



# AGENDA

## Coordination Committee Meeting

**Tuesday 20 February 2018**  
commencing at 10.30am

Redcliffe Chambers  
Irene Street, Redcliffe

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**COUNCILLOR:**

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 20 February 2018 commencing at 10.30am in Redcliffe Chambers, Irene Street, Redcliffe to give consideration to the matters listed on this agenda.

Daryl Hitzman  
Chief Executive Officer

15 February 2018

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**Membership = 13**  
Mayor and all Councillors

**Quorum = 7**

[Agenda for public distribution](#)

## LIST OF ITEMS

### 1 GOVERNANCE SESSION (Cr Allan Sutherland, Mayor)

### 2 PLANNING & DEVELOPMENT SESSION (Cr Mick Gillam)

**ITEM 2.1** **6**  
DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT -  
DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN  
STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD -  
DIVISION 12

REPORT DETAIL

SUPPORTING INFORMATION

#1 Aerial Photograph

#2 Locality Plan

#3 Zoning Map

#4 Proposed Reconfiguration Plan

**ITEM 2.2** **42**  
TEMPORARY DELEGATION OF AUTHORITY (COUNCIL-102) - REGIONAL  
REPORT DETAIL

### 3 CORPORATE SERVICES SESSION (Cr Adrian Raedel)

### 4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)

**ITEM 4.1** **46**  
TENDER - FIRE SERVICES CORRECTIVE MAINTENANCE - REGIONAL

REPORT DETAIL

SUPPORTING INFORMATION

Confidential #1 Tender Evaluation - Portion 1 - Exit and Emergency Lighting

Confidential #2 Tender Evaluation - Portion 2 - Fire Hydrant Systems - Hose Reel

Confidential #3 Tender Evaluation - Portion 3 - Fire equipment

Confidential #4 Tender Evaluation - Portion 4 - 5 year routine service

**ITEM 4.2** **54**  
2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE  
IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1

REPORT DETAIL

SUPPORTING INFORMATION

Confidential #1 Tender Evaluation

**ITEM 4.3** **60**  
CABOOLTURE - QUEENSLAND STATE EQUESTRIAN CENTRE - MAIN ARENA  
SURFACE RENEWAL - DIVISION 3

REPORT DETAIL

**5 PARKS, RECREATION & SPORT SESSION (Cr Darren Grimwade)**

**ITEM 5.1**

MORAYFIELD - OAKLEY FLAT ROAD/WALKERS ROAD PARK - PARK NAMING - DIVISION  
12

**64**

REPORT DETAIL

**6 LIFESTYLE & AMENITY SESSION (Cr Matt Constance)**

**7 ECONOMIC DEVELOPMENT & TOURISM SESSION (Cr Julie Greer)**

**8 GENERAL BUSINESS**

## ATTENDANCE & APOLOGIES

### Attendance:

#### Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)

#### Officers:

### Apologies:

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

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

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

**1 GOVERNANCE SESSION**

**(Cr Allan Sutherland, Mayor)**

No items for consideration.

**2 PLANNING & DEVELOPMENT SESSION**

(Cr Mick Gillam)

**ITEM 2.1**

**DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12**

**APPLICANT: TRASPUNT NO. 15 PTY. LTD. C/- LANDPARTNERS PTY LTD  
OWNER: TRASK DEVELOPMENT CORPORATION (NO 15) PTY LTD, MALCOLM ROBERT RICHARD & WHELOCK & WILMA VALDA WHELOCK; AND BRUCE ALLEN MACFARLANE & WENDY DIANNE MACFARLANE**

Meeting / Session: 2 PLANNING & DEVELOPMENT  
Reference: A16514249: 20 February 2018 – **Refer Supporting Information A16514535**  
Responsible Officer: BM, Principal Planner, (PED, Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	Traspunt No.15 Pty. Ltd. C/- Landpartners Pty. Ltd.
<b>Lodgement Date:</b>	22 September 2017
<b>Properly Made Date:</b>	22 September 2017
<b>Confirmation Notice Date:</b>	5 October 2017
<b>Information Request Date:</b>	19 October 2017
<b>Info Response Received Date:</b>	19 January 2018
<b>Decision Due Date</b>	26 February 2018
<b>No. of Submissions:</b>	Not Applicable (as application is code assessable)

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	Division 12
<b>Property Address:</b>	50-72 Nairn Road and 84-88 Burbury Road, Morayfield Qld
<b>RP Description</b>	Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516
<b>Land Area:</b>	19.239ha
<b>Property Owner</b>	Trask Development Corporation (No 15) Pty Ltd, Malcolm Robert Richard & Wheelock & Wilma Valda Wheelock; and Bruce Allen Macfarlane & Wendy Dianne Macfarlane.

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	<i>Planning Act 2016</i>
<b>Planning Scheme:</b>	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
<b>Planning Locality / Zone</b>	Emerging Community Zone - Transition Precinct
<b>Level of Assessment:</b>	Code Assessable

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16514249 (Cont.)*

This development application seeks a development approval for a Reconfiguring a Lot - Development Permit for Subdivision (5 into 99 lots and balance lot) in stages, located at 50-72 Nairn Road and 84-88 Burbury Road, Morayfield on land described as Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516.

The subject site is included within the Urban footprint under the *South East Queensland Regional Plan 2017* and is within the Emerging Community zone, Transition Precinct under the Moreton Bay Regional Council Planning Scheme (Planning Scheme). The subject site has an area of 19.239ha (proposed development footprint - 5.893ha).

The proposed Reconfiguring a Lot application is subject to Code Assessment within the Emerging Community zone, Transition Precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

## OFFICER'S RECOMMENDATION

- A. **That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (5 into 99 lots and balance lot) in stages, situated at 50-72 Nairn Road and 84-88 Burbury Road, Morayfield, described as Lot 8 RP 91719, Lot 9 RP 91719, Lot 10 RP 91719, Lot 4 RP196576 and Lot 5 RP804516, for the following reasons for refusal:**

### Reasons for Refusal

1. **The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:**
  - **9.4.1.2 Purpose of the Reconfiguring a Lot Code**
  - **9.4.1.3.2.1(2)(b)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct**
  - **6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone**
  - **6.2.3.2 (2)(b) - Purpose of the Emerging community zone**
  - **8.2.2.2(2)(c)(v) - Purpose of the Flood hazard overlay code**
  - **Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO19 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO20 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO32 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO46 of the Reconfiguring a lot code, Emerging community zone, Transition precinct**
  - **Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.**

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16514249 (Cont.)*

- Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
  - Performance Outcome PO58 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
  - Performance Outcome PO20 of the Flood hazard overlay code
  - Performance Outcome PO22 of the Flood hazard overlay code
2. The proposal is inconsistent with the proposed amendments to the Moreton Bay Regional Council Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.
- B. That the Council report for this application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.
- C. That the following information be included in the Decision Notice.

### Decision Notice information

	Details to Insert
<b>Application Type</b>	Reconfiguring a Lot - Development Permit for Subdivision (5 into 99 lots and balance lot) in stages.
<b>Relevant Period of Approval</b>	Not Applicable - Refusal
<b>Referral Agencies</b>	There are no Referral Agencies
<b>Submissions</b>	Not applicable



ITEM 2.1 DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16514249 (Cont.)

**REPORT DETAIL**

**1. Background**

On 21 January 2008, Council's Delegate approved a Material Change of Use - Development Permit for Dependant Person's Accommodation situated at 58-64 Nairn Road, Morayfield on land described as Lot 9 RP91719.

On 15 July 2010, Council's Delegate approved a Material Change of Use - Development Permit for Dependant Person's Accommodation situated at 50-56 Nairn Road, Morayfield on land described as Lot 8 RP 91719. This development approval lapsed on 15 July 2014 as the development was not constructed within the relevant period. Subsequently, Council received a development application for Dependant Person's Accommodation on 29 September 2014, which was approved by Council's Delegate on 30 September 2014.

On 16 September 2017, Council received a Development Application (DA/34958/2017/V3RL) seeking a Reconfiguring a Lot - Development Permit for Subdivision (5 into 195 Lots plus a balance lot) in stages, situated at 50-72 Nairn Road and 84-88 Burbury Road, Morayfield South.

As identified in the below image, DA/34958/2017/V3RL is identified as the balance allotment of this application DA/34991/2017/V3RL. On 13 February 2018, Council refused DA/34958/2017/V3RL the development application.



DA/34958/2017/V3RL



DA/34991/2017/V3RL

**2. Explanation of Item**

**2.1 Proposal Details**

It is proposed to reconfigure the existing five (5) allotments into 99 urban residential lots + a balance Lot + detention basin lots in two (2) stages which are identified as Stages 7 and 8 on the proposal plan. It is noted that previous Stages 1-6 were part of previous development applications DA/34873/2017/V3RL and DA34958/2017/V3RL, which were refused by Council on 23 January 2018 and 13 February 2018 respectively.

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The two (2) stages are as follows:

<b>Stage</b>	<b>Number of Residential Lots</b>	<b>Stage Area</b>	<b>Length of new road</b>
<b>7</b>	<b>40</b>	<b>2.732ha</b>	<b>530m</b>
<b>8</b>	<b>59</b>	<b>3.161ha</b>	<b>575m</b>

The proposed urban residential lots range in land area from 225m<sup>2</sup> to 562m<sup>2</sup>. The balance Lot (lot 9300) to be created as part of Stage 8, has an area of 9.238ha and is proposed to be further developed as part of development application DA/34958/2017/V3RL. The development form is an extension of DA/34958/2017/V3RL. The proposal includes existing Lots 4 on RP196576 and 5 on RP804516, located on the western side of Burbury Road, as detention basin lots (combined area of 4.107ha) for stormwater management purposes.

The overall net residential density of the proposed development is 16.79 lots per hectare (excluding balance areas and detention basin lots).

The application proposes a mix of five (5) lot types throughout the development as follows:

<b>Lot Type (frontage width)</b>	<b>Number</b>	<b>Percentage</b>
Type A (7.5m)	16	15.84%
Type B (>7.5m -10m)	16	15.84%
Type C (>10-12.5m)	7	6.93%
Type D (>12.5-18m)	51	50.49%
Type E (>18-32m)	9	8.91%

The proposed development provides for a mix of lot types and variety of residential lot sizes and frontage widths consistent with a diverse medium density neighbourhood.

The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations in order to demonstrate that group construction achieves an integrated streetscape solution.

Access to the development is proposed via Nairn Road as the fourth leg of the existing 'T' intersection with Homestead Road. The applicant has proposed to dedicate 11m of Nairn Road frontage to increase the existing 20m road reserve width to cater for the future 31m wide arterial classification.

The proposal does not seek to dedicate any public park land to service the proposed residential neighbourhood. The submitted proposal plans indicate that existing Lots 4 on RP196576 and 5 on RP804516 (combined area of 4.107ha) located on the western side of Burbury Road, are to be utilised for stormwater management purposes, however these lots have not been identified to be dedicated to Council as drainage reserve. Regardless, this stormwater management area would not provide for the recreation needs of future residents and would not meet the desired standards of service for a Local recreation park as identified within Planning Scheme Policy - PSP - Integrated design (refer section 2.4 for further discussion).

*2.1.1 Emerging community zone, Transition precinct*

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic Framework of the Moreton Bay Regional Council Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by Council.

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The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b)
- (c) manage the timely conversion of non-urban land to urban purposes;
- (d) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (e) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next Generation Neighbourhood across the Transition Precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each growth area included in the Emerging community zone, whole of catchment infrastructure solutions are required for the five networks (Water, Sewerage, Transport, Stormwater and Community Infrastructure). The Emerging Community areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the LGIP. Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the growth areas included in Emerging community zone outside the PIA.

### *2.1.2 Progress of MBRC Structure Planning / Proponent-led Structure Planning*

Council has commenced structure planning for the Morayfield South Emerging Community area and this work is on-going.

In the absence of a Council adopted structure plan, the applicant has not put forward a proponent-led structure plan for Council's consideration and has not undertaken the planning investigations as identified within the Detailed Prelodgement Process - Emerging Community zone. This Detailed Prelodgement Process - Emerging Community zone was undertaken to assist proponents that wished to bring forward Council's program of planning work, in a collaborative process with both Council and Unitywater.

In response, the applicant has stated that there is no requirement in the assessment benchmarks of the Planning Scheme that require a detailed structure plan for the Morayfield South growth area. The applicant has made representations that the development can be serviced by all infrastructure network by stating:

- *Figure 6.2.3.2.2 - Morayfield South* of the Planning Scheme demonstrates that Council has undertaken road planning as it provides the structure detail and network connection for the area.
- Park networks are proposed to be provided in accordance with the Planning Scheme and in accordance with Structure Plans provided by others.
- Sewer and water networks services are available and are in accordance with the network servicing required by Unitywater and are the jurisdiction of Unitywater.

It is noted that the purpose of the Emerging community zone (as identified within 6.2.3.2 of the Planning Scheme) is to:

- a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- b. manage the timely conversion of non-urban land to urban purposes;

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- c. prevent or discourage development that is likely to compromise appropriate longer term land use.

The subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empt the structure planning which is currently being carried out by the Council which will identify the land use and infrastructure planning for the Morayfield South growth area.

The subject site is outside the PIA and necessary infrastructure to support its development for urban uses is not currently planned for and the existing infrastructure networks are not to an appropriate standard or capacity to support its development for urban uses. It is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.

Council has recently completed a first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide the actual infrastructure required to service the growth front, over the life of the growth front (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South emerging community area, Council has not determined that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Emerging community zone	Dwelling houses on rural residential lots
South	Rural Residential	Dwelling houses on rural residential lots
East	Emerging community zone	Dwelling houses on rural residential lots
West	Emerging community zone	Dwelling houses on rural residential lots

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

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

These Assessment Benchmarks are prescribed as being contained in:

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

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

## Moreton Bay Regional Council

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### 2.3.1 State Planning Policy

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

<b>Assessment benchmark - livable communities</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmark - mining and extractive resources</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - water quality</b>		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ul style="list-style-type: none"> <li>(a) altered stormwater quality and hydrology</li> <li>(b) waste water</li> <li>(c) the creation or expansion of non-tidal artificial waterways</li> <li>(d) the release and mobilization of nutrients and sediments.</li> </ul> (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)                     (3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.	The proposed development does not satisfy the SPP (1)(a) and (2) due to the proposed location of the treatment devices not satisfying the Flood Hazard Overlay Code requirements.
<b>Assessment benchmarks - natural hazards, risk and resilience</b>		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - strategic airports and aviation facilities</b>		

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Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

### 2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint.

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

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

The application was properly made on 22 September 2017 and is accordingly assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

### 2.4.1 Assessment of Applicable Codes

#### Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
<b>Zone/ Local Plan Code</b>		
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO7, PO16, PO17, PO19, PO20, PO32 PO33, PO34, PO35, PO46, PO56, PO57 and PO58
<b>Overlay Codes</b>		
8.2.2 - Flood hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO20 and PO22

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

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2.4.2 Performance Outcome Assessment

Performance Outcome	Example
<b>9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct</b>	
<p><b>PO7</b> Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p>	<p><b>E7.1</b> Lots with frontages of 7.5 metres or less are located within 200 metres of:</p> <ul style="list-style-type: none"> <li>• a park; or</li> <li>• a public transport stop or station; or</li> <li>• a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).</li> </ul>
<i>Performance Outcome Assessment</i>	
<p>The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a park, public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.</p> <p>The development proposal does not comply with the corresponding Performance Outcome as the application proposes lots that facilitate medium to high density residential uses that are not located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO16</b> Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	<p>No acceptable outcome provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed Reconfiguring a Lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> <li>• nearby centres and neighbourhood hubs;</li> <li>• community facilities;</li> <li>• public transport nodes;</li> <li>• areas of open space.</li> </ul>	

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Performance Outcome	Example
<p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO17</b> Development maintains the connections shown on:</p> <ul style="list-style-type: none"> <li>a. 'Figure 1 - Morayfield South' - Morayfield South;</li> <li>b. 'Figure 2 - Narangba East' - Narangba East.</li> </ul>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Figure 1 - Morayfield South identifies a future active transport route along the northern boundary of the subject site.</p> <p>The development proposal, in particular the location of the stormwater detention basin (inclusive of batters) contained within 84 Burbury Road, has not made allowance for the active transport route and the proposal may compromise the desired alignment of this future active transport route.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO19</b> Street layouts create convenient and highly permeable movement networks between lower and higher order roads, whilst not adversely affecting the safety and function of the higher order road.</p> <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes access from Nairn Road as the fourth leg of the existing 'T' intersection with Homestead Road. The intersection is proposed with a give-way treatment and priority given to Nairn Road.</p> <p>Nairn Road is shown on Figure 1 - Morayfield South as a sub-arterial road and as an arterial road in Figure A10 of the PSP - Neighbourhood Design within the Planning Scheme amendment publicly notified between 21 August 2017 and 6 October 2017 (Planning Scheme Amendment).</p> <p>Performance Outcome PO19 requires the street layout to create convenient and highly permeable movement networks without adversely affecting the safety and function of the higher order road. PSP - Integrated Design Appendix A section 11 requires the proposed new Road 2 (local collector) intersection with Nairn Road (arterial/sub-arterial) to be signalised. The proposed give-way intersection treatment does not satisfy Performance Outcome PO19.</p> <p>Further, the development application proposes a road connection to the north which is the subject of a separate development application (DA/34958/2017/V3RL) and has modelled</p>	



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Performance Outcome	Example
<p>traffic flows accordingly. The applicant has not demonstrated how traffic generated by the development will avoid impact upon the Nairn Road/Oakey Flat Road intersection.</p> <p>As the development proposal does not comply with Performance Outcome PO19, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO20</b> Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> <li>a. safe and convenient pedestrian and cycle movement;</li> <li>b. on street parking adequate to meet the needs of future resident;</li> <li>c. efficient public transport routes;</li> <li>d. expected traffic speeds and volumes;</li> <li>e. utilities and stormwater drainage;</li> <li>f. lot access, sight lines and public safety;</li> <li>g. emergency access and waste collection;</li> <li>h. waste service vehicles;</li> <li>i. required street trees, landscaping and street furniture.</li> </ul> <p>Note - Refer to Planning Scheme Policy - Integrated Design for determining design criteria to achieve this outcome</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>Proposed Stage 8 of the development has no road access to either Stage 7 or Nairn Road. The development relies on access to Stage 8 being obtained by a future road network provided by an adjoining development on land to the north (DA/34958/2017/V3RL).</p> <p>It is noted that DA/34958/2017/V3RL was refused by Council on 13 February 2018. As such, no future dedicated road reserve is provided to Stage 8. Furthermore, the provision of a temporary access to Stage 8 from Nairn Road is not supported and is not considered appropriate due to intersection spacing issues with Road 2. As a result, the proposed lots within stage 8 are "land locked".</p> <p>Performance Outcome PO20 requires streets within the proposed development to cater for lot access. The current layout, specifically the configuration of Stage 8 is unable to meet this requirement.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

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Performance Outcome	Example
<p><b>PO32</b> Laneway design ensures the safety of pedestrians, cyclists and motorists by way of site lines, and sufficient road reserve for vehicle movements and the provision of street lighting.</p> <p>Note - Refer to Planning scheme policy - Integrated design and Planning scheme policy - Neighbourhood design for determining design criteria for Laneways</p>	<p><b>E32.1</b> Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other.</p> <p><b>E32.2</b> Laneways provide road dedication at strategic locations along the laneway to allow the construction of street lighting and any electrical pillars associated with the street lighting in accordance with current Australian Standards.</p>
<i>Performance Outcome Assessment</i>	
<p>Performance Outcome PO32 requires laneways to be designed to ensure safety of pedestrians, cyclists and motorists by way of sight lines.</p> <p>Performance Outcome PO32 makes reference to Planning Scheme Policy - Neighbourhood design where Section 5.6 requires laneways to be straight. This is supported by the example nominated in E32.1 which states “Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other”.</p> <p>The design of both laneways include significant meanders which do not allow for direct lines of sight to be maintained from one end of the laneway to the other. As such, the design of the two laneways are unable to achieve the requirements of Performance Outcome PO32.</p> <p>As the development proposal does not comply with Performance Outcome PO32, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO33</b> A hierarchy of Park and open space is provided to meet the recreational needs of the community</p> <p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO33 as the proposed development is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>The development application does not propose to provide a Local Recreation Park meeting the desired standards of service identified within Planning Scheme Policy PSP - Integrated design. The subject site is not proximate to an existing Local Recreation Park meeting the desired standards of service identified within Planning Scheme Policy PSP - Integrated design.</p> <p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council’s LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of park and open space to meet the needs of users is not provided for.</p>	

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Performance Outcome	Example
<p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO34</b> Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO34 as a Park is not provided within walking distance of all new residential lots.</p> <p>Planning Scheme Policy PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service. The development proposal does not propose to provide a Park meeting the desired standards of service, nor are all proposed residential lots within 400m walking distance of an existing Local Recreation Park meeting the desired standards of service. The subject site is located outside of the PIA and accordingly the Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO35</b> Park is of a size and design standard to meet the needs of the expected users  Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>Planning Scheme Policy PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• a minimum area of 0.5ha (100% unconstrained land);</li> <li>• located adjacent to a collector road or lower;</li> <li>• centrally located in a central, prominent, highly visible and accessible location within the catchment it services;</li> <li>• embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like.</li> </ul> <p>The proposed development does not provide a Park of a size and standard to meet the need, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p>	

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Performance Outcome	Example
<p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO46</b> Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO46 as the application proposes stormwater management facilities within a riparian area. The development application proposes a 'stormwater management area' over 84 Burbury Road (Lot 4 on RP196576) and 88 Burbury Road (Lot 5 on RP804516). The location of the proposed bio-retention basin and detention basin is located in an area mapped under Overlay map - Environmental areas as containing a W3 waterway and waterway buffer.</p> <p>The proposed stormwater management facilities are proposed within the Sheepstation Creek Tributary, a riparian area, and would have the potential to increase channel bed and bank erosion, both internal and external to the site.</p> <p>As the development proposal does not comply with Performance Outcome PO46, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO56</b> Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> <li>a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system;</li> <li>b. are coordinated with civil and other landscaping works.</li> </ul> <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO56 requires the development to minimise the lifecycle costs of the stormwater management system. PO56 refers the applicant to the Planning Scheme Policy - Integrated Design as a means of demonstrating compliance with this performance outcome.</p> <p>Planning Scheme Policy - Integrated Design Appendix C Sections 1.5.8 &amp; 1.5.9 refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment</p>	

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Performance Outcome	Example
<p>opportunities and constraints, potential impacts of future development and mitigation measures. They develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p> <p>Council is currently undertaking regional stormwater master planning for the Morayfield South area which has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan and Flood Impact Assessment Report cannot be assessed against the regional master plan and the layout will impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO57</b> Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> <li>a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable;</li> <li>b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees &gt; 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed.</li> <li>c. providing safe, unimpeded, convenient and ongoing wildlife movement;</li> <li>d. avoiding creating fragmented and isolated patches of native vegetation.</li> <li>e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected;</li> <li>f. ensuring that soil erosion and land degradation does not occur;</li> <li>g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies</li> </ul>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO57 as the proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p>	

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Performance Outcome	Example
<p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p><b>PO58</b> Noise attenuation structure (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> <li>a. contribute to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc);</li> <li>b. maintain the amenity of the streetscape.</li> </ul> <p>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.</p> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures</p>	<p><b>E58</b> Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> <li>a. are not visible from an adjoining road or public area unless;                             <ul style="list-style-type: none"> <li>i. adjoining a motorway or rail line; or</li> <li>ii. adjoining part of an arterial road that does not serve an existing or future active transport purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible.</li> </ul> </li> <li>b. do not remove existing or prevent future active transport routes or connections to the street network;</li> <li>c. are located, constructed and landscaped in accordance with Planning scheme policy - Integrated design.</li> </ul> <p>Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.</p> <p>Note - Refer to Overlay map – Active transport for future active transport routes.</p>

*Performance Outcome Assessment*

The development application does not comply with Performance Outcome PO58 as a Noise Impact Assessment has not been submitted as part of the application and as a result the requirement for the provision of noise attenuation structures and their alignments has not been determined.

As the development proposal does not comply with Performance Outcome PO58, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.

8.2.2 - Flood hazard overlay code	
<p><b>PO20</b> Development ensures that infrastructure (excluding a road):</p> <ul style="list-style-type: none"> <li>a. is located outside of the High risk flood hazard area and Medium risk flood hazard area; or</li> <li>b. is otherwise located in the High risk flood hazard area or Medium risk flood</li> </ul>	<p>No example provided.</p>

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hazard area to function during and after all flood hazard events up to and including the Defined Flood Event.	
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO20 as the proposed development includes stormwater management infrastructure within the mapped medium risk flood hazard as identified on Overlay map - Flood hazard.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	
<p><b>PO22</b> Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ul style="list-style-type: none"> <li>a. directly, indirectly and cumulatively cause any increase in water flow velocity or level;</li> <li>b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;</li> <li>c. change the timing of the flood wave or impact on flood warning times;</li> <li>d. adverse impacts on the local drainage and the flood conveyance of a waterway;</li> <li>e. increased flood inundation of surrounding properties;</li> <li>f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.</li> </ul>	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes earthworks within the Medium Risk Flood Hazard area to construct the stormwater quality and quantity treatment devices. The placed fill does not comply with the Flood Hazard Overlay Table 8.2.2.4 which prohibits fill within the Medium Risk Flood Hazard area.</p> <p>As the development proposal does not comply with Performance Outcome PO22, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a Lot Code, Emerging Community zone, Transition Precinct stated in section 2.4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a Lot code as follows:

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>2.b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following:</p> <ul style="list-style-type: none"> <li>i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development;</li> <li>ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare;</li> <li>iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;</li> <li>iv. intent and purpose of the Transition precinct outcomes identified in Part 6.</li> </ul>	No	<p>The proposed development is inconsistent with the Overall Outcome 2 b. for the following reasons:</p> <ul style="list-style-type: none"> <li>i. Not applicable. The subject site is not located within the identified Morayfield South urban area.</li> <li>ii. The proposed development achieves a variety of residential lot sizes as required for a Next Generation neighbourhood.</li> <li>iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: <ul style="list-style-type: none"> <li>A) the proposed development does not provide appropriate open space network and the existing network is not designed to accommodate a residential neighbourhood as the area is located outside the PIA; and</li> <li>B) the proposed development does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places.</li> <li>C) The proposed development does not provide for internal road connection between stages 7 and 8.</li> <li>D) The proposed development does not provide safe movement networks. The proposed new Road 2 (local collector) intersection with Nairn Road (arterial/sub-arterial) is required to be signalised. The proposed give-way intersection treatment does not satisfy the safety requirements needed for this intersection.</li> </ul> </li> <li>iv. The proposed development does not achieve the intent and purpose of the Transition precinct outcomes identified in</li> </ul>



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<b>9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		Part 6 (refer assessment below).
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> <li>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;</li> <li>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</li> <li>iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets, landscaping and facilitating safe wildlife movement through the environment;</li> <li>iv. protecting native species and protecting and enhancing native species habitat;</li> <li>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</li> <li>vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;</li> <li>vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation,</li> </ul>	No	<p>The development application does not comply with Overall outcome 2.d. as the proposed development does not avoid areas subject to constraint, limitation or environmental values.</p> <p>Further, the application also seeks to create new lot boundaries within mapped high value areas. The proposed development seeks to remove the existing values of the site and does not propose to offset those values proposed to be removed.</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>maintenance and safety of major infrastructure;</p> <p>viii. ensuring effective and efficient disaster management response and recovery capabilities.</p>		

9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.</p> <p>b. Reconfiguring a lot delivers the social, cultural and recreational needs of the community by ensuring:</p> <p>i. a range of lot sizes are delivered to assist in affordable housing opportunities;</p> <p>ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities;</p> <p>iii. Accessible, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone;</p> <p>iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct;</p>	No	<p>The proposed development is inconsistent with the purpose of the Reconfiguring a Lot code as it conflicts with the overall outcomes of the Code.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site.</p> <p>The proposed development is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a density consistent with the General Residential zone.</p>

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Overall Outcome 2.b.iv. of the Reconfiguring a Lot Code, Emerging Community zone, Transition Precinct requires that Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>1. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> <li>a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;</li> <li>b. manage the timely conversion of non-urban land to urban purposes;</li> <li>c. prevent or discourage development that is likely to compromise appropriate longer term land use.</li> </ul>	No	<p>The proposed development is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The proposed development seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is located outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion.</p> <p>The proposed development is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the proposed development makes more difficult the land use and infrastructure planning which is necessary for the provision of infrastructure required to support the</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16514249 (Cont.)

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		<p>appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The proposed development is therefore inconsistent with the intent and purpose of the Emerging community zone code set out in this Purpose statement.</p>
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p>b The Transition precinct is to:</p> <p>i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;</p> <p>ii. provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p> <p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to</p>	No	<p>The proposed development is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The proposed development is not for an interim use and in any event without detailed land use and infrastructure planning it is not possible to ascertain whether the proposed development is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The proposed development is premature, and is inconsistent with Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban community in accordance with the</p>

## Moreton Bay Regional Council

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<b>6.2.3.2 Purpose – Emerging community zone</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
centres, community facilities and higher frequency public transport.		<p>appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to the development according to Council's standards of provision for:</p> <ol style="list-style-type: none"> <li>1. External Road;</li> <li>2. Local park provision; and</li> <li>3. Stormwater management.</li> </ol> <p>The proposed development may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the proposed development makes more difficult the form of the land use and infrastructure planning for the Morayfield South growth area.</p> <p>The proposed development is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition precinct set out in Overall Outcome 2.b.</p>

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8.2.2.2 Purpose – Flood hazard overlay code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:</p> <p>c. Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that:</p> <p>v. earthworks do not occur except where associated with a previous approval.</p>	<p><b>No</b></p>	<p>The development application proposes a stormwater management area within medium risk flood hazard as shown on Overlap map - Flood hazard that involves the construction of bio retention and detention basin, including associated earthworks and batters.</p> <p>The development proposal does not comply with overall outcome (2)(v) as earthworks are proposed within the mapped medium risk flood hazard.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Flood hazard overlay code.</p>

Based on the assessment above, the proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

#### 2.4.4 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

Urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Morayfield South growth area, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

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The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development.

2.5 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

2.6 Referrals

2.6.1 *Council Referrals*

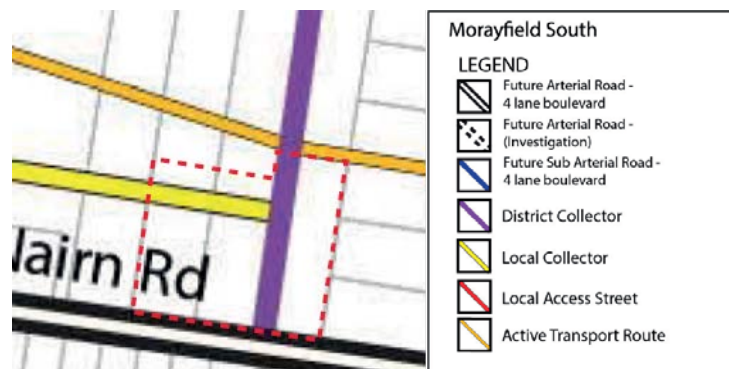
**2.6.1.1 Development Engineering**

*Layout Issues*

- The applicant proposes to access Stage 7 and new Road 2 from Nairn Road. From Road 2, access has not been provided to service Stage 8 with future access provided from a separate development (DA/34958/2017/V3RL - by the same developer) to the north over the balance Lot 9300. Performance Outcome PO20 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) requires the development to design and construct streets for lot access.

It is noted that DA/34958/2017/V3RL was refused by Council on 13 February 2018. As such, no future dedicated road reserve is provided to Stage 8. Furthermore, the provision of a temporary access to Stage 8 from Nairn Road is not considered appropriate due to intersection spacing issues with Road 2. As a result, the proposed lots within stage 8 are "land locked".

- Performance Outcome PO17 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) requires the development to maintain the connections shown on Figure 1 - Morayfield South. Figure 1 indicates a future Local Collector connection north of Homestead Road as proposed by the applicant (Road 2). However, Figure A10 of the PSP - Neighbourhood Design within the proposed Planning Scheme amendments upgrades the north/south connection to a District Collector and includes an east/west connection at approximately Road 14 as shown below. This will impact upon the Road 2 and Road 14 reserve widths and lot layout to provide a connection through proposed Lots 721 and 837.



Planning Scheme amendment - PSP - Neighbourhood Design



*ITEM 2.1 DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 - A16514249 (Cont.)*

- The applicant has proposed two laneways within the development. Performance Outcome PO32 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) requires laneways to be designed to ensure safety of pedestrians, cyclists and motorists by way of sight lines.

Reference in Performance Outcome PO32 is made to Planning Scheme Policy - Neighbourhood design where Section 5.6 requires laneways to be straight and this is supported by the example nominated in E32.1 which states "*Laneways are designed with minor meanders only, and maintain direct lines of sight from one end of the laneway to the other*".

The design of both laneways include significant meanders which do not allow for direct lines of sight to be maintained from one end of the laneway to the other end. As such, the design of the two laneways are unable to achieve the requirements of Performance Outcome PO32.

### *Traffic and Transport*

- The applicant proposes development access from Nairn Road which the submitted Integrated Transport Assessment identifies as a District Collector in accordance with the Road Hierarchy overlay map. However Figure 1 - Morayfield South of the RAL Code identifies Nairn Road as a sub-arterial road whilst Figure A10 of the PSP - Neighbourhood Design within the Planning Scheme amendments identifies Nairn Road as an arterial road.

Performance Outcome PO19 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) requires the street layout to create convenient and highly permeable movement networks without adversely affecting the safety and function of the higher order road. PSP - Integrated Design Appendix A section 11 requires the proposed new Road 2 (local collector) intersection with Nairn Road (arterial/sub-arterial) to be signalised. The proposed give-way intersection treatment does not satisfy Performance Outcome PO19.

- The submitted Integrated Transport Assessment (section 2.2) relies on a development traffic distribution of 50% south to Nairn Road and 50% north to the future Robbs Road/J Dobson Road, east/west connection.

Performance Outcome PO19 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) requires the street layout to create convenient and highly permeable movement networks without adversely affecting the safety and function of the higher order road.

As the northern connection is the subject of a separate application (DA/34958/2017/V3RL - by the same developer) which was refused by Council on 13 February 2018, the application would need to be modelled with 100% of traffic accessing via Nairn Road. This may involve upgrading the Nairn Road/Oakey Flat Road in accordance with PSP - Integrated Design Appendix A, section 11. PSP - Integrated Design Appendix A, section 12 also requires an arterial (Oakey Flat Road) intersection with a sub-arterial (Nairn Road - under the Planning Scheme amendments) to be signalised. The applicant has not demonstrated compliance with Performance Outcome PO19.



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#### *Stormwater Management and Drainage Discharge*

Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan and Flood Impact Assessment Report cannot be assessed against the regional master plan and the layout will impact upon future works.

The lots to the west of Burbury Road proposed to contain the stormwater treatment are impacted by the Medium Risk Flood Hazard Overlay. The Flood Hazard Overlay Code PO20 requires infrastructure to be located outside of the Medium Risk Flood Hazard area. It is identified that the stormwater quality and quantity treatment is almost entirely located within the Medium Risk Flood Hazard area.

The application has also failed to demonstrate that the stormwater management area will be constructed and dedicated to Council in time to adequately service the proposed development. The development application has not adequately demonstrated the suitability of a lawful point of discharge on land held in private ownership.

From an engineering perspective the development application cannot be approved in its current form.

#### **2.6.1.2 Environmental Health**

##### *Noise*

Planning Scheme Policy - Noise requires traffic noise to be considered for all lots within 100 meters of a current or future designated arterial road. Additionally, any acoustic barrier facing a road must be recessed onto the subject property to allow landscaped screening to a depth specified in Table 6, Planning scheme policy - Integrated design - Appendix D. The applicant has not addressed these requirements and therefore it is not clear what potential acoustic issues are required to be addressed for habitable rooms and the private open space for each of the lots that may be affected by noise from Nairn Road (future sub arterial road). It is also not clear how any acoustic impacts can be managed at each dwelling. If an acoustic barrier is required, for example, the layout of the allotments may need to be change to accommodate landscaped screening.

From an environmental health perspective, the development application cannot be approved in its current form.

#### **2.6.1.3 Environmental Planning**

Council requested further information on how the proposal complies with:

- Performance Outcome PO57 of the Reconfiguring a Lot Code (Emerging Community Zone - Transition Precinct) which requires the retention of native vegetation by incorporating native vegetation and habitat trees into the subdivision design;

In addition, Council's information request, required that the applicant prepare and submit to Council a vegetation management plan to demonstrate how the vegetation clearing within mapped high value areas was intended to be replaced and how areas of ecological significance are intended to be rehabilitated.

The applicant's information response stated that the subject site does not contain noteworthy vegetation or habitat values and that the subject site has been primarily cleared and maintained for rural residential purposes. The information response also stated that any tree retention on the subject site is impractical given earthworks and road access requirements. With respect to the mapped 'high value areas' on the proposed stormwater

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management area, the applicant has stated that there is the possibility to retain existing vegetation, subject to construction requirements. A vegetation management plan has not been provided as requested by Council.

The development application does not comply with Performance Outcome PO46 as the application proposed stormwater management facilities, inclusive of earthworks associated with the construction of a detention and bio-retention basin, within a mapped riparian area.

The development application does not comply with Performance Outcome PO46 and PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct of the Planning Scheme. From an environmental planning perspective, the application cannot be approved in its current form.

**2.6.1.4 Strategic Planning**

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging community zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant overall outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

**2.6.2 Referral Agencies**

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

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

**2.6.2.2 Advice Agencies**

There were no Advice Agencies involved in assessing this application.

**2.6.2.3 Third Party Agencies**

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

**2.7 Public Consultation**

**2.7.1 Public Notification Requirements under the Development Assessment Rules**

The development application is Code Assessable and accordingly there are no public notification requirements associated with the proposal.

**2.8 Other Matters**

**2.8.1 Proposed Amendments to the Moreton Bay Regional Council Planning Scheme**

Moreton Bay Regional Council commenced public notification of Planning Scheme Amendment on 21 August 2017 which closed on 6 October 2017. The Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth. Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

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The Planning Scheme Amendment includes the following:

1. introduction of a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;
2. introduction of definitions of "Service area" and "Non Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. introduction of an amended Planning Scheme Policy PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.
4. introduction of an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):
  - a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
  - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. make reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The Planning Scheme Amendment demonstrates Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

#### 3.2 Corporate Plan / Operational Plan

The proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

#### 3.3 Policy Implications

The proposal is inconsistent with the existing Moreton Bay Region planning provisions and relevant policies.

#### 3.4 Risk Management Implications

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

#### 3.5 Delegated Authority Implications

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

#### 3.6 Financial Implications

In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.

#### 3.7 Economic Benefit

The proposed development would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

#### 3.8 Environmental Implications

There are no environmental implications arising from refusing this development application.

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3.9 Social Implications

There are no social implications arising from refusing this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

**SUPPORTING INFORMATION**

**Ref: A16514535**

The following list of supporting information is provided for:

**ITEM 2.1**

**DEVELOPMENT APPLICATION DA/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 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**

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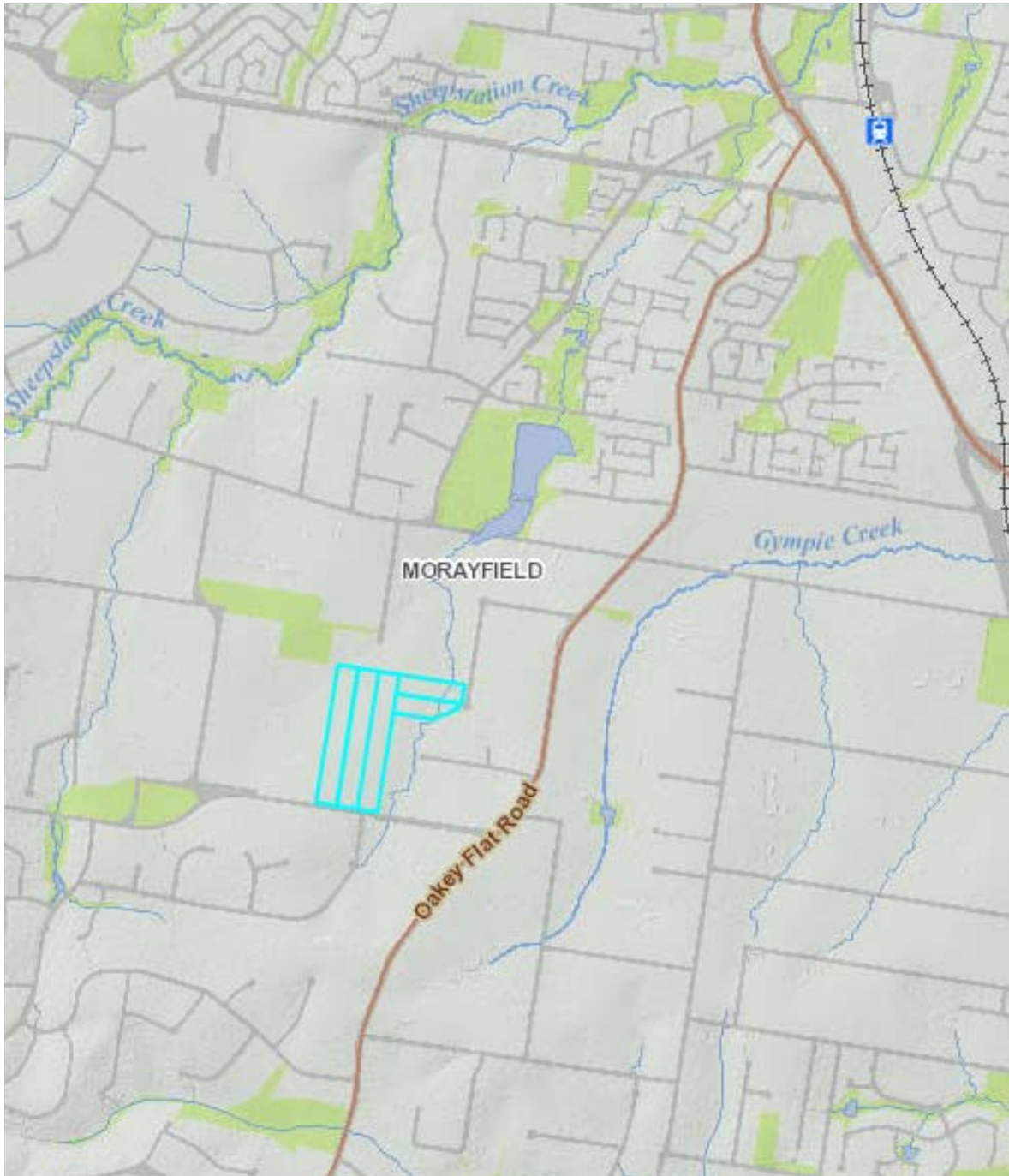
**#1 Aerial Photograph**





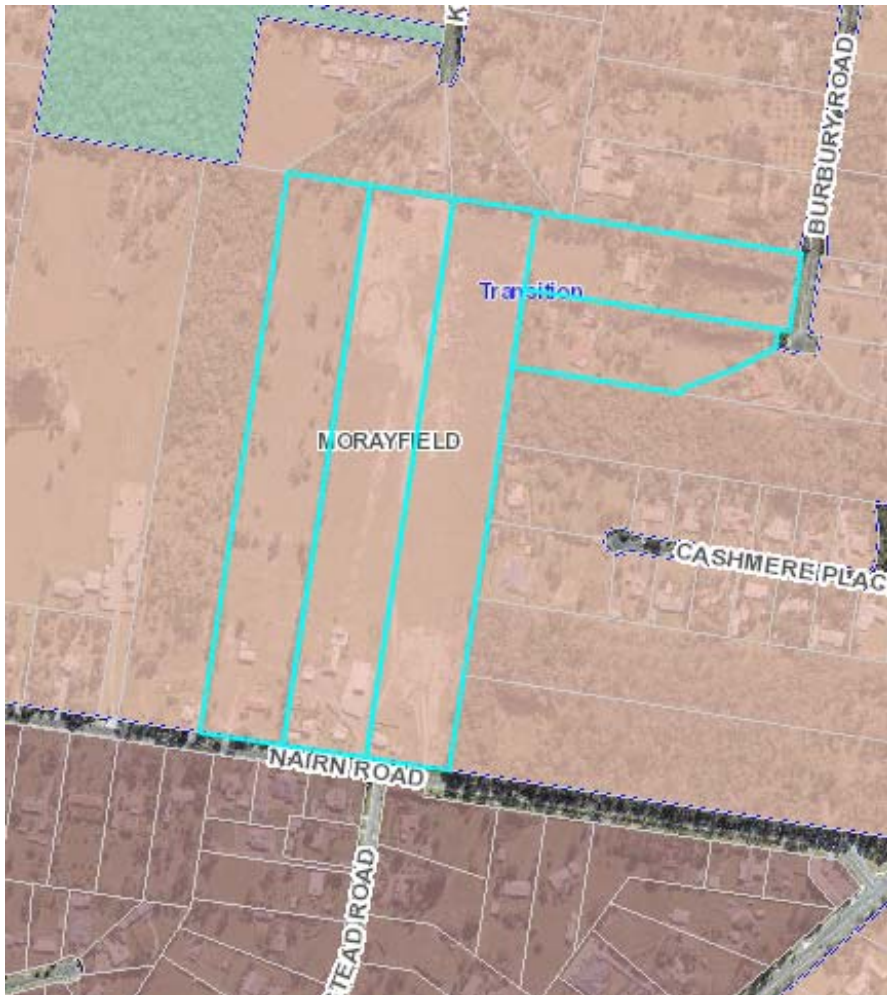
ITEM 2.1 - DEVELOPMENT APPLICATION D/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 LOTS AND A BALANCE LOT) IN STAGES LOCATED AT 50-72 NAIRN ROAD AND 84-88 BURBURY ROAD, MORAYFIELD - DIVISION 12 (Cont.)

**#2 Locality Plan**



ITEM 2.1 - DEVELOPMENT APPLICATION D/34991/2017/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (5 INTO 99 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

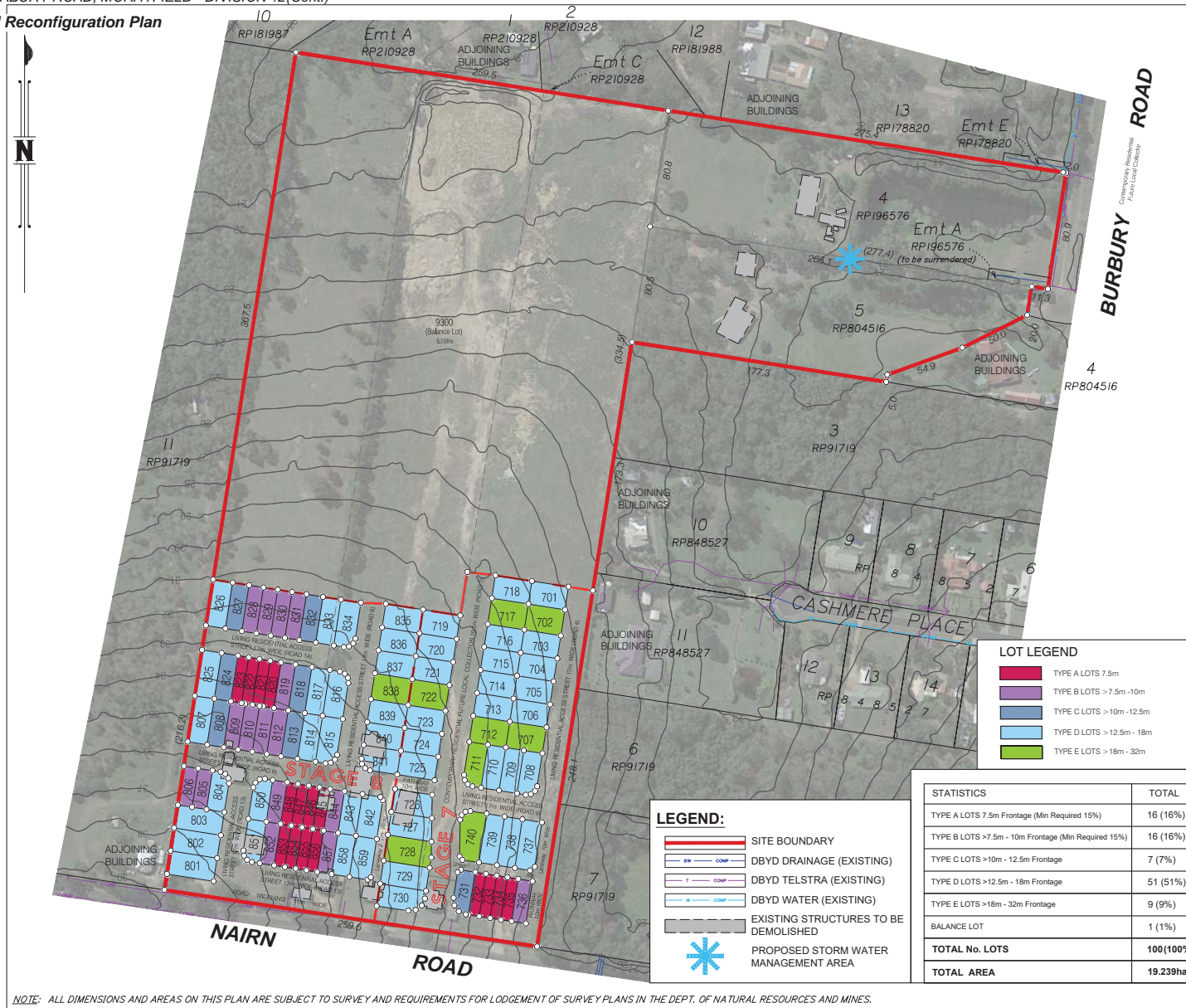


Zones	
	General residential
	Centre
	Recreation and open space
	Environmental management and conservation
	Industry
	Community facilities
	Emerging community
	Extractive industry
	Limited development
	Rural
	Rural residential
	Township



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**#4 Proposed Reconfiguration Plan**



NOTE: ALL DIMENSIONS AND AREAS ON THIS PLAN ARE SUBJECT TO SURVEY AND REQUIREMENTS FOR LODGEMENT OF SURVEY PLANS IN THE DEPT. OF NATURAL RESOURCES AND MINES.

CLIENT  
**TRASK DEVELOPMENT CORPORATION NO.15 PTY LTD**

PROJECT  
**SITE PLAN**  
PROPOSED DEVELOPMENT OF LOTS 8-10 ON RP91719 AND LOT 4 ON RP196576 & LOT 5 ON RP804516 (84 & 88 BURBURY ROAD, MORAYFIELD AND 50-56, 58-64 & 66-72 NAIRN ROAD, MORAYFIELD)

LOCAL AUTHORITY  
MORETON BAY REGIONAL COUNCIL  
CABOOLTURE DISTRICT

NOTES

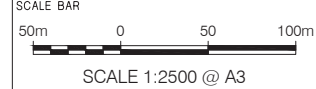
(i) This plan was prepared for the purpose and exclusive use of TRASK DEVELOPMENT CORPORATION NO.15 PTY LTD to accompany an application to MORETON BAY REGIONAL COUNCIL for approval to reconfigure the land described in this plan and is not to be used for any other purpose or by any other person or corporation. Landpartners Pty Ltd accepts no responsibility for any loss or damage suffered however arising to any person or corporation who may use or rely on this plan in contravention of the terms of this clause or clauses (ii), (iii) or (iv) hereof.

(ii) The contours shown in this plan are suitable only for the purposes of this application. The accuracy of the contours has not been verified and no reliance should be placed upon such contours for any other purpose other than the purpose of this application for reconfiguration.

(iii) The dimensions, areas, number of lots, size and location of improvements & flood information (if shown) are approximate only and may vary.

(iv) This plan may not be copied unless these notes are included.

STAGE	No OF LOTS	NEW ROAD 7m	NEW ROAD 10m	NEW ROAD 17m	PARK AREA	ROAD WIDTH	TOTAL AREA
7	40	55m	35m	205m	235m	-	1249m <sup>2</sup> 2.732ha
8	59	60m	-	515m	-	-	1607m <sup>2</sup> 3.161ha
(Bal)	1	-	-	-	-	-	9.238ha
Existing Lot 4	1	-	-	-	-	-	2.241ha
Existing Lot 5	1	-	-	-	-	-	1.867ha
TOTAL	100 (12%)	115m	35m	720m	235m	-	2856m <sup>2</sup> 9.239ha



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www.landpartners.com.au

IC010012018  
FS 535693

**LOT LEGEND**

- TYPE A LOTS 7.5m
- TYPE B LOTS >7.5m - 10m
- TYPE C LOTS >10m - 12.5m
- TYPE D LOTS >12.5m - 18m
- TYPE E LOTS >18m - 32m

**LEGEND:**

- SITE BOUNDARY
- DBYD DRAINAGE (EXISTING)
- DBYD TELSTRA (EXISTING)
- DBYD WATER (EXISTING)
- EXISTING STRUCTURES TO BE DEMOLISHED
- PROPOSED STORM WATER MANAGEMENT AREA

STATISTICS	TOTAL
TYPE A LOTS 7.5m Frontage (Min Required 15%)	16 (16%)
TYPE B LOTS >7.5m - 10m Frontage (Min Required 15%)	16 (16%)
TYPE C LOTS >10m - 12.5m Frontage	7 (7%)
TYPE D LOTS >12.5m - 18m Frontage	51 (51%)
TYPE E LOTS >18m - 32m Frontage	9 (9%)
BALANCE LOT	1 (1%)
<b>TOTAL No. LOTS</b>	<b>100(100%)</b>
<b>TOTAL AREA</b>	<b>19.239ha</b>

LEVEL DATUM	AHD	
LEVEL ORIGIN	DNRM 2014 LIDAR	
CONTOUR INTERVAL	1m	
COMPUTER FILE	733800C0	
DRAWN	MPSH	DATE 18/01/2018
CHECKED	MLM	DATE 18/01/2018
APPROVED	MLM	DATE 18/01/2018
PLAN NUMBER	SHEET 1 OF 2	REV
BRMM7338.000-009	B	B

**ITEM 2.2**  
**TEMPORARY DELEGATION OF AUTHORITY (COUNCIL-102) - REGIONAL**

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A16562224 : 12 February 2018  
*Responsible Officer:* KI, Manager Development Services (PED Development Services)

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**Executive Summary**

The purpose of this report is to advise Council on the applications dealt with by the Chief Executive Officer under temporary delegation during the period 15 December 2017 to 22 January 2018 (inclusive).

Pursuant to the provisions of section 257 of the *Local Government Act 2009*, Council delegated to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development, the power to decide those development applications not previously delegated to the Chief Executive Officer for the period 15 December 2017 to 22 January 2018 (inclusive) (delegation Council-102).

**OFFICER'S RECOMMENDATION**

That Council note that the temporary delegation provided by Council to the Chief Executive Officer in consultation with the Divisional Councillor and the Spokesperson for Planning and Development was not exercised during the specified period 15 December 2017 to 22 January 2018 (inclusive).

ITEM 2.2 TEMPORARY DELEGATION OF AUTHORITY (COUNCIL-102) - REGIONAL - A16562224 (Cont.)

## REPORT DETAIL

### 1. Background

In order to comply with the timeframes specified in the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and the *Economic Development Act 2012*, the following recommendation appears on minute page 17/2227 of the General Meeting held 28 November 2017.

Ex. Coordination Committee held 28 November 2017 (Page 17/2227)

1. That subject to recommendation 2, pursuant to section 257 of the Local Government Act 2009, Council delegate its powers under the *Integrated Planning Act 1997*, the *Sustainable Planning Act 2009*, the *Planning Act 2016* and *Economic Development Act 2012* to the Chief Executive Officer to decide:
  - a. impact assessable development applications under the Moreton Bay Regional Council Planning Scheme for which submissions have been received;
  - b. impact assessable development applications and/or Plan of Developments under The Mill at Moreton Bay Priority Development Area Development Scheme for which submissions have been received;
  - c. development applications for preliminary approval; and
  - d. precinct and Sector Plans for North Lakes.
2. That the delegation of powers made under recommendation 1 operate between 15 December 2017 and 22 January 2018 (inclusive).
3. That the Divisional Councillor and the Spokesperson for Planning and Development be advised prior to the Chief Executive exercising his delegated authority.
4. That a report be presented to Council outlining any delegations exercised under this temporary delegation once the delegation ceases.

### 2. Explanation of Item

The Chief Executive Officer was not required to exercise this delegation during the period 15 December 2017 to 22 January 2018 (inclusive).

This report satisfies the requirements of Recommendation 4 above.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

There are no legislative/legal implications arising as a direct result of this report.

#### 3.2 Corporate Plan / Operational Plan

Strengthening Communities: Development Assessment - assessment of development applications and provision of development advice.

#### 3.3 Policy Implications

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

#### 3.4 Risk Management Implications

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

#### 3.5 Delegated Authority Implications

The temporary delegations given to the Chief Executive Officer by Council ceased 23 January 2018.

*ITEM 2.2 TEMPORARY DELEGATION OF AUTHORITY (COUNCIL-102) - REGIONAL - A16562224 (Cont.)*

3.6 Financial Implications

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

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

The introduction of delegations did not require consultation with the community.

**3 CORPORATE SERVICES SESSION**

**(Cr Adrian Raedel)**

No items for consideration.

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)**

**ITEM 4.1**

**TENDER - FIRE SERVICES CORRECTIVE MAINTENANCE - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16546543: 6 February 2018 - Refer **Confidential** Supporting Information  
**A16418984, A16418992, A16419006, A16419124**  
*Responsible Officer:* BB, Buildings and Facilities Technical Officer (ECM Buildings & Facilities)

**Executive Summary**

Public tenders for the corrective maintenance of fire services were tendered as four separable portions, and closed on 5 December 2017, with two tender submissions received.

The term of the contract will be for approximately three months commencing 12 March 2018 with works being completed by 30 June 2018.

**OFFICER'S RECOMMENDATION**

1. That the tender for Separable Portion 1 "Exit and Emergency Lighting" for the Fire Services Corrective Maintenance (MBRC006847) be awarded to Engie Fire Services Australia & New Zealand Pty Ltd for the sum of \$55,095.00 (excluding GST).
2. That the tender for Separable Portion 2 "Fire Hydrant Systems - Hose Reel" for the Fire Services Corrective Maintenance (MBRC006847) be awarded to Fire Boar Pty Ltd for the sum of \$57,446.93 (excluding GST).
3. That the tender for Separable Portion 3 "Fire Equipment" for the Fire Services Corrective Maintenance (MBRC006847) be awarded to Fire Boar Pty Ltd for the sum of \$9,853.54 (excluding GST).
4. That the tender for Separable Portion 4 "5 Year Routine Service" for the Fire Services Corrective Maintenance (MBRC006847) be awarded to Engie Fire Services Australia & New Zealand Pty Ltd for the sum of \$131,460.00 (excluding GST).

*ITEM 4.1 TENDER - FIRE SERVICES CORRECTIVE MAINTENANCE - REGIONAL - A16546543 (Cont.)*

**REPORT DETAIL**

**1. Background**

Completion of the six-monthly fire testing identified various corrective works required to Council buildings across the region, in order to comply with the following standards:

- AS 1851 - 2012: Routine service of fire protection systems and equipment
- AS 2941 - 2013: Fixed fire protection installations - Pumpset Systems
- AS 2444 - 2001: Portable fire extinguishers and fire blankets - Selection and Location
- AS 2293.1 - 2005: Emergency escape lighting and exit signs for buildings - System design, installation and operation
- AS/NZ 2293.2 - 1995: Emergency evacuation lighting for buildings - Inspection and maintenance
- QDC MP6.1: Maintenance of Fire Safety Installations
- Building Fire Safety Regulation 2008

**2. Explanation of Item**

Public tenders for the “Fire Services Corrective Maintenance MBRC006847” closed on 5 December 2017, with two tender submissions being received. The two tender submissions were assessed by the assessment panel in accordance with Council’s Purchasing Policy and the selection criteria set out in the tender documents. The two tenders with their final weightings are tabled below.

**Separable Portion 1 - Exit and Emergency Lighting**

RANK	TENDERER	EVALUATION SCORE
1	Engie Fire Services Australia & New Zealand Pty Ltd	91.38
2	Fire Boar Pty Ltd	81.86

**Separable Portion 2 - Fire Hydrant Systems and Hose Reels**

RANK	TENDERER	EVALUATION SCORE
1	Fire Boar Pty Ltd	100.00
2	Engie Fire Services Australia & New Zealand Pty Ltd	89.78

**Separable Portion 3 - Fire Equipment including portable, fixed and passive equipment**

RANK	TENDERER	EVALUATION SCORE
1	Fire Boar Pty Ltd	100.00
2	Engie Fire Services Australia & New Zealand Pty Ltd	87.68

**Separable Portion 4 - 5 Year Routine Service of Fire Detection and Hydrant Equipment**

RANK	TENDERER	EVALUATION SCORE
1	Engie Fire Services Australia & New Zealand Pty Ltd	100.00
2	Fire Boar Pty Ltd	Non-conforming

The following observations were made by the assessment team:

**Engie Fire Services Australia & New Zealand Pty Ltd**

Engie Fire Services Australia & New Zealand Pty Ltd’s tender submission received the highest score in portions 1 and 4, based on the selection criteria. Engie Fire Services ranked second in portions 2 and 3.

Engie Fire Services is the third-largest fire service provider in Australia and has major multi-site clients including Regis Aged Care, Beaumont Aged Care, Carlton United Breweries Yatala, Smiths Chips, APN Media, Telstra, G8 Education, Woolworths, David Jones and property developers such as Australand, Knight Frank, Jones Lang LaSalle and CBRE properties.

**Fire Boar Pty Ltd**

Fire Boar Pty Ltd’s tender submission received the highest score in portions 2 and 3, based on the selection criteria. Fire Boar ranked second in portion 1 and did not provide a conforming submission for portion 4.

*ITEM 4.1 TENDER - FIRE SERVICES CORRECTIVE MAINTENANCE - REGIONAL - A16546543 (Cont.)*

Established in 2008 and based at Archerfield in Queensland, with another office on the Sunshine Coast, Fire Boar Pty Ltd currently provides services to Ipswich City Council and Logan City Council. Fire Boar is Council's current fire equipment servicing contractor.

Fire Boar Pty Ltd provided a late submission for portion 4 and was deemed non-conforming.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

Due to the value of the services being greater than \$200,000.00, Council called a public tender for the services through the LG Tenderbox system in accordance with *Local Government Act 2009*.

#### 3.2 Corporate Plan / Operational Plan

Enabling Services: Building and Facilities - Maintenance services for Council buildings and facilities.

#### 3.3 Policy Implications

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

- Council's Procurement Policy 10-2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

#### 3.4 Risk Management Implications

The project risk has been assessed and the following issue identified. The manner in which the possible impact of this risk is minimised is detailed below.

RISK	MITIGATION
Completing the large extent of work required prior to 30 June 2018.	Both Engie Fire Services and Fire Boar confirm that they have the staff and resources to complete the works to meet the deadline.

#### 3.5 Delegated Authority Implications

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

#### 3.6 Financial Implications

This project will be debited to budget code 20692.000.22004.

- Engie Fire Services Pty Ltd's contract value is \$186,555.00 (excluding GST)
- Fire Boar Pty Ltd's contract value is \$67,300.47 (excluding GST)

Contract value is within the budgeted allocation.

#### 3.7 Economic Benefit

Both contractors provide quality service, with the separable allocated portions based on achieving best value for money for Council.

#### 3.8 Environmental Implications

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

#### 3.9 Social Implications

Fire services corrective maintenance is essential in ensuring the safety of Council staff, community members and the general public, and protecting Council assets.

#### 3.10 Consultation / Communication

Procurement staff were involved during the evaluation of tenders.



**SUPPORTING INFORMATION**

Ref: [A16418984](#), [A16418992](#), [A16419006](#), [A16419124](#)

The following list of supporting information is provided for:

**ITEM 4.1**

**TENDER - FIRE SERVICES CORRECTIVE MAINTENANCE - REGIONAL**

***Confidential #1 Tender Evaluation - Portion 1 - Exit and Emergency Lighting***

***Confidential #2 Tender Evaluation - Portion 2 - Fire Hydrant Systems - Hose Reel***

***Confidential #3 Tender Evaluation - Portion 3 - Fire equipment***

***Confidential #4 Tender Evaluation - Portion 4 - 5 year routine service***

**ITEM 4.2**  
**2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA)**  
**COMPLIANCE IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16528589: 1 February 2018 - Refer **Confidential** Supporting Information  
**A16495062**  
*Responsible Officer:* DM, Project Manager (ECM Project Management & Construction)

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**Executive Summary**

Tenders were invited from the MBRC prequalified Civil Construction Panel MBRC005990, for the 2017/18 'MBRC - Bus Stop - Disability Discrimination Act (DDA) Compliance Improvements (VP93124)' project. The tender closed on 23 January 2018, with a total of five tenders received, all of which were conforming.

It is recommended that Council award the contract to Auzcon Pty Ltd for the amount of \$318,504.22 (excl. GST) as this tender was evaluated as representing the best overall value to Council.

**OFFICER'S RECOMMENDATION**

That the tender for the 2017/18 'MBRC - Bus Stop - Disability Discrimination Act (DDA) Compliance Improvements (VP93124)' be awarded to Auzcon Pty Ltd for the amount of \$318,504.22 (excluding GST).

*ITEM 4.2 2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1 - A16528589: (Cont.)*

**REPORT DETAIL**

**1. Background**

This project covers various locations throughout Division 1 and will upgrade selected bus stops to meet the current Translink requirements and standards. This program receives 50% state government funding through Translink as part of an ongoing program to ensure regional compliance with the *Disability Discrimination Act (DDA) 1992*. The bus stops have been identified and prioritised with Translink. Each site includes a new shelter, concrete slab, signage and tactiles, to comply with Translink requirements and the *Disability Discrimination Act (DDA) 1992* standards.

The individual sites are listed in the table below:

<b>Locality</b>	<b>Road</b>	<b>Location</b>
Ningi	Bribie Island Road	Near Aylward Road
Ningi	Bribie Island Road	Near Redondo Street
Ningi	Bribie Island Road	Near Redondo Street
Sandstone Point	Bribie Island Road	Near Bestmann Road East
Ningi	Bribie Island Road	Near Rebecca Avenue
Ningi	Bribie Island Road	Near Ruby Avenue
Ningi	Bribie Island Road	Near Rita Avenue
Ningi	Bribie Island Road	Near Robert Avenue
Sandstone Point	Bribie Island Road	Near Bestmann Road East
Sandstone Point	Lachlan Crescent	Near Nelson Street

Works are expected to commence in late February 2018 and take approximately four months to complete, weather permitting.

**2. Explanation of Item**

Tenders for the 2017/18 'MBRC - Bus Stop - Disability Discrimination Act (DDA) Compliance Improvements (VP93124)' project closed on 23 January 2018 with five conforming tenders received.

The tenders were assessed by the tender assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

<b>RANK</b>	<b>TENDERER</b>	<b>EVALUATION SCORE</b>
1	Auzcon Pty Ltd	97.75
2	Conbro Pty Ltd	90.70
3	AllenCon Pty Ltd	87.03
4	GRC Civil	82.47
5	G&H Plant Hire Pty Ltd	22.76

**Auzcon Pty Ltd** submitted a conforming tender and at a tender clarification meeting held on 31 January 2018, demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project.

**Conbro Pty Ltd** submitted a comprehensive tender, demonstrating relevant similar project experience; however, there were no additional benefits for the higher price.

**AllenCon Pty Ltd** submitted a comprehensive tender; however, there were no additional benefits for the higher price.

*ITEM 4.2 2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1 - A16528589: (Cont.)*

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

There is a Federal legislative requirement for local governments to bring current bus stops up to the required *Disability Discrimination Act* requirement which is the basis for this ongoing project.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

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

- Council's Procurement Policy 10-2150-006
- *Local Government Act 2009*
- Local Government Regulation 2012 Chapter 6.

**3.4 Risk Management Implications**

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

*Financial Risks:*

- a. The tenderers were sourced from the MBRC prequalified Civil Construction Panel MBRC005990.

*Construction Risks:*

- a. The contractor will provide a program of works, traffic management plan, and safety plan and will be required make safe the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract. In addition, temporary bus stops will be placed adjacent to the work site in accordance with Translink's requirements.
- b. The contractor has demonstrated their understanding of the project and the need to manage the impact of the works on pedestrians and vehicles in accordance with the tender conditions.

**3.5 Delegated Authority Implications**

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

**3.6 Financial Implication**

Council has allocated \$560,000 (excl. GST) in the 2017/18 Capital projects program for the MBRC - Bus Stop - *Disability Discrimination Act (DDA)* Compliance Improvements project under budget number 101850.

Council receives a 50% (\$280,000) contribution from the state government through Translink towards the project.

Tender price (construction)	\$318,504.22
Contingency	\$ 31,850.42
Q Leave	\$ 1,512.89
	-----
Total Project Cost	\$351,867.53
	=====

Estimated ongoing operational/maintenance costs \$3000 per financial year

The budget amount for this project is sufficient.

*ITEM 4.2 2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1 - A16528589: (Cont.)*

3.7 Economic Benefit

The disabled access improvements will address current bus stop access deficiencies and encourage greater public transport use through the provision of additional DDA compliant bus stops.

3.8 Environmental Implications

The tender assessment included a review of the preferred contractor's environmental policy and procedures concerning environmental protection. The contractor has appropriate environmental policies and procedures in place to undertake the works and demonstrated knowledge in managing the approved environmental conditions during the construction period.

3.9 Social Implications

The upgrade of the bus stops will improve disabled access to public transport.

3.10 Consultation / Communication

A communication plan will be implemented with the successful contractor prior to works commencing at each of the sites. This will include utilising Council's project notices to adjacent residents and project signage which will be displayed at each of the bus stop sites prior to and throughout the works to notify bus commuters. Signage will also advise bus commuters of the temporary bus stop locations. The Divisional Councillor is supportive of the project works.

**SUPPORTING INFORMATION**

**Ref: A16495062**

The following list of supporting information is provided for:

**ITEM 4.2**

**2017/18 MBRC - BUS STOP - DISABILITY DISCRIMINATION ACT (DDA) COMPLIANCE  
IMPROVEMENTS - VARIOUS LOCATIONS - DIVISION 1**

***Confidential #1 Tender Evaluation***

**ITEM 4.3**  
**CABOOLTURE - QUEENSLAND STATE EQUESTRIAN CENTRE - MAIN ARENA**  
**SURFACE RENEWAL - DIVISION 3**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16550659 : 7 February 2018  
*Responsible Officer:* NM, Senior Project Manager (ECM Project Management & Construction)

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**Executive Summary**

The purpose of this report is to seek Council approval to engage Equestrian Land Developments to undertake the Queensland State Equestrian Centre - Main Arena Surface Renewal.

**OFFICER'S RECOMMENDATION**

1. That in accordance with Section 235(a) of the Local Government Regulation 2012, Council is satisfied that Equestrian Land Developments is the only supplier who is reasonably available to supply and install a replacement competition surface in the Queensland State Equestrian Centre Main Arena which is compatible with the recently installed Warm Up arena surfacing.
2. That the Chief Executive Officer be authorised to negotiate and enter into a contract on behalf of the Council with Equestrian Land Developments to remove and replace the existing blinding layer and competition surfacing within the Queensland State Equestrian Centre Main Arena.

ITEM 4.3 CABOOLTURE - QUEENSLAND STATE EQUESTRIAN CENTRE - MAIN ARENA SURFACE RENEWAL - DIVISION 3 - A16550659 (Cont.)

**REPORT DETAIL**

**1. Background**

The Queensland State Equestrian Centre, which is an international level equestrian facility located on Beerburrum Road, Caboolture, was constructed in 2012. The project included the construction of a main competition arena with specialised competition surfacing laid over a cement stabilized blinding layer and suitably prepared subgrade. The competition surfacing and blinding layer has now reached its end of life and needs to be replaced.

This project is for the renewal of the main arena surface and includes the removal of the existing surfacing and blinding layer, sub-grade correction, re-profiling and replacement with a suitable competition surfacing and blinding layer.

The project will provide a new arena surface that is compatible with the recently constructed warm up arena and provide a surface that is suitable for general use and competitions.



Figure 1 - Location of Main Arena

**2. Explanation of Item**

Equestrian Queensland have been consulted and it was confirmed that the same surface should be used for both the warm up and competition arenas. The Venue Co-ordinator, who regularly consults with user groups, was also contacted and guidance sought. The advice received confirmed that it is industry standard to have the same surface for both the warm up and competition arenas.



*ITEM 4.3 CABOOLTURE - QUEENSLAND STATE EQUESTRIAN CENTRE - MAIN ARENA SURFACE RENEWAL - DIVISION 3 - A16550659 (Cont.)*

As an arena surface is a combination of sand and sand mixes which may differ between suppliers, it cannot be guaranteed that different suppliers will supply products which are compatible. A like for like supply is the only way to guarantee compatibility.

The main arena renewal will cost just under \$90,000 inc. GST and is programmed to occur prior to the end of April 2018. The contractor has advised he requires five days to undertake the works if weather allows dry source material, with more time required for placement if material is wet.

Renewing the main arena surface now will ensure that both the main arena and warm up arena will have similar life cycle timeframes (six years), when renewal of both arenas will be required. At this time, both arenas can be renewed at the same time and competitive quotations can be received from various suppliers and assessed accordingly.

### **3. Strategic Implications**

#### **3.1 Legislative/Legal Implications**

It is expected the value of the contract for the renewal of the main arena surfacing with the supplier would make the contract a medium sized contract (\$15,000 to \$200,000) as defined in the Local Government Regulation 2012.

Under the Local Government Regulation 2012, the Council must firstly invite quotes from at least three suppliers it believes can meet its requirements at competitive prices, before it enters into a medium sized contractual arrangement, unless a relevant exception to this general requirement under the Regulation is applicable.

The Council can enter into a medium sized contractual arrangement without firstly inviting quotes if it is satisfied there is only one supplier who is reasonably available to supply and meet the requirements of the contract.

#### **3.2 Corporate Plan / Operational Plan**

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

#### **3.3 Policy Implications**

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

#### **3.4 Risk Management Implications**

Council has sourced guidance from Equestrian Queensland on the implications of installing a different surface for competition and warm up activities prior to competition. Guidance was also sought from the Venue Co-ordinator and her team who regularly consult with the user groups. The industry standard is to have the same surface for warm up and competition arenas. To manage this risk, a surface compatible with the warm up arena is specified.

#### **3.5 Delegated Authority Implications**

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

#### **3.6 Financial Implications**

The work will be undertaken and funded from the existing 2017/18 operational budget 105300, with a budget of \$100,000 available to progress the Queensland State Equestrian Centre Main Arena Surface Renewal. This budget is sufficient to cover the confirmed quote with a contingency of 10%.

#### **3.7 Economic Benefit**

Renewal of the arena will create a direct economic benefit as the facility is expected to attract more competitions and a higher standard of competition.

*ITEM 4.3 CABOOLTURE - QUEENSLAND STATE EQUESTRIAN CENTRE - MAIN ARENA SURFACE RENEWAL -  
DIVISION 3 - A16550659 (Cont.)*

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

The Divisional Councillor has been briefed concerning the outcome of the project.

**5 PARKS, RECREATION & SPORT SESSION**

**(Cr Darren Grimwade)**

**ITEM 5.1**

**MORAYFIELD - OAKY FLAT ROAD/WALKERS ROAD PARK - PARK NAMING - DIVISION 12**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT  
*Reference:* A16433501 : 9 January 2018  
*Responsible Officer:* BS, Technical Officer (ECM Engineering)

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**Executive Summary**

An application has been received requesting that the park located at the corner of Oakey Flat Road and Walkers Road, Morayfield, Lot 100 SP193952, be named in recognition of the late Jenny Fourez.

This report provides Council with background information relevant to the application and recommends Lot 100 SP193952, be named "Jenny Fourez Park".

**OFFICER'S RECOMMENDATION**

1. That having regard to the information provided within this report and subject to the outcome of public advertising, the naming of Lot 100 SP193952 as "Jenny Fourez Park", be approved.
2. That the proposal to name the park in recognition of Jenny Fourez be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising, the matter be referred back to Council in a subsequent report.

ITEM 5.1 MORAYFIELD - Oakey Flat Road/Walkers Road Park - Park Naming - Division 12 - A16433501 (Cont.)

**REPORT DETAIL**

**1. Background**

An application has been received by Council requesting that Lot 100 SP193952 (Figure 1) be named in recognition of Jenny Fourez.



**Figure 1 - Location map - Lot 100 SP193952 - Oakey Flat Road/Walkers Road, Morayfield**

**2. Explanation of Item**

The application to name a park or recreation reserve under Council control was lodged by former colleagues who worked with Mrs Fourez at Bunnings Morayfield, which is located immediately to the east on the adjacent lot. The applicants have requested naming of this park due to its proximity to Mrs Fourez's former workplace where she was employed as a community liaison representative. Information received with the application notes that Mrs Fourez was a community minded individual who also volunteered her time to many local community groups.

Under Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads), applicants are required to provide documentation to substantiate the good character of the person or persons being acknowledged. In this instance, letters of support have been provided by the President of Rotary Caboolture and Councillor Adrian Raedel and Councillor Adam Hain. In addition, a letter supporting the proposal has been received from Mrs Fourez's husband, Richard Fourez.

The recommendation to name the area after Jenny Fourez complies with the policy's guideline as outlined below:

- Names of respected community members of considerable service who are, or were residents or working within the region.

Council policy requires that any proposal to name a park, reserve or place be advertised in local newspapers for a period of 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

*ITEM 5.1 MORAYFIELD - OAKEY FLAT ROAD/WALKERS ROAD PARK - PARK NAMING - DIVISION 12 - A16433501 (Cont.)*

A history board is proposed to be installed in conjunction with the park signage to explain the connection Mrs Fourez had with the area. The proposed wording has been approved by the applicants and is as follows:

*"This park is named after Jenny Fourez in recognition of the significant contribution she made to community groups in the local area."*

### **3. Strategic Implications**

#### **3.1 Legislative/Legal Implications**

No legislative/legal implications arising as a direct result of this report.

#### **3.2 Corporate Plan / Operational Plan**

Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

#### **3.3 Policy Implications**

The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council Owned or Administered Buildings, Structures and other Assets (excluding roads).

#### **3.4 Risk Management Implications**

No risk management implications arising as a direct result of this report.

#### **3.5 Delegated Authority Implications**

Subject to no adverse submissions being received, the matter should be referred to the Director Engineering Construction and Maintenance for implementation.

#### **3.6 Financial Implications**

The estimated cost of fabricating and installing a new sign in accordance with the draft Park and Open Space Signage Guidelines is approximately \$2,000.

#### **3.7 Economic Benefit**

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

#### **3.8 Environmental Implications**

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

#### **3.9 Social Implications**

Formal naming will provide improved awareness of, and the ability to recognise distinct locations within the region.

#### **3.10 Consultation / Communication**

The proposed naming is supported by the Councillors from Divisions 3 and 12, given the park's proximity to the divisional boundary. The proposed naming will be advertised in local newspapers for a period of 28 days during which time public submissions can be made and will be received. If adverse comments are received, then the matter will be reported back to Council for final consideration and direction. Where no adverse comments are received, the matter will be delegated to the Director Engineering Construction and Maintenance for implementation.

**6 LIFESTYLE & AMENITY SESSION**

**(Cr Matt Constance)**

No items for consideration.

**7 ECONOMIC DEVELOPMENT & TOURISM SESSION**

**(Cr Julie Greer)**

No items for consideration.

**8 GENERAL BUSINESS**

**ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.**