arterial Road and the hardrock haulage route both of which are through roads, the Land is not well located considering the convenience of its primary catchment being the existing and developing areas of the Next Generation Neighbourhood Precinct and existing Suburban Neighbourhood Precincts.
  - (iv) The Development Application does not adequately demonstrate the activation of frontages to Oakey Flat and Raynbird roads.
  - (v) Given the topography of the surrounding area and the physical outcome of the proposal in relation to its operational requirements, the proposal is not easily accessed by pedestrians and cyclists.
- (w) 3.14.9.2 Specific Outcome – Natural Environment and Landscape - The Development Application has not demonstrated how it intends to satisfy the requirement to incorporate the green infrastructure network into the proposed development, particularly given the existing topography and Environmental Areas Overlay, Riparian and Wetlands Setback Overlay Mapping associated with the Land.
- (x) 3.14.9.4 Specific Outcomes – Settlement Pattern and Urban Form - The Development Application does not achieve items 5, 6 or 7 of this Specific Outcome. The Development Application does not provide for active frontages to significant sections of Oakey Flat Road and Raynbird Road.

There is an existing approved local/neighbourhood centre within 500m of the Land. The alternative site forms part of the master planned Narangba Heights Estate, has a high level of pedestrian and cyclist connectivity to its primary catchment area, is easily accessed from the local road network, and is in proximity to existing and developing open space and recreation opportunities.

The Development Application has not adequately demonstrated why it is an appropriate location for a local centre, taking into consideration the isolation of the Land from the developing Next Generation Neighbourhood Precinct it is proposing to service, its lack of integration particularly pedestrian with the development of the surrounding area, and lack of supporting infrastructure.

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A local centre at this location given the existing and proposed development in the locality will adversely impact on the existing approved local/neighbourhood centre and would fragment the intensity of uses between the sites.

The location of the Land is not central to the neighbourhood it is intended to service and there has been insufficient structure planning undertaken with the Development Application to demonstrate it achieves a 15 minute walkable neighbourhood.

The Development Application is not sufficient to demonstrate the centre is appropriately designed and will have a high quality urban design. The level of information provided does not justify the approval of a variation request to make the proposed development code assessable reducing the rights of submission for later development applications. In the event the centre could be redesigned to satisfy the stated design outcomes the proposal would be in conflict with Specific Outcome 3.14.5.6 items 1 and 3.

- (y) 3.14.9.6 Specific Outcome – Integrated Transport - The Development Application does not achieve item 1 or 3 of this Specific Outcome. The proposed development is not supported by the detailed structure planning required to demonstrate it will contribute to the achievement of the outcomes envisaged for Next Generation Neighbourhood Precinct. The Land is isolated from existing and developing Next Generation Neighbourhood Precinct in the locality, is not serviced by a local road network linking back to these areas, and can only be accessed via higher order roads. The Land is not linked to the existing active transport network in the area and as a result will increase reliance on private vehicle usage.
- (z) 3.14.9.7 Specific Outcome – Infrastructure – The Development Application does not achieve item 1 or 2 of this Specific Outcome as the Development Application has not demonstrated how the Land can be serviced with infrastructure without adversely impacting on existing developed and developing areas.
- (aa) 3.14.9.8 Specific Outcome – Water Management – The Development Application is insufficient to demonstrate how items 1 or 2 of this Specific Outcome can be satisfied.
- (bb) 3.14.11.3 Specific Outcome – Strong Communities – The Development Application does not achieve item 7 of this Specific Outcome as the Land is located on a designated haulage route, and there are intrinsic conflict between the urban design outcomes and the transport of extractive resources.
- (cc) 3.14.11.4 Specific Outcome - Settlement and Urban Form - The Development Application does not achieve items 1, 4, 6 or 16 of this Specific Outcome. The proposed development is isolated from existing and developing Next Generation Neighbourhood Precinct, and as result will not fulfil these criteria. The location of the proposed development is not central to the neighbourhood it is intended to service, and there has been insufficient structure planning undertaken to demonstrate it achieves a 15 minute walkable neighbourhood.

The economic analysis submitted in support of the Development Application has not considered any potential dis-benefits of the proposal as required by Planning Scheme Policy – Economic Analysis. Further the analysis has not demonstrated how any benefits outweigh the dis-benefits from a community need perspective. The economic analysis is fundamentally flawed as it assumes as its premise the local/neighbourhood centre at Lot 958 Sovereign Drive is not approved and that no centre is established there. That is not a safe or legally correct assumption.

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The Development Application is not sufficient to demonstrate the centre is appropriately designed and will have a high quality urban design outcome. The level of information provided does not justify the approval of a variation request to make the proposed development code assessable reducing the rights of submission for later development applications.

- (dd) 3.14.11.6 Specific Outcome – Integrated Transport - The location of the Land does not promote an environment where pedestrians dominate for the following reasons:
  - (i) It is isolated from the residential areas it is proposed to service;
  - (ii) There are is a lack of connecting pathways to the Land; and
  - (iii) The urban design outcome that encourages the activation of road frontages results in conflict between the pedestrians and the dedicated extractive industry haulage route (Raynbird Road).
  
- (ee) 3.14.11.7 Specific Outcome – Infrastructure – The documentation submitted with the Development Application is insufficient to demonstrate that the Land can be serviced with infrastructure without impacting on existing developed and developing areas.



Moreton Bay Regional Council

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18-12-'17 10:12 FROM- T-197 P0003/0005 F-507

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Tania Newman  
ADDRESS: 68 Misvin Street, Toowong 4066  
SIGNED: [Signature] Date: 15/11/17



Moreton Bay Regional Council

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18-12-'17 10:27 FROM-

T-203 P0001/0005 F-520

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Finally something for Cmo of Raynbirds & Narangba Rd. We really need this in the community for convenience & healthy competition. Narangba is growing strongly & needs this development.

NAME: Kristy Newton

ADDRESS: 9 Cooroy Crescent D Bay 450P

SIGNED: 

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:29 FROM- T-204 P0004/0005 F-521


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Kristy New to  
ADDRESS: 9 Cooroy Crescent DBay  
SIGNED:  Date: 15/10/17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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Scanned By: ShereenParker - On: 4/12/2017 10:17:10 AM - Moreton Bay Regional Council - Caloundra District

## THE CEO MORETON BAY REGIONAL COUNCIL RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_

Moreton Bay Regional Council

RECORDS MANAGEMENT

- 4 DEC 2017

OBJ ID: \_\_\_\_\_

NAME: Mrs Z Ninnis

ADDRESS: 58 Rifle Range Rd., Narangba

SIGNED: [Signature] Date: 24.11.17.

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:19 FROM- T-200 P0001/0005 F-513

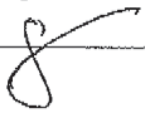
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Amanda Nitschke  
ADDRESS: 28 Livingstone Crt North Lakes  
SIGNED:  Date: 14/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:34 FROM- T-206 P0001/0005 F-526

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Tem-ann Noesgaard

ADDRESS: 38 Three Ponds Place Elimbah

SIGNED: *Noesgaard* Date: 14/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:19 FROM- T-200 P0003/0005 F-513

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Pasha and Alan  
ADDRESS: 17 First St. North Lakes  
SIGNED: [Signature] Date: 16-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0005/0005 F-527

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
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NAME: Allison Norris

ADDRESS: 82 Sparkes Road, BRAY PARK 4500

SIGNED: [Signature]

Date: 17.11.17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffery Truocott On: 28/11/2017 10:17:47 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Having a Coles Supermarket and other shops is well overdue in Narangba. The existing Woolworths shopping centre on Young Road delivers terrible fresh produce. Narangba as a suburb is huge, and we need the extra competition so that shops like Woolworths don't take us for granted! Please approve this shopping complex, its what Narangba should have had 10 years ago.

NAME: Gregory O'Brien  
ADDRESS: 25 Highlands Drive, Narangba  
SIGNED: [Signature] Date: 26/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:35 FROM- T-206 P0005/0005 F-526



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Clare O'Kane

ADDRESS: # 13 TULIP ST, LAWNTON

SIGNED: lo Date: 17.11.17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:17 FROM- T-199 P0004/0005 F-511

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Elipha Olivo  
ADDRESS: 11 Serene Cct Narangba  
SIGNED: EOliver Date: 15/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Mandy O'Callaghan On: 8/12/2017 12:26:01 PM Moreton Bay Regional Council - Cooruberra District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_

_____	Moreton Bay Regional Council
_____	RECORDS MANAGEMENT
_____	- 8 DEC 2017
_____	OBJ ID: _____

NAME: Cathryn O'Neill

ADDRESS: 11 Matherhorn Dr. Narangba.

SIGNED: O'Neill Date: 26/11/2017

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:38 FROM- T-208 P0002/0005 F-529

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Kystel Patterson

ADDRESS: 6 Blinowee crt D'Aguilar

SIGNED: W Patterson

Date: 14-11-17



# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truett On: 30/11/2017 11:02:03 AM Moreton Bay Regional Council - Caboolture District

## THE CEO MORETON BAY REGIONAL COUNCIL RE: 96 RAYNBIRD ROAD NARANGBA DA/34978/2017

Moreton Bay Regional Council RECORDS MANAGEMENT 30 NOV 2017 OBJ ID: _____
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I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: *Please give Narangba Residents all that Franz's bill received with that Colis development. We are developing as fast Residential use but our amenities & infrastructure (as well as employment) are not keeping up. I feel that the Developers of the estate should be liable for Road Road (as well as STATE & council) Infrastructure.*

NAME: BRONWYN PEASE

ADDRESS: 19 ROSA CRT NARANGBA

SIGNED: *B Pease* Date: 24-11-2017

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:38 FROM- T-208 P0003/0005 F-529

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

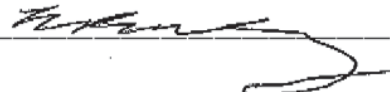
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Karlita Peatey

ADDRESS: 2036 Woods DR WAMURAN

SIGNED: 

Date: 14/02/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0003/0005 F-527

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: For people to have access to  
convenience of shopping in their local  
area.

NAME: Kerri-Jane Pelja  
ADDRESS: 122 Peter St, Strathpine  
SIGNED: [Signature] Date: 17.11.17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:32 FROM- T-205 P0002/0005 F-524

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: C. Phillips  
ADDRESS: 1-3 Golden Dr Caboolture  
SIGNED: [Signature] Date: 14/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:02:02 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
30 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: D. Piccinillo  
ADDRESS: 2 Grange Ct, Narangba  
SIGNED: [Signature] Date: 25/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Created By: [Name] Date: 12/12/2017 9:52:26 AM, Moreton Bay Regional Council - Customer Contact

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_

Moreton Bay Regional Council
RECORDS MANAGEMENT
12 DEC 2017
OBJ ID: _____

NAME: Pdu Plooy

ADDRESS: 2/45 Tibrogargan Drive, Narangba

SIGNED: [Signature] Date: 01/12/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Mandy O'Callaghan On: 5/12/2017 10:55 AM ASX: Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA - 5 DEC 2017  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_

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NAME: SIMON PRICE  
ADDRESS: 19 WINDERMERE ST. NARANGBA 4504  
SIGNED: *Simon Price* Date: 2/12/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-17 10:31 FROM- T-205 P0003/0005 F-523

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: E. Prince  
ADDRESS: 55 McLennan St, Redcliffe  
SIGNED: E Prince Date: 16.11.17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 1/12/2017 10:16:02 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Kel Truocott  
ADDRESS: 2 Wellington Pl Narangba  
SIGNED: [Signature] Date: 24 Nov 17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: SharniPreece On: 11/12/2017 9:41:39 AM Moreton Bay Regional Council - Capalaba Centre

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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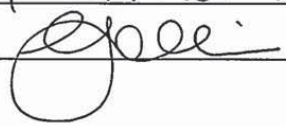
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this Application.

OTHER COMMENTS: _____	Moreton Bay Regional Council RECORDS MANAGEMENT
_____	11 DEC 2017
_____	_____
_____	OBJ ID: _____

NAME: Gillian Reed

ADDRESS: 4 Kilmarnock court, Narangba

SIGNED:  Date: 07/12/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 27/11/2017 10:26:53 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27.NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Fleuve  
ADDRESS: Tibrogara Drive Narangba  
SIGNED: Fleuve Date: 23/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Drawn4 By:ShaneHorne On:11/12/2017 4:37 AM MeetingBy:Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: _____	Moreton Bay Regional Council RECORDS MANAGEMENT
_____	11 DEC 2017
_____	OBJ ID: _____
_____	

NAME: D RIZOVIC

ADDRESS: 6 LILY MAC CRT

SIGNED: [Signature] Date: 29-11-17



# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:38 FROM- T-208 P0004/0005 F-529

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

- It will support jobs growth in the local area.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- It is an ideal position for this type of shopping centre.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

NAME: R ROBBINS  
ADDRESS: 129 CAMPBELL RD NARANGBA 4504  
SIGNED: R Robbins Date: 10/16/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truscott On: 27/11/2017 10:27:03 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, part-time and casual positions at the center when it is trading
- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Kim Roberts  
ADDRESS: 8 Coochin Ave, Narangba  
SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:39 FROM- T-208 P0002/0005 F-530

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application because I believe it would be beneficial to the local area. Those beneficial aspect include:

- It will support jobs growth in the local area both during construction and once it is trading.
- We would have more choice within the local area.
- Much more convenient than having to drive outside of the area to gain a better choice.
- It would introduce more competitive pricing and financial savings at the checkout.
- Having easy access off both Oakey Flat and Raynbird Roads it is an ideal position for this type of shopping precinct.
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the expected growth envisaged for the area it is a much needed enhancement.

Have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

I would also like to comment that: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Corey Rogers  
ADDRESS: 1/4 Desmond Street, Narangba  
SIGNED: [Signature] Date: 21/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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Agenda

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:34 FROM- T-206 P0003/0005 F-526

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
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- Introduce more competitive pricing and financial savings at the checkout
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- With the anticipated growth for the area it is a much needed enhancement

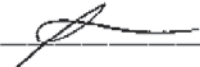
I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:

ANYTHING TO MAKE THE COMMUNITY BETTER.

NAME: SARAH ROSEK

ADDRESS: 35 LINKS CRESENT, JOYNER

SIGNED: 

Date: 17.11.17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 10:21:14 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
29 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Narangba lacks facilities and a coles would be ideal especially since the local woolworths is garbage.

NAME: Mitchell Rowbotham

ADDRESS: 15 culross Drive

SIGNED: [Signature] Date: 23/11/17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Mandy O'Callaghan On: 5/12/2017 10:59:42 AM Moreton Bay Regional Council - Customer Service



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: I would like to see the service station that is planned be a coles express shell as they are B.P.'s main competitor which would hopefully help keep fuel prices at an appropriate price.

NAME: Matt Schulz

ADDRESS: 8 Dougherty Close

SIGNED: M. Schulz Date: 23/11/2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:18 FROM- T-199 P0005/0005 F-512

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Angela Schwenke  
ADDRESS: 34 Amy Street Morayfield  
SIGNED: ASchwenke Date: 15/1/17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 11:50:10 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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NAME: candice & shane

ADDRESS: 1 baphal crescent narangba

SIGNED: [Signature] Date: 25.11.17



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: JefferyTracott On: 28/11/2017 10:17:55 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: Cliff + Leane Sharpe  
ADDRESS: 24 GRACE MAC COURT NARANGBA  
SIGNED: [Signature] Date: 24/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:28 FROM- T-203 P0004/0005 F-520

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Having a new Coles shopping centre will be a wonderful development as my family and friends will benefit a great deal we normally have to travel in order to do my weedy food shop.

NAME: Tris J. Simpson

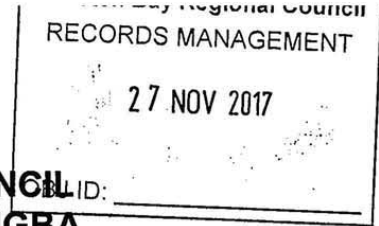
ADDRESS: 48 Archer Close North Lakes

SIGNED: [Signature]

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:22 AM Moreton Bay Regional Council - Caboolture District



THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: COLYN + DONNA SMITH

ADDRESS: 18 Lilly Anna Lane

SIGNED: *Donna Smith* Date: 23/11/17

*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

**SUPPORT**

**NEW**

**coles**

**SHOPPING**

**PRECINCT**



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:33 FROM- T-206 P0001/0005 F-525

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_

NAME: J. Smith  
ADDRESS: 13 Macadamia St Caboolture  
SIGNED: [Signature] Date: 14/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:26 FROM- T-202 P0005/0005 F-518

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:

Brisbane's growing population means more people, more people need jobs & this development will not only give jobs during construction but also retail jobs on completion.  
A new Coles would greatly benefit the growing Narangba area.

NAME: Tannis Spate

ADDRESS: 40a Ashmore rd Redcliffe

SIGNED: [Signature]

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truett. On: 20/11/2017 10:21:21 AM. Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
29 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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NAME: Kaycee Steel  
ADDRESS: 19 Bein Close Narangba Q 4504  
SIGNED: K Steel Date: 23/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 27/11/2017 10:27:12 AM Moreton Bay Regional Council - Caboolture District

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
27 NOV 2017

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

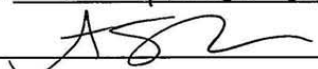
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- Would offer more choice to local residents
- Easy access off Oakey Flat Road, this is an ideal location for this type of shopping precinct
- Introduce more competitive pricing and financial savings at the checkout
- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:

WE NEED A PETROL STATION TO COMPLETE WITH BP  
WITH CHEERGE OUTRAGEOUS PRICES WHEN OTHERS  
AROUND BURNING CASH DON'T!

NAME: ALAN & SUE STEPHENSON  
ADDRESS: 18 GILES CHASE NARANGBA QLD 4008  
SIGNED:  Date: 23/11/17  
Susan Stephenson



Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: SharonPreece On: 12/12/2017 9:52:27 AM - Moreton Bay Regional Council - Calaburant Centre

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
12 DEC 2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

- Providing trade area residents with greater local choice of shops and services
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- With the anticipated growth for the area it is a much needed enhancement

I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS:  
*Currently very few shops providing services, to an ever growing population, to Narangba.  
New complex needs to include a library.*

NAME: *David Stephenson*  
ADDRESS: *3 Jessie Mac Court, Narangba*  
SIGNED: *[Signature]* Date: *4/12/2017*

Moreton Bay Regional Council

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13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:40 AM Moreton Bay Regional Council - Caboolture District

**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**



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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

NAME: Amy Stewart

ADDRESS: 4 Oxenford Ct Narangba

SIGNED: [Signature] Date: 24/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 28/11/2017 11:50:11 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
28 NOV 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: Narangba needs more choice & competition  
for Woolworths and BP.

NAME: Aaron Sitter  
ADDRESS: 43 Ngungun Parade Narangba  
SIGNED: AS Date: 23-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:24 FROM- T-202 P0004/0005 F-517

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

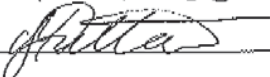
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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
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NAME: Maddison Sutton

ADDRESS: 24 Pademelon Circuit, North Lakes 4509

SIGNED:  Date: 16.11.17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:25 FROM- T-202 P0005/0005 F-517

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Stevie-Jace Sutton

ADDRESS: 74 Pademelon circuit, NORTH LAKES

SIGNED:  Date: 16/11/2017

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 20/12/2017 9:00:45 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

Moreton Bay Regional Council  
RECORDS MANAGEMENT  
20 DEC 2017  
OBJ ID: \_\_\_\_\_

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Wendy Sylvander  
ADDRESS: 19 Kernel Rd, Narangba, 4504  
SIGNED: W Sylvander Date: 10/12/2017

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:36 FROM- T-207 P0001/0005 F-528

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
The proposed center is expected to generate a variety of beneficial impacts, including:

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OTHER COMMENTS: \_\_\_\_\_  
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NAME: Brooke Taberner  
ADDRESS: 26 Wyena Street Callangur  
SIGNED: RS Date: 17.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Trassoff On: 28/11/2017 10:17:59 AM Moreton Bay Regional Council - Caboolture District

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017



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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
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NAME: Mr G TARRIER

ADDRESS: 60 RIFLE RANGE ROAD - NARANGBA.

SIGNED:  Date: 24. 11. 2017.



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:24 FROM- T-202 P0002/0005 F-517

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Meg Thompson  
ADDRESS: 8 Melinda St Burpengary  
SIGNED: [Signature] Date: 16-11-17

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

Scanned By: Jeffrey Truocott On: 30/11/2017 11:01:45 AM Moreton Bay Regional Council - Caboolture District



**THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017**

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: Michelle Thurlow

ADDRESS: 45 stark drive narangba

SIGNED: [Signature]

Date: 26/11/17

**Moreton Bay Regional Council**

COORDINATION COMMITTEE MEETING  
13 February 2018

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*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*  
18-12-'17 10:12 FROM- T-197 P0001/0005 F-507


THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

To whom it may concern,

I am writing to support the above development application.  
My reasons are as follows:

A new Coles Centre would benefit the community by providing competitive pricing and service with other local shopping precincts. It will also generate employment opportunities not only in the construction stages but long term in the retail industry.

I believe that this development will positively affect the local community, through convenience, employment opportunities and will attract more families to the area.

NAME: Janessa Travia  
ADDRESS: 3 Fairlane street, Chermside West, QLD. 4032  
SIGNED: 

Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:15 FROM- T-198 P0003/0005 F-510

THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:  
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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: T. Tull  
ADDRESS: 48 Whyle Rd Neumar  
SIGNED: [Signature] Date: 14/11/17



Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)  
18-12-'17 10:34 FROM- T-206 P0005/0005 F-525

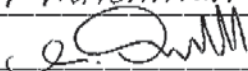
THE CEO  
MORETON BAY REGIONAL COUNCIL  
RE: 96 RAYNBIRD ROAD NARANGBA  
DA/34978/2017

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OTHER COMMENTS: \_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAME: C. Turnbull  
ADDRESS: 17 Hatchman CRT Elimbah 4516  
SIGNED:  Date: 14/11/17

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

## #6 Referral Agency Response

RA6-N



Department of Infrastructure,  
Local Government and Planning

Our reference: 1710-1982 SRA  
Your reference: DA/34978/2017/V2C

14 November 2017

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
Caboolture Qld 4510  
mbrc@moretonbay.qld.gov.au

**Attention: Glenn Hammill**

Dear Mr Hammill

### Referral agency response—with conditions

(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of Infrastructure, Local Government and Planning on 13 October 2017.

### Applicant details

---

Applicant name:	Australian National Homes Pty Ltd
Applicant contact details:	PO Box 2088 Milton QLD 4064 kieran@reelplanning.com

### Location details

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Street address:	96 Raynbird Road, Narangba QLD 4504
Real property description:	Lot 100 on SP297314 and Lot 101 on SP297314
Local government area:	Moreton Bay Regional Council

### Application details

---

Preliminary approval that includes a variation request	Material change of use for land uses consistent with a Local centre precinct.
--	---

### Referral triggers

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The development application was referred to the department under the following provisions of the Planning Regulation 2017:

South East Queensland (North) regional  
office  
Mike Ahern Building, Level 3, 12 First  
Avenue, Maroochydore  
PO Box 1129, Maroochydore QLD 4558

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

1710-1982 SRA

- 10.9.4.1.1.1 Infrastructure - state transport infrastructure

**Conditions**

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in **Attachment 1** must be attached to any development approval.

**Reasons for decision to impose conditions**

The department must provide reasons for the decision to impose conditions. These reasons are set out in **Attachment 2**.

**Advice to the assessment manager**

Under section 56(3) of the Act, the department offers advice about the application to the assessment manager—see **Attachment 3**.

**Approved plans and specifications**

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Preliminary Approval – Material change of use – Local centre precinct</b>				
Site Plan	Thomson Adsett	06/11/2017	17.0352	DA-01

A copy of this response has been sent to the applicant for their information.

For further information please contact Danika Cowie, Principal Planning Officer, on 53529776 or via email SEQNorthSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Garth Nolan  
Manager (Planning)

cc Australian National Homes Pty Ltd, kieran@reelplanning.com

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Advice to the assessment manager  
Approved plans and specifications

# Moreton Bay Regional Council

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

1710-1982 SRA

## Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
<b>Preliminary Approval – Material change of use – Local centre precinct</b>		
<p>10.9.4.1.1.1—State transport infrastructure generally—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):</p>		
1.	<p>(a) Submit a detailed drawing prepared by a Registered Professional Engineer of Queensland (RPEQ) to the Program Delivery and Operations Unit, North Coast Region (North.CoastIDAS@tmr.qld.gov.au) within the Department of Transport and Main Roads that demonstrates the following can be provided:</p> <ul style="list-style-type: none"> <li>• a taxi facility or taxi facilities located parallel to the kerb and adjacent to the entrance of the supermarket and medical centre;</li> <li>• a minimum of three taxi parking bays in total in accordance with AS2890.5 - Parking facilities, Part 5: On-street parking with at least one taxi bay in each facility being of a length and width suitable for use by people with disabilities in accordance with AS1428.1 - Design for access and mobility and AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities;</li> <li>• two taxi zone signs R5-21, placed at either end of the taxi facility or taxi facilities, and taxi zone line marking in accordance with AS1742.11 – Manual of uniform traffic control devices, Part 11: Parking controls;</li> <li>• lighting in accordance with AS/NZS 1158.3.1 – Lighting for Roads and Public Spaces, Part 3.1: Pedestrian Area (Category P) Lighting – Performance and Design Requirements; and</li> <li>• accessibility in accordance with the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>.</li> </ul> <p>(b) Undertake the taxi infrastructure works generally in accordance with the detailed drawing required by part (a) of this condition.</p>	<p>(a) As part of a subsequent Material Change of Use application for a development permit for the stage of the development that will include supermarket (shop) and medical centre (health care services) uses</p> <p>(b) Prior to the commencement of use of the stage/s of the development that will include supermarket (shop) and medical centre (health care services) uses</p>



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COORDINATION COMMITTEE MEETING  
13 February 2018

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*ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)*

1710-1982 SRA

## **Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- to ensure adequate taxi facilities are provided for in the proposed local centre precinct and are located and designed appropriately and to standard.

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ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

1710-1982 SRA

## Attachment 3—Advice to the assessment manager

General advice	
<b>Waterways for waterway barrier works</b>	
1.	The two sites that form part of the development proposal relevant to this concurrence agency response contains a green waterway. It is highly recommended that discussions with the Department of Agriculture and Fisheries are held prior to finalising the plan of development regarding how to maintain adequate fish passage in the green waterway as a result of the development.
<b>Public passenger transport</b>	
2.	<p>The design of the development should ensure that a potential future bus stop will be able to be accommodated along the site's Oakey Flat Road frontage in accordance with the <i>Transport Operations (Road Use Management – Road Rules) Regulation 2009</i>, the Department of Transport and Main Roads' <i>TransLink Public Transport Infrastructure Manual 2015</i> and the <i>Disability Standards for Accessible Public Transport 2002</i> made under subsection 31(1) of the <i>Disability Discrimination Act 1992</i>.</p> <p>This advice statement does not imply that a future bus stop will be provided. Any new or modified urban bus services have to be assessed against other priorities across the network, available funding, and the ability of the road network through the new urban area to allow for the efficient routing of a service, amongst other relevant considerations.</p>
3.	The Site Plan prepared by Thomson Adsett, dated 6 November 2017, reference number 17.0352, DA-01 should be revised to incorporate a direct and convenient pedestrian linkage from the supermarket and adjacent 'shops' to Oakey Flat Road.

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

#7 Indicative Site Plan and Design Intent



DEVELOPMENT SCHEDULE	
USE	AREA
FAST FOOD	150 m <sup>2</sup>
FUEL OUTLET	200 m <sup>2</sup>
GYM	350 m <sup>2</sup>
MEDICAL	600 m <sup>2</sup>
SHOPS	2250 m <sup>2</sup>
SUPER	3750 m <sup>2</sup>
TOTAL AREA	7300 m <sup>2</sup>
TOTAL CARS	365
RATIO / 100m2	5.00

PARKING SCHEDULE	
CARPARK TYPE	QTY
DISABLED CARPARK BAY	9
PRAM BAY	8
STANDARD CARPARK BAY	348
TOTAL CARPARK NUMBERS	365

LANDSCAPING RATIO		
SURFACE TYPE	AREA	% OF SITE
IMPERVIOUS	24671 m <sup>2</sup>	60%
LANDSCAPE	16460 m <sup>2</sup>	40%
TOTAL AREA	41131 m <sup>2</sup>	

EXISTING & PROPOSED LEVELS: ALL LEVELS ARE INDICATIVE ONLY & SUBJECT TO FURTHER DESIGN ADVICE

SCALE 1:1000



**NARANGBA**  
CNR RAYNBIRD RD AND OAKLEY FLAT RD  
ANH DEVELOPMENTS P/L

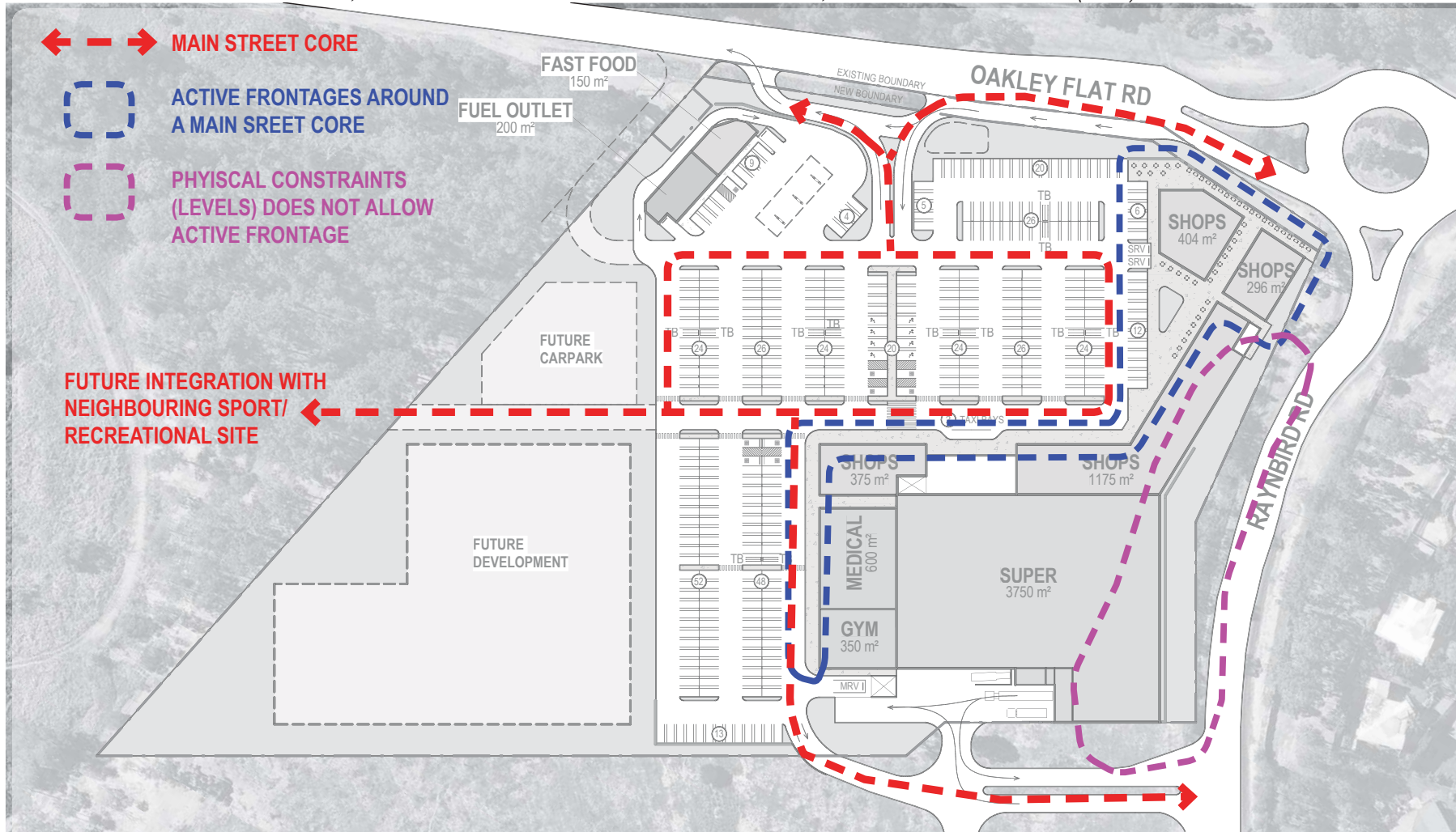
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ABN 76 105 314 654  
Trading as ThomsonAdsett.

Telephone +61 7 3840 9999  
bna@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com.

**thomson adsett** SITE PLAN  
06/11/2017

TA# 17.0352  
**DA-01**

ITEM 2.2 - DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)



- ← - - - → **MAIN STREET CORE**
- [ - - - ] **ACTIVE FRONTAGES AROUND A MAIN STREET CORE**
- [ - - - ] **PHYSICAL CONSTRAINTS (LEVELS) DOES NOT ALLOW ACTIVE FRONTAGE**

**FUTURE INTEGRATION WITH NEIGHBOURING SPORT/ RECREATIONAL SITE** ← - - -

SCALE 1:1000



**NARANGBA**

CNR RAYNBIRD RD AND OAKLEY FLAT RD

ANH DEVELOPMENTS P/L

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ABN 76 105 314 654  
Trading as ThomsonAdsett.

Telephone +61 7 3840 9999  
bne@thomsonadsett.com  
128 Robertson Street  
Fortitude Valley  
Qld 4006 Australia  
thomsonadsett.com.

**thomson  
adsett**

SITE DEVELOPMENT ANALYSIS

TA# 17.0352

**DA-02**

06/11/2017



**ITEM 2.3**

**DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12**

**APPLICANT: TRASPUNT NO. 15 PTY. LTD. C/- LANDPARTNERS PTY LTD  
OWNER: TRASK DEVELOPMENT CORPORATION (NO 15) PTY LTD, MALCOLM ROBERT RICHARD & WHELOCK & WILMA VALDA WHELOCK; AND BRUCE ALLEN MACFARLANE & WENDY DIANNE MACFARLANE**

Meeting / Session: 2 PLANNING & DEVELOPMENT  
Reference: A16513417: 29 January 2018 – Refer Supporting Information A16514492  
Responsible Officer: BM, Principal Planner, (PED, Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Traspunt No.15 Pty. Ltd. C/- Landpartners Pty. Ltd.
<b>Lodgement Date:</b>	15 September 2017
<b>Properly Made Date:</b>	15 September 2017
<b>Confirmation Notice Date:</b>	28 September 2017 (original notice) 12 October 2017 (amended notice)
<b>Information Request Date:</b>	13 October 2017
<b>Info Response Received Date:</b>	12 January 2018
<b>Decision Due Date</b>	19 February 2018
<b>No. of Submissions:</b>	Not Applicable (as application is code assessable)

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	Division 12
<b>Property Address:</b>	50-72 Nairn Road and 84-88 Burbury Road, Morayfield Qld
<b>RP Description</b>	Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516
<b>Land Area:</b>	19.239Ha
<b>Property Owner</b>	Trask Development Corporation (No 15) Pty Ltd, Malcolm Robert Richard & Wheelock & Wilma Valda Wheelock; and Bruce Allen Macfarlane & Wendy Dianne Macfarlane.

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	<i>Planning Act 2016</i>
<b>Planning Scheme:</b>	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
<b>Planning Locality / Zone</b>	Emerging Community Zone - Transition Precinct
<b>Level of Assessment:</b>	Code Assessable

This development application seeks a development approval for a Reconfiguring a Lot - Development Permit for Subdivision (5 into 195 lots and balance lot) in stages, located at 50-72 Nairn Road and 84-88 Burbury Road, Morayfield on land described as Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516.

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

The subject site is included within the Urban footprint under the South East Queensland Regional Plan 2017 and is within the Emerging community zone, Transition precinct under the Moreton Bay Regional Council Planning Scheme (Planning Scheme). The subject site has an area of 19.244ha (proposed development footprint - 13.345ha).

The proposed Reconfiguring a Lot application is subject to Code Assessment within the Emerging Community zone, Transition Precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

## OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (5 into 195 lots and balance lot) in stages, situated at 50-72 Nairn Road and 84-88 Burbury Road, Morayfield, described as Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516, for the following reasons of refusal:

### **Reasons for Refusal:**

**1. The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:**

- **9.4.1.2 Purpose of the Reconfiguring a Lot Code**
- **9.4.1.3.2.1(2)(b)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct**
- **6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone**
- **6.2.3.2 (2)(b) - Purpose of the Emerging community zone**
- **8.2.2.2(2)(c)(v) - Purpose of the Flood hazard overlay code**
- **Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO19 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO27 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO46 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO51 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO52 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**
- **Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
- **Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

- **Performance Outcome PO63 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO18 of the Flood hazard overlay code**
  - **Performance Outcome PO20 of the Flood hazard overlay code**
  - **Performance Outcome PO22 of the Flood hazard overlay code**
- 2. The proposal is inconsistent with the proposed amendments to the Moreton Bay Regional Council Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth 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 the following information be included in the Decision Notice:

**Decision Notice information**

	<b>Details to Insert</b>
<b>Application Type</b>	Reconfiguring a Lot - Development Permit for Subdivision (5 into 195 lots and balance lot) in stages.
<b>Relevant Period of Approval</b>	Not Applicable - Refusal
<b>Referral Agencies</b>	There are no Referral Agencies
<b>Submissions</b>	Not applicable

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

## **REPORT DETAIL**

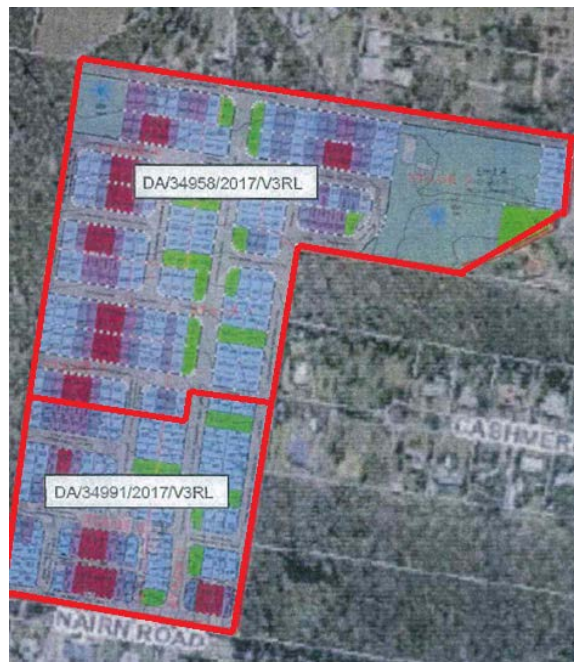
### **1. Background**

On 21 January 2008, Council's Delegate approved a Material Change of Use - Development Permit for Dependant Person's Accommodation situated at 58-64 Nairn Road, Morayfield on land described as Lot 9 RP91719.

On 15 July 2010, Council's Delegate approved a Material Change of Use - Development Permit for Dependant Person's Accommodation situated at 50-56 Nairn Road, Morayfield on land described as Lot 8 RP 91719. This development approval lapsed on 15 July 2014 as the development was not constructed within the relevant period. Subsequently, Council received a development application for Dependant Person's Accommodation on 29 September 2014, which was approved by Council's Delegate on 30 September 2014.

The site is subject to two (2) current development applications, being this development application (DA/34958/2017/V3RL) which was lodged with Council on 15 September 2017 and Development Application DA/34991/2017/V3RL which was lodged with Council on 28 August 2017, seeking a Reconfiguring a Lot - Development Permit for Subdivision (5 into 99 Lots and a balance lot) in stages.

As outlined in the below image, this development application is situated over the northern portion of the subject site, while DA/34991/2017/V3RL is located over the southern portion of the site and is being assessed concurrently with this application.



### **2. Explanation of Item**

#### **2.1 Proposal Details**

It is proposed to reconfigure the existing five (5) allotments into 195 urban residential lots + a balance Lot + detention basin lots in four (4) stages, which are identified as stages 3-6 on the proposal plan. It is noted that Stages 1 and 2 were part of a separate development application (DA/34873/2017/V3RL) which was refused by Council on 23 January 2018.



*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

The four stages are as follows:

<b>Stage</b>	<b>Number of Residential Lots</b>	<b>Stage Area</b>	<b>Length of new road</b>
<b>3</b>	<b>60</b>	<b>5.521ha</b>	<b>775m</b>
<b>4</b>	<b>42</b>	<b>2.81ha</b>	<b>585m</b>
<b>5</b>	<b>52</b>	<b>3.044ha</b>	<b>570m</b>
<b>6</b>	<b>41 + balance lot</b>	<b>1.97ha</b>	<b>265m</b>

The proposed urban residential lots range in land area from 225m<sup>2</sup> to 516m<sup>2</sup>. The balance Lot (lot 9200) to be created as part of Stage 6, has an area of 5.898ha and is proposed to be further developed as part of development application DA/34991/2017/V3RL. The development form is consistent with, and provides an extension of DA/34991/2017/V3RL.

The proposal includes proposed Lots 9000 (Stage 5) and 9001 (Stage 3), located in the north-eastern and north-western corners of the site, as detention basin lots (combined area of 2.3585ha) for stormwater management purposes.

The overall net residential density of the proposed development is 14.61 lots per hectare (excluding balance areas and detention basin lots), consistent with the density targets sought by the Planning Scheme, being between 11 and 25 lots per hectare.

The application proposes a mix of five (5) lot types throughout the development as follows:

<b>Lot Type (frontage width)</b>	<b>Number</b>	<b>Percentage</b>
Type A (7.5m)	32	16%
Type B (>7.5m -10m)	43	22%
Type C (>10-12.5m)	21	11%
Type D (>12.5-18m)	83	42%
Type E (>18-32m)	16	8%

The proposed mix of lot types and variety of residential lot sizes and frontage widths is consistent with a diverse medium density neighbourhood, as identified by the Planning Scheme.

The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations. The submitted Plan of Development has adequately demonstrated that group construction achieves an integrated streetscape solution as contemplated by the Planning Scheme.

Access to the development is proposed via a new contemporary residential (local collector) road with a reserve width of 15.5m (ultimately to be 19.5m with additional road reserve provided from the adjoining site to the north), forming a new intersection with Burbury Road.

The proposal does not seek to dedicate any public park land to service the proposed residential neighbourhood. The submitted proposal plans indicate that proposed Lots 9000 and 9001 (combined area of 2.3585ha) located in the north-eastern and north-western corners of the site are to be utilised for stormwater management purposes, however these lots have not been identified to be dedicated to Council as drainage reserve. Regardless, these stormwater management areas would not provide for the recreation needs of future residents and would not meet the desired standards of service for a Local recreation park as identified within Planning Scheme Policy - PSP - Integrated design (refer section 2.4 for further discussion).

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

### *2.1.2 Emerging community zone, Transition precinct*

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic Framework of the Moreton Bay Regional Council Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by Council.

The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (d) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next Generation Neighbourhood across the Transition Precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each Emerging Community area, whole of catchment infrastructure solutions are required for the five networks (Water, Sewerage, Transport, Stormwater and Community Infrastructure). The Emerging Community areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the LGIP. Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the Emerging Community areas outside the PIA.

### *2.1.3 Progress of MBRC Structure Planning / Proponent-led Structure Planning*

Council has commenced structure planning for the Morayfield South Emerging Community area and this work is on-going.

In the absence of a Council adopted structure plan, the applicant has not put forward a proponent-led structure plan for Council's consideration and has not undertaken the planning investigations as identified within the Detailed Prelodgement Process - Emerging Community zone. This Detailed Prelodgement Process - Emerging Community zone was undertaken to assist proponents that wished to bring forward Council's program of planning work, in a collaborative process with both Council and Unitywater.

In response, the applicant has stated that there is no requirement in the assessment benchmarks of the Planning Scheme that require a detailed structure plan for the Morayfield South growth area. The applicant has made representations that the development can be serviced by all infrastructure network by stating:

- *Figure 6.2.3.2.2.2 - Morayfield South* of the Planning Scheme demonstrates that Council has undertaken road planning as it provides the structure detail and network connection for the area.
- Park networks are proposed to be provided in accordance with the Planning Scheme and in accordance with Structure Plans provided by others.
- Sewer and water networks services are available and are in accordance with the network servicing required by Unitywater and are the jurisdiction of Unitywater.

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

It is noted that the purpose of the Emerging Community zone (as identified within 6.2.3.2 of the Planning Scheme) is to:

- a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- b. manage the timely conversion of non-urban land to urban purposes;
- c. prevent or discourage development that is likely to compromise appropriate longer term land use.

The subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empts the structure planning currently being carried out by the Council which will identify the land use and infrastructure planning for the Morayfield South growth area.

The subject site is outside the PIA, and necessary infrastructure to support the conversion is not currently planned for and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion. It is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.

Council has recently completed a first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide the actual infrastructure required to service the growth front, over the life of the growth front (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South emerging community area, Council has not determined that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

**2.2 Description of the Site and Surrounds**

<b>Directions</b>	<b>Planning Scheme Zone</b>	<b>Current Land Use</b>
North	Emerging community zone	Dwelling houses on rural residential lots
South	Rural Residential	Dwelling houses on rural residential lots
East	Emerging community zone	Dwelling houses on rural residential lots
West	Emerging community zone	Dwelling houses on rural residential lots

**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.

ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)

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

<b>Assessment benchmark - livable communities</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmark - mining and extractive resources</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - water quality</b>		
Applicable to Development	SPP requirement	Comment
Yes	(4) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ul style="list-style-type: none"> <li>(e) altered stormwater quality and hydrology</li> <li>(f) waste water</li> <li>(g) the creation or expansion of non-tidal artificial waterways</li> <li>(h) the release and mobilization of nutrients and sediments.</li> </ul> (5) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)                     (6) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.
<b>Assessment benchmarks - natural hazards, risk and resilience</b>		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - strategic airports and aviation facilities</b>		



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Assessment benchmark - livable communities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

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

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

The application was properly made on 15 September 2017 and is accordingly assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

2.4.1 Assessment of Applicable Codes

Code Compliance Summary

The assessment below identifies whether 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 applicable code and the proposed outcome does not satisfy the corresponding Performance Outcome.

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
<b>Zone/ Local Plan Code</b>		
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO7, PO16, PO17, PO19, PO27, PO33, PO34, PO35, PO46, PO51, PO52, PO56, PO57 and PO63
<b>Overlay Codes</b>		
8.2.2 - Flood hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO18, PO20 and PO22

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

2.4.2 Performance Outcome Assessment

Performance Outcome	Example
<b>9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct</b>	
<b>PO7</b> Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities,	<b>E7.1</b> Lots with frontages of 7.5 metres or less are located within 200 metres of: <ul style="list-style-type: none"> <li>• a park; or</li> </ul>

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Performance Outcome	Example
commercial and community facilities and public transport nodes.	<ul style="list-style-type: none"> <li>• a public transport stop or station; or</li> <li>• a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).</li> </ul>
<i>Performance Outcome Assessment</i>	
<p>The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.</p> <p>It is noted that the site is located within 400m of J Dobson Road Park. It is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan has not been endorsed by Council (i.e. not a Council policy) and is only a background study which was developed to inform the Planning Scheme.</p> <p>Furthermore, it is identified that J Dobson Road Park is heavily vegetated and mapped as containing Category B endangered remnant vegetation, which in any event would restrict the area (being J Dobson Road Park) from being used as a local recreation park as clearing of vegetation on site would not be supported.</p> <p>Currently, the park is more aligned to a nature reserve. The park does not provide for recreational opportunities and does not meet the desired standards of service identified within Planning Scheme Policy PSP - Integrated design for a local park.</p> <p>As such, the development proposal does not comply with the corresponding Performance Outcome as the application proposes lots that facilitate medium to high density residential uses that are not located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO16</b> Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	No acceptable outcome provided.
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed Reconfiguring a Lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> <li>• nearby centres and neighbourhood hubs;</li> </ul>	

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Performance Outcome	Example
<ul style="list-style-type: none"> <li>• community facilities;</li> <li>• public transport nodes;</li> <li>• areas of open space.</li> </ul> <p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO17</b> Development maintains the connections shown on:</p> <ol style="list-style-type: none"> <li>a. 'Figure 1 - Morayfield South' - Morayfield South;</li> <li>b. 'Figure 2 - Narangba East' - Narangba East.</li> </ol>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Figure 1 - Morayfield South identifies a future active transport route along the northern boundary of the subject site.</p> <p>The development proposal, in particular the location of the stormwater detention basins (inclusive of batters) contained within proposed Lots 9000 and 9001, has not made allowance for the active transport route and the proposal may compromise the desired alignment of this future active transport route.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO19</b> Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes a Contemporary Residential road (19.5m road reserve) located within the northern boundary that would ultimately contribute to connecting Robbs Road to the east with J Dobson Road to the west. This road typology is not in accordance with the Council's current planning which identifies this road as a District Collector Road (26.8m) road reserve. This planning was shown in the proposed Planning Scheme amendment publicly notified between 21 August 2017 and 6 October 2017 (Planning Scheme Amendment). Planning Scheme Policy PSP - Integrated Design Appendix A Section 4 limits direct lot vehicle access to a District Collector road (Robbs - J Dobson) to rear access or consolidated access only. The proposal has direct lot access on this road. Allowing direct lot access will compromise the future function and safety of the road.</p> <p>As the development proposal does not comply with Performance Outcome PO19, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

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Performance Outcome	Example
<p><b>PO27</b> The road network has sufficient reserve and pavement widths to cater for the current and intended function of the road in accordance with the road type in accordance with Planning scheme policy - Integrated design.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes a Contemporary Residential (19.5m road reserve width) road within the northern boundary that would ultimately contribute to connecting Robbs Road in the east with J Dobson Road in the west. This road typology and alignment is not in accordance with the Council's Planning Scheme Amendment which locates the connecting road south of the development boundary and identifies the road as a District collector road (26.8m road reserve). Considering the limited development potential of the lot to the north due to the Flood Hazard Overlay, full road reserve dedication will be required from this development. The road as proposed will prejudice the function of the Council's ultimate planned road network.</p> <p>As the development proposal does not comply with Performance Outcome PO27, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO33</b> A hierarchy of Park and open space is provided to meet the recreational needs of the community</p> <p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO33 as the proposed development is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>The development application does not propose to provide a Local Recreation Park meeting the desired standards of service identified within Planning Scheme Policy PSP - Integrated design.</p> <p>It is noted that the site is located within 400m of J Dobson Road Park. It is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan has not been endorsed by Council (i.e. not a Council policy) and is only a background study which was developed to inform the Planning Scheme.</p> <p>Furthermore, it is identified that J Dobson Road Park is heavily vegetated and mapped as containing Category B endangered remnant vegetation, which in any event would restrict the area (being J Dobson Road Park) from being used as a local recreation park as clearing of vegetation on site would not be supported.</p> <p>Currently, the park is more aligned to a nature reserve. The park does not provide for recreational opportunities and does not meet the desired standards of service identified within Planning Scheme Policy PSP - Integrated design for a local park.</p>	



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Performance Outcome	Example
<p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of Park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council's LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of Park and open space to meet the needs of users is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO34</b> Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO34 as a Park is not provided within walking distance of all new residential lots.</p> <p>Planning Scheme Policy PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service.</p> <p>It is noted that the site is located within 400m of J Dobson Road Park. It is acknowledged that J Dobson Park is identified as a potential Local Recreational Park in the Urban Recreation Park Plan. It is important to note that the Urban Recreation Park Plan has not been endorsed by Council (i.e. not a Council policy) and is only a background study which was developed to inform the Planning Scheme.</p> <p>Furthermore, it is identified that J Dobson Road Park is heavily vegetated and mapped as containing Category B endangered remnant vegetation, which in any event would restrict the area (being J Dobson Road Park) from being used as a local recreation park as clearing of vegetation on site would not be supported.</p> <p>Currently, the park is more aligned to a nature reserve. The park does not provide for recreational opportunities and does not meet the desired standards of service identified within Planning Scheme Policy PSP - Integrated design for a local park.</p> <p>The subject site is located outside of the PIA and accordingly Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO35</b> Park is of a size and design standard to meet the needs of the expected users  Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>

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Performance Outcome	Example
<i>Performance Outcome Assessment</i>	
<p>The proposed development does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>Planning Scheme Policy PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• a minimum area of 0.5ha (100% unconstrained land);</li> <li>• located adjacent to a collector road or lower;</li> <li>• centrally located in a central, prominent, highly visible and accessible location within the catchment it services;</li> <li>• embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like.</li> </ul> <p>The proposed development does not provide a Park of a size and standard to meet the need, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p> <p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO46</b> Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO46 as the application proposes stormwater management facilities within a riparian area. The development application proposes a 'stormwater management area' within proposed Lot 9001. The location of the proposed bio-retention basin and detention basin is located in an area mapped under Overlay map - Environmental areas as containing a W3 waterway and waterway buffer.</p> <p>The proposed stormwater management facilities are proposed within the Sheepstation Creek Tributary, a riparian area, and would have the potential to increase channel bed and bank erosion, both internal and external to the site.</p> <p>As the development proposal does not comply with Performance Outcome PO46, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO51</b> The major drainage system has the capacity to safely convey stormwater flows for the defined flood event.</p>	<p><b>E51</b> The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the defined flood event without allowing flows to encroach upon private lots.</p>
<i>Performance Outcome Assessment</i>	
<p>Existing piped drainage from the Burbury Road cul-de-sac head currently discharges into Easement A (within proposed Lot 301). Easement A is proposed to be surrendered as part of</p>	

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Performance Outcome	Example
<p>this application. The applicant has not demonstrated how the existing piped drainage will be captured in a defined flood event.</p> <p>As the development proposal, does not comply with Performance Outcome PO51, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO52</b> Overland flow paths (for any storm event) from newly constructed roads and public open space areas do not pass through private lots.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Existing piped drainage from the Burbury Road cul-de-sac head currently discharges into Easement A (within proposed Lot 301). Easement A is proposed to be surrendered as part of this application. The applicant has not demonstrated how the existing piped drainage will be captured or diverted so as to not pass through a private lot (Lot 301).</p> <p>As the development proposal does not comply with Performance Outcome PO52, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO56</b> Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> <li>a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system;</li> <li>b. are coordinated with civil and other landscaping works.</li> </ul> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO56 requires the development to minimise the lifecycle costs of the stormwater management system. PO56 refers the applicant to the Planning Scheme Policy - Integrated Design as a means of demonstrating compliance with this performance outcome.</p> <p>Planning Scheme Policy - Integrated Design Appendix C Sections 1.5.8 &amp; 1.5.9 refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment opportunities and constraints, potential impacts of future development and mitigation measures. They develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p>	

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Performance Outcome	Example
<p>Council is currently undertaking regional stormwater master planning for the Morayfield South area which has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan and Flood Impact Assessment Report cannot be assessed against the regional master plan and it is considered that the proposed layout will impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO57</b> Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> <li>a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</li> <li>b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees &gt; 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</li> <li>c. providing safe, unimpeded, convenient and ongoing wildlife movement;</li> <li>d. avoiding creating fragmented and isolated patches of native vegetation.</li> <li>e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;</li> <li>f. ensuring that soil erosion and land degradation does not occur;</li> <li>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies</li> </ul>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO57 as the proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p> <p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	



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Performance Outcome	Example
<p><b>PO63</b> No new boundaries are to be located within 2m of a High Value Area</p>	No example provided.
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO63 as the application involves the creation of new lot boundaries within 2m of mapped High value areas under Overlay map - Environmental areas.</p> <p>As the development proposal does not comply with Performance Outcome PO63, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

8.2.2 - Flood hazard overlay code	
<p><b>PO18</b> Development is compatible with the intolerable or tolerable level of risk of the flood hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot:</p> <ul style="list-style-type: none"> <li>a. in the High risk area, is only for the purposes of Park or Permanent plantation unless: <ul style="list-style-type: none"> <li>a. in the Rural residential zone where; the minimum lot size for each rural residential lot is provided outside the High risk area; or</li> <li>b. in the Rural zone; or</li> </ul> </li> <li>b. in the Medium risk area, is only for the purposes of Park or Permanent plantation unless: <ul style="list-style-type: none"> <li>a. in the Centre zone, Industry zone, Recreation and open space zone, or Township zone, where not for a residential purpose or vulnerable use (flood and coastal); or</li> <li>b. in the Rural zone; or</li> <li>c. in the Rural residential zone, where the minimum lot size for each rural residential lot is provided outside the Medium risk area; or</li> <li>d. in any other zone, where all resultant lots are located outside the High risk or Medium risk area other than those for the purposes of Park or Permanent plantation; or</li> </ul> </li> </ul>	No example provided.

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<b>8.2.2 - Flood hazard overlay code</b>	
c. In the Balance flood planning area, is consistent with the overall outcomes of the applicable zone and precinct.	
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO18 as the proposed development includes proposed Lots 300-306 &amp; 335-336 within the mapped medium risk flood hazard as identified on Overlay map - Flood hazard.</p> <p>As the development proposal does not comply with Performance Outcome PO18, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	
<p><b>PO20</b> Development ensures that infrastructure (excluding a road):</p> <ul style="list-style-type: none"> <li>a. is located outside of the High risk flood hazard area and Medium risk flood hazard area; or</li> <li>b. is otherwise located in the High risk flood hazard area or Medium risk flood hazard area to function during and after all flood hazard events up to and including the Defined Flood Event.</li> </ul>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO20 as the proposed development includes stormwater management infrastructure within the mapped medium risk flood hazard as identified on Overlay map - Flood hazard.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	
<p><b>PO22</b> Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ul style="list-style-type: none"> <li>a. directly, indirectly and cumulatively cause any increase in water flow velocity or level;</li> <li>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;</li> <li>c. change the timing of the flood wave or impact on flood warning times;</li> <li>d. adverse impacts on the local drainage and the flood conveyance of a waterway;</li> <li>e. increased flood inundation of surrounding properties;</li> <li>f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.</li> </ul>	No example provided.
<i>Performance Outcome Assessment</i>	

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8.2.2 - Flood hazard overlay code
<p>The applicant proposes earthworks within the Medium Risk Flood Hazard area to provide the required lot level flood immunity. The placed fill does not comply with the Flood Hazard Overlay Table 8.2.2.4 which prohibits fill within the Medium Risk Flood Hazard area.</p> <p>As the development proposal does not comply with Performance Outcome PO22, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a Lot Code, Emerging Community zone, Transition Precinct stated in section 2.4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a Lot code as follows:

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>2.b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following:</p> <ul style="list-style-type: none"> <li>i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development;</li> <li>ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare;</li> <li>iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;</li> </ul>	No	<p>The proposed development is inconsistent with the Overall Outcome 2 b. for the following reasons:</p> <ul style="list-style-type: none"> <li>i. Not applicable. The subject site is not located within the identified Morayfield South urban area.</li> <li>ii. The proposed development achieves a variety of residential lot sizes as required for a Next Generation neighbourhood.</li> <li>iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: <ul style="list-style-type: none"> <li>A) the proposed development does not provide appropriate open space network and the existing network is not designed to accommodate a residential neighbourhood as the area is located outside the PIA; and</li> <li>B) the proposed development does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places.</li> </ul> </li> <li>iv. The proposed development does not achieve the intent and purpose of the Transition precinct outcomes identified in</li> </ul>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
iv. intent and purpose of the Transition precinct outcomes identified in Part 6.		Part 6 (refer assessment below).
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> <li>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;</li> <li>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</li> <li>iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;</li> <li>iv. protecting native species and protecting and enhancing native species habitat;</li> <li>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</li> <li>vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;</li> <li>vii. ensuring it promotes and does not undermine the ongoing</li> </ul>	No	<p>The development application does not comply with Overall outcome 2.d. as the proposed development does not avoid areas subject to constraint, limitation or environmental values.</p> <p>The application seeks to create lots (proposed Lots 300-306 &amp; 335-336) within the mapped medium risk flood hazard.</p> <p>Further, the application also seeks to create new lot boundaries within mapped high value areas. The proposal seeks to remove the existing values of the site and does not propose to offset those values proposed to be removed.</p>



ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>viability, integrity, operation, maintenance and safety of major infrastructure;</p> <p>viii. ensuring effective and efficient disaster management response and recovery capabilities.</p>		

9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.</p> <p>b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:</p> <p>i. a range of lot sizes are delivered to assist in affordable housing opportunities;</p> <p>ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;</p> <p>iii. Accessible, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;</p> <p>iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;</p>	No	<p>The proposed development is inconsistent with the purpose of the Reconfiguring a Lot code as it conflicts with the overall outcomes of the Code.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a density consistent with the General Residential zone.</p>

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Overall Outcome 2.b.iv. of the Reconfiguring a Lot Code, Emerging Community zone, Transition Precinct requires that Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>1. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> <li>a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;</li> <li>b. manage the timely conversion of non-urban land to urban purposes;</li> <li>c. prevent or discourage development that is likely to compromise appropriate longer term land use.</li> </ul>	No	<p>The proposed development is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion.</p> <p>The proposed development is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development makes more difficult the land use and infrastructure planning which is necessary for the provision of</p>

## Moreton Bay Regional Council

*ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)*

<b>6.2.3.2 Purpose – Emerging community zone</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The proposed development is therefore inconsistent with the intent and purpose of the Emerging community zone code set out in this Purpose statement.</p>
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p style="margin-left: 20px;">b The Transition precinct is to:</p> <p style="margin-left: 40px;">i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;</p> <p style="margin-left: 40px;">ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p> <p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to</p>	No	<p>The proposed development is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The proposed development is not for an interim use and in any event without detailed land use and infrastructure planning it is not possible to ascertain whether the proposed development is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The proposed development is premature, and is inconsistent with Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban community in accordance with the</p>

## Moreton Bay Regional Council

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<b>6.2.3.2 Purpose – Emerging community zone</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
centres, community facilities and higher frequency public transport.		<p>appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to the development according to Council's standards of provision for:</p> <ol style="list-style-type: none"> <li>1. External Road;</li> <li>2. Local park provision; and</li> <li>3. Stormwater management.</li> </ol> <p>The proposed development may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the proposed development makes more difficult the form of the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition precinct set out in Overall Outcome 2.b.</p>



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8.2.2.2 Purpose – Flood hazard overlay code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:</p> <p>c. Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that:</p> <p>v. earthworks do not occur except where associated with a previous approval.</p>	No	<p>The development application proposes residential lots and a stormwater management area within medium risk flood hazard as shown on Overlap map - Flood hazard that involves the construction of bio retention and detention basin, (including associated earthworks and batters) and the filling of land for proposed Lots 300-306 &amp; 335-336.</p> <p>The development proposal does not comply with overall outcome (2)(c)(v) as earthworks are proposed within the mapped medium risk flood hazard and is not associated with a previous approval.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Flood hazard overlay code.</p>

Based on the assessment above, the proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

2.4.5 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

Urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Emerging community area at Morayfield South, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

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The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development.

2.5 Recording of particular approvals on the MBRC Planning Scheme  
Not applicable in this instance.

2.6 Referrals

2.6.1 *Council Referrals*

**2.6.1.1 Development Engineering**

*Layout Issues*

Council's road planning has identified a future connection from Robbs Road (east) to J Dobson Road (west). The development application identifies this connection through the development site however Council's alignment places the road south of the development. A final alignment has not been determined and the proposed development layout will prejudice this planning.

The development application classifies the Robbs - J Dobson road connection as a Contemporary Residential road (19.5m wide local collector performing a function of connecting access streets to higher order roads) in place of Council's planned District Collector (26.8m wide road performing a function of a major connection between suburbs or higher order roads). The Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) Performance Outcome PO27 requires the road network to have sufficient reserve width to cater for current and intended function. The connecting road has been identified as a District Collector under the proposed Planning Scheme Amendment and the submitted layout will prejudice this function.

Planning Scheme Policy - Integrated Design Appendix A Section 4 limits lot vehicle access to a District Collector road (Robbs - J Dobson) to rear or consolidated only. The development proposes direct lot access on the connection road and this will impact upon the future function of the road.

*Stormwater Management and Drainage Discharge*

Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan and Flood Impact Assessment Report cannot be assessed against the regional master plan and it is considered that the layout will impact upon future works.

It is identified that proposed Lot 9001, which is a detention basin lot for stormwater management purposes is impacted by the Medium Risk Flood Hazard Overlay. The Flood Hazard Overlay Code, Performance Outcome PO20 requires infrastructure to be located outside of the Medium Risk Flood Hazard area. Furthermore, Performance Outcome PO22 requires that all that works complies with the requirements of Table 8.2.2.4 'Fill Requirements', which stipulates no filling is permitted within the Medium Risk Area.

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It is identified that the stormwater quality and quantity treatment is almost entirely located within the Medium Risk Flood Hazard area. It is also identified that fill is proposed within the Medium Risk Flood Hazard area to provide the required lot level flood immunity for proposed lots 300-306 & 335-336.

The development's proposed stormwater management area / lawful point of discharge is also physically separated (by road) from the development footprint, and proposed to be retained in private ownership. The application has also failed to demonstrate that the stormwater management area will be constructed and dedicated to council in time to adequately service the proposed development. The application has not adequately demonstrated the suitability of a lawful point of discharge on land held in private ownership.

The Robbs - J Dobson Road connection (26.8 m) if located south of the development boundary as planned by Council will be impacted by the location of the proposed detention basin.

*Flooding*

Performance Outcome PO18 of the Flood Hazard Overlay Code requires that development is compatible with the intolerable or tolerable level of risk of the flood hazard applicable to the premises. It is specified that the only development permitted in the medium risk area is that for the purposes of Park or Permanent plantation. The proposed development includes proposed Lots 300-306 & 335-336 within the mapped medium risk flood hazard.

From an engineering perspective the application cannot be approved in its current form.

**2.6.1.2 Environmental Planning**

Council requested further information on how the proposal complies with:

- Performance Outcome PO57 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) which requires the retention of native vegetation by incorporating native vegetation and habitat trees into the subdivision design;
- Performance Outcome PO63 which requires that lots are designed to ensure ecological values are not impacted but protected and maintained and that native vegetation is incorporated into the overall lots design;

In addition, Council's information request, required that the applicant prepare and submit to Council a vegetation management plan to demonstrate how the vegetation clearing within mapped high value areas was intended to be replaced and how areas of ecological significance are intended to be rehabilitated.

The information response stated that the subject site does not contain noteworthy vegetation or habitat values and that the subject site has been primarily cleared and maintained for rural residential purposes. The information response also stated that any tree retention on the subject site is impractical given earthworks and road access requirements. With respect to the mapped 'high value areas' on the proposed stormwater management area, the applicant has stated that there is the possibility to retain existing vegetation, subject to construction requirements. A vegetation management plan has not been provided as requested by Council.

The application does not comply with Performance Outcome PO63 of the Planning Scheme which requires that no new lot boundaries are located within 2m of a High value area.

The application does not comply with Performance Outcome PO46 as the application proposed stormwater management facilities, inclusive of earthworks associated with the construction of a detention and bio-retention basin, within a mapped riparian area.

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The development application does not comply with Performance Outcome PO46, PO57 and PO63 of the Reconfiguring a lot code, Emerging community zone, Transition precinct of the Planning Scheme. From an environmental planning perspective, the application cannot be approved in its current form.

**2.6.1.3 Strategic Planning**

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging Community Zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant overall outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

*2.6.2 Referral Agencies*

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

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

**2.6.2.2 Advice Agencies**

There were no Advice Agencies involved in assessing this application.

**2.6.2.3 Third Party Agencies**

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

**2.7 Public Consultation**

*2.7.1 Public Notification Requirements under the Development Assessment Rules*

The development application is Code Assessable and accordingly there are no public notification requirements associated with the proposal.

**2.8 Other Matters**

*2.8.1 Proposed Amendments to the Moreton Bay Regional Council Planning Scheme*

Moreton Bay Regional Council commenced public notification of Planning Scheme Amendment on 21 August 2017 which closed on 6 October 2017. The Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth. Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

The Planning Scheme Amendment includes the following:

1. introduce a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;
2. introduce definitions of "Service area" and "Non Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. Introduce an amended Planning Scheme Policy PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.
4. introduce an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):



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ITEM 2.3 DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16513417 (Cont.)

- a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
  - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. make reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The Planning Scheme Amendment demonstrates Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

#### 3.2 Corporate Plan / Operational Plan

The proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

#### 3.3 Policy Implications

The proposal is inconsistent 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

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 proposed development would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

#### 3.8 Environmental Implications

There are no environmental implications arising from refusing this development application.

#### 3.9 Social Implications

There are no social implications arising from refusing this development application.

#### 3.10 Consultation / Communication

Refer to clause 2.7.

**SUPPORTING INFORMATION**

**Ref: A16514492**

The following list of supporting information is provided for:

**ITEM 2.3**

**DEVELOPMENT APPLICATION DA/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12**

**#1 Aerial Photograph**

**#2 Locality Plan**

**#3 Zoning Map**

**#4 Proposed Reconfiguration Plan**

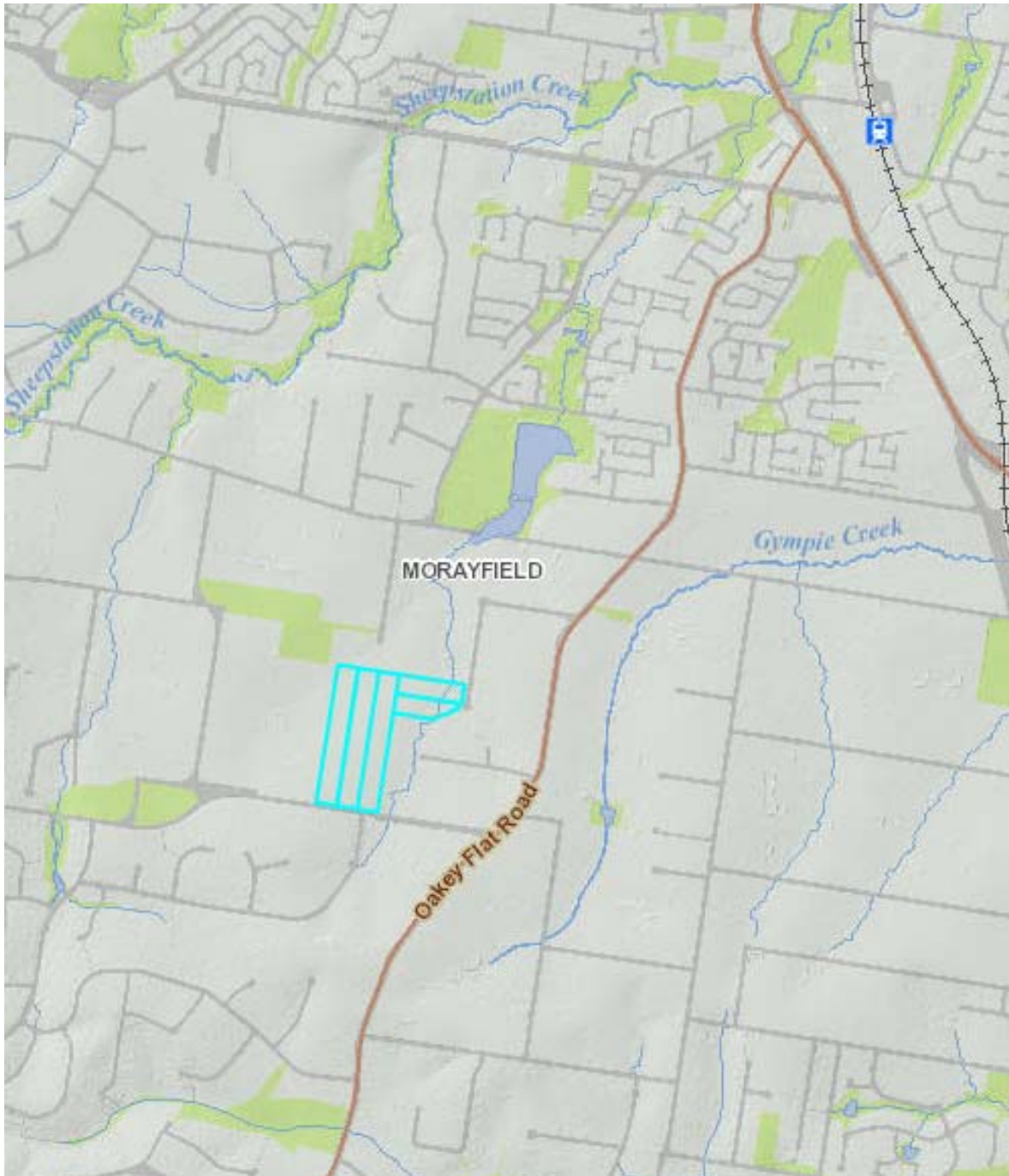
ITEM 2.3 - DEVELOPMENT APPLICATION D/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

**#1 Aerial Photograph**



ITEM 2.3 - DEVELOPMENT APPLICATION D/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

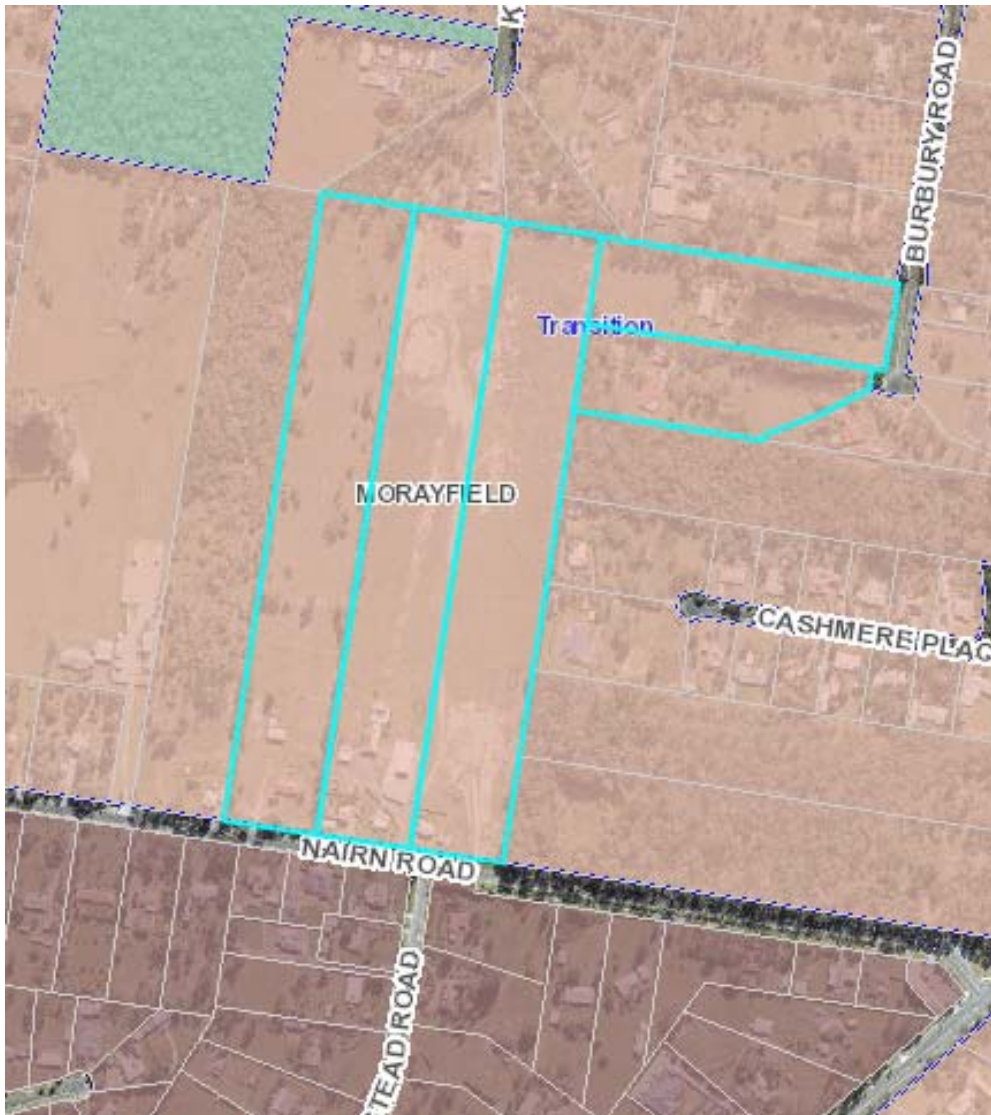
**#2 Locality Plan**





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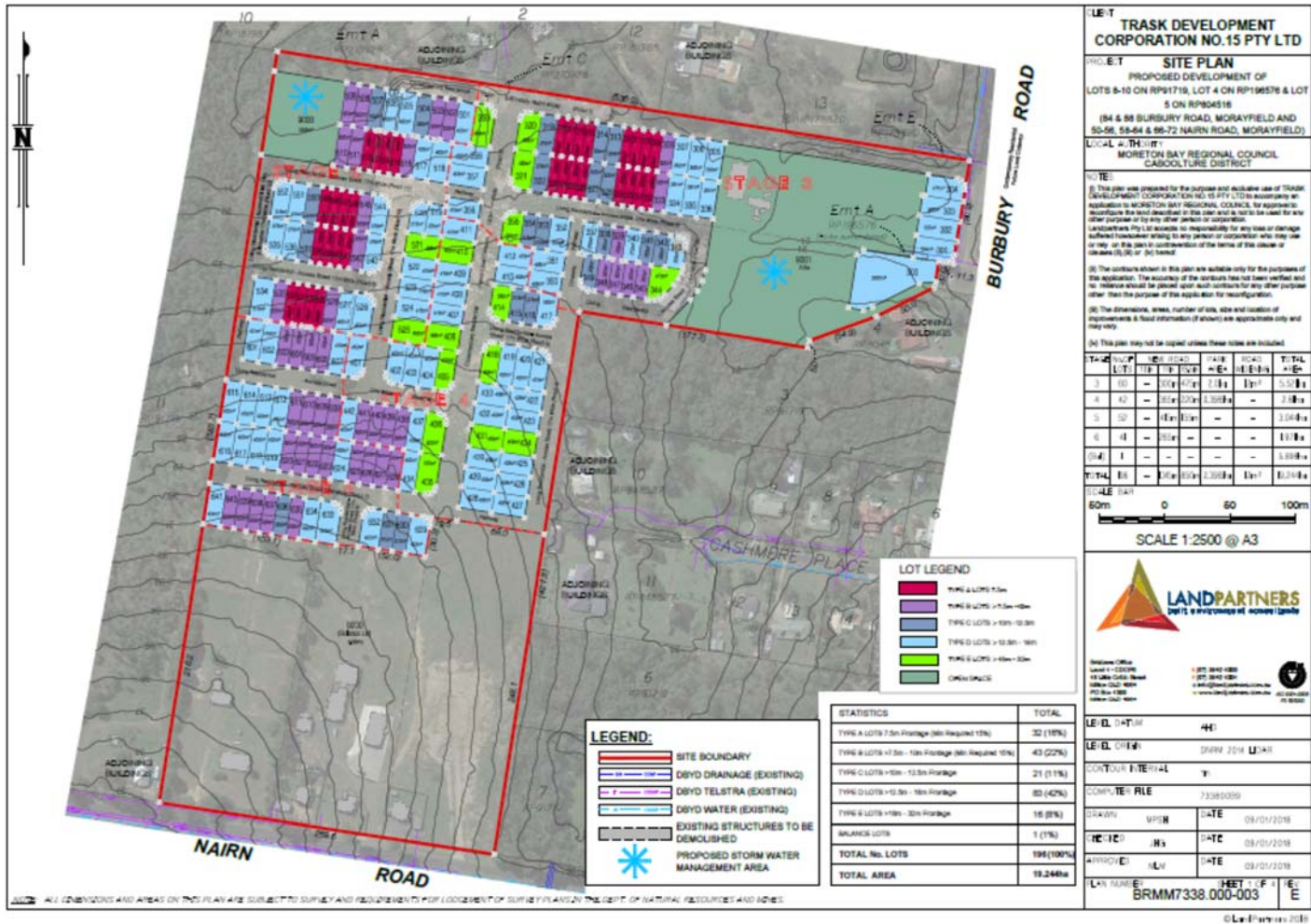
#3 Zoning Map



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

ITEM 2.3 - DEVELOPMENT APPLICATION D/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

#4 Proposed Reconfiguration Plan



**3 CORPORATE SERVICES SESSION**

**(Cr Adrian Raedel)**

**ITEM 3.1**

**MONTHLY REPORTING PACKAGE - JANUARY 2018 - REGIONAL**

*Meeting / Session:* 3 CORPORATE SERVICES  
*Reference:* A16548651 : 7 February 2018 - **Refer Supporting Information A16548647**  
*Responsible Officer:* DW, Coordinator Management Accounting (CEO Accounting Services)

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**Executive Summary**

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 31 January 2018.

**OFFICER'S RECOMMENDATION**

That the Financial Reporting Package for the year to date period ending 31 January 2018 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - JANUARY 2018 - REGIONAL - A16548651 (Cont.)

**REPORT DETAIL**

**1. Background**

The Financial Reporting Package for the month ending 31 January 2018 is contained within the supporting information to this report.

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

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

**2. Explanation of Item**

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

**3. Strategic Implications**

3.1 Legislative/Legal Implications

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

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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



## Moreton Bay Regional Council

*ITEM 3.1 MONTHLY REPORTING PACKAGE - JANUARY 2018 - REGIONAL - A16548651 (Cont.)*

3.6 Financial Implications

As at the end of January 2018 Council's operating surplus is \$124.43 million and the capital expenditure incurred to date is \$78.52 million.

3.7 Economic Benefit

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

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

Chief Executive Officer, Manager Financial and Project Services and Accounting Services Manager.

***SUPPORTING INFORMATION***

**Ref: [A16548647](#)**

The following list of supporting information is provided for:

**ITEM 3.1**

**MONTHLY REPORTING PACKAGE - JANUARY 2018 - REGIONAL**

***#1 Monthly Financial Reporting Package - January 2018***

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)

#1 MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional

**Moreton Bay Regional Council**

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**Monthly Financial Report**

**Year to date result as at: 31 January 2018**

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Statement of Sources and Application of Capital Funding	4
Segment Analysis	5
Commentary on Financial Results and Graphs	6 to 9
Treasury Report	10

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# Moreton Bay Regional Council

*ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)*

## Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 31 January 2018

**58% of the  
year elapsed**

	2017/18 Original Budget	2017/18 Revised Budget	2017/18 YTD Actuals	Actuals to Revised Budget 2017/18
<b>Revenue</b>				
<b>Operating Revenue</b>				
Rates and utility charges	\$291,392,765	\$291,392,765	\$217,844,335	74.76%
Fees and charges	\$34,541,062	\$34,433,054	\$23,832,623	69.21%
Rental income	\$7,379,689	\$7,382,089	\$4,089,403	55.40%
Grants, subsidies and contributions	\$19,028,518	\$12,729,174	\$6,496,018	51.03%
Interest revenue	\$44,429,785	\$43,414,785	\$26,462,367	60.95%
Sales revenue	\$2,903,900	\$2,952,040	\$1,958,220	66.33%
Other revenue	\$21,772,026	\$22,726,951	\$12,446,871	54.77%
Share of profit of associate	\$73,034,000	\$73,034,000	\$42,603,167	58.33%
<b>Total Operating Revenue</b>	<b>\$494,481,745</b>	<b>\$488,064,858</b>	<b>\$335,733,004</b>	<b>68.79%</b>
<b>Expenses</b>				
<b>Operating Expenses</b>				
Employee benefits	(\$129,395,101)	(\$129,103,799)	(\$68,026,275)	52.69%
Materials and services	(\$147,934,545)	(\$156,747,979)	(\$74,366,017)	47.44%
Depreciation and amortisation	(\$86,669,450)	(\$86,669,450)	(\$54,508,847)	62.89%
Finance costs	(\$23,324,289)	(\$23,324,289)	(\$14,404,426)	61.76%
<b>Total Operating Expenses</b>	<b>(\$387,323,385)</b>	<b>(\$395,845,517)</b>	<b>(\$211,305,565)</b>	<b>53.38%</b>
<b>Operating Results</b>	<b>\$107,158,360</b>	<b>\$92,219,341</b>	<b>\$124,427,439</b>	<b>134.93%</b>
<b>Capital Revenue</b>	\$83,337,589	\$92,829,492	\$79,085,145	85.19%
<b>Capital Expenses</b>	\$0	\$0	(\$7,392,451)	No Budget
<b>NET RESULT</b>	<b>\$190,495,949</b>	<b>\$185,048,833</b>	<b>\$196,120,133</b>	<b>105.98%</b>
<b>Other Comprehensive Income</b>				
<b>Items that will not be reclassified to net result</b>				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	\$1,360,790	No Budget
<b>Total other comprehensive income for the year</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,360,790</b>	<b>No Budget</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>\$190,495,949</b>	<b>\$185,048,833</b>	<b>\$197,480,923</b>	<b>106.72%</b>



# Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)

## Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 31 January 2018

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actual
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$276,620,000	\$364,899,762
Trade and other receivables	\$41,933,000	\$57,804,878
Inventories	\$1,092,000	\$1,079,557
	\$319,645,000	\$423,784,197
Non-current assets held for sale	\$0	\$16,361,875
<b>Total Current Assets</b>	<b>\$319,645,000</b>	<b>\$440,146,072</b>
<b>Non-Current Assets</b>		
Trade and other receivables	\$741,805,000	\$677,536,095
Investments	\$15,000	\$15,000
Investment property	\$42,867,000	\$44,970,130
Investment in associate	\$1,097,319,000	\$1,098,687,433
Property, plant and equipment	\$4,338,728,000	\$4,531,031,210
Intangible assets	\$1,410,000	\$671,835
<b>Total Non-Current Assets</b>	<b>\$6,222,144,000</b>	<b>\$6,352,911,703</b>
<b>Total Assets</b>	<b>\$6,541,789,000</b>	<b>\$6,793,057,775</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade and other payables	\$36,745,000	\$22,410,869
Borrowings	\$30,678,000	\$14,958,698
Provisions	\$13,644,000	\$12,928,448
Other	\$384,000	\$1,680,485
<b>Total Current Liabilities</b>	<b>\$81,451,000</b>	<b>\$51,978,500</b>
<b>Non-Current Liabilities</b>		
Trade and other payables	\$415,000	\$213,413
Borrowings	\$355,076,000	\$359,071,081
Provisions	\$20,643,000	\$33,604,250
<b>Total Non-Current Liabilities</b>	<b>\$376,134,000</b>	<b>\$392,888,744</b>
<b>Total Liabilities</b>	<b>\$457,585,000</b>	<b>\$444,867,244</b>
<b>NET COMMUNITY ASSETS</b>	<b>\$6,084,204,000</b>	<b>\$6,348,190,531</b>
<b>Community Equity</b>		
Retained surplus	\$5,212,213,000	\$5,449,900,092
Asset revaluation surplus	\$871,991,000	\$898,290,439
<b>TOTAL COMMUNITY EQUITY</b>	<b>\$6,084,204,000</b>	<b>\$6,348,190,531</b>

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
13 February 2018

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*ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)*

### Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 31 January 2018

	<b>2017/18 Budget as at 30 June 2018</b>	<b>2017/18 YTD Actuals</b>
<b>Cash flows from operating activities</b>		
Receipts from customers	\$388,467,000	\$243,470,269
Payments to suppliers and employees	(\$273,346,000)	(\$181,778,730)
Interest received	\$44,430,000	\$32,561,234
Rental income	\$7,093,000	\$4,089,403
Non capital grants and contributions	\$18,288,000	\$6,496,018
Borrowing costs	(\$22,193,000)	(\$13,381,521)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>\$162,739,000</b>	<b>\$91,456,673</b>
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment	(\$195,192,000)	(\$78,274,561)
Proceeds from sale of property, plant and equipment	\$30,300,000	\$16,138,804
Net movement in loans to community organisations	\$0	\$1,293
Grants, subsidies and contributions	\$43,111,000	\$49,337,989
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(\$121,781,000)</b>	<b>(\$12,796,475)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	\$26,250,000	\$0
Repayment of borrowings	(\$27,723,000)	(\$13,520,333)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(\$1,473,000)</b>	<b>(\$13,520,333)</b>
Net increase/(decrease) in cash held	<b>\$39,485,000</b>	<b>\$65,139,865</b>
Cash and cash equivalents at the beginning of the financial year	\$237,135,000	\$299,759,897
<b>Cash and cash equivalents at the end of the period</b>	<b>\$276,620,000</b>	<b>\$364,899,762</b>

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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*ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)*

### Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 31 January 2018

	Original Budget 2017/18	Revised Budget 2017/18	YTD Actuals 2017/18
<b><u>Capital Funding Sources</u></b>			
Cash Utilised	\$175,804,065	\$191,822,896	\$78,020,952
Capital Grants and Subsidies received	\$20,610,589	\$30,102,492	\$14,023,033
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$41,885,263
Loans received	\$26,250,000	\$26,250,000	-
<b>Total Capital Funding Sources</b>	<b>\$262,891,654</b>	<b>\$288,402,388</b>	<b>\$133,929,248</b>
<b><u>Capital Funding Applications</u></b>			
Capital Expenditure	\$194,941,500	\$220,452,234	\$78,523,652
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$41,885,263
Loan Redemption	\$27,723,154	\$27,723,154	\$13,520,333
<b>Total Capital Funding Applications</b>	<b>\$262,891,654</b>	<b>\$288,402,388</b>	<b>\$133,929,248</b>

## Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)

### Analysis of Results by Operational Plan

For the period ended 31 January 2018						
Operational Plan	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
Engineering, Construction & Maintenance	\$37,578,054	(\$75,117,375)	(\$37,539,321)	\$14,065,140	\$1,298,497	(\$22,175,684)
Community & Environmental Services	\$14,135,431	(\$24,199,430)	(\$10,063,999)	-	-	(\$10,063,999)
Governance	\$270,089,608	(\$98,214,190)	\$171,875,419	\$50,642,754	(\$9,144,673)	\$213,373,500
Planning and Economic Development	\$6,691,989	(\$5,963,165)	\$728,824	-	-	\$728,824
Executive and Property Services	\$7,237,922	(\$7,811,406)	(\$573,484)	\$14,377,250	\$453,725	\$14,257,491
<b>Total Council</b>	<b>\$335,733,003</b>	<b>(\$211,305,565)</b>	<b>\$124,427,439</b>	<b>\$79,085,145</b>	<b>(\$7,392,451)</b>	<b>\$196,120,132</b>

### Analysis of Results by Entity

For the period ended 31 January 2018						
Entity	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
General	\$299,749,142	(\$188,072,074)	\$111,677,068	\$79,043,037	(\$7,388,474)	\$183,331,631
Waste	\$34,875,452	(\$22,003,571)	\$12,871,882	\$42,107	(\$3,977)	\$12,910,012
Canals	\$1,108,409	(\$1,229,920)	(\$121,511)	-	-	(\$121,511)
<b>Total Council</b>	<b>\$335,733,003</b>	<b>(\$211,305,565)</b>	<b>\$124,427,439</b>	<b>\$79,085,145</b>	<b>(\$7,392,451)</b>	<b>\$196,120,132</b>



## **The Performance at a Glance** **as at 31 January 2018**

### **Synopsis**

- \* 58% of the financial year is complete.
- \* The operating surplus is \$124.43 million.

### **Operating Revenue**

- \* Rates and Utility Charges are on track to budget following the third quarterly rates levy.
- \* User Fees and Charges are above budget while Operating Grants and Subsidies are tracking below budget.
- \* In total all other revenue categories are performing to the revised budget target at this time of the year.

### **Operating Expenditure**

- \* Employee Expenses are tracking slightly below budget at this point in the year along with Materials and Services.
- \* Finance Costs are tracking over budget along with Depreciation Expense which is slightly above budget.
- \* All other expenditure is on track for this stage of the financial year.

### **Capital Revenue**

- \* Infrastructure Cash Contributions are tracking above budget.
- \* Contributed Assets and Assets not Previously Recognised are also tracking above budget.
- \* Grants, Subsidies and Other Contributions are tracking below budget.

### **Capital Expenditure**

- \* To date \$78.52 million has been spent on capital works, (which represents 35.62% of the capital program).

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
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*ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)*

## Moreton Bay Regional Council

### Comparative Table 2015/16 and 2016/17 to 2017/18\*

Year to date result as at: 31 January 2018

58% of the year elapsed

	Revised Budget 2017/18 \$'000	YTD Actuals 2017/18 \$'000	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Actuals to Revised Budget 2015/16 %	Comments
<b>Operating Revenue</b>						
Rates & Utility Charges	\$291,393	\$217,844	75%	75%	75%	Revenue is on target after the third quarter rates levy.
User Fees & Charges	\$34,433	\$23,833	69%	63%	70%	Revenue is tracking over budget and is up on the previous year.
Interest Revenue	\$43,415	\$26,462	61%	61%	59%	The % for 2017/18 is tracking slightly above budget and is consistent with the previous year.
<b>Operating Expenses</b>						
Employee Expenses & Material and Services	\$285,852	\$142,392	50%	51%	51%	Expenditure is tracking below budget but is comparable to the previous years.
External Loan Interest Expense	\$22,193	\$13,357	60%	59%	60%	Expenditure is tracking slightly above budget and is comparable to previous years.
<b>Capital Revenues</b>						
Infrastructure Cash Contributions	\$22,500	\$22,633	101%	90%	77%	Infrastructure cash contributions are tracking above budget and is above the previous years.
Contributed Assets	\$40,227	\$41,885	104%	37%	26%	All contributed assets have been recognised to date.
Grants & Subsidies	\$30,102	\$14,023	47%	44%	35%	The % of grants and subsidies received is tracking below budget and below the previous year.
<b>Capital Expenditure</b>						
Total Capital Expenditure	\$220,452	\$78,524	36%	42%	60%	Capital expenditure remains behind budget.

\* The data presented reflects the position of Council as at 31 January 2018 compared to the position of Council as at 31 January 2017 and 31 January 2016

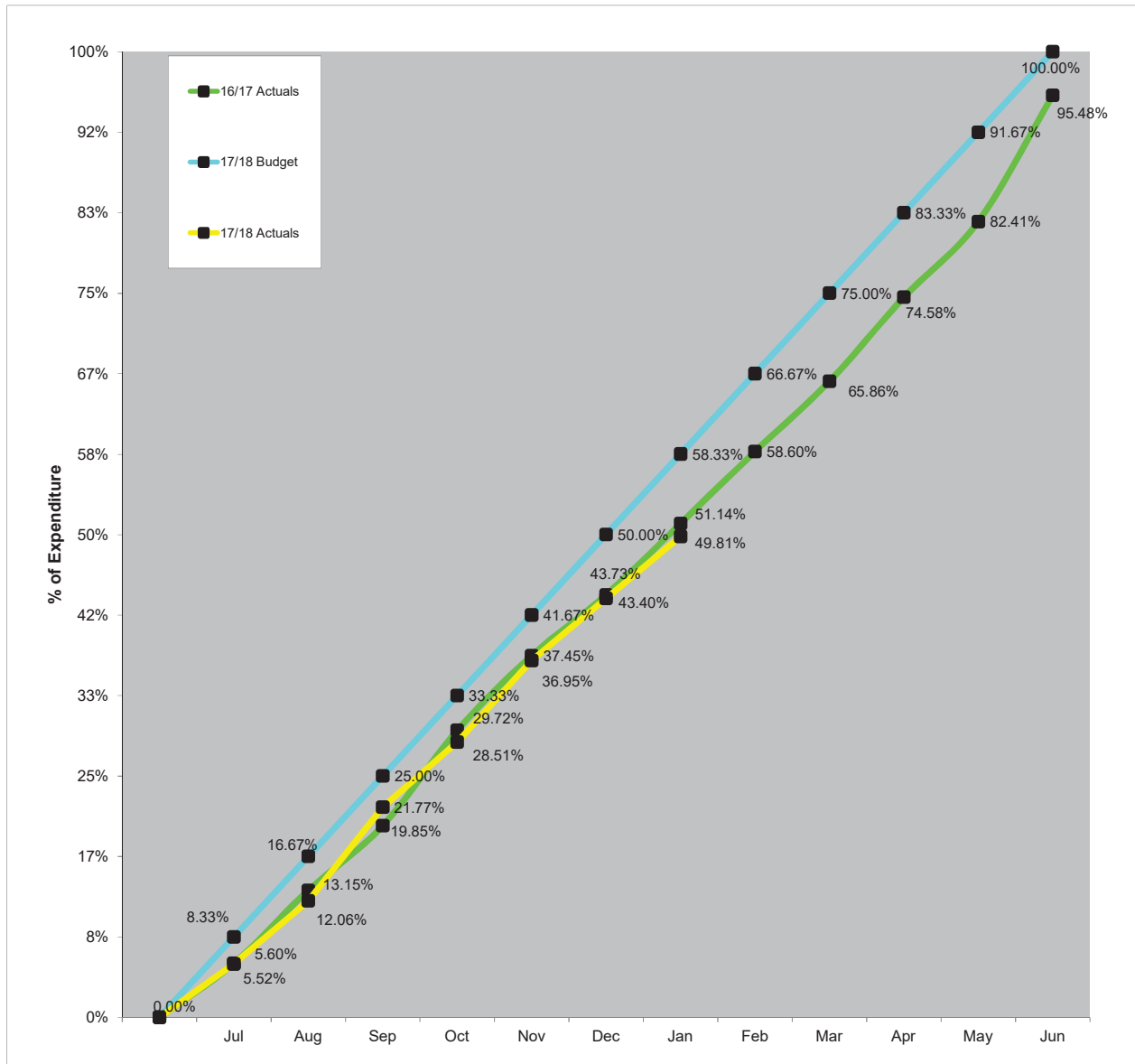
The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)

**Operating Expenditure**

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2017/18 and 2016/17 years. The graph includes continuing service delivery expenses and operating initiative expenses.

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



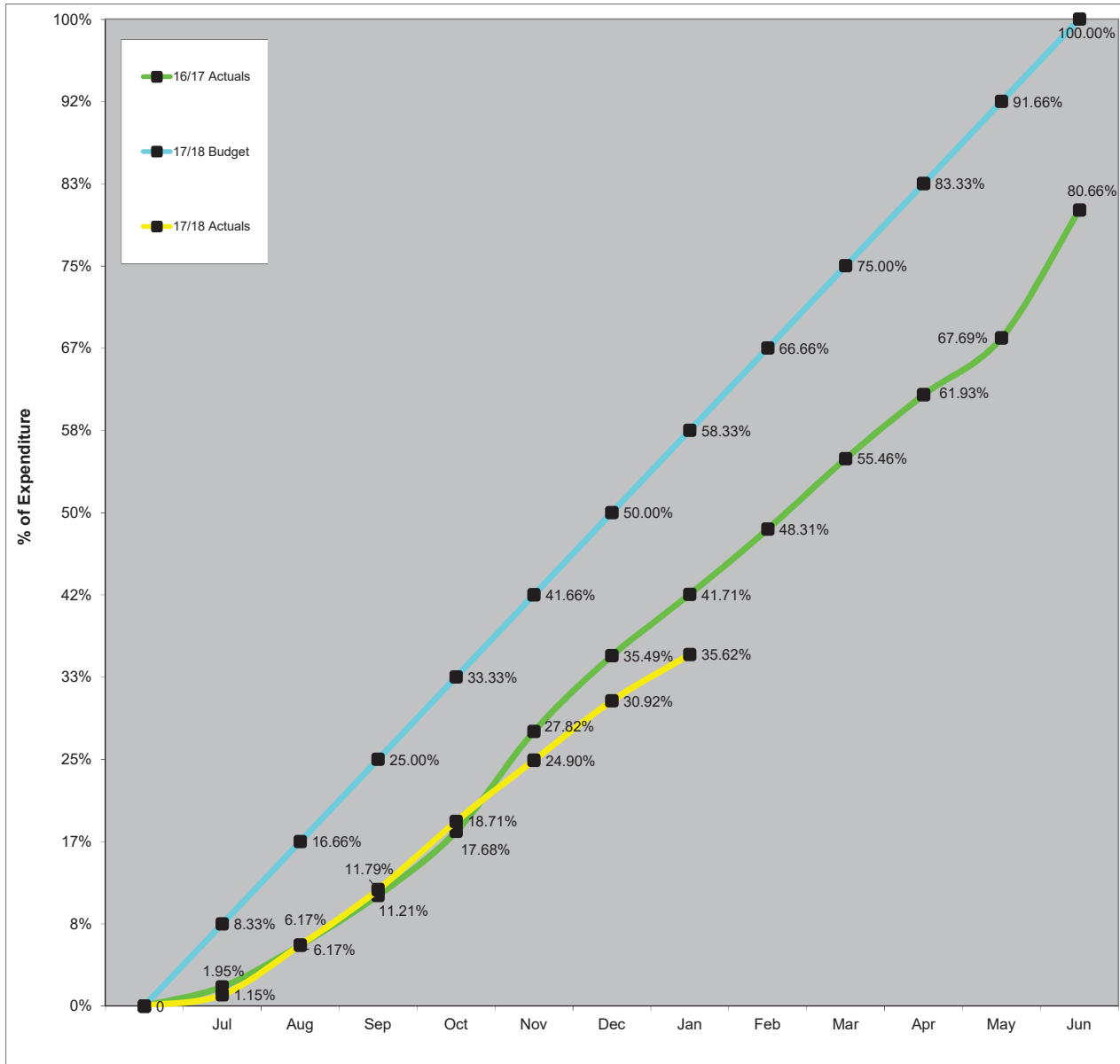
	Annual Revised Budget \$'000	Actuals to January \$'000	Actuals to Budget % spent
<b>2016/17</b>	\$ 274,369	\$ 140,313	51.14%
<b>2017/18</b>	\$ 285,852	\$ 142,392	49.81%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)

**Capital Expenditure**

This graph compares the capital percentage expended for the 2017/18 and 2016/17 years.

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



	Annual Revised Budget \$'000	Actuals to January \$'000	Actuals to Budget % spent
<b>2016/17</b>	\$ 180,682	\$ 75,359	41.71%
<b>2017/18</b>	\$ 220,452	\$ 78,524	35.62%



# Moreton Bay Regional Council

*ITEM 3.1 - MONTHLY REPORTING PACKAGE - JANUARY 2018 - Regional (Cont.)*

## **TREASURY REPORT**

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

### **Investments**

At 31 January 2018 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 65.45% of funds outside of the Queensland Treasury Corporation (QTC). Term Deposit rates have increased slightly in recent times, providing better returns.

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

Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 31 January 2018	Interest earned YTD
A1+	Qld Treasury Corp*	2.59%	Short Term (45 days)	127,409,364	1,552,944
A1+	ANZ	1.97%	At Call	11,143,751	144,079
A1+	National Australia Bank	2%	At Call	71,346,646	1,045,354
A1+	ANZ	2.48% to 2.6%	181 to 366 days	40,000,000	626,458
A1+	National Australia Bank	2.45% to 2.51%	154 to 184 days	50,000,000	712,156
A1	Suncorp	2.45% to 2.5%	210 to 364 days	30,000,000	542,630
A2	Bank of Queensland	2.6%	182 days	10,000,000	154,247
A2	Bendigo and Adelaide Bank	2.6% to 2.85%	364 days	20,000,000	322,671
A2	IMB	2.55%	364 days	5,000,000	125,007
	Petrie Paper Mill Site Funds Trust Investments				142,568
					126,803
				*	
				<b>364,899,761</b>	<b>5,494,917</b>

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

Council has achieved a weighted average interest rate on all cash held of 2.40% pa in 2017/18, and has earned an additional \$168,113.90 from investing funds with financial institutions outside QTC.

\*\* Constrained cash amount is \$164 million.

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

58% of the year has elapsed

	Original Budget \$'000	Revised Budget \$'000	Actual YTD \$'000	Actual % Achieved	Comments
Interest Revenue on Investments	7,325	7,325	5,495	75%	Higher cash balance than expected
Interest on Debt held in Unitywater	36,085	35,070	20,457	58%	Tracking as per Budget
<b>Total Investment Income</b>	<b>43,410</b>	<b>42,395</b>	<b>25,952</b>	<b>61%</b>	

### **Borrowings**

Debt Position	\$ '000
Debt held as at 1 July 2017	387,550
New borrowings	0
Borrowings repaid	(13,520)
<b>Debt held as at 31 January 2018</b>	<b>374,030</b>

As at 31 January 2018 the weighted average interest rate of all Council debt is 5.81%

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)**

No items for consideration.

**5 PARKS, RECREATION & SPORT SESSION (Cr Darren Grimwade)**

No items for consideration.

**6 LIFESTYLE & AMENITY SESSION (Cr Matt Constance)**

No items for consideration.

**7 ECONOMIC DEVELOPMENT & TOURISM SESSION**

**(Cr Julie Greer)**

**ITEM 7.1**

**REDCLIFFE WAR MEMORIAL POOL ENTRY FEES AND OPENING HOURS -  
DIVISION 6**

*Meeting / Session:* 7 ECONOMIC DEVELOPMENT & TOURISM  
*Reference:* A16548041 : 2 February 2018  
*Responsible Officer:* BP, Coordinator Regional Leisure Venues (EPS Property & Commercial Services)

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**Executive Summary**

This report seeks to approve general entry fees and operating hours for the Redcliffe War Memorial Pool.

**OFFICER'S RECOMMENDATION**

That the Redcliffe War Memorial Pool general entry fees and operating hours detailed in the body of this report, be adopted.

ITEM 7.1 REDCLIFFE WAR MEMORIAL POOL ENTRY FEES AND OPENING HOURS - DIVISION 6 - A16548041  
(Cont.)

**REPORT DETAIL**

**1. Background**

Council requested officers undertake a process to establish a consistent fee structure across all aquatic facilities, over a three-year period. The Redcliffe War Memorial Pool was not initially part of this consolidation process due to it being operated under a separate long-term lease.

The lessee for the Redcliffe War Memorial pool surrendered the lease to Council effective 12 December 2017. Officers now seek to consolidate the entry fees and opening hours to align with other Council pools as part of a region-wide aquatic strategy.

**2. Explanation of Item**

Council currently utilises a classification framework for its aquatic facilities which considers the quantity and quality of services at each location to assist in the setting of fees and charges and operating hours.

**2.1 Fees**

At the time of establishing this classification framework, Redcliffe War Memorial Pool was unable to be considered as it was under a separate long-term lease. With the surrender of this lease on 12 December 2017, officers have subsequently evaluated this facility against the classification framework and recommend the following fees for the next two financial years to align with Council's other aquatic facilities.

	2018/2019	2019/2020
Adult Swim	\$5.30	\$5.40
Child	\$4.60	\$4.90
Aged* and disability* and DVA**	\$4.20	\$4.30
Spectator	\$3.20	\$3.20
Extra Family Member	\$4.10	\$4.40
Family (4) 2 adults and 2 children or 1 adult and 3 children	\$16.80	\$17.40
Companion***	FREE	FREE

\*Aged and Disability: Centrelink issued aged or disability card (not senior card)

\*\*DVA: Department of Veterans affairs white or gold card

\*\*\*Companion: Companion of a disability patron

The proposed fees represent a minor increase to previous years and are in line with Council's other aquatic facilities.

Operators are permitted to set their own fees for other products and service offered at each facility in line with market trends, providing Council does not deem the fees unreasonably excessive and not in keeping with Council's intention of providing affordable quality aquatic and leisure opportunities for the community.

**2.2 Operating hours**

To align with the classification framework, officers propose that Redcliffe War Memorial Pool maintain the minimum operating hours as outlined below. As with all Council aquatic facilities, operators are permitted to open longer hours after seeking Council approval.

CRALC	Summer		Winter	
	Open	Close	Open	Close
Monday & Thursday	6.00am	8.00pm	6.00am	8.00pm
Tuesday & Wednesday	6.00am	6.00pm	6.00am	6.00pm
Friday	6.00am	4.00pm	6.00am	4.00pm
Saturday	6.00am	4.00pm	6.00am	1.00pm
Sunday	7.00am	4.00pm	7.00am	1.00pm
Public Holiday	10.00am	4.00pm	10.00am	4.00pm



*ITEM 7.1 REDCLIFFE WAR MEMORIAL POOL ENTRY FEES AND OPENING HOURS - DIVISION 6 - A16548041  
(Cont.)*

**3. Strategic Implications**

3.1 Legislative/Legal Implications

There are no legislative/legal implications as a direct result of this report.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

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

3.7 Economic Benefit

There are no economic benefits as a direct result of this report.

3.8 Environmental Implications

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

3.9 Social Implications

Adopting the fees as outlined in this report will maintain affordable access to Council's aquatic facilities.

3.10 Consultation / Communication

The general entry fees and operating hours as outlined in this report are consistent with the framework as discussed with Council in previous workshops/reports.

## 8 GENERAL BUSINESS

**ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.**

**CLOSED SESSION (Confidential items)**

*(Resolution the meeting be closed under s275 of the Local Government Regulation 2012)*

**ITEM C.1 – CONFIDENTIAL**

**PROPERTY RATIONALISATION PROJECT - PRIVATE SALE OF LAND -  
DIVISION 12**

**Meeting / Session:** 7 ECONOMIC DEVELOPMENT & TOURISM

**Reference:** A16537641 : 5 February 2018 - Refer **Confidential** Supporting Information  
**A16537667**

**Responsible Officer:** AS, Enterprise and Investments Officer (EPS Property & Commercial Services)

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**Basis of Confidentiality**

Pursuant to s275(1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

**Executive Summary**

This report seeks a Council resolution to market and sell the nominated Council-owned property by private sale following an unsuccessful public tender process.