



SUPPORTING INFORMATION

for respective items considered at

Coordination Committee Meeting

13 February 2018

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.



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.

Policy: 2150-018		Official Version: A4560116	
Film Production on Council-controlled Land			
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
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

#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;



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: 2150-074 - Drug & Alcohol Policy

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.



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.



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



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.

Policy: 2150-074		Official Version: A8515347	
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

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

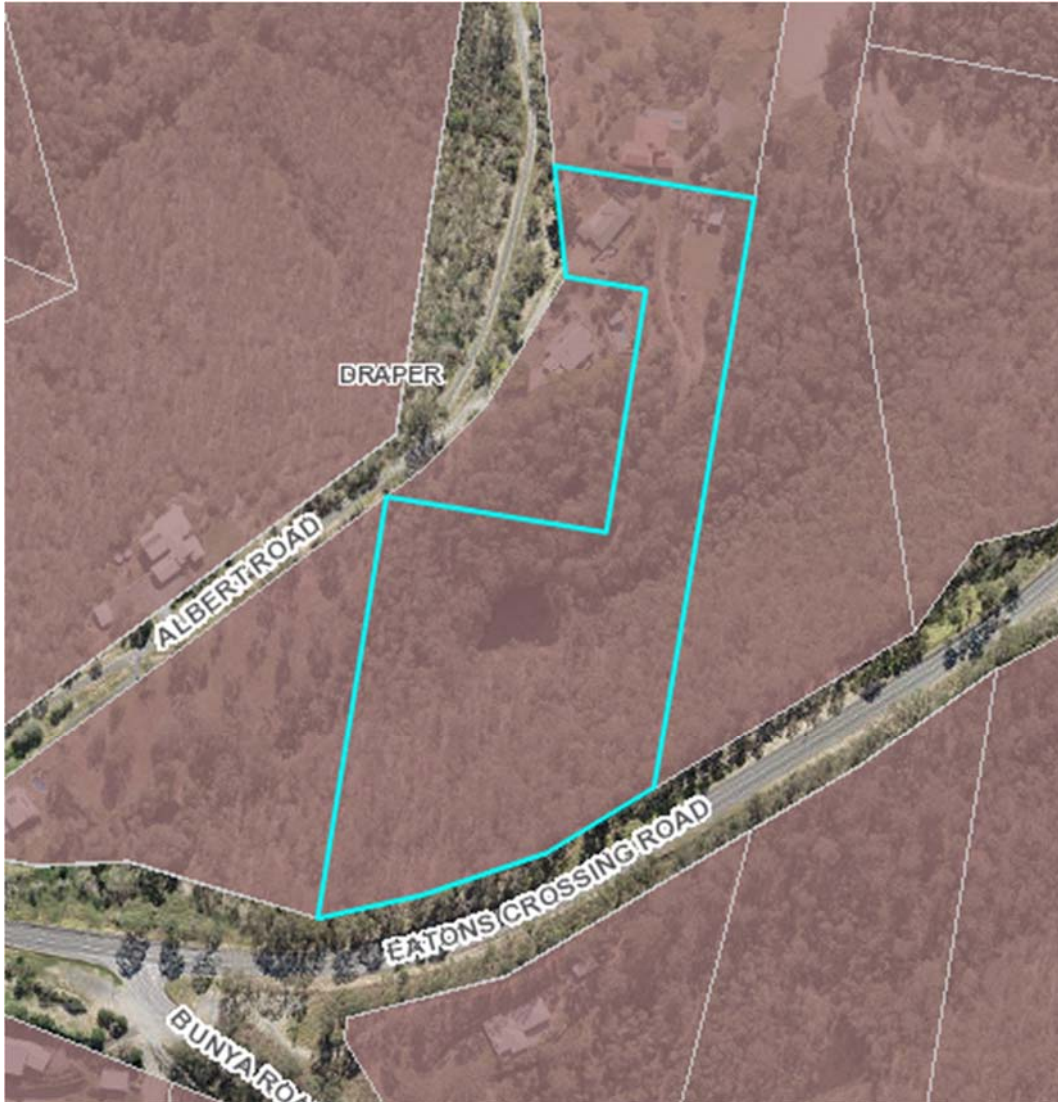
DA/34354/2017/V2U - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TELECOMMUNICATION FACILITY - DIVISION 10 (Cont.)

#1 Locality Plan



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

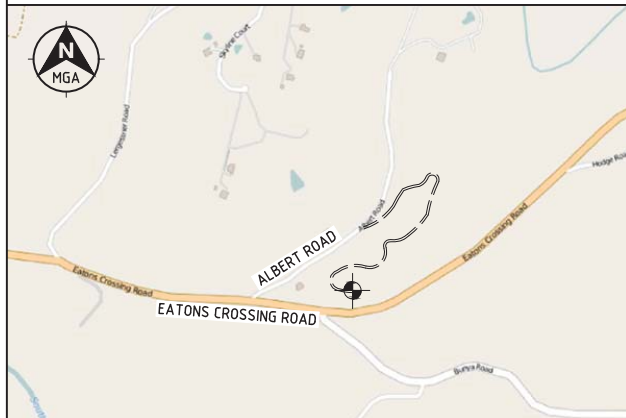
#2 Zoning Map



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

#3 Proposal Plans

SITE LOCATION

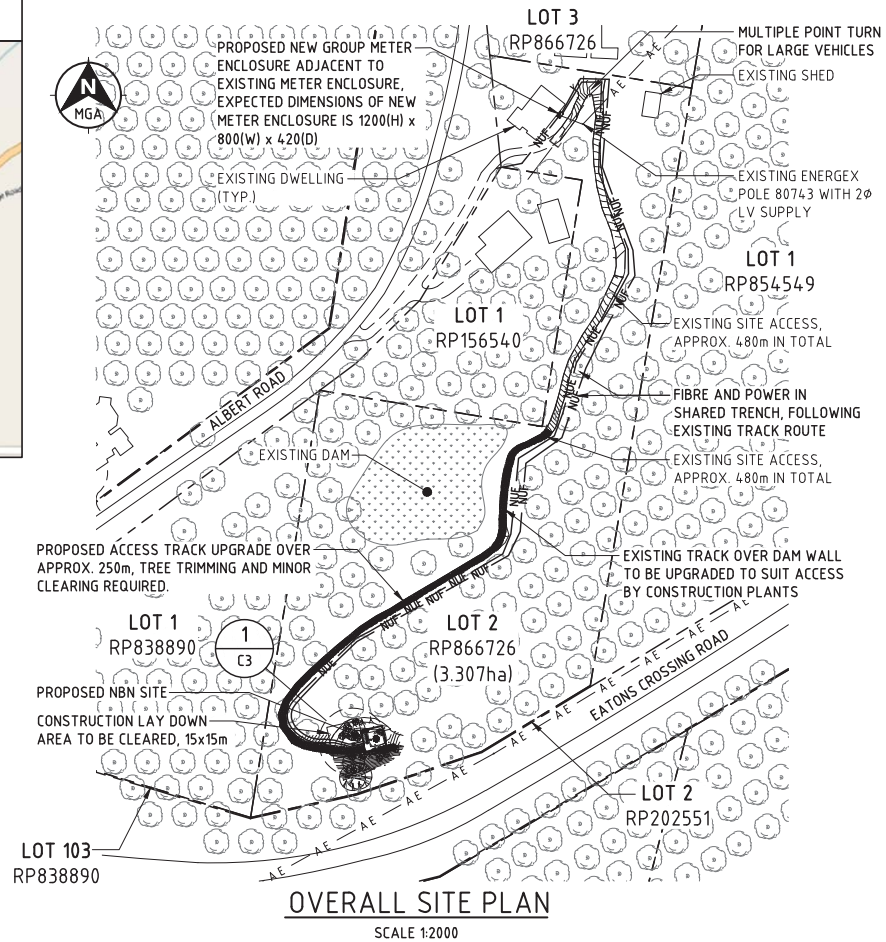


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<http://creativecommons.org/licenses/by-sa/2.0/>
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SITE CO-ORDINATES	
MONOPOLE LOCATION	
DATUM: MGA (GDA94)	ZONE: 56
LATITUDE	-27.34770°
LONGITUDE	152.90335°
EASTING	490 441
NORTHING	6 975 049

LEGEND

- NUE — NUE — PROPOSED NBN UNDERGROUND ELECTRICAL ROUTE
- NUF — NUF — PROPOSED NBN UNDERGROUND FIBRE ROUTE
- A E — A E — EXISTING AERIAL ELECTRICAL ROUTE
- — — — — PROPERTY BOUNDARY



NOTE:

THE NBN SUBMAIN ROUTE SHOWN ON THE DRAWINGS IS INDICATIVE ONLY. ELECTRICAL CONTRACTOR TO DETERMINE EXACT ROUTE. ELECTRICAL CONTRACTOR TO LOCATE AND IDENTIFY EXISTING U/G SERVICES PRIOR TO COMMENCEMENT OF WORK.

Client:

Client:

Client:

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

PRELIMINARY

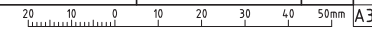
03	26.04.17	ACCESS DETAILS UPDATED
02	20.02.17	PAGE NOTES AMENDED
01	30.03.16	PRELIMINARY
Rev	Date	Revision Details

Aurecon Australia Pty Ltd ABN 54 005 139 873

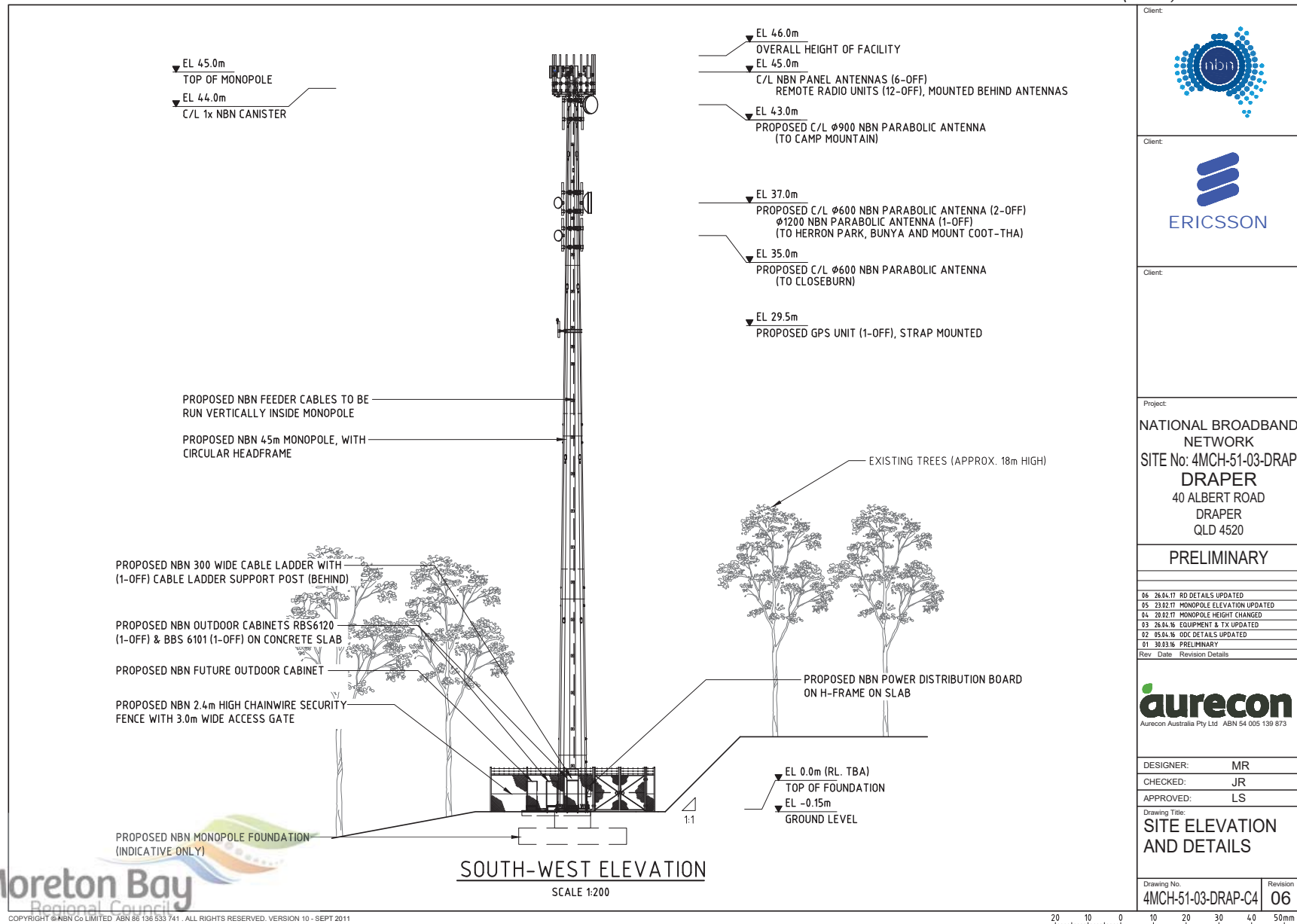
DESIGNER: MR
 CHECKED: JR
 APPROVED: LS

Drawing Title: **OVERALL SITE PLAN**

Drawing No.	Revision
4MCH-51-03-DRAP-C2	03



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



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Approved Subject to Condition DA/34354/2017/V2U

To be advised

Moreton Bay Regional Council

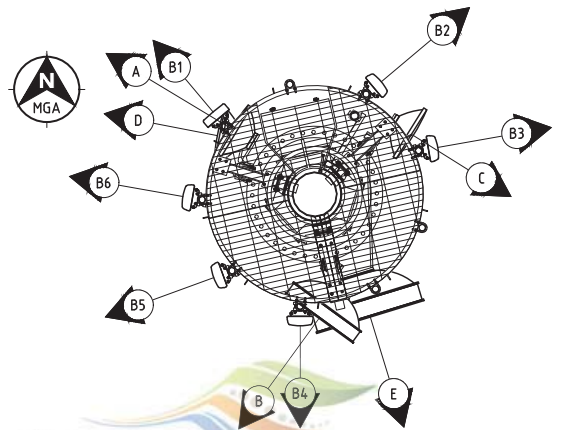
COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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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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

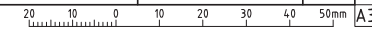


Aurecon Australia Pty Ltd ABN 54 005 139 873

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

Concurrence 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

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

Site details

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

Application details

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
Aspect of development: 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

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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

*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 19th 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

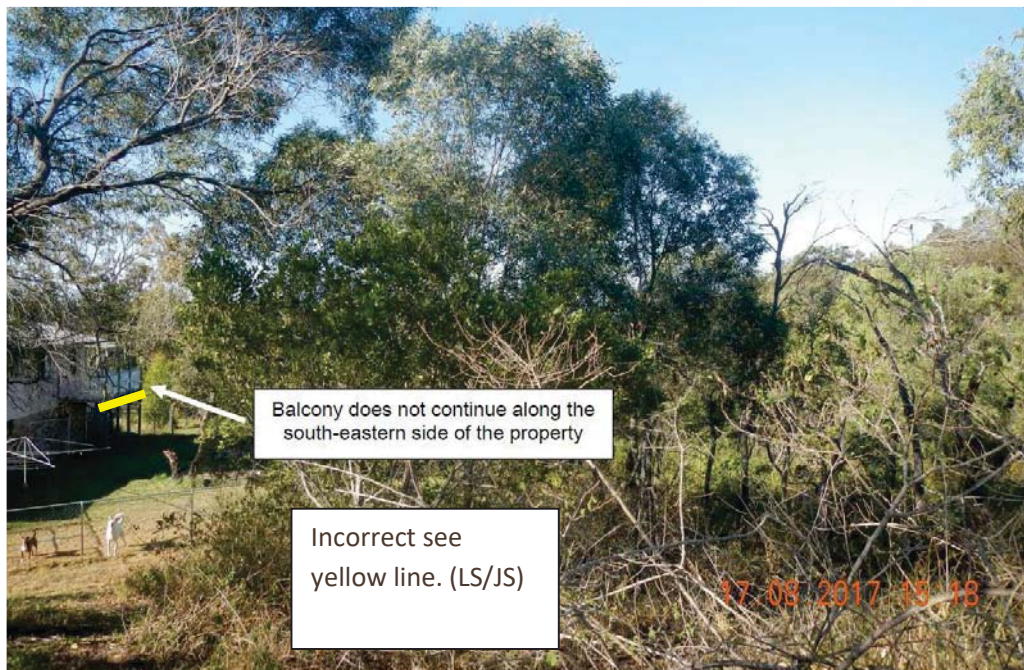


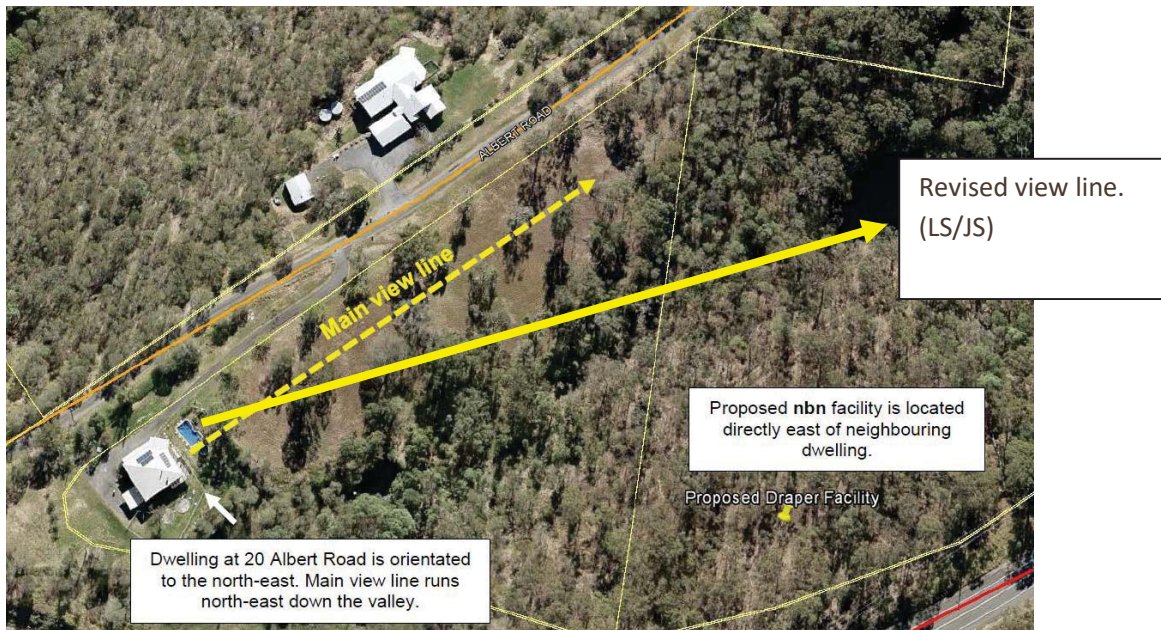
Figure 1 – View of balcony (20 Albert Road) from the road reserve

- 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.

*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

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

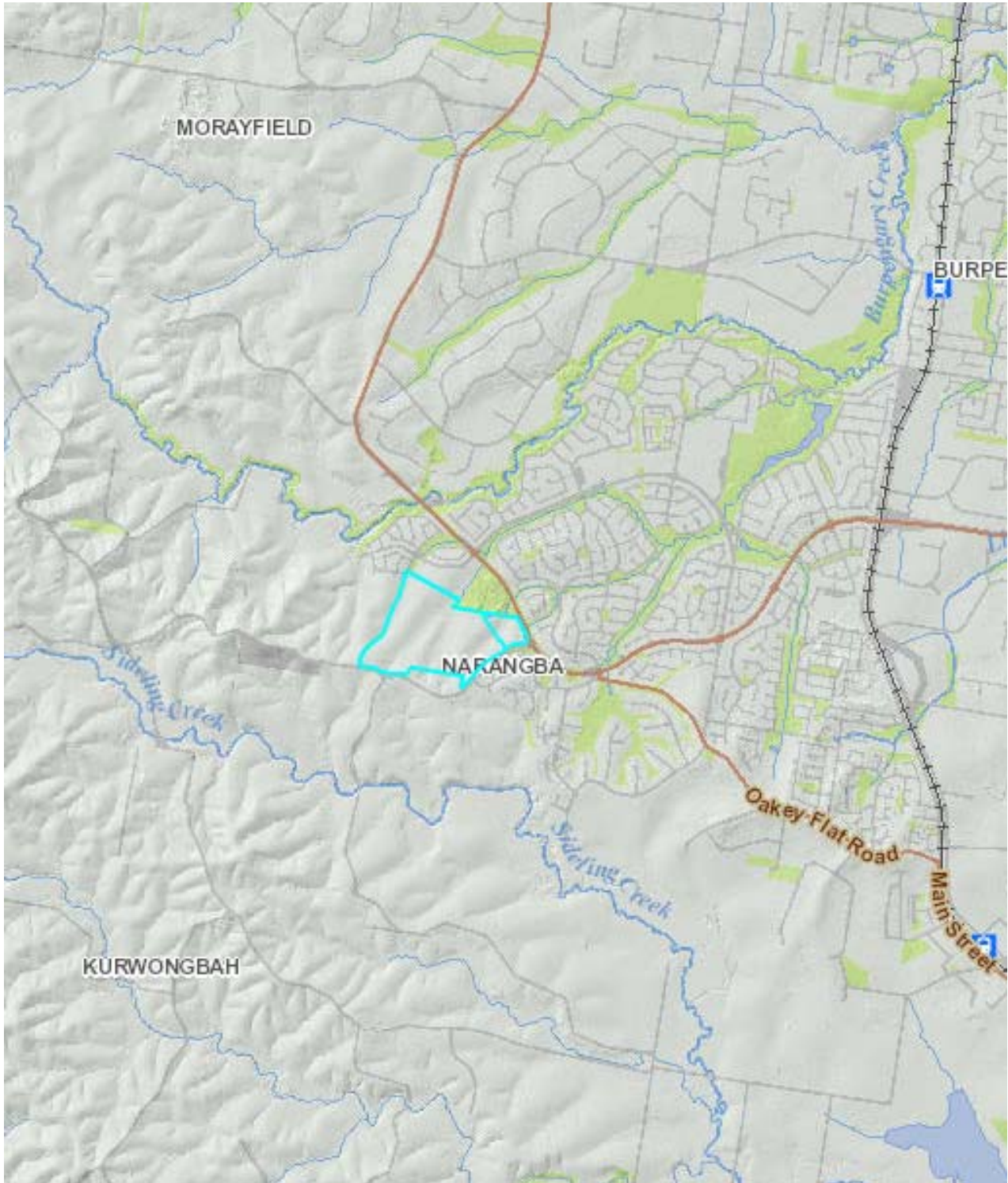
#5 Submissions

#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



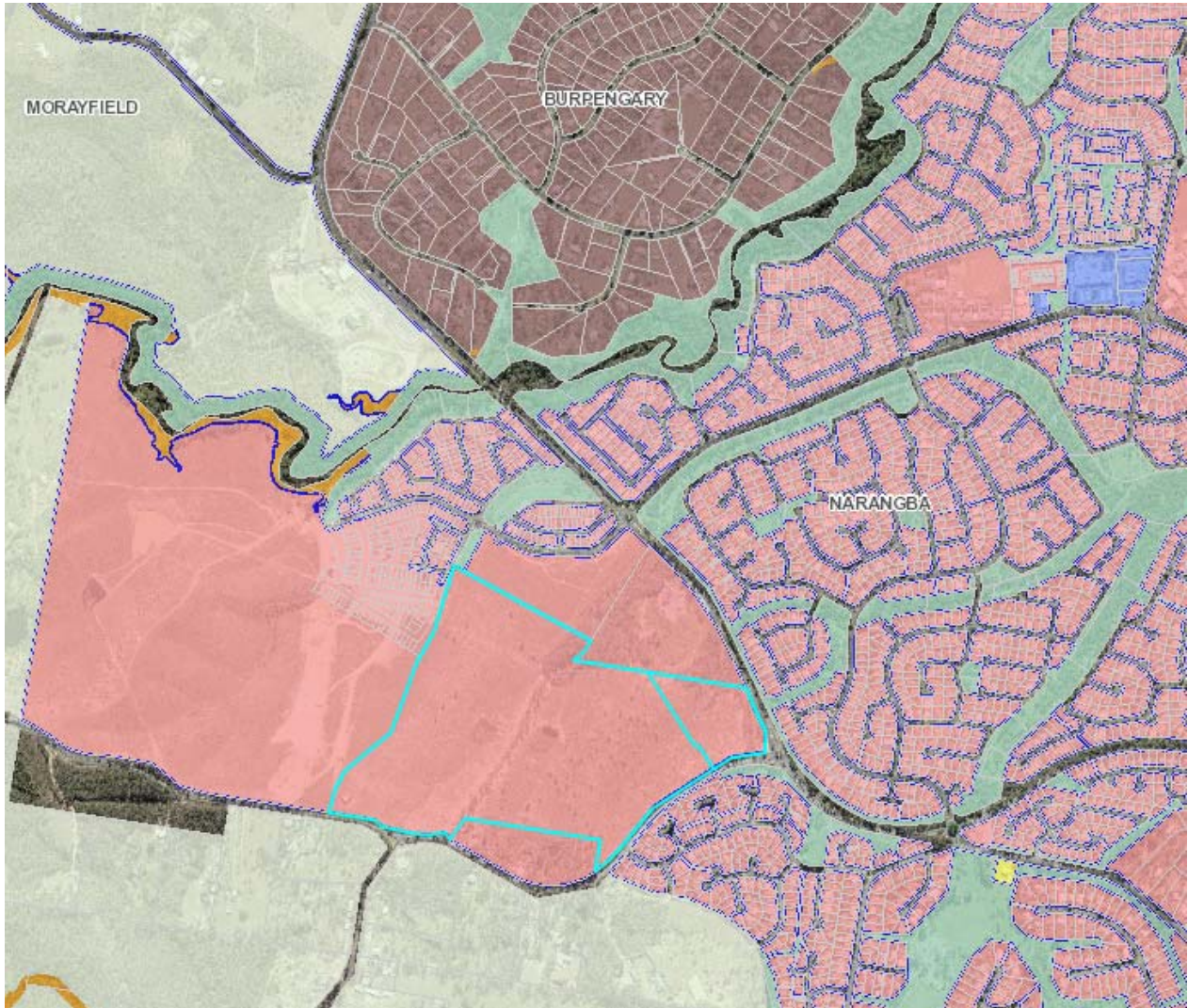
DEVELOPMENT APPLICATION DA/34978/2017/V2C - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL (VARIATION APPROVAL) FOR LAND USES CONSISTENT WITH THE CENTRE ZONE, LOCAL CENTRE PRECINCT - 96 RAYNBIRD ROAD, NARANGBA - DIVISION 11 (Cont.)

#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	
Light red	General residential
Blue	Centre
Light green	Recreation and open space
Dark green	Environmental management and conservation
Purple	Industry
Yellow	Community facilities
Brown	Emerging community
Dark brown	Extractive industry
Orange	Limited development
Light green	Rural
Dark brown	Rural residential
Light orange	Township

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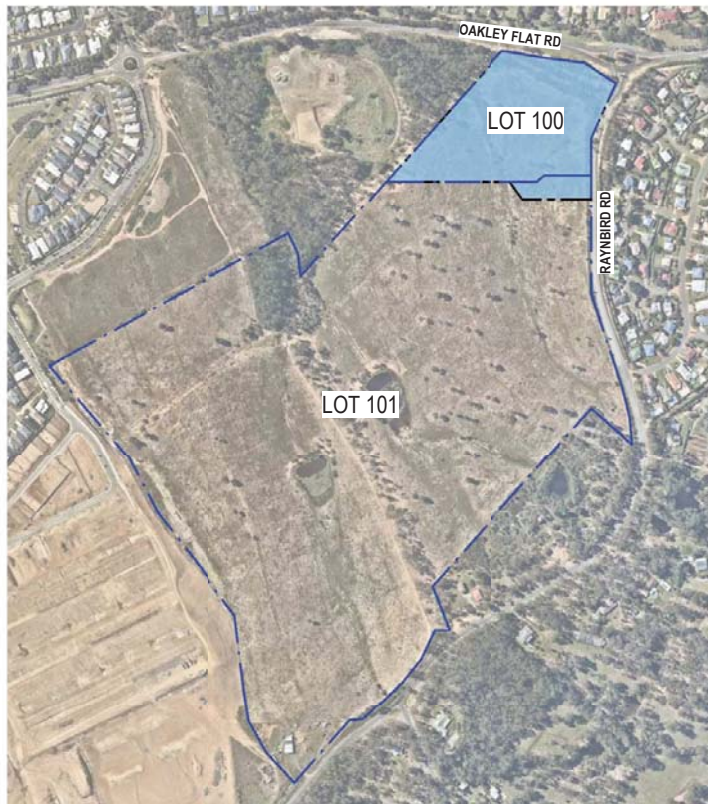
#4 Variation Request Plan



REEL PLANNING
URBAN AND RURAL STRATEGIES

APPENDIX F – Area subject to Variation Request

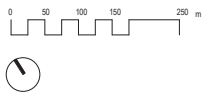
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LEGEND:

- - - 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 3843 9999
bne@thomsonadsett.com
128 Robertson Street
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com.

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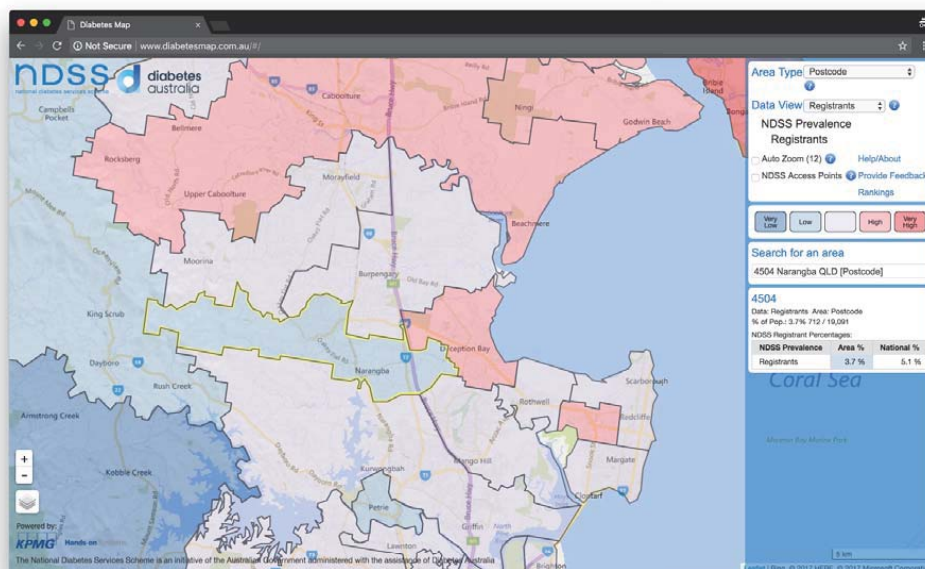
I also have significant concerns about the impact on my home if the fast food restaurant is operating 24 hours / day as per the recent trend by Moreton Bay Regional Council to approved 24 hour / day McDonald's "restaurants" at Caboolture, Morayfield, North Lakes, and Burpengary.

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).

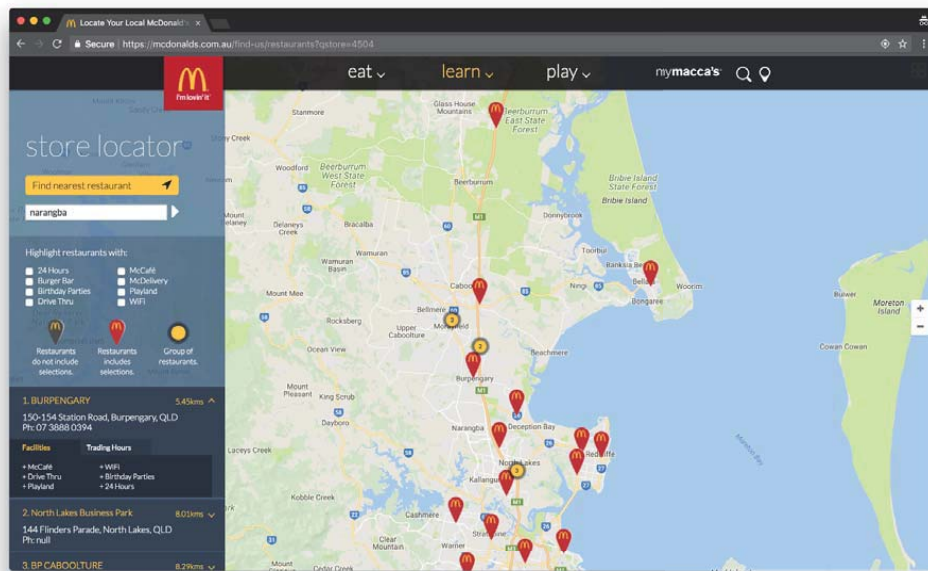
The lobbying of local residents by the developers for this proposed centre repeatedly mentions the benefit of access to a neighbouring council sport facility. If this is the case then constructing a McDonald's restaurant directly next to a council sports field is a very poor choice because of the influence 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: Jsmin 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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- 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: Ayo Adeniji
ADDRESS: 11 Lennon Blvd Narangba Qld 4501
SIGNED: [Signature] Date: 25/11/2017

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 10:15 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
- 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: Sophie Ohearnne
ADDRESS: 1603 Tank Street Brisbane 4000
SIGNED: S Ohearnne 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 10:21 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

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.)
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

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.)
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.
- 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: _____

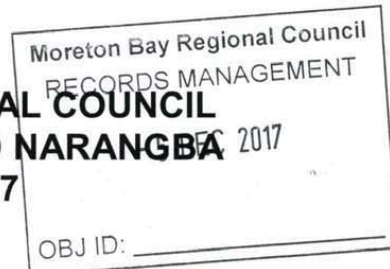
NAME: ANN ANDERSON
ADDRESS: 223 FOREST HILLS DV, MORAYFIELD
SIGNED: [Signature] Date: 14.12.17

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.)

Handled By: MadhuCC@qld.gov.au 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
- 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: Leigh Andrews-Schulz

ADDRESS: 8 Dougherty close

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.)
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:


- 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: Rachel Armstrong

ADDRESS: 40 Kendall Road Bellmere

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 10:29 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:

- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
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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: Charlene Apland
ADDRESS: 38 Elkhorn Avenue Bellara QLD 4507
SIGNED: [Signature] Date: 15/1/2017

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 10:28 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.

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 11:01:48 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
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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 ADJINS 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

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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 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:

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

NAME: Simon Baldwin
ADDRESS: 21 Rutleigh 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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- 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: DEBRA BANHAM

ADDRESS: 6 TANTALON PLACE, NARANGBA 4504

SIGNED:  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: 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:

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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 LOCALITY! 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:

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

NAME: NATLA BARNWELL

ADDRESS: 7 CULCROSS DRIVE, NARANGBA

SIGNED: [Signature] 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.)

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

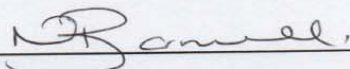
COORDINATION COMMITTEE MEETING
13 February 2018

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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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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
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- 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: _____

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

NAME: M + S BATH

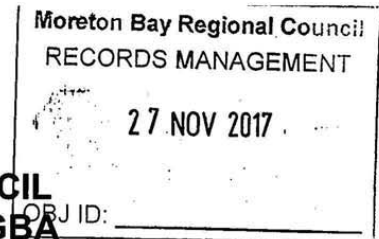
ADDRESS: 12 CULCROSS DR NARANGBA

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 Truett. 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:
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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 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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- 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: 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:

- 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: _____

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:
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:

*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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Supporting Information

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:

- 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: _____

NAME: Kathleen Benins

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:

- 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: 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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Supporting Information

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

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

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: _____
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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:

- 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: 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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Supporting Information

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
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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: K & J BOTH
ADDRESS: 6 Rifle Range Rd Narangba 4504
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: StudyOC@clg.com.au 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
- 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

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

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
- ✓ 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

(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 so 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

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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

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:

- 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: _____

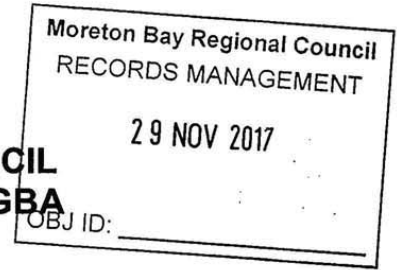
NAME: Hannah Brockhurst
ADDRESS: 11 Anne -louise close, Soyler (works in Moray field)
SIGNED: [Signature] Date: 14/12/17

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: 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:

- 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: 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 Truett. 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:
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
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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: 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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Supporting Information

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

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:

- 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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- 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: 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: Mandy O'Callaghan 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:
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: 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: Jeffery 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:

- 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: 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

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

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: 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 - Caloundra 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:
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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- 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. Gies 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

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

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 10:10 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:

- 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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- 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: ISABELLA COX

ADDRESS: 57 RIDGEVIEW DRIVE NARANGBA

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

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.)

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
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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: TERRY CRISAMER
ADDRESS: 12 MARI PLACE, NARANGBA.
SIGNED:  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 10:36 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:

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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: *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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- 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: Georgia Cross
ADDRESS: 215 Kells Court Caboolture
SIGNED: G. Cross 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: Marjorie O'Connell 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



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
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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

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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

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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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 11:01:52 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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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 Guanai DR Narangba

SIGNED: Date: 23/11/17

Moreton Bay Regional Council

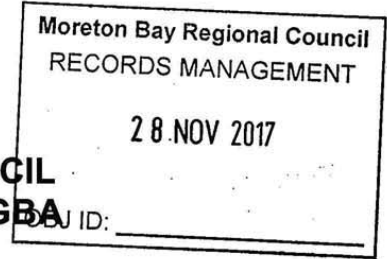
COORDINATION COMMITTEE MEETING
13 February 2018

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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.)

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:

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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: 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 Dumber

ADDRESS: 6 Thurlestane Tce, Narangba

SIGNED: Aleson Dumber 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 10:13 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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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.

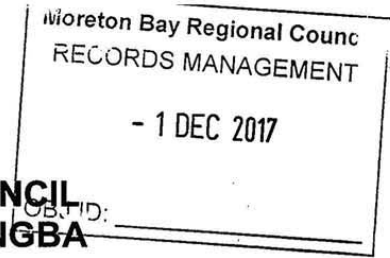
OTHER COMMENTS: _____

NAME: Brittney Downey
ADDRESS: 119 McClintock Road Lamuran
SIGNED: [Signature] Date: 14.11.17

Moreton Bay Regional Council

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 10:16:05 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: JR Dunleavy 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:

- 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: 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

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 - 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:
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

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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- 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: 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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- 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: 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

PAGE 116
Supporting Information

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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- 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 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 Bettleigh 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:

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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: 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: ibara@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

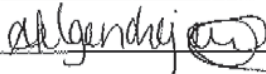
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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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- 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: 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:

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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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Supporting Information

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

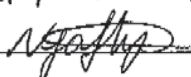
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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

<p>Moreton Bay Regional Council RECORDS MANAGEMENT</p> <p>30 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:
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
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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 safe 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

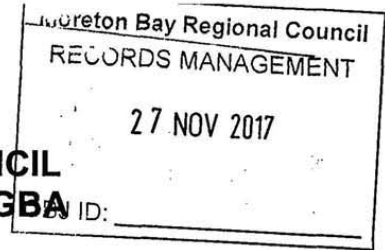
SIGNED: [Signature] Date: 21/11/17

Moreton Bay Regional Council

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:

- 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: 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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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

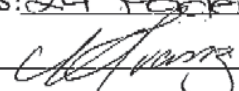
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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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.

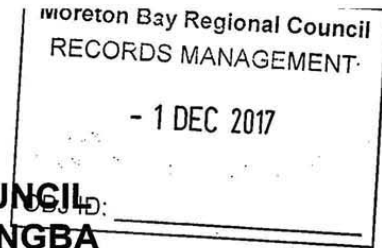
OTHER COMMENTS: _____

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:
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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: 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: 21/11/17

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: 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
- 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: _____

NO I DO NOT support a Coles Shopping

NAME: URSULA GIBB

ADDRESS: 46 Rifle Range Rd Narangba precinct.

SIGNED: U Gibb Date: 25/12/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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

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: ibans@moreton-bay.qld.gov.au On: 11/12/2017 9:41:39 AM Moreton Bay Regional Council - Customer Contact

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: _____

^{oppose}
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: 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

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: _____

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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- 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: 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
- 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: 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.
- 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: 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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Supporting Information

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

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
- 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: 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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Supporting Information

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

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

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 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: _____

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:

- 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: 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

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:
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: _____

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:
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: 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:

- 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: _____

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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- 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: Skylah Hill
ADDRESS: 48 Kolmor Crt Elimbah 4516
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 10:17:46 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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- 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 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:
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: 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/Board 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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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: [Signature] 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:

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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

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 10:27:08 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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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: Christina Hunn + John Hunn
ADDRESS: 9 Lilly Anna Lane 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: 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:

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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: Sheridan Hunt
ADDRESS: 5 Coochin ave Narangba
SIGNED: Shurt Date: _____

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 10:26:56 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:
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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: 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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- 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 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 Inceps

ADDRESS: 1 Grace Mac Ct Narangba

SIGNED: Helen Inceps 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:
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: Hayley Jenkins
ADDRESS: 24 ladybird st Narangba
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 10:17 FROM- T-199 P0002/0005 F-512

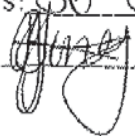
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

I am writing to support the above development application. My reasons are as follows:
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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: Brodie Jones
ADDRESS: 36 Swords Parade, North Lakes
SIGNED:  Date: 15/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

PAGE 159
Supporting Information

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

**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: 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

PAGE 160
Supporting Information

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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- ✓ 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: 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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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: 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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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: 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

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OTHER COMMENTS: _____

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

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OTHER COMMENTS: _____

NAME: Veerpal Kaur
ADDRESS: 3/11 Tufnell Street, Nunelah
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: 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



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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

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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: 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 Truscott 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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- 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: 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
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- 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
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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: 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

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: 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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Supporting Information

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

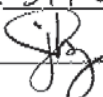
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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: 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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Supporting Information

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

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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
- 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: 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

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: Lamb Family

ADDRESS: 34 Rifle Range Rd

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: 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

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: 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

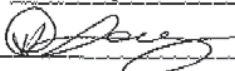
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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: 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 Truscott 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:
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: 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:
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: Crystal Lea
ADDRESS: 21 Krebs st Kippa-Ring
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.)

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
CCL 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:

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- Integration with the adjoining council owned land would enhance the opportunities for sporting clubs and local activities
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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: *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 Lyle Lang Rd*
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

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: _____

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:
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: 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

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

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:

- 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.
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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: 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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Supporting Information

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: _____

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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Supporting Information

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

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

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: _____

NAME: SASHA MACCINER
ADDRESS: 28 MAIN STREET, NARANGBA
SIGNED: [Signature] 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 10:10 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: _____

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
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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: 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
- 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

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: Stacey McArdeny
ADDRESS: 13 Major Court Cashmere
SIGNED: Smorreny Date: 17.11.17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

PAGE 195
Supporting Information

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: _____
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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:

- 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: _____

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
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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: 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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- Would offer more choice to local residents
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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: 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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- 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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- 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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Supporting Information

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
- 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: _____

NAME: Shannon McGregor
ADDRESS: 244 Bestmann Road, Sandstone Point
SIGNED: SMcGregor 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: 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
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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
coles to cbd.

NAME: ROSS MCKAY
ADDRESS: 17 BANTORA WAY NARANGBA 4504 QLD
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: 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
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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: D & A McLea
ADDRESS: 3 GUANA 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.)

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:

- Providing trade area residents with greater local choice of shops and services
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- 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: 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
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- 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: _____

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@OCBingham On: 5/12/2017 10:55:44 AM: Moreton Bay Regional Council - Caboolture Depot

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: 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: SARINA 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:
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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- 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: Letitia Miles

ADDRESS: 3 Florence Ct, Narangba

SIGNED: [Signature] Date: 22/12/17

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: 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:

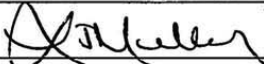
- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
- Providing savings in travel time and costs
- Generating employment during construction and approximately 160 full-time, 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: Laura Miller

ADDRESS: 53 Cocahin Ave, Narangba

SIGNED:  Date: 28/11/17

Moreton Bay Regional Council

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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:
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: _____

NAME: Medita Milson
ADDRESS: 20 Gabriel St, Morayfield
SIGNED: Jasen Milson Date: 14/11/17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

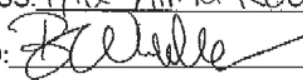
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18-12-'17 10:15 FROM- T-198 P0005/0005 F-509

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

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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

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: _____

NAME: Brodie Mullen

ADDRESS: 1/12 Alma Road Clayfield 4011

SIGNED: B Mullen Date: 17.11.17

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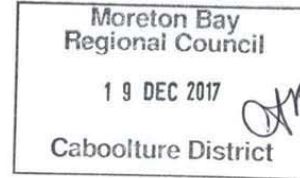
Scanned By: Jeffrey Truscott On: 20/12/2017 9:57:28 AM Moreton Bay Regional Council - Caboolture District

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;

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- 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 1,000m² 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;

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- 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.)

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Non compliance with the Planning Scheme

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:

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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 1,000m² 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

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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.)

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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.)

Annexure

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

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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.

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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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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Annexure

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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- 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: Kristy New to
ADDRESS: 9 Cooroy Crescent DBay
SIGNED:  Date: 15/10/17

Moreton Bay Regional Council

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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:
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: _____

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

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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

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: 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:

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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

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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:
The proposed center is expected to generate a variety of beneficial impacts, including:

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- 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: _____

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
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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: Allison Norris

ADDRESS: 82 Sparkes Road, BRAY PARK 4500

SIGNED: [Signature] Date: 17.11.17

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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
- 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: 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

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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:

- 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: 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:

- 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: _____

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

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: _____

_____	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:
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: Kystel Patterson

ADDRESS: 6 Binowiee crt D'Aguilar

SIGNED: W Patterson

Date: 14-11-17

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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: _____
--

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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- 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 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:

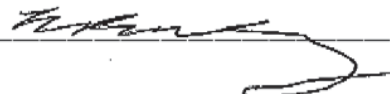
- Providing trade area residents with greater local choice of shops and services
- Enhancing competition in pricing and service
- Enhancing accessibility to everyday retail requirements
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- Integration with the adjoining council owned land would enhance 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: Karlita Peatey

ADDRESS: 2036 Woods DR WAMURAN

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 10:36 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:
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: 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

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:
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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- 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: 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: Jeffery 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:
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
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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: D. Piccinello
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 Redacted] On: 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:
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: _____

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:
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: 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:
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: E. Prince
ADDRESS: 55 McLennan St, Redcliffe
SIGNED: E Prince Date: 16.11.17

Moreton Bay Regional Council

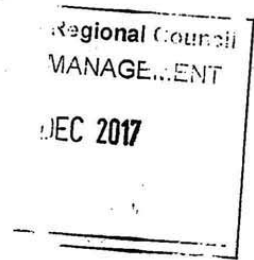
COORDINATION COMMITTEE MEETING
13 February 2018

PAGE 246
Supporting Information

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:
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: 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 - Cabinet/Item Editor

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:

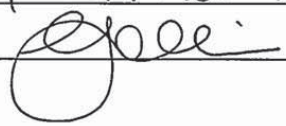
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- With the anticipated growth for the area it is a much needed enhancement

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: _____	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

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
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- 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: _____

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: ShanaHorne On: 11/12/2017 9:41:37 AM Meeting By: Regional Council - Coobeehan 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: _____

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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Supporting Information

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

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
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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: _____

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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Supporting Information

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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Supporting Information

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:

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- 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:

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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Supporting Information

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: _____

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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Supporting Information

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 11:50:10 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:

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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: candice & Shane

ADDRESS: 1 baphal crescent 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.)

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: _____

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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Supporting Information

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: Mrs. J. Simpson

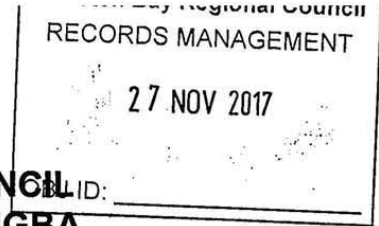
ADDRESS: 48 Archer Close North Lakes

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.)

Scanned By: Jeffery 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:

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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: 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: _____

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: Tamie Sprate

ADDRESS: 40a Ashmore rd Redcliffe

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 Truett. On: 28/11/2017 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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- 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: Kaycee Steel
ADDRESS: 19 Bein Close Narangba Q 4504
SIGNED: K Steel 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: 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

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 NEED A PETROL STATION TO COMPLETE WITH BP
WITH CHEERGE OUTRAGEOUS PRICES WHEN OTHERS
AROUND BURRUMCRAZY DON'T!

NAME: ALAN & SUE STEPHENSON
ADDRESS: 18 GILES CHASE NARANGBA QLD 4008
SIGNED: *AS* Date: 23/11/17
Susan Stephenson

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 February 2018

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Supporting Information

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: Sharon Preece - On: 12/12/2017 9:52:27 AM - Moreton Bay Regional Council - Calaburhat 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:

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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:
*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

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 11:01:40 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: _____

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:
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: 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:

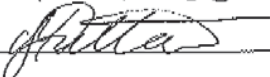
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I have checked the boxes that I truly believe are the benefits this development will bring to the local area and ask that Council supports this application.

OTHER COMMENTS: _____

NAME: 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:
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: Stevie-Jace Sutton

ADDRESS: 74 Pademelon circuit, NORTH LAKES

SIGNED: [Signature] Date: 16/11/2017

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 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:
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: 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:

- 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: Brooke Taberner
ADDRESS: 26 Wyena Street Callangur
SIGNED: RS 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 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



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: 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:
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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- 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: 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:
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: 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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Supporting Information

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:
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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- 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: T. Tull
ADDRESS: 48 Whyte Rd Neerim
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

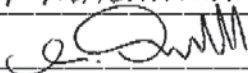
THE CEO
MORETON BAY REGIONAL COUNCIL
RE: 96 RAYNBIRD ROAD NARANGBA
DA/34978/2017

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- 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: 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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Supporting Information

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

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

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

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.)

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
Aspect of development: Preliminary Approval – Material change of use – Local centre precinct				
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
Preliminary Approval – Material change of use – Local centre precinct		
<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"> • a taxi facility or taxi facilities located parallel to the kerb and adjacent to the entrance of the supermarket and medical centre; • 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; • 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; • 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 • 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>. <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>

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

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.

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	
Waterways for waterway barrier works	
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.
Public passenger transport	
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

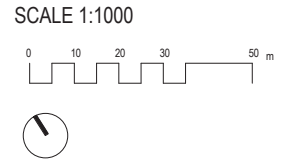


DEVELOPMENT SCHEDULE	
USE	AREA
FAST FOOD	150 m ²
FUEL OUTLET	200 m ²
GYM	350 m ²
MEDICAL	600 m ²
SHOPS	2250 m ²
SUPER	3750 m ²
TOTAL AREA	7300 m ²
TOTAL CARS	365
RATIO / 100m2	5.00

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 ²	60%
LANDSCAPE	16460 m ²	40%
TOTAL AREA	41131 m ²	

EXISTING & PROPOSED LEVELS: ALL LEVELS ARE INDICATIVE ONLY & SUBJECT TO FURTHER DESIGN ADVICE



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

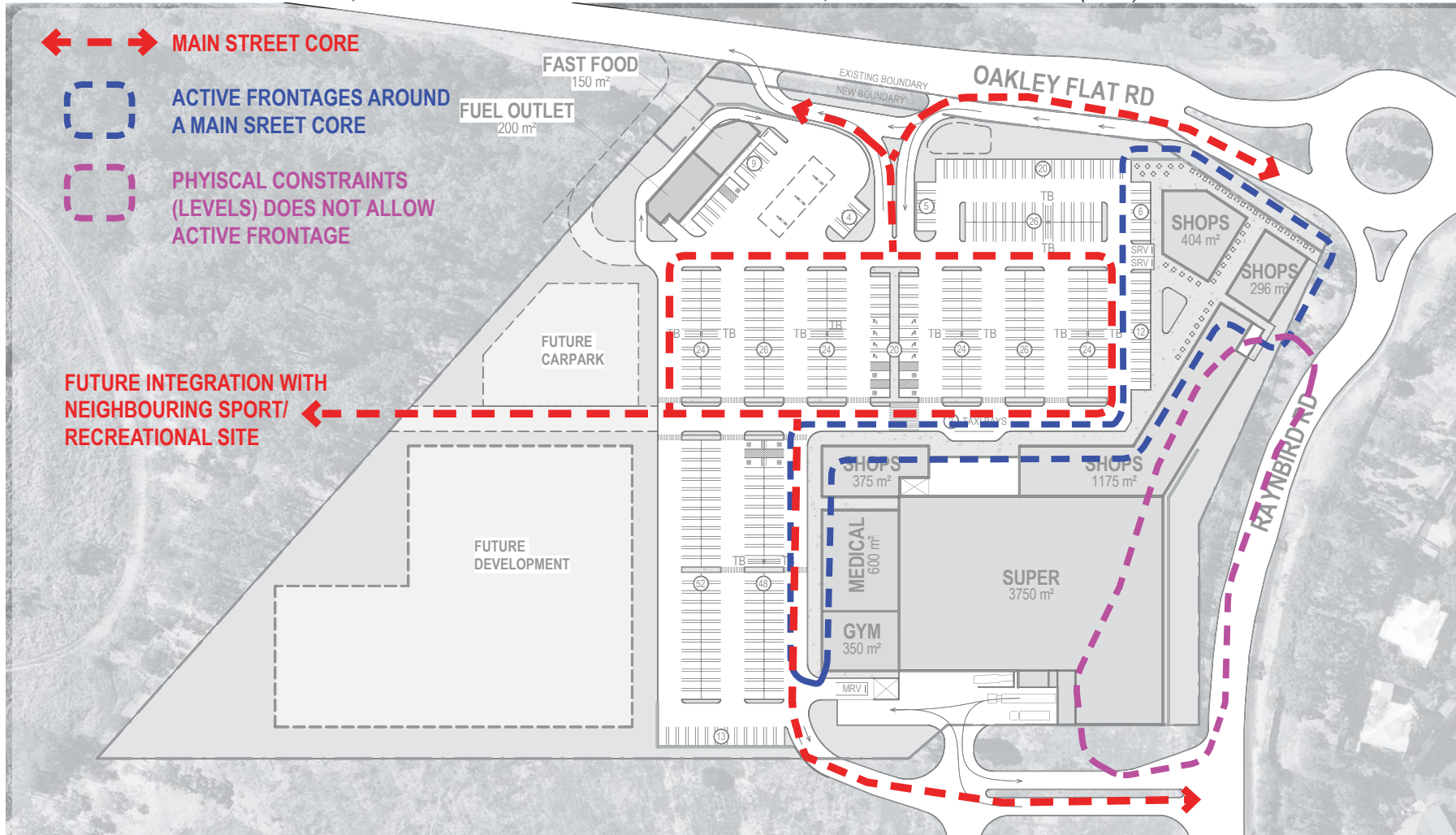
© Copyright Thomson Adsett Pty Ltd.
ABN 76 105 314 654
Trading as ThomsonAdsett.

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.)



SCALE 1:1000



NARANGBA

CNR RAYNBIRD RD AND OAKLEY FLAT RD

ANH DEVELOPMENTS P/L

© Copyright Thomson Adsett Pty Ltd.
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

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

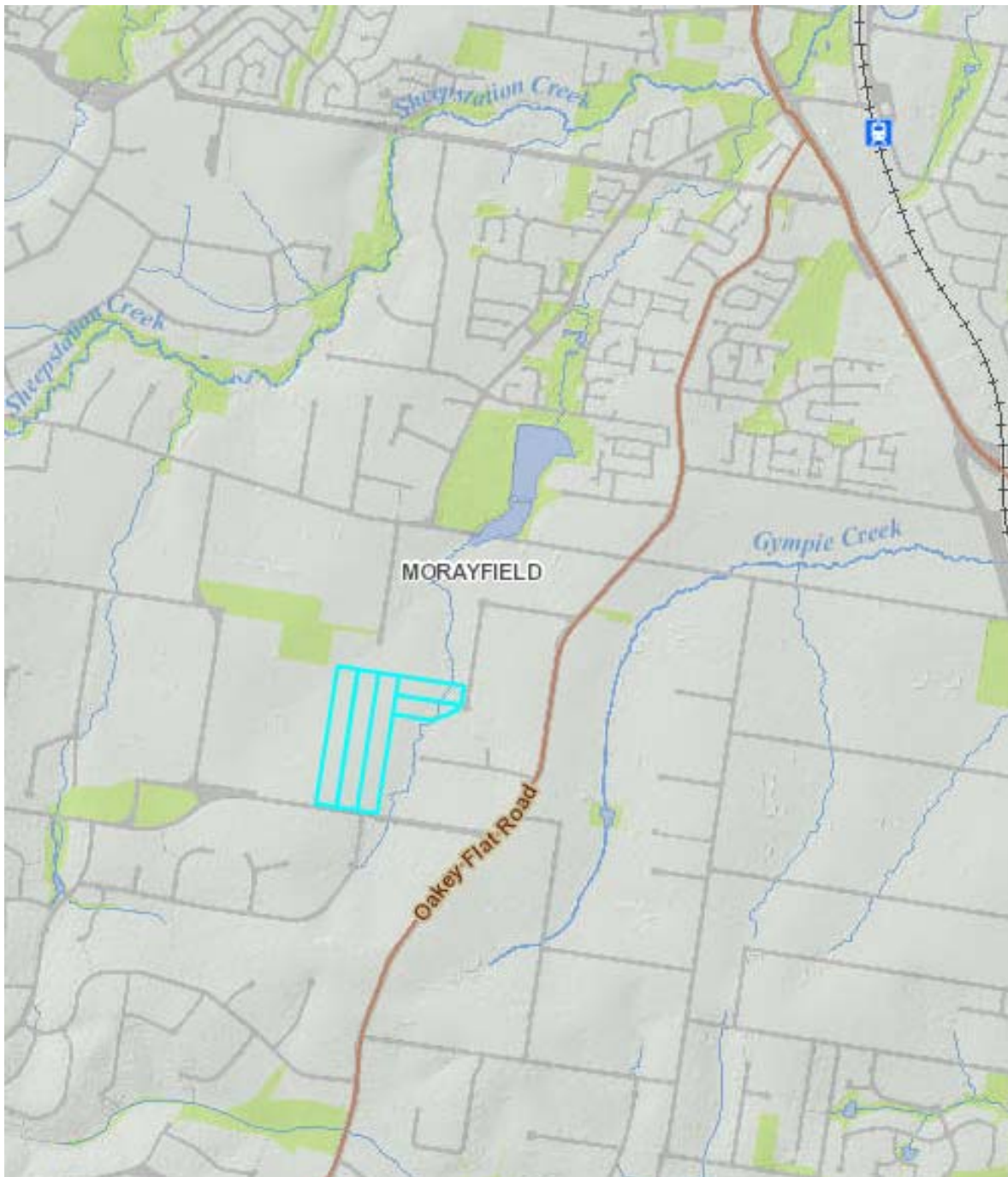
ITEM 2.3 - DEVELOPMENT APPLICATION D/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

#1 Aerial Photograph



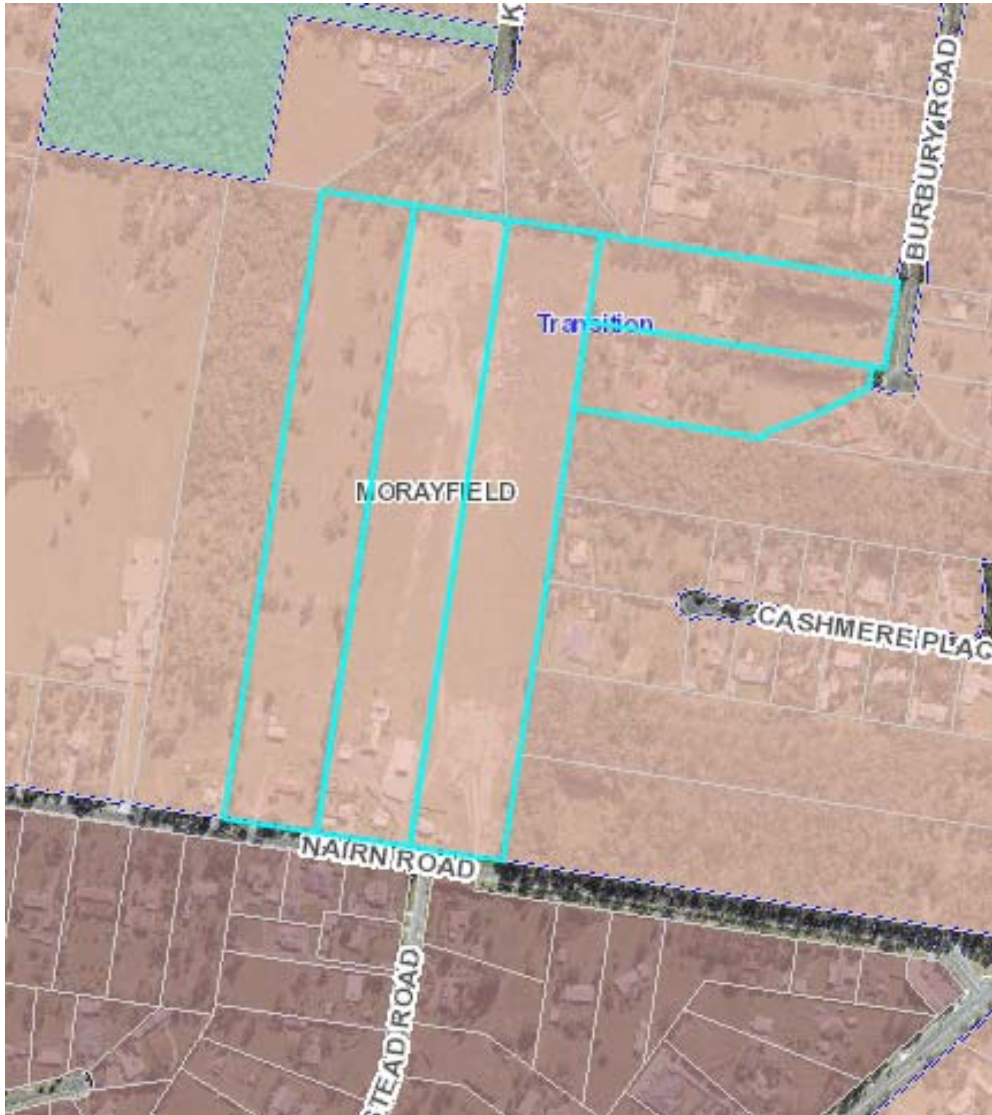
ITEM 2.3 - DEVELOPMENT APPLICATION D/34958/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 195 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

#2 Locality Plan



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.)

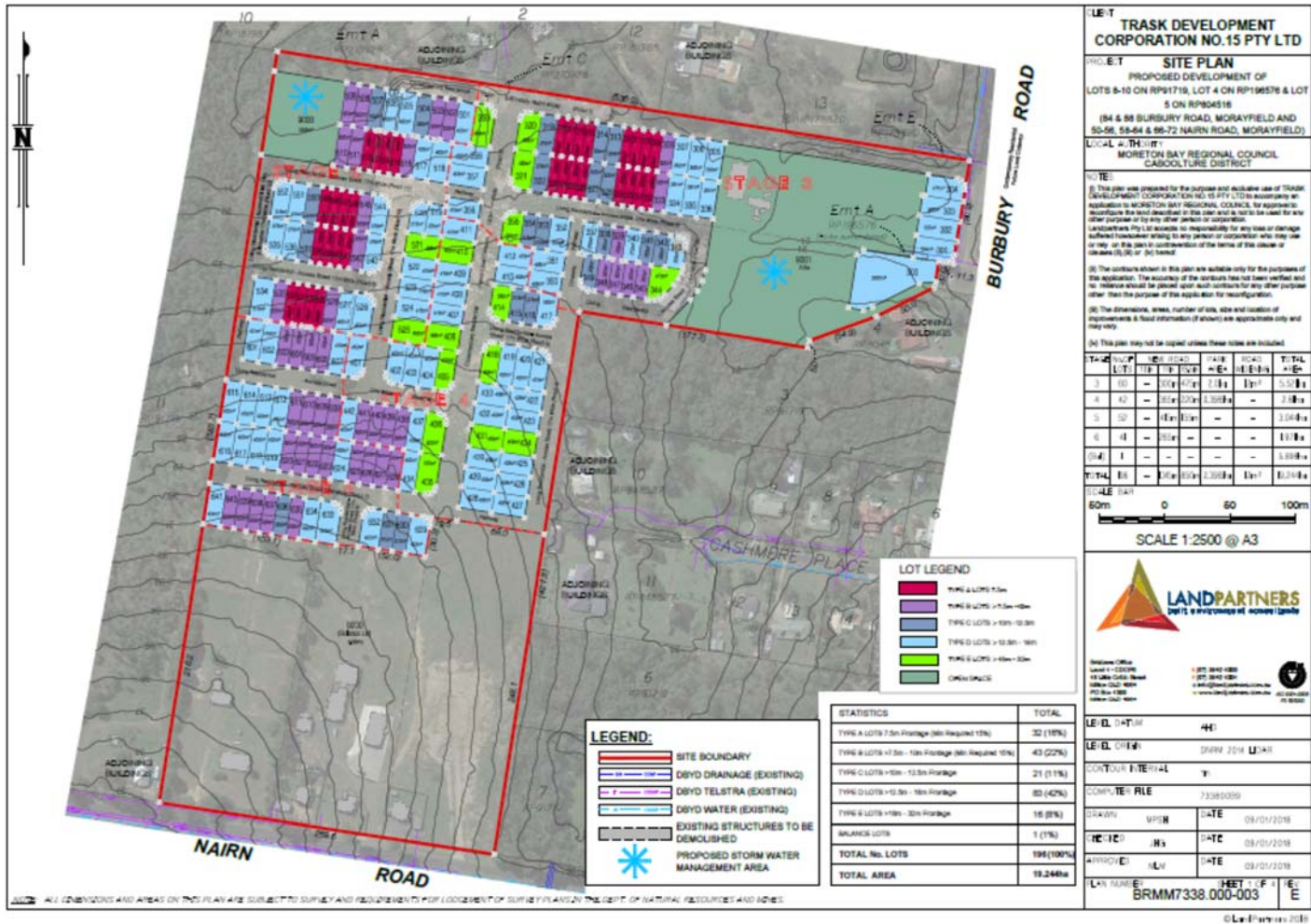
#3 Zoning Map



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



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

Monthly Financial Report

Year to date result as at: 31 January 2018

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

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
Revenue				
Operating Revenue				
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%
Total Operating Revenue	\$494,481,745	\$488,064,858	\$335,733,004	68.79%
Expenses				
Operating Expenses				
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%
Total Operating Expenses	(\$387,323,385)	(\$395,845,517)	(\$211,305,565)	53.38%
Operating Results	\$107,158,360	\$92,219,341	\$124,427,439	134.93%
Capital Revenue	\$83,337,589	\$92,829,492	\$79,085,145	85.19%
Capital Expenses	\$0	\$0	(\$7,392,451)	No Budget
NET RESULT	\$190,495,949	\$185,048,833	\$196,120,133	105.98%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	\$1,360,790	No Budget
Total other comprehensive income for the year	\$0	\$0	\$1,360,790	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	\$190,495,949	\$185,048,833	\$197,480,923	106.72%

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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
Assets		
Current Assets		
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
Total Current Assets	\$319,645,000	\$440,146,072
Non-Current Assets		
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
Total Non-Current Assets	\$6,222,144,000	\$6,352,911,703
Total Assets	\$6,541,789,000	\$6,793,057,775
Liabilities		
Current Liabilities		
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
Total Current Liabilities	\$81,451,000	\$51,978,500
Non-Current Liabilities		
Trade and other payables	\$415,000	\$213,413
Borrowings	\$355,076,000	\$359,071,081
Provisions	\$20,643,000	\$33,604,250
Total Non-Current Liabilities	\$376,134,000	\$392,888,744
Total Liabilities	\$457,585,000	\$444,867,244
NET COMMUNITY ASSETS	\$6,084,204,000	\$6,348,190,531
Community Equity		
Retained surplus	\$5,212,213,000	\$5,449,900,092
Asset revaluation surplus	\$871,991,000	\$898,290,439
TOTAL COMMUNITY EQUITY	\$6,084,204,000	\$6,348,190,531

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Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 31 January 2018

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actuals
Cash flows from operating activities		
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)
Net cash inflow/(outflow) from operating activities	\$162,739,000	\$91,456,673
Cash flows from investing activities		
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
Net cash inflow/(outflow) from investing activities	(\$121,781,000)	(\$12,796,475)
Cash flows from financing activities		
Proceeds from borrowings	\$26,250,000	\$0
Repayment of borrowings	(\$27,723,000)	(\$13,520,333)
Net cash inflow/(outflow) from financing activities	(\$1,473,000)	(\$13,520,333)
Net increase/(decrease) in cash held	\$39,485,000	\$65,139,865
Cash and cash equivalents at the beginning of the financial year	\$237,135,000	\$299,759,897
Cash and cash equivalents at the end of the period	\$276,620,000	\$364,899,762

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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
<u>Capital Funding Sources</u>			
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	-
Total Capital Funding Sources	\$262,891,654	\$288,402,388	\$133,929,248
<u>Capital Funding Applications</u>			
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
Total Capital Funding Applications	\$262,891,654	\$288,402,388	\$133,929,248

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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
Total Council	\$335,733,003	(\$211,305,565)	\$124,427,439	\$79,085,145	(\$7,392,451)	\$196,120,132

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)
Total Council	\$335,733,003	(\$211,305,565)	\$124,427,439	\$79,085,145	(\$7,392,451)	\$196,120,132

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).

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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
Operating Revenue						
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.
Operating Expenses						
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.
Capital Revenues						
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.
Capital Expenditure						
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

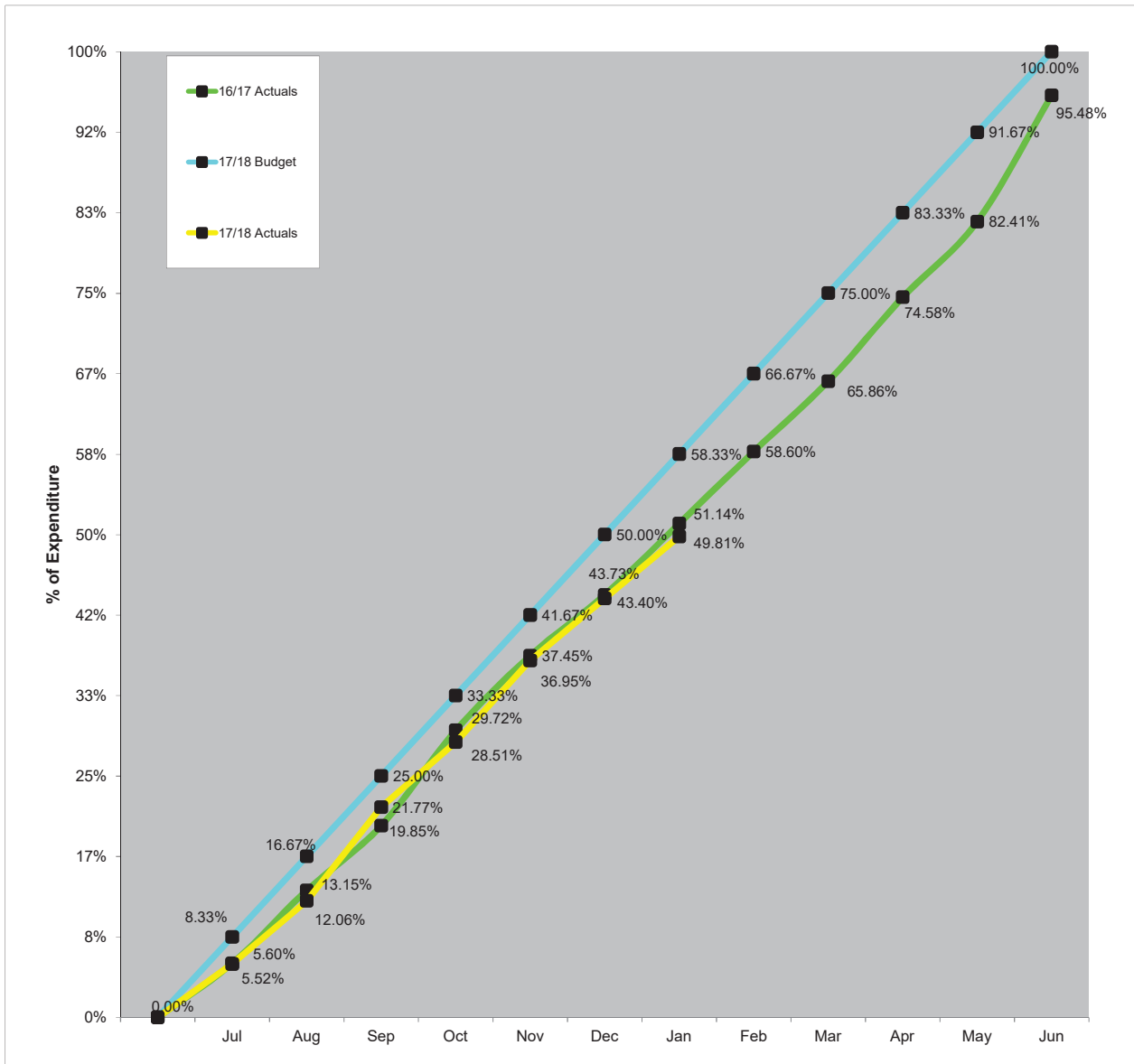
The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.

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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.



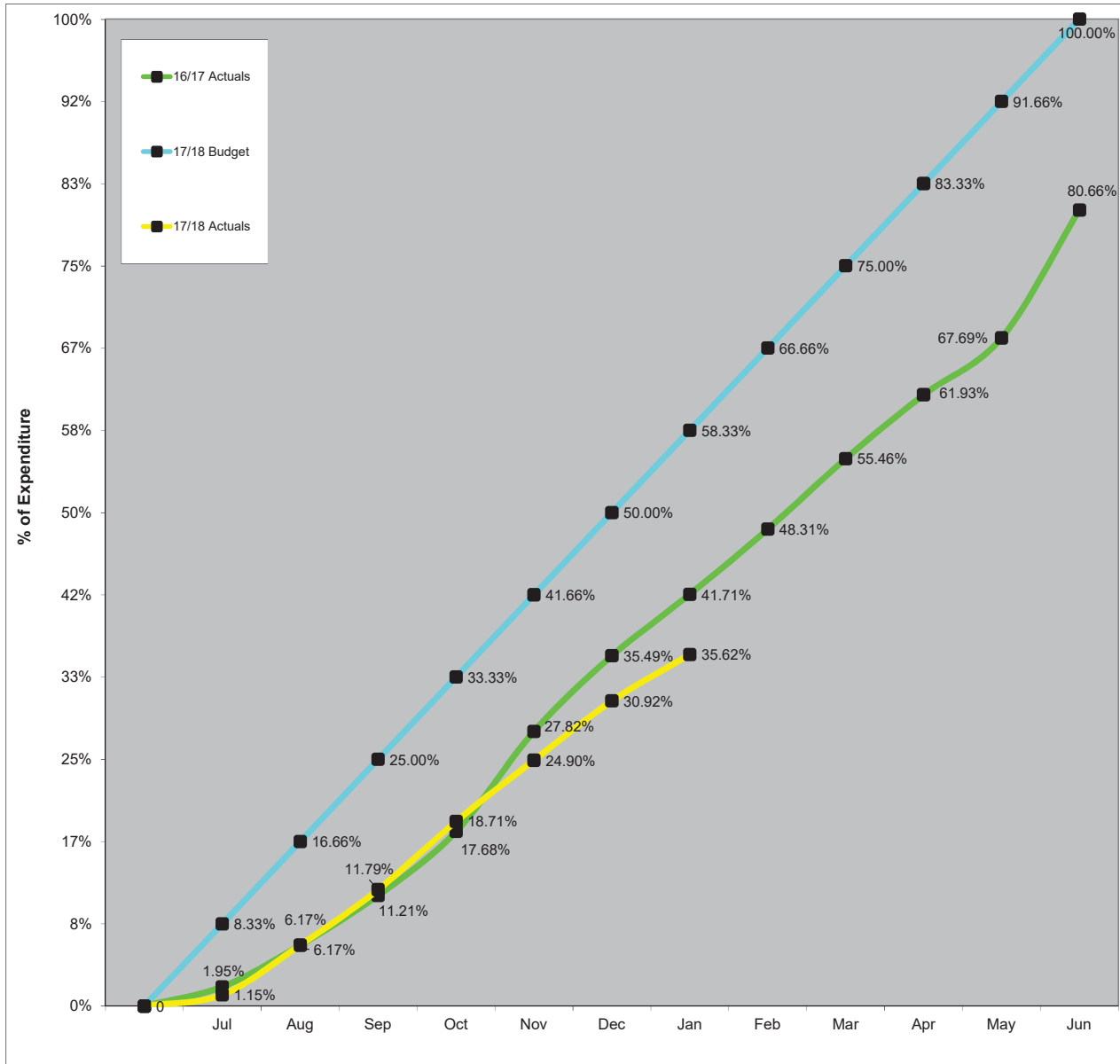
	Annual Revised Budget \$'000	Actuals to January \$'000	Actuals to Budget % spent
2016/17	\$ 274,369	\$ 140,313	51.14%
2017/18	\$ 285,852	\$ 142,392	49.81%

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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
2016/17	\$ 180,682	\$ 75,359	41.71%
2017/18	\$ 220,452	\$ 78,524	35.62%

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
				364,899,761	5,494,917

* 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
Total Investment Income	43,410	42,395	25,952	61%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2017	387,550
New borrowings	0
Borrowings repaid	(13,520)
Debt held as at 31 January 2018	374,030

As at 31 January 2018 the weighted average interest rate of all Council debt is 5.81%