



AGENDA

Coordination Committee Meeting

Tuesday 13 March 2018

commencing at 10.30am

Redcliffe Chambers
Irene Street, Redcliffe

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 13 March 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

8 March 2018

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

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- ITEM 1.1** **5**
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SUPPORTING INFORMATION
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- ITEM 1.2** **16**
REVIEWED AUDIT COMMITTEE - MEMBERSHIP AND CHAIRPERSON - REGIONAL
REPORT DETAIL

2 PLANNING & DEVELOPMENT SESSION (Cr Mick Gillam)

- ITEM 2.1** **19**
DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1
REPORT DETAIL
SUPPORTING INFORMATION
#1 Locality Plan
#2 Zoning Map
#3 Proposed Material Change of Use
#4 Existing and Properly Made Dual Occupancies

3 CORPORATE SERVICES SESSION (Cr Adrian Raedel)

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr Peter Flannery)

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

- ITEM 5.1** **45**
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SPORTS MARKETING AUSTRALIA - PARTNERSHIP AGREEMENT AND SINGLE SUPPLIER STATUS - REGIONAL
REPORT DETAIL

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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:

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:

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

1 GOVERNANCE SESSION

(Cr Allan Sutherland, Mayor)

ITEM 1.1

REVISED COORDINATION COMMITTEE TERMS OF REFERENCE - ADOPTION - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A16649046 : 7 March 2018 - **Refer Supporting Information A16649051 (official version A6676653)**
Responsible Officer: DH, Chief Executive Officer (CEO)

Executive Summary

The Coordination Committee's Terms of Reference have been reviewed, in particular Portfolios and designated Spokespersons' roles.

The purpose of this report is to present the revised Terms of Reference (supporting information #1) which includes the appointment of Portfolios and designated Spokespersons for Council's adoption.

OFFICER'S RECOMMENDATION

That the revised Terms of Reference for Council's Coordination Committee be adopted, as contained in the supporting information to this report.

ITEM 1.1 REVISED COORDINATION COMMITTEE TERMS OF REFERENCE - ADOPTION - REGIONAL - A16649046 (Cont.)

REPORT DETAIL

1. Background

Council, at its Post-election Meeting held 18 April 2016 (16/543) identified Portfolios and appointed designated Spokespersons relative to certain functions of Council business. These Portfolios and Spokespersons roles are outlined in the Coordination Committee's Terms of Reference.

2. Explanation of Item

In reviewing the Terms of Reference it was determined that the Portfolios be amended as follows:

- 1 Governance
- 2 Planning & Development
- 3 Corporate Services
- 4 Asset Construction & Maintenance
- 5 Parks, Recreation & Sport
- 6 Lifestyle & Amenity
- 7 Economic Development, Events & Tourism
- 8 Commercial Opportunities & Services

Further, that the determination of designated Spokespersons' roles be made in conjunction with the adoption of the amended Terms of Reference, the subject of this report.

3. Strategic Implications

3.1 Legislative/Legal Implications

In accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

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 Mayor and Councillors have been consulted on the revised Terms of Reference.

SUPPORTING INFORMATION

Ref: [A16649051](#)

The following list of supporting information is provided for:

ITEM 1.1

REVISED COORDINATION COMMITTEE TERMS OF REFERENCE - ADOPTION - REGIONAL

#1 Revised Terms of Reference

#1 Revised Terms of Reference



Terms of Reference

Coordination Committee

Moreton Bay Regional Council

ITEM 1.1 REVISED COORDINATION COMMITTEE TERMS OF REFERENCE - ADOPTION - REGIONAL - A16649046 (Cont.)

COORDINATION COMMITTEE

TERMS OF REFERENCE

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TOR / SC-01 Document Status

Version	Committee Consideration	Council Adoption
V1	Coordination – 22 April 2008 (P.CO-08/126)	General Meeting – 6 May 2008 (P.GM-08/33)
V2	Coordination – 27 January 2009 (P.09/95)	General Meeting – 27 January 2009 (P.09/146)
V2 Note:	<i>New Committee structure adopted rescinding all other Standing Committees (CO 27/1/09 P.09/95) and Notice of Motion adopted General Meeting 24 February 2009 (pp.09/406-09/411)</i>	
V3	Post-election Meeting – 14 May 2012 (P.12/600)	General Meeting – 22 May 2012 (P. 12/609)
V4	Coordination – 21 May 2013 (P. 13/818)	General Meeting – 21 May 2013 (P. 13/815)
V5	Post-election Meeting - 18 April 2016	General Meeting - 26 April 2016 (P. 16/550)
V6	13 March 2018 (TBC)	

COORDINATION COMMITTEE

TERMS OF REFERENCE

1. Establishment

The Coordination Committee ("The Committee") is established as a Standing Committee in accordance with s.264 of the Local Government Regulation 2012.

2. Objective

The objective of the Committee is to advise Council on matters within the scope of the Committee's duties and responsibilities and, where powers have been delegated to the Committee, make decisions about such matters.

3. Duties and Responsibilities

The duties and responsibilities of the Committee are:

1. Governance

- a. Corporate governance and policies
- b. Strategic direction
- c. Organisational Structure
- d. Legal matters
- e. Major Projects
- f. Other matters that may be referred by the Mayor or Chief Executive Officer

2. Planning & Development

- a. Development Services
- b. Strategic Planning
- c. Trunk infrastructure network planning
- d. Planning scheme development and administration

3. Corporate Services

- a. Finance
- b. Internal Information technology (IT)
- c. Human resources
- d. Insurance
- e. Procurement

4. Asset Construction & Maintenance

- a. Roads and Pathways
- b. Stormwater and Drainage
- c. Waterways, Canals and Foreshores
- d. Fleet
- e. Traffic and Public Transport
- f. Disaster Management
- g. Waste Operations

5. Parks, Recreation & Sport

- a. Parks, Reserves and Open Spaces
- b. Sports Fields and Recreational Facilities
- c. Swimming Pools
- d. Recreation
- e. Club Organisation and Support
- f. Buildings and Facilities

COORDINATION COMMITTEE

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6. Lifestyle & Amenity

- a. Art galleries, Libraries and Museums
- b. Community Development and support
- c. Local Laws
- d. Public Health
- e. Environment
- f. Disability Access
- g. Customer Service

7. Economic Development, Events & Tourism

- a. Economic Development
- b. Tourism
- c. Events and ceremonies
- d. Moreton Bay Region Industry and Tourism Limited (MBRIT)
- e. Caravan Parks

8. Commercial Opportunities & Services

- a. Commercial Opportunities
- b. Aerodromes
- c. Commercial Assets
- d. Regional Initiatives & Partnerships
- e. Smart Innovations
- f. Waste Innovations

4. Composition

The Committee shall consist of the Mayor and all Councillors.

5. Structure of Meetings

Meetings of the Committee will comprise of sessions relative to certain functions of Council business:

- 1 Governance
- 2 Planning & Development
- 3 Corporate Services
- 4 Asset Construction & Maintenance
- 5 Parks, Recreation & Sport
- 6 Lifestyle & Amenity
- 7 Economic Development, Events & Tourism
- 8 Commercial Opportunities & Services
- 9 General Business

The agenda for this meeting is prepared in line with the adopted session order and the respective duties and responsibilities of each of the Coordination Committee Sessions as outlined in 3 above.

COORDINATION COMMITTEE

TERMS OF REFERENCE

6. Chairperson & Spokesperson

The Mayor is the Chairperson of the Coordination Committee meeting and Councillors are appointed as Spokespersons for the abovementioned portfolios.

Spokespersons act as Chairperson of the Coordination Committee meeting session relevant to their portfolio.

For clarification, the Mayor as Chairperson of the Coordination Committee will have the casting vote for all sessions of the meeting.

The Chairperson of each Session and Council's designated Spokesperson for the respective function, shall be as follows:

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

In the absence of the Mayor from the meeting, the Deputy Mayor will be the Acting Chairperson.

In the absence of the Session Chairperson, the Mayor will be the Acting Session Chairperson.

7. Quorum

The quorum for this Committee is a majority of the members.

8. Meetings

The dates and times of regular meetings of this Committee will be fixed by resolution of Council and may be amended from time to time by resolution (meeting schedule is adopted for a twelve-month period).

COORDINATION COMMITTEE

TERMS OF REFERENCE

9. Agenda Preparation

The Chief Executive Officer, in conjunction with the Executive Management Team, shall be responsible for the preparation of the Committee meeting agenda.

Where considered necessary, the Chief Executive Officer, in conjunction with the Executive Management Team, may liaise with the Mayor and/or Chairperson in relation to relevant matters.

10. Administrative Support

The Chief Executive Officer shall provide administrative support to the Coordination Committee.

This support shall include:

10.1 Preparation and distribution of the Notice of the meeting as well as the agenda, including supporting information, and other material to the Committee Members and Executive Management Team prior to the meeting, in accordance with s.258 of the Local Government Regulation 2012.

10.2 A report of recommendations will be maintained for the Committee in accordance with s.272 of the Local Government Regulation 2012, and presented to the full Council for adoption.

11. Access by Committee

11.1 The Committee shall be supplied with information it requires from any Council employee.

11.2 Requests for Council employees and independent experts to attend a Committee meeting to provide information shall be approved by the Chief Executive Officer in consultation with the relevant Director.

12. Reporting Requirements

The Committee must report to Council as directed by s.272 of the Local Government Regulation 2012.

13. Evaluating Committee Performance

13.1 The Committee may conduct a self-evaluation of its performance.

13.2 The evaluation criteria should address key performance indicators that support the duties and responsibilities as set out in the Terms of Reference.

13.3 Council may approve of an external independent evaluation of the committee's performance if deemed necessary.

14. Legislation referenced in the Terms of Reference

Local Government Act 2009
Local Government Regulation 2012

Moreton Bay Regional Council

EVALUATION OF THE OPERATION OF COORDINATION COMMITTEE

Name of Coordination Committee member: _____
(optional)

Strongly Agree	Agree	Neither Agree nor Disagree	Disagree	Strongly Disagree
1	2	3	4	5

Please circle your response in accordance with the above range.

1. Do members of the Coordination Committee maintain a workable relationship with other members of the Coordination Committee?

1	2	3	4	5
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2. Does a relationship of respect exist between each member of the Coordination Committee?

1	2	3	4	5
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3. Are the views of all members respected during discussions at Coordination Committee Meetings?

1	2	3	4	5
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4. Do all members arrive on time for the commencement of Coordination Committee Meetings?

1	2	3	4	5
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5. Is the involvement of all Coordination Committee members sought by the Chairperson?

1	2	3	4	5
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6. Are differences of opinion on issues resolved to the satisfaction of the Committee?

1	2	3	4	5
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7. Do the members challenge the Chair as appropriate?

1	2	3	4	5
---	---	---	---	---

8. Does the Committee engage outside experts as appropriate?

1	2	3	4	5
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9. Is sufficient time allowed for members to prepare for meetings?

1	2	3	4	5
---	---	---	---	---

10. Do Committee members allocate sufficient time in the day to dedicate to Committee business?

1	2	3	4	5
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ITEM 1.1 REVISED COORDINATION COMMITTEE TERMS OF REFERENCE - ADOPTION - REGIONAL - A16649046 (Cont.)

COORDINATION COMMITTEE

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EVALUATION OF THE OPERATION OF COORDINATION COMMITTEE

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11. Is sufficient information supplied to members prior to the Meeting?

1	2	3	4	5
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12. Do agendas, presentations and format of papers suit the needs of the members?

1	2	3	4	5
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13. Are the outcomes of meetings clear and concise?

1	2	3	4	5
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14. Are meetings productive and effective?

1	2	3	4	5
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15. Has the Coordination Committee adequate and ready access to appropriate resources?

1	2	3	4	5
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16. Are all reports thoroughly reviewed, including enquiry into financial and risk management?

1	2	3	4	5
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17. I am satisfied with my commitment and contribution to the Coordination Committee's deliberations.

1	2	3	4	5
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18. Other comments / suggestions (Please detail)

19. The strengths of the Coordination Committee are: (Please specify)

20. Improvement opportunities of the Coordination Committee are: (Please specify)

Date _____

ITEM 1.2

REVIEWED AUDIT COMMITTEE - MEMBERSHIP AND CHAIRPERSON - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A16649352 : 7 March 2018
Responsible Officer: DH, Chief Executive Officer (CEOs Office)

Executive Summary

At the Post-election meeting held 18 April 2016 (Page 16/544), Council established its Audit Committee in accordance with section 105(2) of the *Local Government Act 2009*.

At the same meeting, Council determined the composition of the Audit Committee, including Councillor membership as well as nominating a Chairperson, in accordance with section 210 of the Local Government Regulation 2012.

The purpose of this report is to review the appointment of Council members and nominated Chairperson to the Audit Committee.

OFFICER'S RECOMMENDATION

1. That Councillors Cr Adrian Raedel and Cr Matt Constance be nominated as members of the Audit Committee.
2. That Councillor Cr Adrian Raedel be appointed as Chairperson of the Audit Committee.
3. That Councillor Mike Charlton be nominated as the alternate member of the Audit Committee.

ITEM 1.2 REVIEWED AUDIT COMMITTEE - MEMBERSHIP AND CHAIRPERSON - REGIONAL - A16649352 (Cont.)

REPORT DETAIL

1. Background

At its Post-election meeting held 18 April 2016 (Page 16/545), Council appointed Councillors Adrian Raedel and Denise Sims as members, and Councillor Mike Charlton (Deputy Mayor) as the alternate member, of the Audit Committee.

Council also appointed Cr Adrian Raedel as Chairperson of that Committee.

2. Explanation of Item

Council must establish an Audit Committee in accordance with section 105(2) of the *Local Government Act 2009*.

Council must also appoint members and nominate a Chairperson to that Committee in accordance with section 210 of the Local Government Regulation 2012, which states:

The Audit Committee must:

- consist of at least 3 and no more than 6 members and;
- include-
 - 1, but no more than 2 councillors appointed by the Council; and
 - at least 1 member who has significant experience and skills in financial matters

The Chief Executive Officer cannot be a member of the audit committee but can attend meetings of the committee.

The local government must appoint 1 of the members of the Audit Committee as chairperson.

Council's adopted practice is to appoint the Chairperson from the two Councillor members.

3. Strategic Implications

3.1 Legislative/Legal Implications

Section 105 (2) of the *Local Government Act 2009* and section 210 of the Local Government Regulation 202.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Council's Audit Committee Policy (2150-024) policy and the supporting Audit Committee Terms of Reference, outline the purpose, operation and reporting obligations of the Council's Audit Committee.

3.4 Risk Management Implications

The roles and responsibilities of the Audit Committee includes the provision of independent assurance and assistance to the Council, the CEO and the EMT on Council's risk, control and compliance framework, and its financial statement responsibilities.

3.5 Delegated Authority Implications

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

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.

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ITEM 1.2 REVIEWED AUDIT COMMITTEE - MEMBERSHIP AND CHAIRPERSON - REGIONAL - A16649352 (Cont.)

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

Mayor and Councillors have been consulted in this matter.

2 PLANNING & DEVELOPMENT SESSION

(Cr Mick Gillam)

ITEM 2.1

DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1

APPLICANT: Vizion Group QLD C/- Emerge Planning & Development

OWNER: Vercorp Pty Ltd

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A16594128 : 6 March 2018 – **Refer Supporting Information A16594221**

Responsible Officer: TA, Development Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Vizion Group QLD C/- Emerge Planning & Development
Lodgement Date:	21 December 2017
Properly Made Date:	2 January 2018
Confirmation Notice Date:	8 January 2018
Information Request Date:	Not Applicable
Info Response Received Date:	Not Applicable
Public Notification Dates:	15 January 2018 - 6 February 2018
No. of Submissions:	Properly Made: Zero (0) Not Properly Made: Zero (0)
Decision Due Date:	29 March 2018
Prelodgement Meeting Held:	No

PROPERTY DETAILS	
Division:	Division 1
Property Address:	110 Foxtail Crescent, Banksia Beach
RP Description	Lot 423 SP291531
Land Area:	700m ²
Property Owner	Vercorp Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	General Residential Zone - Suburban Neighbourhood
Level of Assessment:	Impact Assessable

This application seeks a Material Change of Use - Development Permit for Dual Occupancy situated at the abovementioned property. It is proposed to establish two (2), three (3) bedroom units on the site. Each unit is provided with two (2) car spaces and rear facing private open space.

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ITEM 2.1 DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1 - A16594128 (Cont.)

The application was publicly advertised with zero (0) submissions received. The proposed development is considered to accord with the intent of the Moreton Bay Regional Council (MBRC) Planning Scheme, and despite a conflict with the 2002 Preliminary Approval would also be considered to generally accord with the intent of the Preliminary Approval. The Divisional Councillor has requested that this application be brought to the council for consideration as part of a series of four recent Dual Occupancy applications located within Stage 6 of the Golf Course Estate. Three of the Dual Occupancy applications were considered at Council's meeting 27 February 2018, with this application making up the final of the four Dual Occupancies. This application is recommended to be approved subject to conditions.

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for Dual Occupancy at 110 Foxtail Crescent, Banksia Beach, described as Lot 423 SP 291531, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	Lot 423 Sheet 1/11	Vizion Group	11 December 2017
Ground Floor Plan	Lot 423 Sheet 2/11	Vizion Group	11 December 2017
Fence Plan	Lot 423 Sheet 5/11	Vizion Group	11 December 2017
Landscape Plan	Lot 423 Sheet 6/11	Vizion Group	11 December 2017
Elevations 1 & 2	Lot 423 Sheet 9/11	Vizion Group	11 December 2017
Elevations 3 & 4	Lot 423 Sheet 10/11	Vizion Group	11 December 2017

Conditions

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Community Management Statement	
	Ensure that any Community Management Statement for the development reflects the following: <ol style="list-style-type: none"> 1. Car parking provisions; 2. Landscaping requirements; 3. Communal Open Space and Recreation areas; 4. Bin storage requirements and collection locations; and 5. Stormwater Management requirements. 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	Extent of Dwellings	
	Develop the Dwellings on the site as follows: <ol style="list-style-type: none"> 1. Two (2) Units containing three (3) bedrooms 	Prior to the commencement of use or Council endorsement of any Community Management

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ITEM 2.1 DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1 - A16594128 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
		Statement, whichever occurs first and to be maintained.
4	On-Site Car Spaces	
A	Provide at least four (4) vehicle spaces on site.	Prior to commencement of use and to be maintained at all times.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to commencement of use and to be maintained at all times.
5	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of two (2) bicycles. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to commencement of use and to be maintained.
6	Street Numbering and Building Names	
	Install dwelling and street numbering and lockable mail boxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.	Prior to commencement of use and to be maintained at all times.
7	Front Fencing	
	Ensure that any front fencing is constructed to no less than the following: <ol style="list-style-type: none"> 1. 0% transparency and does not exceed 1.2 metres in height; or 2. Minimum 50% transparent and does not exceed 1.5 metres in height; or 3. Minimum 85% transparent and does not exceed 1.8 metres in height. 	Prior to commencement of the use and to be maintained at all times.
8	Screen Fencing	
A	Construct a screen fence along the southern and eastern boundaries of the site where none already exists. Unless an alternative design is agreed to with the owner of the adjoining land, the screen fence is to be 1.8 metres in height and constructed of treated timber. Fencing along the southern and eastern sides of the site that extends beyond the main building line is to taper to 1.2 metres; and	Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes first and to be maintained at all times.
B	Construct a screen fence between the private open spaces of each dwelling to the south of the site. The screen fence is to be 1.8 metres in height and constructed of treated timber.	Prior to the commencement of the use or endorsement of any Community Management Statement whichever comes

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ITEM 2.1 DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1 - A16594128 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
	first and to be maintained at all times.
9	Pedestrian Lighting - Minor
	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.
	Prior to commencement of use and to be maintained at all times.
10	Waste Management
	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.
	Prior to commencement of use and to be maintained at all times.
11	Landscaping Dual Occupancy
	Provide landscaping general in accordance with the Landscaping Plan to both dwellings that is to include as a minimum: <ol style="list-style-type: none"> 1. Top dressing and turf to all areas that are not landscaped or paved; 2. A landscape strip with an average depth of 2.0 metres that abuts the front boundary and runs for the entire length of the front property boundary for each dwelling; 3. Minimum 5% site cover of deep planting.
	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first.
12	On Site Services
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: <ol style="list-style-type: none"> 1. Located in the rear setback; or 2. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 3. entirely underground where located in the front setback. Note: Rainwater tanks are not permitted within easements.
	Prior to commencement of use and to be maintained.
13	Storage
	Ensure storage area is provided to each unit in accordance with the approved plans at a minimum capacity of 8m ³
	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
14	Water and/or Sewerage
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied.
	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
15	Fibre Ready Telecommunications – Single	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that: <ol style="list-style-type: none"> 1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and 2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO. 	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (a) above has been done. Note: A template for certification is available from council for the purpose of this condition.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
16	Telecommunications Internal Wiring	
A	Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide OR New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
DEVELOPMENT ENGINEERING		
17	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
18	Alterations and Relocation of Existing Services	

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(Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
DEVELOPMENT PLANNING	
Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
19	Dual Accommodation (Duplex) Driveway Cross Over
Design and construct a driveway crossover from the constructed road to the site in accordance with IPWEAQ Standard Driveway Crossover Drawing RS-049 and 050. Note: The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use whichever occurs first.
20	Stormwater Drainage - Lawful Discharge
Ensure that stormwater from the proposed development is lawfully discharged from the subject land without causing nuisance and annoyance to any person.	At all times.

ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfill the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 7) dated 11 December 2017 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges</p>

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	<p>Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
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- 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
Application Type	(a) Material Change of Use - Development Permit for Dual Occupancy
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none"> • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	Not applicable

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REPORT DETAIL

1. Background

On 24 November 1992, the former Caboolture Shire Council consented to a Deed of Agreement across the land to become the Golf Course Estate. The Deed of Agreement removed the land from the Rural Zone under the Town Planning Scheme to be included in the zones listed in the First Schedule of the Agreement. The First Schedule outlined the zone as Special Facilities for the purpose of Detached Housing, Duplex Housing, Condominiums, Golf Course, Club House, Residential Club and Sports Complex). A Deed of Agreement has no expiry date and because it has been given effect to by the commencement of the golf course estate the Deed of Agreement continues.

On 17 November 2002, a Preliminary Approval - Residential Development and Golf Course was approved by Council. This Preliminary Approval gave rise to the development of a Golf Course and Residential A Type Development (up to a maximum of 199 Lots). This Preliminary Approval was granted to facilitate a land swap between Council and the developer of the land, adding 20.13ha in the form of a triangle shaped portion of land to the eastern side of the previous approved Golf Course Estate.

Despite the Deed of Agreement establishing use rights for Duplex Housing within the Golf Course Estate, the Preliminary Approval conditioned that Duplex Dwellings were not permitted on any of the lots covered by the Preliminary Approval. In accordance with Section 66(2) of the *Planning Act 2016*, despite the prohibition of Dual Occupancies as part of a Condition of the Preliminary Approval, an application can be made to Council with reliance on the provisions of the Planning Instrument in place at the time of assessment. As such, the proposed Dual Occupancy is required to be assessed against the table of Assessment and design provisions listed for a Dual Occupancy Dwelling within General Residential zone - Suburban Precinct of the MBRC Planning Scheme.

Under the MBRC Planning Scheme Dual Occupancies are identified as requiring an Impact Assessable application where the minimum lot size of 1000m² is not achieved. The property at 110 Foxtail Crescent, Banksia Beach is 700m².

This application represents the fifth Dual Occupancy identified within the Golf Course Estate, all of which are located within Stage 6. Stage 6 straddles both the area covered by the Rezoning Approval and the area covered by the Preliminary Approval. The previous approved four Dual Occupancies were located within the area covered by the rezoning approval and approved under the Caboolture ShirePlan and MBRC Planning Scheme respectively. This site is the first site to be considered within the Preliminary Approval area.

2. Explanation of Item

2.1 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	General Residential Zone - Suburban Neighbourhood Precinct	Vacant
South	General Residential Zone - Suburban Neighbourhood Precinct	Vacant
East	General Residential Zone - Suburban Neighbourhood Precinct	Vacant
West	General Residential Zone - Suburban Neighbourhood Precinct	Vacant

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2.2 Assessment Benchmarks related to the Planning Regulation 2017

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

These Assessment Benchmarks are prescribed as being contained in:

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

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

2.2.1 *State Planning Policy*

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not Applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not Applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not Applicable
Assessment benchmarks - natural hazards, risk and resilience		

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Applicable to Development	SPP Requirement	Comment
Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(4) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(5) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	<p>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply</p> <p><u>Flood Hazard Area</u></p> <p>The lot is located within the Flood Hazard Area (Local Government) under the State Interests in the SPP. From a review of Council mapping a policy, the lot is located wholly outside the flood area. The proposal avoids areas of natural hazards.</p>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not Applicable

2.2.2 *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.

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

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

2.3.1 *Strategic Framework*

An assessment of the Strategic Framework is not required for this application.

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2.3.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Suburban Neighbourhood Precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO47
Development Codes		
Residential Uses Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO8

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

2.3.3 Performance Outcome Assessment

Performance Outcome	Example
General Residential Zone Code - Suburban Neighbourhood Precinct	
PO47 Dual Occupancies are infrequent and dispersed within the streetscape and are not located within 200m (measured along the street alignment) of a lot containing an existing, approved or a properly made application for a Dual Occupancy.	E47 Are located on lots with an area of 1000m ² or greater.
<i>Performance Outcome Assessment</i>	
The applicant proposes an alternative outcome to Performance Outcome 47 of the General Residential Zone Code. It is proposed to establish a Dual Occupancy on a lot of 700m ² in lieu of the required 1000m ² . Within Stage 6 of the Golf Course Estate, there are a total of four (4) other approved Dual Occupancy applications. The nearest Dual Occupancy to the proposed Dual Occupancy subject to this assessment is 250m by road alignment. This Dual Occupancy is dispersed within the area. The proposed alternative outcome is accepted as compliant with the Performance Outcome in this instance.	

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Performance Outcome	Example
Residential Uses Code	
<p>PO8 Driveways, pedestrian entries and internal access ways are located and designed to:</p> <ul style="list-style-type: none"> a. provide lawful access; b. not detract from the creation of active street frontages and positively contribute to the intended streetscape character; c. not negatively impact adjoining uses; d. provide a safe pedestrian environment; e. not result in excessive crossovers and hardstand areas; f. provide safe access onto an appropriate order road; g. not interfere with infrastructure owned by Council or a utility provider; h. allow adequate space for on-street parking; i. allow adequate space for street planting and street trees; j. allow for garbage collection and street infrastructure. 	<p>E8.1 Dual occupancies provide:</p> <ul style="list-style-type: none"> a. a maximum crossover width of 4m or for a shared driveway a maximum crossover width of 5m; b. a maximum of one crossover per street frontage; or where more than 1 crossover per street frontage, they are to be at least 12m apart to allow for on-street parking and street trees.
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an alternative solution to Performance Outcome 8 of the General Residential Zone Code. It is proposed to have two (2) driveways, both with a width of 5m, in lieu 4m limit. There is only one driveway per frontage.</p> <p>The proposed driveways to the development provides sufficient siting to allow lawful access to each dwelling, not detract from the streetscape or negatively impact adjoining uses. The proposed driveways do not result in excessive crossovers or hardstand areas providing access to an appropriate order road. The driveways will not interfere with infrastructure owned by Council or similar utility provider. Sufficient on street car parking is also permitted. Provision of garbage collection, street infrastructure and street trees is included.</p> <p>The proposed alternative outcome is accepted as compliant with the Performance Outcome in this instance.</p>	

2.4 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution No. 7 commencing on 11 December 2017 (CR).

2.4.1 *Levied Charge*

In accordance with section 10 of the CR, a Levied Charge is applicable to the development proposal and has been calculated as shown in the Infrastructure Charges Notice attached to this report taking into consideration any applicable credits or offsets.

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2.4.2 Levied Charge Credit

In accordance with section 14 of the CR, a credit exists for the development based on the credit being the greater of the following amounts:

(a) Payment of previous charges or contributions

There is no record of a previous charge or contribution having been made in relation to the land in accordance with section 14 of the CR. Accordingly, the credit available under this option is \$0.00.

(b) Lawful use of land

There is no current existing lawful use of the land or record of a previous lawful use of the land that is no longer taking place. Accordingly, the credit available under this option is \$0.00.

(c) Other development able to occur without a development permit

There is no other development able to be lawfully carried out without a development permit (including a development permit for Building Works). Accordingly, the credit available under this option is \$0.00.

(d) The adopted charge for a residential lot (applied equally to non-residential development)

The credit available under this option is \$17,001.54 based on the proportional split stated in Table 3 of the CR.

2.4.3 Levied Charge Offset or Refund

The site is not affected by a Trunk Infrastructure requirement and therefore there is no offset or refund applicable to the development proposal.

2.4.4 Additional Trunk Infrastructure Costs

In accordance with section 130 of the *Planning Act 2016*, an additional payment condition may be imposed if the proposed development;

- (a) generates infrastructure demand of more than what is required to service the type or scale of future development assumed in the LGIP; or
- (b) requires new trunk infrastructure earlier than when identified in the LGIP; or
- (c) is for premises located completely or partly outside the Priority Infrastructure Area; and

The development will impose additional trunk infrastructure costs on Council after taking into account the levied charge and any trunk infrastructure provided, or to be provided by the development.

In this instance, having assessed the proposed development, it does not warrant the imposition of an additional payment condition.

2.5 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

2.6 Referrals

2.6.1 Council Referrals

No council referrals were required as a part of this application.

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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

- (a) Public Notification was served on all adjoining landowners on 11 January 2018.
- (b) The development application was advertised in the Bribie Weekly on 12 January 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 14 January 2018 and maintained for a period of 15 business days until 6 February 2018.

2.7.2 Submissions Received

There were no submissions received about this development application.

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 7 February 2018. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.8 Other Matters

The current Preliminary Approval covering the western portion of the Golf Course Estate remains in effect given the approval was acted upon to establish the Golf Course. The site located at 110 Foxtail Cres is located within the area covered by the Preliminary Approval. In this instance, the purpose of the Preliminary Approval was to give certainty to the landowners that residential development could be able to occur. The Preliminary Approval did not specify alternative assessment criteria or design provisions, but instead altered the level of assessment for preferred development, noting that all development not identified in the table of assessment became impact. General Condition (b) of the Preliminary Approval however outlines that Duplex Dwellings are not permitted on lots established under the Preliminary Approval. Section 66(2) of the *Planning Act 2016*, provides that despite the prohibition through a condition of the Preliminary Approval, a development application can be made to Council reliant upon the current planning instrument as opposed to the preliminary approval.

The MBRC Planning Scheme, has carried over the Residential A zone intent of the earlier Preliminary Approval, by implementing the General Residential Zone - Suburban Neighbourhood Precinct. The General Residential zone introduced dispersal requirements for Dual Occupancy's as well as encouraging different types of Detached Housing products including the ability for a secondary dwelling. In this instance, the proposed Dual Occupancy meets the dispersal requirements listed under the MBRC Planning Scheme but does not meet the minimum lot size requirements, however remains consistent with the residential density requirements envisaged for the Suburban Precinct.

3. **Strategic Implications**

3.1 Legislative/Legal Implications

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

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3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Not applicable.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.
- b) Permit conditions require infrastructure contributions to Council.

3.7 Economic Benefit

Infill development creating two (2) houses in an established area.

3.8 Environmental Implications

The proposal will not have a negative impact on the environmental values of the area.

3.9 Social Implications

The proposal has a neutral social impact on the community.

3.10 Consultation / Communication

Refer to clause 2.7.

Legal Services were consulted.

SUPPORTING INFORMATION

Ref: A16594221

The following list of supporting information is provided for:

ITEM 2.1

DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1

#1 Locality Plan

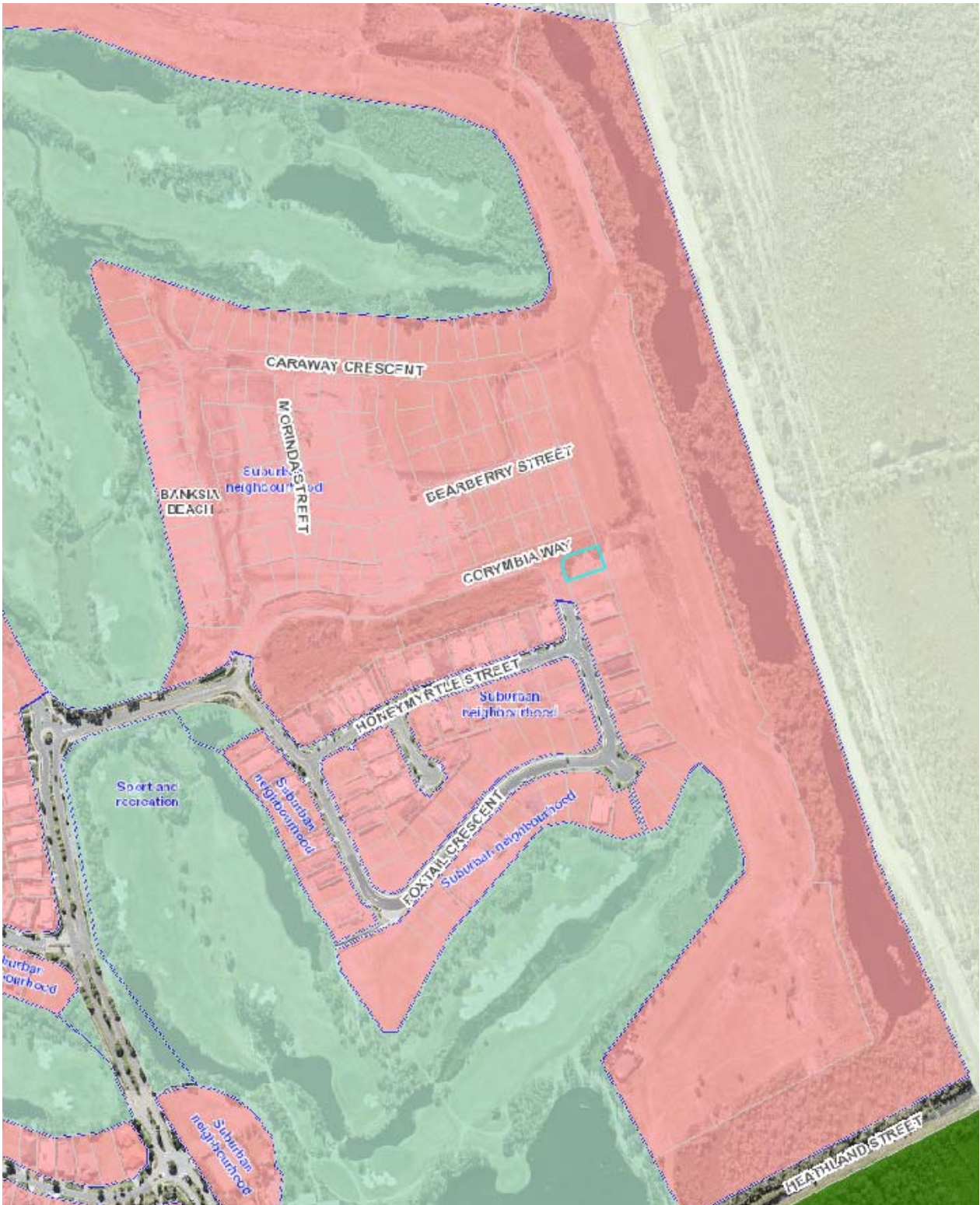
#2 Zoning Map

#3 Proposed Material Change of Use

#4 Existing and Properly Made Dual Occupancies

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#1 Locality Plan



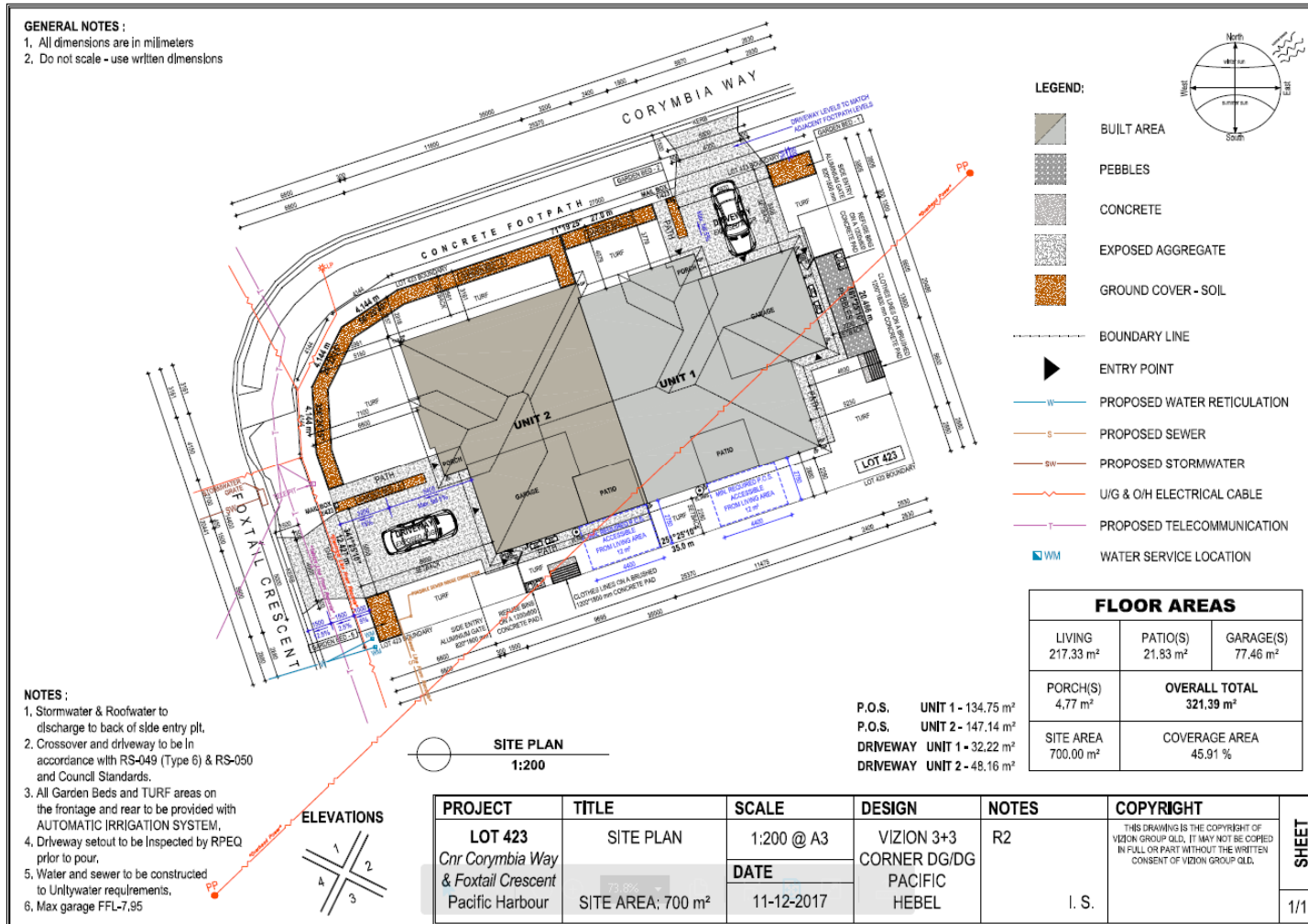
ITEM 2.1 DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY
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#2 Zoning Map

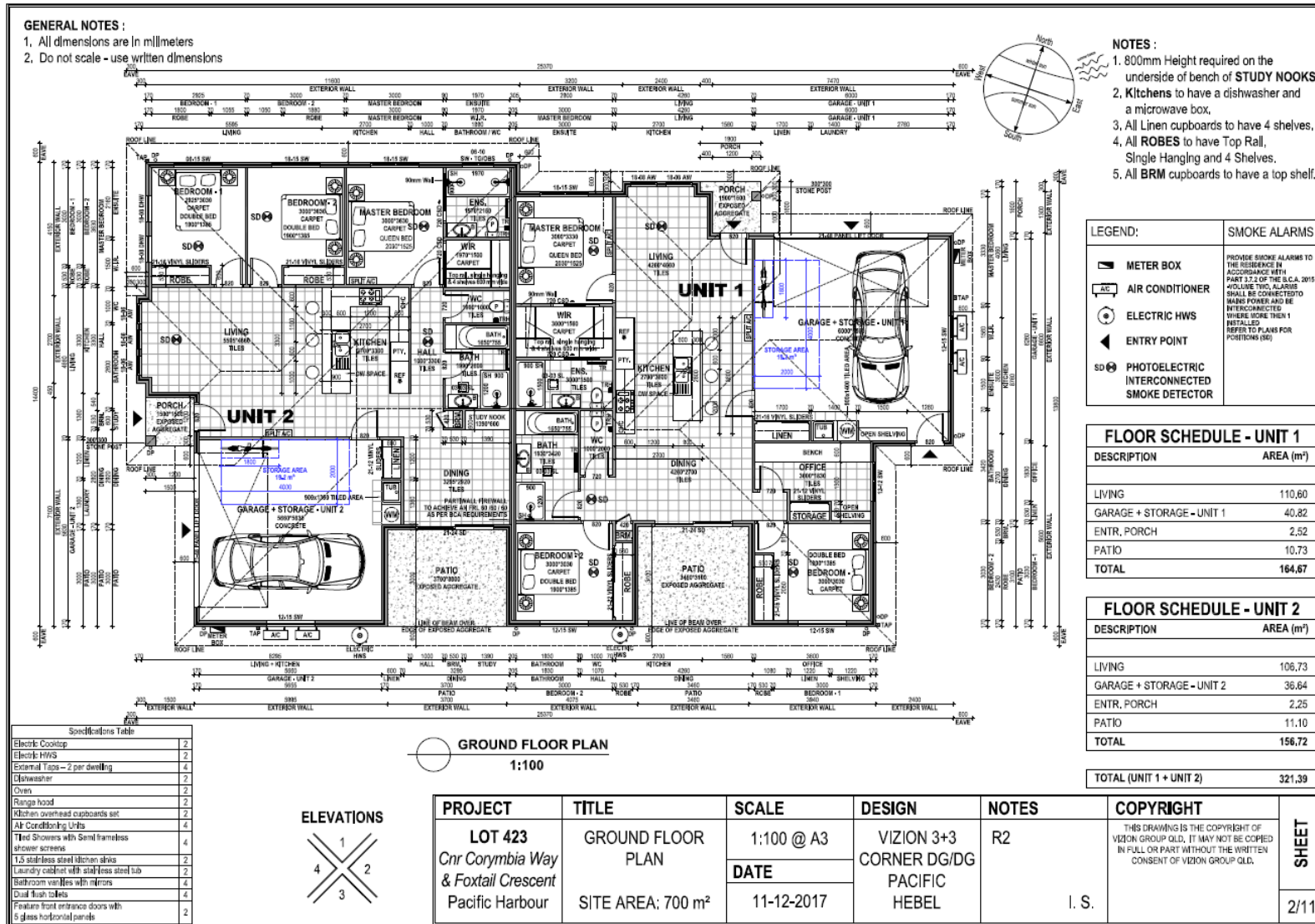


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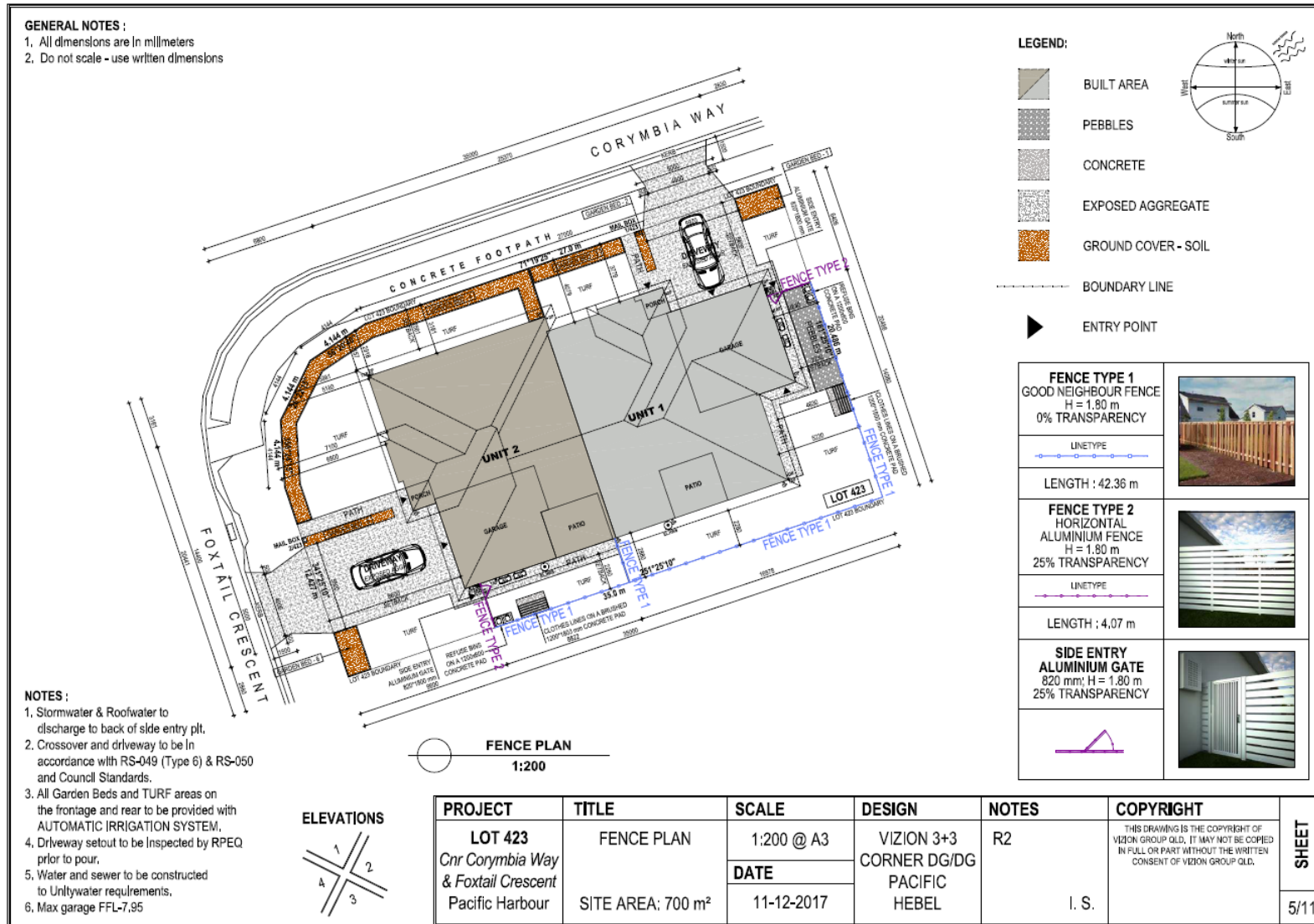
#3 Proposed Material Change of Use



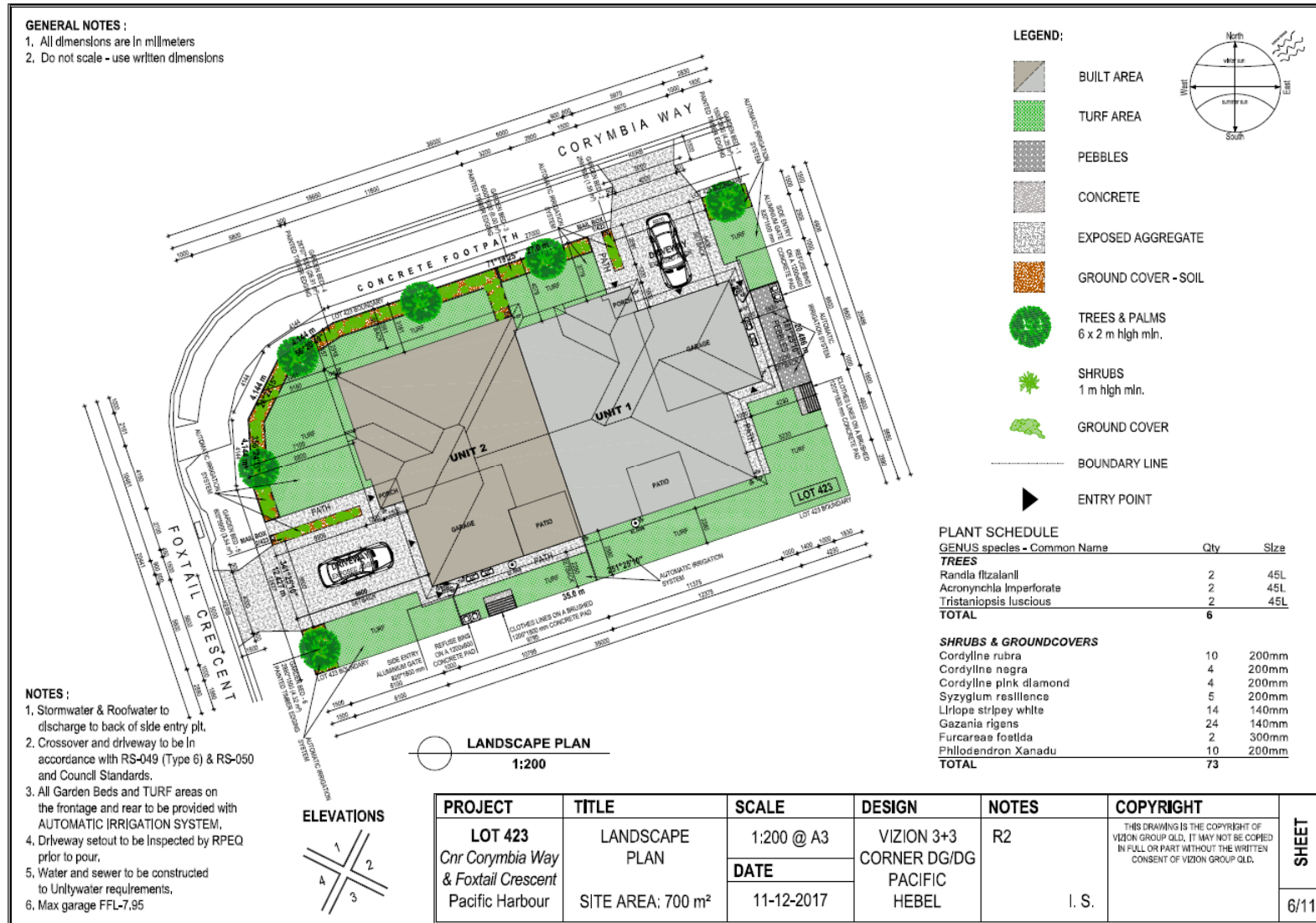
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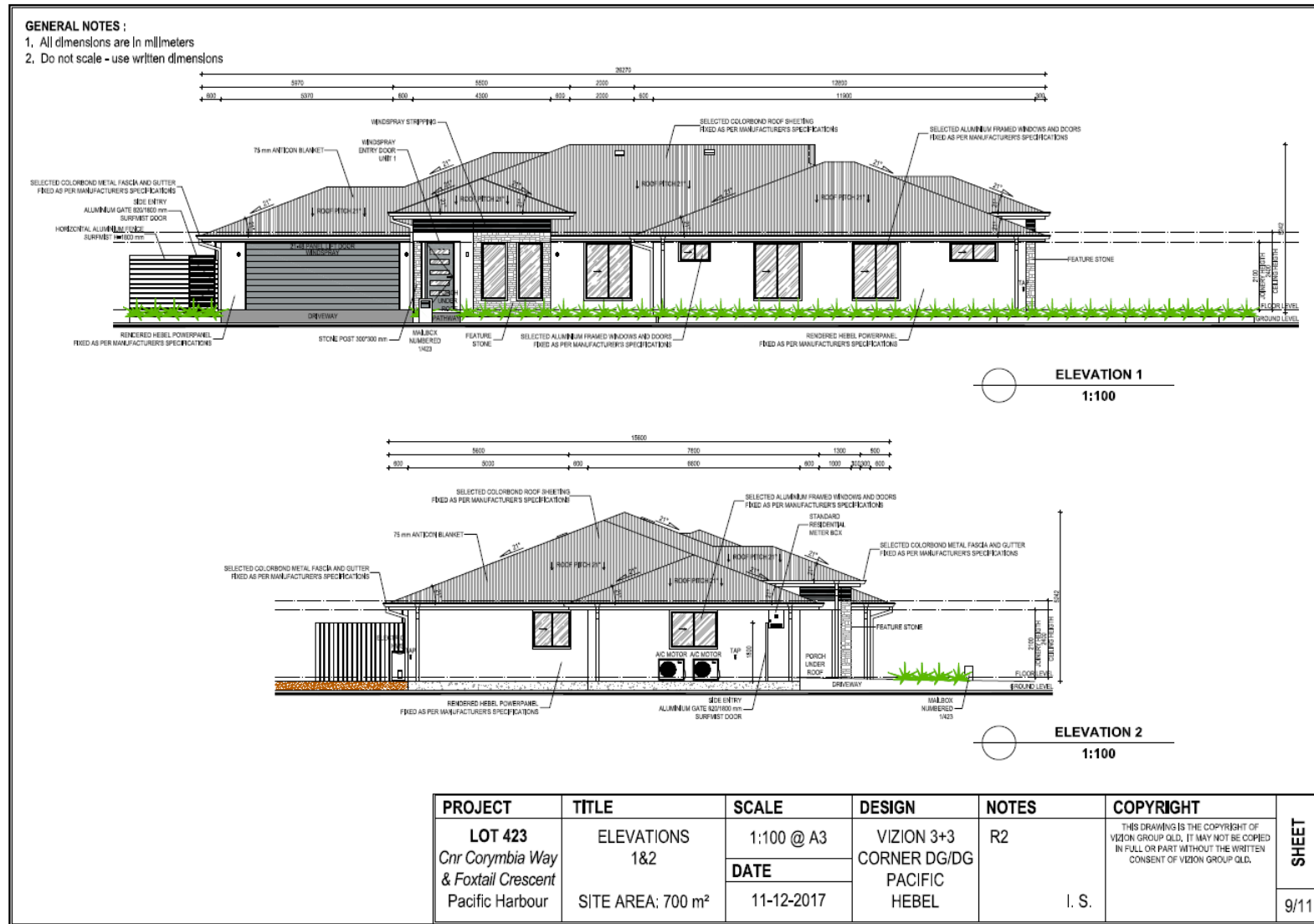


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Moreton Bay Regional Council

ITEM 2.1 DA/35497/2017/V2D - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR DUAL OCCUPANCY - 110 FOXTAIL CRESCENT, BANKSIA BEACH (LOT 423 SP 291531) - DIVISION 1 (Cont.)

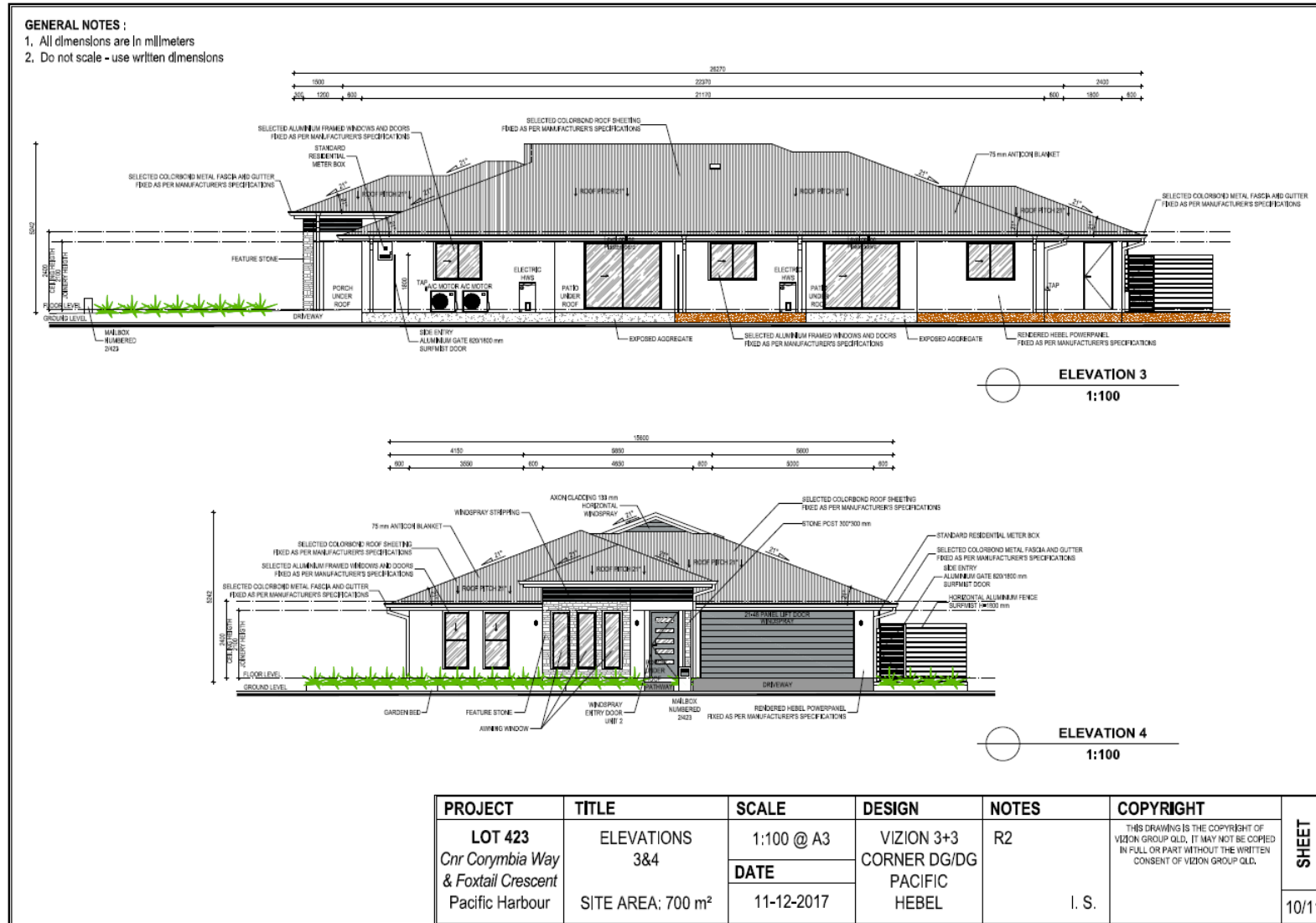


Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
13 March 2018

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Agenda

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#4 Existing and Properly Made Dual Occupancies



Green = Approved

Red = This Application

3 CORPORATE SERVICES SESSION

(Cr Adrian Raedel)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr Peter Flannery)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr Darren Grimwade)

ITEM 5.1

PERMITS FOR MARITIME SAFETY MILITARY CADETS INC AND BRIBIE ISLAND BOATING CLUB INC - MARINE PARADE, BELLARA - DIVISION 1

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A16194321 : 5 March 2018 - **Refer Supporting Information A16208804**
Responsible Officer: DD, Community Planning & Resources Manager (CES Sport & Recreation)

Executive Summary

Council has received applications from Maritime Safety Military Cadets Inc. and Bribie Island Boating Club Inc. to establish and hold tenure over separate fenced boating storage compounds within parkland at Marine Parade, Bellara.

This report seeks Council's approval to offer Maritime Safety Military Cadets Inc. and Bribie Island Boating Club Inc. separate trustee permits over the boating storage compounds proposed for each organisation in accordance with Council's Community Leasing Policy (14-2150-079).

OFFICER'S RECOMMENDATION

That Maritime Safety Military Cadets Inc. and Bribie Island Boating Club Inc. be offered separate three-year trustee permit agreements over proposed boat storage compounds 'A' and 'B' respectively (as appearing in Supporting Information #2) at Marine Parade, Bellara (part of Lot 187 on SP172796) in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.

ITEM 5.1 PERMITS FOR MARITIME SAFETY MILITARY CADETS INC AND BRIBIE ISLAND BOATING CLUB INC - MARINE PARADE, BELLARA - DIVISION 1 - A16194321 (Cont.)

REPORT DETAIL

1. Background

Council has been approached by both Maritime Safety Military Cadets Inc. (MSMC) and Bribie Island Boating Club Inc. (BIBC) to find a suitable location to establish separate boat storage compounds on Bribie Island, adjacent to a public boat ramp. Both organisations currently store boats at various members' houses which presents logistical issues with the transportation of boats to and from each activity.

MSMC presently meet at 280 Sunderland Drive, Bellara which is a Council facility leased by the Lions Club of Bribie Island. This property is not located near a boat ramp, and therefore is not a suitable location for a boat storage compound.

BIBC previously met at the Volunteer Marine Rescue (VMR) facility at Marine Parade, Bellara. However, due to the expiration of an agreement with VMR, the organisation has been holding meetings at various locations and storing boats at members' houses.

A section of parkland at Marine Parade, Bellara (part of Lot 187 on SP172796) was identified as a possible location for the proposed boat storage compounds. This location is next to the VMR facility and is adjacent to a public car park and boat ramp (refer Supporting Information #1). It is noted that VMR operate under tenure direct from the State Government.

Following discussions with MSMC and BIBC it was recognised that the identified area wasn't large enough to meet the storage requirements of both organisations. Accordingly, discussions were held with the Divisional Councillor, VMR, MSMC, BIBC and representatives from the Department of Natural Resources and Mines to identify a solution to address the needs of all organisations.

2. Explanation of Item

A proposal was developed which required VMR to relinquish a two-metre strip of land from its permit issued by the State, and for Council to reduce the number and size of six trailer car parks (two removed and four reduced to standard car parks including one disability park). Refer Supporting Information #2 for an indicative map of the proposal.

This proposal will provide adequate space for the development of separate boat storage compounds for both MSMC (area 'A') and BIBC (area 'B').

This proposal has required the Department of Natural Resources and Mines to work with VMR to surrender its existing permit agreement, realign the parcel boundary to remove the two-metre strip of land, and issue a new permit to VMR. This work has been completed by the Department and Council is now able to provide individual permit agreements to MSMC and BIBC over proposed areas 'A' and 'B' respectively.

As the subject property is located between residential properties and the foreshore, it is proposed to advise local residents that the compounds will be established.

Accordingly, it is recommended to offer Maritime Safety Military Cadets Inc. and Bribie Island Boating Club Inc. individual three-year trustee permit agreements over the boat storage compounds in accordance with the terms and conditions of Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.

3. Strategic Implications

3.1 Legislative/Legal Implications

The proposed trustee permit agreements will be registered with the Department of Natural Resources and Mines in accordance with the *Land Act 1994*. Trustee permit agreements are limited to maximum three-year terms as per section 60(4) of the *Land Act 1994*.

ITEM 5.1 PERMITS FOR MARITIME SAFETY MILITARY CADETS INC AND BRIBIE ISLAND BOATING CLUB INC - MARINE PARADE, BELLARA - DIVISION 1 - A16194321 (Cont.)

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

The terms and conditions of the proposed trustee permit agreements will be in accordance with Council's Community Leasing Policy (14-2150-079).

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Each organisation will be responsible for the costs associated with the installation of the fencing. Costs associated with changes to the car parking arrangements and associated line marking have been estimated at \$2,000 and will funded by Council.

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

The provision of land to establish boat storage compounds will enable both MSMC and BIBC to safely and securely store boats in a central location which will support the operations of both organisations.

3.10 Consultation/Communication

- Councillor – Division 1;
- VMR;
- MSMC;
- BIBC;
- Queensland Government - Department of Natural Resources and Mines;
- Unitywater;
- MBRC Development Services Department;
- MBRC Environmental Services Department;
- MBRC Integrated Transport Planning and Design Department;
- MBRC Parks and Recreation Planning Unit;
- MBRC Operations Department; and
- MBRC Drainage, Waterways and Coastal Planning Department.

SUPPORTING INFORMATION

Ref: A16208804

The following list of supporting information is provided for:

ITEM 5.1

**PERMITS FOR MARITIME SAFETY MILITARY CADETS INC AND BRIBIE ISLAND BOATING CLUB
INC - MARINE PARADE, BELLARA - DIVISION 1**

#1 Site Aerial Photograph

#2 Proposed Fenced Compounds

ITEM 5.1 PERMITS FOR MARITIME SAFETY MILITARY CADETS INC. AND BRIBIE ISLAND BOATING CLUB INC - MARINE PARADE, BELLARA - DIVISION 1 (Cont.)

#1 Site Aerial Photograph



ITEM 5.1 PERMITS FOR MARITIME SAFETY MILITARY CADETS INC. AND BRIBIE ISLAND BOATING CLUB INC - MARINE PARADE, BELLARA - DIVISION 1 (Cont.)

#2 Proposed Fenced Compounds



ITEM 5.2
SPORTS MARKETING AUSTRALIA - PARTNERSHIP AGREEMENT AND SINGLE SUPPLIER STATUS - REGIONAL

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A16475519 : 4 January 2018
Responsible Officer: KS, Sport & Recreation Manager (CES Sport & Recreation)

Executive Summary

In 2015 Council commenced a partnership with Sports Marketing Australia Pty Ltd (SMA) to bring high participation state and national level sporting events to the region. The event placement program has resulted in 54 events being secured to date, at an estimated economic benefit of \$15 million. The existing agreement is due to expire on 20 March 2018 and it is recommended that Council commence a further three year agreement.

Given the specialised nature of the services being provided, it is recommended that Council recognises SMA as a single supplier under Section 235(a) of the Local Government Regulation 2012.

OFFICER'S RECOMMENDATION

1. That Council is satisfied Sports Marketing Australia Pty Ltd is the only supplier reasonably available to provide the service of securing the hosting of sports events at venues in the Council's local government area, as detailed in this report.
2. That Council authorise the Chief Executive Officer to negotiate terms and enter into a three-year agreement with Sports Marketing Australia Pty Ltd for the provision of their event placement services.

ITEM 5.2 SPORTS MARKETING AUSTRALIA - PARTNERSHIP AGREEMENT AND SINGLE SUPPLIER STATUS - REGIONAL - A16475519 (Cont.)

REPORT DETAIL

1. Background

Sports Marketing Australia Pty Ltd is a commercial enterprise that has partnerships with 47 local government authorities and more than 120 state and national sporting organisations (peak bodies), arts and conferencing organisations, to place events at locations throughout the country.

The services provided by SMA are not offered by any other entity, and due to their strong historical performance, peak bodies routinely vest the power in SMA to select the preferred location for their events.

In 2015, SMA approached Council to enter into a partnership agreement to bring events to the region.

The following resolution appears on Minute Page 15/3 of the General Meeting of Council held 20 January 2015.

Ex. Coordination Committee held 20 January 2015 (MP 15/19):

COMMITTEE RECOMMENDATION

1. Council resolves it is satisfied Sports Marketing Australia Pty Ltd is the only supplier reasonably available to provide the service of securing the hosting of sports events at venues in the Council's local government area as detailed in this report.
2. That Council authorise the Chief Executive Officer to negotiate terms and enter into contracts with Sports Marketing Australia Pty Ltd for the provision of services in the 2014/15 and 2015/16 financial year.

A fee-for-service is payable to SMA for each event secured, plus peak sporting bodies request a 'hosting fee' for their events which is based on the duration of the event and the expected number of competitors, officials and spectators likely to attend. Event offers are considered on a case-by-case basis with no fees applicable for any event not accepted.

While suitable sports venues and associated clubs were identified at the commencement of the program, prior to an event being accepted the local host club is consulted to ensure their support. Council officers also liaise with Moreton Bay Region Industry and Tourism regarding the secured events to ensure the opportunities from sport tourism are realised.

The agreement for the event placement program is due to expire on 20 March 2018.

2. Explanation of Item

The SMA event placement program has resulted in 32 events being secured and delivered since the introduction of the program, with a further 22 events secured but not yet conducted. The economic benefit from these 54 events is estimated to be \$15 million, inclusive of 19,500 bed nights.

SMA have consistently scored well in their contractor performance evaluations since the inception of the program and have developed productive working relationships.

The cost of the agreement with SMA will be approximately \$30,000 per year based on the estimated number of events. Under Section 235(a) of the Local Government Regulation 2012, Council may enter into a medium-sized contract without inviting quotes if it is deemed that only one supplier is reasonably available. Council officers are unaware of any other organisation that offer this service.

Approval is sought to enter into a three-year agreement with Sports Marketing Australia for the event placement program.

ITEM 5.2 SPORTS MARKETING AUSTRALIA - PARTNERSHIP AGREEMENT AND SINGLE SUPPLIER STATUS - REGIONAL - A16475519 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

Local Government Regulation 2012 Section 235(a) states that a local government may enter into a medium-sized contractual arrangement without first inviting written quotes or tenders if the local government resolves that there is only one supplier which is reasonably available.

A partnership agreement is required to be executed with SMA and each event will require a Memorandum of Understanding between Council and the peak body which stipulates the responsibilities of each entity.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

3.3 Policy Implications

The endorsement of the contract as a medium-sized contract is in accordance with Council's Procurement Policy 10-2150-006.

3.4 Risk Management Implications

The hosting of state and national-level competitions provides opportunities for resident sports clubs to raise additional funds and become more financially secure, lessening the risk of failure and financial burden on the community.

3.5 Delegated Authority Implications

The value of the contract is within the financial delegation of the Sport and Recreation Manager. The execution of each Memorandum of Understanding is within the delegated authority of the Sport and Recreation Manager (delegation CEO-085).

3.6 Financial Implications

Costs associated with the Sports Marketing Australia agreement are budgeted within the Sport & Recreation Unit operational budget.

3.7 Economic Benefit

Each event generally attracts between 100 and 1,000 participants, official and spectators. Most events span multiple days and can be worth significant dollars to the local economy. The objectives of the program are consistent with Council's Economic Development Action Plan 2017-2022.

3.8 Environmental Implications

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

3.9 Social Implications

Sports events provide an avenue for positive community interaction, the development of a sense of pride of place, and encourage involvement of a wide cross-section of the community in either volunteering or participation.

3.10 Consultation / Communication

Manager Financial & Project Services.

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.