



AGENDA

Coordination Committee Meeting

Tuesday 10 April 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 10 April 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

5 April 2018

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

- ITEM 1.1** **5**
122ND ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE
- REGIONAL
REPORT DETAIL
- ITEM 1.2** **7**
LGAQ ELECTED MEMBER TRAINING - REGIONAL
REPORT DETAIL

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

- ITEM 2.1** **9**
DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR
OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT
PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE-
DIVISION 8
REPORT DETAIL
SUPPORTING INFORMATION
#1 Locality Plan
#2 Zoning Map
#3 Approved Plans
#4 Submissions

3 CORPORATE SERVICES SESSION (Cr M Constance)

- ITEM 3.1** **86**
CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL
REPORT DETAIL
SUPPORTING INFORMATION
Confidential #1 Tender Evaluation - Content Management System Replacement
Project
Confidential #2 Tender Evaluation - Accessibility ONLY Tools/Monitoring
Confidential #3 Cost Break-down

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

- ITEM 4.1** **94**
BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE -
DIVISION 2
REPORT DETAIL
SUPPORTING INFORMATION
Confidential #1 Tender Evaluation - Old Bay Road Community Facility Building
Upgrade

Moreton Bay Regional Council

ITEM 4.2 **100**
CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY
CONSTRUCTION STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12

REPORT DETAIL

SUPPORTING INFORMATION

Confidential #1 Tender Evaluation - Caboolture to Wamuran Rail Trail Shared Pathway
Construction

ITEM 4.3 **106**
MORETON BAY REGION LOCAL DISASTER MANAGEMENT GROUP - MEETING
MINUTES 21 MARCH 2018 - REGIONAL

REPORT DETAIL

SUPPORTING INFORMATION

#1 Local Disaster Management Group Meeting Minutes - 21 March 2018

5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)

ITEM 5.1 **126**
JAMES DRYSDALE RESERVE MASTER PLAN - AMENDMENT - DIVISION 10

REPORT DETAIL

SUPPORTING INFORMATION

#1 James Drysdale Reserve - Master Plan

6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)

8 REGIONAL INNOVATION (Cr D Grimwade)

9 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 for that portfolio, as follows:

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

**122ND ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND
CONFERENCE - REGIONAL**

Meeting / Session: 1 GOVERNANCE
Reference: A16763802 : 3 April 2018
Responsible Officer: LK, Executive Support Officer (EPS Executive Services)

Executive Summary

This report seeks consideration of Councillor attendance to the Local Government Association of Queensland (LGAQ) 122nd Annual Conference to be held at the Brisbane Convention and Exhibition Centre from 29-31 October 2018.

OFFICER'S RECOMMENDATION

1. That Councillors' Mike Charlton (Deputy Mayor), James Houghton, Adam Hain, Denise Sims, Darren Grimwade and Adrian Raedel be appointed to attend the 122nd Annual Local Government Association of Queensland Conference.
2. That the Chief Executive Officer arrange for officer attendance at this conference as appropriate.

*ITEM 1.1 122ND ANNUAL LOCAL GOVERNMENT ASSOCIATION OF QUEENSLAND CONFERENCE - REGIONAL
- A16763802 (Cont.)*

REPORT DETAIL

1. Background

Advice has been received that the 122nd Annual LGAQ Conference will be held at the Brisbane Convention and Exhibition Centre from 29-31 October 2018.

2. Explanation of Item

The LGAQ Conference provides an important opportunity for Councils to network and learn, and debate and vote on new policy. The Annual Conference consists of two and a half days of full plenary, split plenary and workshop sessions where participants address the challenges facing local government and their communities. The event also serves as the Association's Annual General Meeting.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications directly arising from this report.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Arrangements will be made in accordance with Council's Professional Development Policy 2150-089.

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

There are no delegated authority implications arising from this report.

3.6 Financial Implications

Funds have been provided in the Budget.

3.7 Economic Benefit

Topics and motions associated with the conference will address a range of economic factors in local government.

3.8 Environmental Implications

Topics and motions associated with the conference will address a range of environmental challenges facing local government.

3.9 Social Implications

Topics and motions associated with the conference will address a range of social challenges facing local government.

3.10 Consultation / Communication

Consultation undertaken with all Councillors, the Chief Executive Officer and Directors.

ITEM 1.2
LGAQ ELECTED MEMBER TRAINING - REGIONAL

Meeting / Session: 1 GOVERNANCE
Reference: A16763013 : 3 April 2018
Responsible Officer: LK, Executive Support Officer (EPS, Executive Services)

Executive Summary

This report seeks consideration of Councillor attendance to selected Local Government Association of Queensland (LGAQ) Elected Member Training courses held from March - June 2018 in Brisbane.

OFFICER'S RECOMMENDATION

1. That Cr Adam Hain be appointed to attend the Local Government Association of Queensland's Land Use Planning course on 20 April 2018 and the Strategic Planning course on 22 June 2018.
2. That Cr Matt Constance be appointed to attend the Local Government Association of Queensland's Strategic Planning course on 22 June 2018.

ITEM 1.2 LGAQ ELECTED MEMBER TRAINING - REGIONAL - A16763013 (Cont.)

REPORT DETAIL

1. Background

Advice has been received that LGAQ Elected Member Training courses which form part of the Diploma of Local Government (Elected Members) are to be held at the LGAQ Offices, Brisbane. Cr Adam Hain and Cr Matt Constance have advised their interest in attending selected courses.

2. Explanation of Item

The Diploma of Local Government (Elected Members) has been designed specifically for Queensland elected members wanting a deeper understanding of the roles and responsibilities of the job with the option to gain a nationally recognised qualification. There are 12 individual training attendance days in order to complete the 14 units required to achieve a Diploma, however Elected Members can attend particular course dates of topics for their interest only.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislation/legal implications directly arising from this report.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

In accordance with Council's Professional Development Policy 2150-089.

3.4 Risk Management Implications

There are no risk management implication directly arising from this report.

3.5 Delegated Authority Implications

There are no delegated authority implications directly arising from this report.

3.6 Financial Implications

Appropriate funds have been provided in the 2017/18 budget.

3.7 Economic Benefit

The conference program will feature topics of relevance to the Moreton Bay Region community.

3.8 Environmental Implications

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

3.9 Social Implications

The selected courses will feature topics of relevance to the Moreton Bay Region community.

3.10 Consultation / Communication

Consultation undertaken with all Councillors.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8

APPLICANT: Primewest Funds Ltd T/A Primewest Strathpine Trust

OWNER: Lycus Pty Ltd & RE1 Limited

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16750018: 28 March 2018 – Refer Supporting Information A16750034, A16751709 & A16752355
Responsible Officer: SH, Divisional Project Coordinator (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Primewest Funds Ltd T/A Primewest Strathpine Trust
Lodgement Date:	25 October 2017
Properly Made Date:	6 November 2017
Confirmation Notice Date:	8 November 2017
Information Request Date:	21 November 2017
Info Response Received Date:	6 February 2018
Public Notification Dates:	9 February 2018 - 2 March 2018
No. of Submissions:	Properly Made: Two (2) Not Properly Made: One (1)
Decision Due Date:	23 April 2018
Prelodgement Meeting Held:	Yes (PRE/3930)

PROPERTY DETAILS	
Division:	Division 8
Property Address:	7 - 13 Learmonth Street, Strathpine
RP Description	Lot 3 RP838585
Land Area:	31,230m ²
Property Owner	Lycus Pty Ltd & RE1 Limited

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	MBC Planning Scheme
Planning Locality / Zone	Centre Zone, Strathpine Centre Precinct Limited Development Zone (building footprint outside)
Level of Assessment:	Impact Appropriate

The applicant proposes a Material Change of Use - Development Permit for Office and Food and Drink Outlet and Operational Work - Development Permit for Filling and Excavation at 7-13 Learmonth Street, Strathpine. The proposal is for a Material Change of Use for Office (7,462m²) and Food & Drink Outlet (a 300m² ground level café for staff and visitors to the office). The building is a large three storey structure situated centrally within the subject site.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

The application was publicly advertised with three (3) submissions received, including two (2) properly made submissions. The proposed development is generally consistent with the intent of the MBRC Planning Scheme having demonstrated there is sufficient grounds to warrant approval and 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 Office and Food and Drink Outlet and Operational Work - Development Permit for Filling and Excavation at 7-13 Learmonth Street, Strathpine, described as Lot 3 RP838585, subject to the following plans/documents and conditions:

Material Change of Use

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	SD1002 Issue M	Cottee Parker Architects Pty Ltd	31/1/2018
Floor Plan - Ground	SD2001 Issue K	Cottee Parker Architects Pty Ltd	31/1/2018
Floor Plan - Level 1	SD2002 Issue K	Cottee Parker Architects Pty Ltd	31/1/2018
Floor Plan - Level 2	SD2003 Issue E	Cottee Parker Architects Pty Ltd	31/1/2018
Roof Plan	SD2004 Issue G	Cottee Parker Architects Pty Ltd	31/1/2018
Area Schedule	SD2801 Issue G	Cottee Parker Architects Pty Ltd	31/1/2018
Elevations	SD3001 Issue D	Cottee Parker Architects Pty Ltd	31/1/2018
Elevations	SD3002 Issue D	Cottee Parker Architects Pty Ltd	31/1/2018
Sections 1	SD3101 Issue F	Cottee Parker Architects Pty Ltd	31/1/2018
Sections 2	SD3102 Issue B	Cottee Parker Architects Pty Ltd	31/1/2018
Transformer Context	SD3003 Issue B	Cottee Parker Architects Pty Ltd	23/3/2018
Transformer Context 2	SD3004 Issue A	Cottee Parker Architects Pty Ltd	23/3/2018
3D Drawings	SD0202 Issue F	Cottee Parker Architects Pty Ltd	02/03/18
3D Drawings	SD0203 Issue D	Cottee Parker Architects Pty Ltd	02/03/18
Flood Impact Assessment Report	17-001874-FIA-01B	Calibre Consulting (Qld) Pty Ltd	1 Feb 2018
Site Based Stormwater Management Plan	17376 Rev B	Bornhorst & Ward Pty Ltd	Feb 2018
Functional Layout Sheet 1	17376 RL-0001 Rev E	Bornhorst & Ward Pty Ltd	29/11/2017
Attachment I: Waste Management Program/Planning Scheme Policy Response	058STR	LDP	11/10/17

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Operational Works

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Overall Layout Plan	17-001847-101 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Conceptual Erosion and Sediment Control Plan - Phase 1	17-001847-102 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Conceptual Erosion and Sediment Control Notes	17-001847-103 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Conceptual Erosion and Sediment Control Details	17-001847-104 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Bulk Earthworks Detail Plan	17-001847-105 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Bulk Earthworks Cross Sections	17-001847-106 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018
Maintenance Access Plan	17-001847-107 Rev A	Calibre Consulting (Qld) Pty Ltd	6/2/2018

Conditions

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
A	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
B	Submit to the Council for its records a 3D digital copy of the final development approval plans in .SKP or .DAE file format. Note. Refer to https://www.moretonbay.qld.gov.au/town-planning/3dmodel-submission/ for more details.	Prior to commencement of use.
2	On-Site Car Spaces	
A	Provide at least 104 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.	
3	Bicycle Parking Facilities	

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION		TIMING
	<p>Install secure bicycle parking facilities for a minimum of 39 bicycles generally as shown on the approved plans.</p> <p>Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.</p>	Prior to commencement of use and to be maintained.
4	Bicycle End of Trip Facilities	
A	<p>Provide for 60 storage lockers having dimensions of 900mm (height) x 300mm (width) x 450mm (depth).</p> <p>The spaces are to be protected from the weather and located either within the buildings or in a dedicated secure structure for users of the development.</p>	Prior to commencement of use and to be maintained.
B	<p>Provide a minimum of 4 change room facilities including at least 2 male and 2 female change rooms fitted with a lockable door or otherwise screened from public view and provided with 1 shower, 1 sanitary compartment and 1 wash basin generally as shown on the approved plans.</p>	
5	Electrical Transformer	
A	<p>Ensure that the "future transformer" identified on the approved plans is appropriately screened from any road frontage and achieves the following:</p> <ul style="list-style-type: none"> (a) The use of an earth mound around the transformer to screen it from view; (b) A combination of screening device and landscaping; (c) The screening device is architecturally designed, constructed of durable, weather resistant materials; and (d) Is integrated with the design of the development and positively contributes to the streetscape. (e) Has at least one (1) street tree located in the new road in front of the transformer to assist in blocking view of it. <p>Note: The use of barbed wire or metal prongs is not permitted</p>	Prior to the commencement of the use and to be maintained at all times.
B	<p>Ensure that the "transformer" identified on the approved plans is screened generally in accordance with the approved plans, as amended, and includes a densely planted landscape buffer between the edge of transformer and the property boundary including at least one (1) feature tree directly in front of the transformer.</p>	
6	Street Numbering and Building Names	
	<p>Install street numbering 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.</p>	Prior to commencement of use and to be maintained at all times.
7	Car Park Fencing	
	<p>Ensure no fencing or gates or the like are installed around the perimeter of areas used for car parking and it remains open at all times.</p>	Prior to commencement of use and to be maintained at all times.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 13
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING
Note: to remove any doubt, internal boom gates that do not cause queuing issues are permitted.	
8 Landscaping	
<p>A Provide landscaping on site generally in accordance with the approved plans and Planning Scheme Policy - Integrated Design Appendix D - Landscaping.</p> <p>The landscaping must also include the following:</p> <p>(a) Landscaping within the rear car park including a tree provision at a rate of 1 tree for every 6 car parking spaces; and</p> <p>(b) A raised planter with a concrete barrier type kerb or otherwise that restricts vehicle intrusion within the landscape strip in front of car parking spaces that adjoin Lot 2 RP838585 and Lot 4 RP838585. The landscape strip is then to be panted with hedge species to screen vehicle lights.</p>	Prior to commencement of use and to be maintained at all times.
B Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use.
C Maintain the landscaping.	At all times
9 Vehicle Encroachment	
Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to commencement of use.
10 Screening of Loading Facilities / Plant Areas	
Screen Loading/Unloading Facilities, Plant Areas, Refuse Storage and Other Outdoor Storage Facilities on the site from direct view from any adjoining road or public space.	Prior to commencement of use.
11 Street Trees	
<p>Provide street trees within the development (limited to along the new trunk road) in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping. Specifically, the</p> <p>(a) species choices are set out in section 1.2.2;</p> <p>(b) pot size is set out in section 1.2.3; and</p> <p>(c) number to be provided is set out in section 1.2.4.</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
12 Reticulated Gas	
<p>Provide evidence demonstrating that:</p> <p>(a) a reticulated gas supply is unavailable to the site; or</p> <p>(b) a reticulated gas connection has been, or is capable of being provided to each tenancy.</p>	Prior to commencement of use.
13 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:	Prior to commencement of use.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION		TIMING
	<p>(a) a reticulated water supply network connection is available to the land; and</p> <p>(b) a sewerage network connection is available to the land; and</p> <p>(c) all the requirements of Unitywater have been satisfied.</p>	
14	New Telecommunications Infrastructure	
A	<p>Provide Fibre-Ready telecommunications infrastructure (pit and pipe) throughout the development in accordance with the Communication Alliance specifications contained within Industry Guideline G645:2011 Fibre Ready Pit and Pipe Specifications for Real Estate Development Projects or in accordance with the NBN Co. specifications contained within New Developments: Deployment of the NBN Co Conduit and Pit Network – Guidelines for Developers NBN-TE-CTO-194 and Creating Pit and Pipe Designs for New Developments (Job Aid for Developers) NBN-TE-CTO-586, as amended and current at the date of installation.</p>	Prior to commencement of use.
B	<p>Provide certification from a RPEQ electrical engineer that the works specified in (A) above have been installed and evidence that a telecommunications carrier licensed under the Telecommunications Act 1997 has agreed to take ownership of the infrastructure.</p> <p>OR</p> <p>Provide written confirmation from NBN Co that the works specified in (A) above have been accepted by it.</p> <p>OR</p> <p>Provide a 'Telecommunications Infrastructure Provisioning Confirmation' or a 'Telecommunications Network Infrastructure Notification' letter from a telecommunications carrier licensed under the Telecommunications Act 1997 (e.g. Telstra) confirming that telecommunications carrier has been engaged to install telecommunications infrastructure within the proposed development.</p> <p>Note: Council policies are available on Council's website.</p>	Prior to commencement of use.
15	Fibre Ready Telecommunications – Single	
A	<p>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:</p> <p>(a) Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and</p> <p>(b) 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.</p>	Prior to commencement of use.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION		TIMING
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.
16	Telecommunications Internal Wiring	
A	Install internal wiring (Category 6 or better) within each tenancy 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 for New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the tenancy that would have been or have been installed for telephone and television connections; including but not limited to reception areas, meeting rooms, lunch rooms and the like.	Prior to commencement of use.
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.
17	Electricity	
	Provide an underground electricity connection to the building.	Prior to the commencement of the use and to be maintained at all times.
18	Street Names	
A	Submit requests for the names of new street/s in accordance with Council's Policy 11-2150-038 Allocation of Road Names and Street Address Numbers or as amended;	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	Obtain approval from Council for the names of new streets in accordance with (A) above;	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
C	Erect approved street name boards on all new roads in accordance (A) and (B); and	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
D	Mark all street names on the survey plans.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
19	Provision of Trunk Infrastructure – Land	
	Transfer land shown on the approved functional layout plan as "new road reserve" having a minimum area of 6,230m ² to the crown as road reserve.	Prior to commencement of use.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION		TIMING
	Note: The land is identified in the Council's Local Government Infrastructure Plan (LGIP) as item RD 33. <i>This condition has been imposed under section 128 of the Planning Act 2016.</i>	
20	External Lighting	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use.
21	Pedestrian Lighting	
A	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.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use.
22	Waste Management Program	
A	Implement the approved waste management program;	Prior to commencement of use.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
23	No Net Loss of Fauna Habitat	
	Development does not result in the net loss of fauna habitat. Where development does result in the loss of a Habitat Tree, development will provide replacement fauna nesting boxes at the following rate: (a) One (1) nest box for every hollow removed; or (b) Where hollows have not yet formed in trees greater than 80cm in diameter at 1.3m height, three (3) nest boxes are required for every habitat tree removed. Note: If nest box installation is proposed within a Council park, provide written confirmation from Council's Coordinator Parks and Recreation Planning that Council agrees to the installation of the nest boxes within the Council park. Prior to any contractors performing the work within a Council park, provide a copy of written permission to enter from Council's Operations Technical Services team, refer form: <i>Permission to carry out work on a road reserve or council owned land application.</i>	Prior to the commencement of use.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION		TIMING
24	Management of Wildlife	
A	Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	Prior to and during site works.
B	Provide an activity report, to be completed by the supervising Fauna Spotter Catcher, including: (a) The number and species of any animals observed during clearing; (b) The actions taken to deal with observed animals; (c) The number of any animals that were required to be relocated; (d) The release site for any relocated animals; (e) The number (if any) of animals injured during clearing; (f) The treatment provided; (g) The outcome of any treatment; and (h) The location of the treatment.	Within fourteen (14) days of completion of clearing.
25	Extent of Vegetation Clearing	
A	Clearing of native vegetation must be limited to that which is necessary for approved earthworks; and	Prior to and during site works and to be maintained.
B	Clearing of native vegetation must not occur within the Coulthards Creek corridor.	Prior to and during site works and to be maintained.
26	Disposal of Cleared Vegetation	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	At all times.
27	Stockpiles of Construction and Landscaping Materials	
	Locate any stockpiles of construction and landscaping materials and other site debris clear of drainage lines and clear of any position from which it could be washed onto any footpath, nature strip, roadway or into any drain, wetland or watercourse.	During site works.
28	Temporary Exclusion Fencing	
	Delineate areas where vegetation is proposed to be retained with exclusion fencing to prevent accidental felling. Clearing is to be undertaken in accordance with AS 4970-2009 Protection of Trees on Development Sites.	During site works.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 18
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
29	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 commencement of use.
30	Alterations and Relocation of Existing Services	
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to commencement of use.
31	Construction Management Plan	
A	Submit a Construction Management Plan (CMP) prepared by a suitably qualified person. The CMP is required to ensure the development works (including all construction, demolition and excavation) do not adversely affect the health, safety, amenity, traffic or environment in the surrounding area. The plan is to include (but is not limited to) at least the following: (a) Proposed construction program; (b) Public safety, amenity and site security; (c) Operating Hours, Noise and Vibration Controls; (d) Air & dust management; (e) Stormwater runoff, erosion & sediment control; (f) Waste & materials refuse management; (g) Traffic management; (h) Construction materials delivery & storage; (i) Construction office accommodation; (j) Contractors vehicle parking arrangements; and (k) Extent of earthworks exposed on the site at any time.	Not less than two (2) weeks prior to any works commencing on site.
B	Obtain approval from Council for the Construction Management Plan.	Prior to works commencing on site.
C	Implement the approved Construction Management Plan and keep a copy of the CMP on site at all times during construction.	At all times during construction of the development.
	Notes: (a) The CMP should be based on the following: (b) Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable. (c) Materials unloading and loading must occur on-site unless prior written approval is given by Council. (d) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	
32	Earth Retaining Structures	
A	Design and construct all earth retaining structures within private land in accordance with:	Prior to commencement of use.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING	
	<p>(a) Council's planning scheme and relevant planning scheme policies, Works Code and Site Earthworks Code;</p> <p>(b) Relevant Australian Standards; and</p> <p>(c) Relevant Building code requirements.</p> <p>The minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Table 3.1 of Australian Standard AS4678-2002.</p> <p>Note: Timber retaining structures and boulder retaining walls are not acceptable unless specifically approved in writing by Council.</p>
B	<p>Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use.</p>
C	<p>Provide written certification from a suitably qualified and experienced RPEQ that the works comply with this permit condition.</p>
33	Provision of Trunk Infrastructure – Trunk Road Construction
A	<p>Provide the following necessary trunk infrastructure: RD33 - The works involve the construction of the new road from Learmonth Street to the second access driveway, associated stormwater infrastructure and streetscaping. This is to be generally in accordance with the approved functional layout plan. To remove any doubt, private driveway connections into the development and the like is excluded and any streetscape works are to be at a standard approved by Council.</p>
B	<p>Design and construct the works in accordance with Council's standards to meet the required standard of service nominated in the Local Government Infrastructure Plan (LGIP).</p> <p>Notes:</p> <p>(a) The road design must include allowance for the design consultants to complete the following:</p> <ol style="list-style-type: none"> i. DTM survey including: <ol style="list-style-type: none"> A. Search relevant authorities for services locations; B. Obtain relevant information from DNRM; C. Field survey; D. Generate DTM; E. Prepare contour & detailed survey plan; prepare 3D AutoCAD drawing file; F. Survey documentation; and G. QA checks. ii. Sourcing relevant documents from Council by design consultant; iii. Inspection of the site; iv. Attend one pre-design meeting (per consultancy) with the client & Council;

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
	<ul style="list-style-type: none"> v. Liaison with Council and DTMR during design (which can be during the operational works phase of the application); vi. Liaison with other relevant consultants (civil engineer, surveyor, geotechnical, landscape and electrical/signals) during design; vii. Attend one design progress meeting (per consultancy) with the client & Council (if required, the operational works application will form part of the design process); viii. Full road works and drainage design including intersections, cross drainage and longitudinal drainage infrastructure, signage and line marling; ix. Preliminary pavement design for cost estimate; x. Preparation of scope for potholing services; xi. Design for relocation or protection of water and sewer services as necessary; xii. Identification only of protection or relocation requirements for existing electrical, gas and communications infrastructure including liaison; xiii. Confirmation of property resumption requirements; xiv. Provision of a stormwater quality management plan using MUSIC software; xv. Council and service authority fees and charges; xvi. Electricity and street lighting design; xvii. Traffic signal design; xviii. Landscape design; xix. Design of relocation of existing services including potholing as necessary; xx. Environmental investigations and reporting if necessary; xxi. Preparation of a bill of quantities and planning cost estimate for all components (roads, drainage, electrical, streetlighting, traffic signals, communications and landscaping based on the design documentation and xxii. Operational works applications to Council. 	
C	<p>The value of the trunk infrastructure works is to be determined in accordance with Schedule 5 of the Council's Charges Resolution (No 7) dated 11 December 2017 as amended and in effect at the time a request is received by the Council for an initial calculation of the establishment cost of the works.</p> <p><i>This condition has been imposed under section 128 of the Planning Act 2016.</i></p>	
34	New Intersection – Design & Construction	
A	<p>The Traffic Impact Assessment (TIA) is approved for the purpose of determining impacts on the road system including necessary mitigation measures. Any configuration or layouts provided are accepted as demonstrating the conceptual configuration of the works only.</p>	Note only.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 21
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
B	Design and construct the intersection of the new access road and Learmonth Street in accordance Council's planning scheme, relevant planning scheme policies, the conceptual intersection configuration in the Council approved TIA (required above) and design standards current at the time of development. The design must be based on predicted traffic volumes and turning movements ten (10) years hence from the time of completion of the whole development. The pavement and formation must be designed and constructed to the ultimate road classification.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
	<p>Note:</p> <p>The current design standards and relevant planning scheme codes are:</p> <ol style="list-style-type: none"> 1. Planning Scheme Policy Integrated Design; 2. Planning Scheme Policy Integrated Transport Assessment; and 3. Works Code; <p>The approved TIA is only deemed to show the intersection configuration. Detailed design must comply with the relevant standards, particularly the length of auxiliary lanes.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Only works that will ultimately remain as part of the planned trunk works will attract a trunk infrastructure charges offset. <p><i>This condition has been imposed under section 128 of the Planning Act 2016.</i></p>	
35	Access, Internal Roadways, Parking and Servicing Areas	
A	Design, construct and maintain, all line-marking, accesses, internal roadways, parking and servicing areas, in accordance with the approved plan(s) of layout, MUTCD and Australian Standard AS2890. The works must be designed, constructed and maintained in accordance with good engineering practices and Council's Planning Scheme requirements unless conditioned otherwise.	Prior to commencement of use and to be maintained.
B	Provide a 'Level V' allotment drainage system in accordance with the Queensland Urban Drainage Manual (QUDM). The design ARI for the system shall be in accordance with QUDM but in no circumstance shall the ARI be less than that for the Minor Stormwater System in the adjacent road system.	Prior to commencement of use and to be maintained.
C	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use
36	Driveway Crossover - New Road Access 1 (southern driveway)	
	The driveway crossover from the constructed road to the site must be designed and built as a General Wide Flared in accordance with Institute of Public Works Engineering Australasia RS-051.	Prior to commencement of use.
	Provide certification from an RPEQ that all works have been	

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 21
Agenda

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 22
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
	<p>designed and constructed in accordance with this permit condition.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover. 2. Council will not accept driveway crossovers that do not conform to the above requirements. 	
37	Driveway Crossover - New Road Access 2 (northern driveway)	
	<p>The driveway crossover from the constructed road to the site must be designed and built as a General Wide Flared in accordance with Institute of Public Works Engineering Australasia RS-051.</p> <p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover. 2. Council will not accept driveway crossovers that do not conform to the above requirements. 	Prior to commencement of use.
38	Driveway Crossover - Learmonth Street (eastern boundary)	
	<p>The driveway crossover from the constructed road to the site must be designed and built as a General Wide vehicle crossing in accordance with Institute of Public Works Engineering Australasia Standard Drawing RS-051.</p> <p>Provide signage and line marking in accordance with MUTCD that clearly denotes that this driveway is an entry only.</p> <p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover. 2. Council will not accept driveway crossovers that do not conform to the above requirements. 	Prior to commencement of use.
39	Construction Affecting Existing Roads	
	<p>Provide and maintain control measures for any works in or affecting roads (including verges) to ensure that the works will not injure, endanger, obstruct or unduly inconvenience any person or user of the road.</p>	At all times.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
	Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).	
40	Overland Flow Management	
	<p>(a) Provide measures to properly manage overland flows draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and blockage of an overland flow relief path for flows exceeding the design flows for any underground system within the development.</p> <p>(b) Provide drainage easements, free of cost and compensation in Council's favour, over any Council drainage paths and drainage infrastructure located within the private lot.</p> <p>Note: The current design standards and relevant planning scheme codes are: 1. Planning Scheme Policy Integrated Design; 2. Works Code.</p> <p><i>This condition has been imposed under section 145 of the Planning Act 2016.</i></p>	All prior to commencement of use.
41	Stormwater Management & Drainage Infrastructure – Design & Construction	
	<p>Design and construct at no cost to Council all necessary stormwater management and drainage works (internal and external to the site) in accordance with Council's design standard current at the time of development.</p> <p>The design must consider "Water Sensitive Urban Design" principles, integrating the stormwater infrastructure into the urban design wherever possible.</p> <p>Note: The current design standards and relevant planning scheme codes are: 1. Planning Scheme Policy Integrated Design; 2. Works Code.</p> <p><i>This condition has been imposed under section 145 of the Planning Act 2016.</i></p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) for each stage or prior to commencement of use.
42	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.
43	Stormwater Management Plan (Quantity & Quality) – Plan Approved	

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
A	<p>The approved Stormwater Management Plan is accepted as demonstrating that stormwater from the proposed development can be managed in accordance with Council's planning scheme requirements and design standards, the "Healthy Waterways Water Sensitive Urban Design Technical Guidelines for South East Queensland" and other relevant legislative requirements.</p> <p>The detailed design must consider "Water Sensitive Urban Design" principles, integrating the stormwater infrastructure into the urban design wherever possible.</p>	Note.
B	<p>Implement the works identified in the approved Stormwater Management Plan and provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p> <p>Provide Council with "As Built" drawings and specifications of the stormwater management devices certified by an RPEQ including the following for private infrastructure:</p> <p>(a) Photographic evidence and inspection date of the installation of approved underdrainage.</p>	Prior to commencement of use.
C	<p>Maintain and repair the completed private infrastructure works to ensure its ongoing effectiveness. The approved works shall not be altered in any way without the prior written approval of Council.</p> <p><i>This condition has been imposed under section 145 of the Planning Act 2016.</i></p>	At all times.
44	Pedestrian Pathways	
	<p>Construct a reinforced concrete pathway in accordance with Council's standards at the following locations</p> <p>(a) New Road - Both verges of the new road for the full verge width from Learmonth Street to the second access driveway, generally in accordance with the approved plan which are to be a coloured concrete finish or a lightly exposed aggregate treatment with coloured concrete nodes unless otherwise approved by the Council in writing prior to any Operational Works application. The finishes are to be agreed to with Council prior to installation.</p> <p><i>This condition has been imposed under section 128 of the Planning Act 2016.</i></p>	Prior to commencement of use.
45	Minimum Finished Floor Level	
	<p>Design and construct the finished floor level for the proposed building at a minimum of 8.1m AHD.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The defined flood level at the location of the building has been determined in the approved Flood Impact Assessment, this level is 7.6m AHD 2. The freeboard has been determined in the approved Flood Impact Assessment, the freeboard for the proposed building is 500mm. 	Prior to commencement of use.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 25
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

DEVELOPMENT ENGINEERING		
46	Pedestrian Crossing	
	Design and fully construct at no cost to Council, a minimum 2.5m wide raised pedestrian crossing (described in Austroads as a Pedestrian Wombat Crossing) at the location generally shown on the approved plans, linking the plaza space to the public lobby building entry. <i>This condition has been imposed under section 145 of the Planning Act 2016.</i>	Prior to commencement of use.
47	Earthworks	
	Ensure the earthworks associated with the carpark have been undertaken in accordance with the Operational Works - Development Permit for Filling and Excavation.	Prior to the commencement of use.

CONDITION		TIMING
OPERATIONAL WORKS		
DEVELOPMENT ENGINEERING		
48	Management Plans	
A	Undertake an Acid Sulfate Soil Investigation, to be prepared by a qualified person. Soil sampling and analysis must be undertaken in accordance with procedures specified in Planning Scheme Policy - Acid Sulfate Soils. The investigation must provide information on the depth and extent of any acid sulfate soils on site within this stage of development, as well as the severity of acid sulfate soils relevant to the proposed disturbance.	Prior to the commencement of site works.
B	Prepare an Acid Sulfate Soil Management Plan for Council approval. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils, must achieve the following quality prior to release from the site: (a) A pH range of 6.5-8.5 pH units. (b) 50mg/L maximum TSS concentration (c) 0.3mg/L maximum total iron concentration (d) 0.2mg/L maximum total aluminium concentration (e) No visible plume at either the point of release from the site or within a waterway.	Prior to the commencement of site works.
C	Implement the requirements and recommendations of any Council approved Acid Sulfate Soil Management Plan required by (B) above.	At all times during construction.
D	Submit a Validation Report to Council at the completion of the site works. The validation report is to demonstrate compliance with the approved Acid Sulfate Soils Management Plan.	Prior to finalisation of works where On Maintenance acceptance is not required.
49	Non-Conforming Designs	
	Only non-conforming designs listed in this approval have been accepted. All other discrepancies with Council standards shall be redesigned and / or reconstructed as necessary to conform	At all times during construction and prior to finalisation of works.

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 25
Agenda

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING
with Council standards at no cost to Council, unless otherwise approved in writing by Council or its delegate.	
50 Errors and Omissions	
<p>Where errors or omissions occur in the design or works do not conform to or meet Council standards then these works shall be rectified to comply with Council standards at no cost to Council.</p> <p>Where drawings contain insufficient detail or do not contain details of works that are either necessary or associated with the development then these works shall be designed and constructed to Council standards.</p> <p>Only the approved plans shall be used for construction.</p> <p>Note: Council reserves the right to amend the approved drawings or request further information should this become necessary.</p>	At all times during construction and prior to finalisation of works.
51 Works – Applicant’s Expense	
<p>All works, services, facilities and/or public utility alterations required by or as a consequence of this approval or stated condition/s, whether carried out by the Council or otherwise, shall be at the developer’s expense unless otherwise specified or agreed in writing.</p> <p>Replace existing Council infrastructure (including but not limited to street trees and footpaths) to Council’s standards.</p>	At all times during construction and prior to finalisation of works.
52 Notification of Finalisation of Works	
Notify Council in writing that the development works on site have been finalised.	At the time of completion of construction.
53 Works Through Land not owned by the Developer	
Where any works are proposed to be undertaken on or extend into any property not owned by the developer then the other property owner’s written consent must be lodged with Council. The written consent from the land owner must identify the correct drawing title and number (including revision number) for the works within or through their land.	Prior to any works commencing within those properties.
54 Notification to Affected Premises	
<p>A Provide Council with a copy of an information kit for ‘Notification to Affected Premises’ which includes the following:</p> <p>(a) A layout plan of the proposed development showing adjoining lot boundaries, new and existing roads, park and open space, drainage reserves and community purposes lots as applicable;</p> <p>(b) Details of any external works with any changes to existing works highlighted for easy identification;</p> <p>(c) Scheduled start and completion dates;</p> <p>(d) Contact names and phone numbers for the Developer, Supervising Engineer, Consulting Engineer, the Contractor and who to contact in an emergency; and</p>	Prior to distribution of information kit to residents.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 27
Agenda

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING
(e) The site working hours authorised for the site works.	
<p>B Provide all occupiers of premises adjoining the site, directly opposite the frontage of the site, adjacent to and directly opposite external works and residents/occupiers likely to be directly affected by the works with a copy of the 'Notification to Affected Premises' information kit.</p> <p>Provide Council's delegated officer with a list of premises which the information kit has been delivered to.</p>	Not less than 14 days prior to commencing any construction works.
55	Prestart Meeting
<p>Arrange a prestart meeting with Council officers from Development Engineering section (contact Wayne Goss on 5433 2750).</p> <p>The following people will be required to attend the prestart meeting:</p> <p>(a) Developer's Supervising Engineer (b) Contractor's Engineer / Project Manager (c) Contractor's Site Supervisor (d) Fauna Manager (where required).</p>	Not less than 7 days prior to commencing any construction works.
56	Testing Frequency – General
<p>A All testing of the works shall be carried to comply with the minimum testing frequencies given in MBRC Planning Scheme Policy - Operational Works inspection, maintenance and bonding procedures.</p> <p>Note: Council's delegated officer may vary the frequency of testing to suit site conditions but must provide written advice to the supervising engineer prior to commencement of the relevant works.</p>	At all times during construction.
<p>B Provide a plan identifying locations where testing has occurred.</p>	Prior to finalisation of works where On Maintenance acceptance is not required.
57	Construction Hours Restrictions
<p>Ensure hours of construction are limited to 0630 to 1830 Monday to Saturday and not at all on Sundays and public holidays.</p> <p>Note: Council's engineer may approve (in writing) work outside the above hours where it can be demonstrated to the satisfaction of Council that the work will not cause unreasonable interference with the amenity of adjoining premise and any person.</p>	At all times.
58	Construction Nuisance and Annoyance
<p>Ensure construction works do not cause unreasonable interference with the amenity of adjoining premise and any person by reason of noise, vibration, electrical interference, smell, fumes, vapour, steam, soot, ash, dust, silt, wastewater, waste products, grit, oil or otherwise.</p>	At all times.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING	
59	Temporary Sedimentation, Erosion and Runoff Control	
A	<p>All temporary sedimentation, erosion and runoff controls must be installed in accordance with Council's planning scheme requirements and Council's design standards, the State Government's standards and other relevant legislative requirements (e.g. Environmental Protection (Water) Policy).</p>	Prior to commencement of any clearing or earthworks on site.
B	<p>The temporary erosion and sediment control measures shall be maintained and be functional until the end of the Maintenance Period for the works or earlier if Council's delegated officer considers they are no longer required.</p> <p>Note: Council's delegated officer may order additional measures to control silt on site at no cost to Council.</p>	At all times during construction.
60	Haul Routes	
	<p>Submit and have approved by Council's delegated officer all haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard.</p> <p>Note: Refer to MBRC Planning Scheme Values and Constraints Mapping - Road Hierarchy for details on sub-arterial and arterial roads.</p>	Prior to a prestart meeting being held.
61	Spillage onto Existing Roads	
	<p>Clean those parts of the access route to the site that are affected by any material dropped, deposited or spilled on the roads as a result of construction processes associated with the site.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. All materials must be swept up and removed from the roads and not directed into Council's stormwater drainage system. 2. All care must be taken to prevent sediments being deposited on roads. 	At all times during construction.
62	Dust Control – Nuisance and Annoyance	
	<p>Implement suitable dust control measures. If airborne particles are observed leaving the site, any work is to cease immediately and satisfactory dust suppression is to be implemented.</p> <p>Note: Dust suppression measures must be in place at all times including weekends and public holidays.</p>	Prior to finalisation of works.
63	Earthworks Batters	
	<p>Where approved drawings do not include specifications for scour and erosion protection apply the following treatments to batter slopes:</p> <ol style="list-style-type: none"> (a) Slopes of 1:6 or flatter – topsoil and seed (b) Slopes between 1:6 and 1:4 – topsoil and turf (c) Slopes of 1:4 or greater – provide treatment recommendation from a qualified geotechnical engineer 	At all times during construction.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING
<p>(R.P.E.Q.) for Council approval prior to undertaking batter works (d) Or as directed by Council.</p> <p>Note: Batters within Open and Civic Spaces are to be treated in accordance with MBRC Planning Scheme Policy Integrated Design - Open and Civil Space Design.</p>	
64	Site works – Stormwater Runoff Quality
<p>Carry out earthworks in accordance with the Single State Planning Policy - Water Quality and Urban Stormwater Quality Planning Guidelines Section 5/15 & 6/33.</p> <p>Note: 1. Soil disturbances of greater than 1.0 hectares will require a site specific Erosion & Sediment Control Plan (ESCP). 2. Earthworks are to be undertaken to ensure that soil disturbances are stage into manageable areas of not greater than 3.5 hectares.</p>	At all times during construction and until the site is suitably stabilised.
65	Unsuitable Fill Materials
<p>Ensure that all fill material used on the development site is free of unsuitable materials, identified in AS3798 and the following: (a) actual acid sulfate soils and potential acid sulfate soils; (b) organic or putrescible matter; (c) material imported from land which is, or has been, listed on the “Environmental Management Register” under the <i>Environmental Protection Act 1994</i>; and (d) building demolition material.</p>	At all times.
66	Compaction Requirements
<p>All fill material which is intended to be load bearing, or the finished surface level of which is required to remain approximately constant, is selected, placed and compacted to the standard prescribed in Australian Standard AS3798 Guidelines on Earthworks for Commercial and Residential developments.</p>	At all times during construction.
67	Stormwater Runoff Control – Batters and Retaining Walls
<p>Provide cut-off drains at the top of the batter with turf or rock lined batter drains for all batters and/or retaining walls generally higher than 600mm in height and with a catchment greater than 1000m².</p> <p>Note: Where these are not detailed on the approved drawings then these works shall be in accordance with Council’s current standards.</p>	Prior to finalisation of works.
68	Stormwater Runoff Control – Open Drains
<p>Provide lining with appropriate scour protection to all open drains and bunds in accordance with Council’s Planning Scheme, Planning Scheme Policies and standard drawings current at the time of development.</p>	Prior to finalisation of works where On Maintenance acceptance is not required.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

CONDITION	TIMING
Note: Dumped rock is generally not considered as an appropriate solution.	
69 Stormwater Overland Flow – Site Earthworks	
<p>Earthworks must be undertaken on the site so as not to cause nuisance and annoyance to any person or premises. The development must:</p> <p>(a) Allow stormwater overland flow which entered the land prior to the commencement of the earthworks to continue to enter the land; and</p> <p>(b) Ensure stormwater overland flow from the development site is not discharged or diverted onto land (other than a road) adjacent to the site in a manner which:</p> <p style="margin-left: 20px;">(i) concentrates the rate of flow at any point along the property boundary; or</p> <p style="margin-left: 20px;">(ii) increases the peak flow rates of stormwater discharged at any point along the property boundary; beyond that which existed prior to commencement of these earthworks.</p> <p><i>Note: To remove any doubt, this condition has taken the future roadworks and stormwater drainage works into account and it is recognised that the drainage strategy will be altered subject to the Material Change of Use application over the site.</i></p>	At all times during construction.
70 Stabilisation of Disturbed Areas	
<p>Ensure that a grass strike rate of at least 80% cover has been attained on all disturbed areas or other approved means of stabilisation of grassed areas have been provided.</p> <p>Note: For residential and rural residential subdivisions, the road reserve between kerb and property line shall be turfed as a condition of completion.</p>	Prior to finalisation of works where On Maintenance acceptance is not required.

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>

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

	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> .
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 Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
3	Food Premises - Food Business Licence Advice
	<p>In accordance with the Food Act 2006 the following must be submitted to Council prior to the commencement of construction or fit out of any licensable food business:</p> <ol style="list-style-type: none"> 1. An application for food business licence. 2. Plans and elevations (refer to note below). 3. Supporting documentation. 4. Relevant fee. <p>Note: The application is assessed against the provisions of the <i>Food Act 2006, Australia and New Zealand Food Standards Code and AS 4674 – Design, construction and fit-out of food premises (or equivalent)</i>.</p>
4	Extent of Checking by Council (OPW)
	This approval shall not be taken to mean that the drawings have been checked in detail and Council accepts no responsibility whatsoever for the survey information, the design, or for the accuracy of any information or detail contained in the approved drawings and specifications.

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	Material Change of Use - Development Permit for Office and Food and Drink Outlet AND Operational Works - Development Permit for Filling and Excavation
Relevant Period of Approval	<ul style="list-style-type: none"> • Material Change of Use – 6 years • Operational Works - 2 years

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

	Details to Insert
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none">• Operational Works – Development Permit (Roadworks and Drainage Works)• Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were two (2) properly made submissions about this application.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

REPORT DETAIL

1. Background

On 5 April 2017, Prelodgement written minutes were issued to the applicant regarding the proposal. Since this time, Council and the applicant have met on several occasions to discuss and refine the proposal prior to lodgement.

The site otherwise has no history other than being part of the same land holdings of the owner of the Shopping centre at Strathpine formerly owned by Westfields, who dedicated land as road reserve through the site in 1991 between Learmonth Street and Flynn's Lane.

2. Explanation of Item

2.1 Proposal Details

The applicant proposes a Material Change of Use - Development Permit for Office and Food and Drink Outlet and Operational Work - Development Permit for Filling and Excavation at 7-13 Learmonth Street, Strathpine.

The proposal is the first stage of the site's development as a key site for the Strathpine Centre Precinct. The proposal is for a Material Change of Use for Office (7,462m²) and Food & Drink Outlet (a 300m² ground level café for staff and visitors to the office). The building is a large three storey structure situated centrally within the subject site to allow for a future mixed use development immediately south to front Learmonth Street (herein referred to as Stage 2).

The proposed ground floor consists of:

- Office and meeting spaces at the southwestern corner
- End of trip cycle facilities and staff entry from the west
- A loading dock, angled away from the future street and flanked by landscape zones, in the northwestern corner, which is as far away as possible from any sensitive uses. The loading dock area also accommodates mechanical plant and refuse storage designed for 1.1m³ bins and accessible by rear loading HRV
- A 'merchandise zone' is located adjacent to the loading dock. This area is not for the sale of items. Rather, it is a space where new stock is assembled and display configurations worked through for external shop staff to be trained on how to display in their stores.
- The café is centrally located
- Amenities lifts and stairs are situated centrally along the building frontage
- The main entry is prominently located at the southern frontage, at the bend in the building
- An undercroft car park is located in the part of the ground floor

The first and second floors above comprise of similar floor plates and are entirely for office space. Key features of the floor plates are:

- Large centrally located atrium spaces are situated beneath a skylight and provides better access to natural light for all floors
- Both office floors feature large external balconies that are oriented to the north and centrally located
- The central lift and stair corridor on the southern wall and fire stairs at each end
- These floors are open plan for a single national retailing tenant to occupy and fit out once taken possession of the lease

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

A privately-owned loop drive will run parallel to Learmonth Street to directly service the office building described above and the future Stage 2 site to the south. Access is to be gained from a left in entry at the south-eastern corner of the site via an existing road reserve which is to be closed and exit via proposed new road that is to be dedicated along the western boundary. The proposed new road intersects with Learmonth Street at a set of new traffic signals with all movements access. The signals will be required in the long term when the new road is constructed all the way to Flynns Lane. Road construction is proposed up to the rear of the building adjacent to the above-mentioned loading dock area and rear car park. The road is a 20.8m road reserve including all necessary road attributes. The land and road works are identified as trunk infrastructure. It is also noted that a road closure is proposed to close part of the existing road reserve along the eastern boundary of the site. This road closure is being managed by the Department of Natural Resources and Mines and Council's Property Services section through the regular road closure processes.

A plaza space is proposed adjacent to the new road, between the loop drive and Learmonth Street. It is an angular shape featuring a prominent footpath directing pedestrians to the main entry of the office. The western edge will intersect with the 4m paved verge of the proposed new road. A series of berms and grass hills will provide topographic interest within the plaza and breakout space for staff.

A large car park is proposed to the rear of the building and contains 615 spaces (including those beneath). Landscaping and mature shade trees (1 per 6 spaces) are proposed along planting rows between spaces, which also forms part of the stormwater treatment train. The car park extends up to the line of Easement F, which is a pre-existing easement in favor of Council for drainage and infrastructure purposes. Some minor compensatory works are proposed north of the car park in order to provide the northern most spaces with the appropriate flood immunity. While the proposed land uses are code assessable, because associated operational (excavation) work extends into the Limited Development Zone, this application triggers impact assessment.

It is also noted that a section of the High Hazard Flood Overlay category extends from the west into a small portion of the proposed car park. While, the proposed new road and associated drainage works will remove that hazard and the draft major amendment to the planning scheme overlay mapping has also removed that high hazard, this remains an impact assessment trigger under the current Planning Scheme.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	General Residential Zone – Urban Neighbourhood Precinct	Unconstructed road reserve, vacant land residential dwelling houses
South	Centre Zone – Strathpine Centre Precinct	Strathpine Shopping Centre
East	Recreation and Open Space Zone; and Further east: General Residential Zone – Suburban Neighbourhood Precinct	Current 10m park buffer and residential dwelling houses further east, fronting Ulmarra Crescent.
West	Centre Zone – Strathpine Centre Precinct	Commercial properties fronting Gympie Road

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.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

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"> • Part 10: Koala Habitat Area – Schedule 11 of the <i>Planning Regulation 2017</i>
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint
Koala Habitat Designation:	<ul style="list-style-type: none"> • Priority Koala Assessable Development Area

2.3.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	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
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"> (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. 	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

	<p>(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p> <p>(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.</p>	
Assessment benchmarks - natural hazards, risk and resilience		
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>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

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.

2.3.3 Schedule 10, Part 10 of the Regulation - Koala Habitat Area

Discuss where necessary.

Koala Habitat Area

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

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

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

2.4.1 Strategic Framework

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework. The applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

Strategic Outcome	Complies	Assessment
Theme - Water Management		
3.12.4 Strategic Outcome - Floodplain Management - <i>Floodplains in the region will be managed for the long-term benefit of the community such that hazards to people and damages to property and infrastructure are minimised and the intrinsic environmental values of the floodplain are protected.</i>		
1. The natural function of the Region's floodplains are preserved and enhanced;	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models with projected changes in weather. The modelling shows the floodplain will be protected by the proposed works with no adverse impacts to the community. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.
2. The different flood behaviour that occurs across the region in a variety of events, up to and including the probable maximum flood, are recognised and planned for; and	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models with projected changes in weather for a range of possible weather events. The modelling identifies likely future risks to allow planning accordingly for these within the proposal. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Strategic Outcome	Complies	Assessment
3. Land use planning and development controls minimise both the exposure of people to flood hazard and the potential damages to property and infrastructure.	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models with projected changes in weather. The modelling has identified the likely flood extent for unlikely events and adopted a large freeboard to minimise the exposure of people to the identified flood hazard. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.

Theme - Sustainability and Resilience		
3.3.3 Strategic Outcome - Natural hazards and adaptation - The resilience of communities, development, essential infrastructure, natural environments and economic sectors to natural hazards including projected changes in weather is increased.		
1. Respond to the risk from natural hazards, including projected changes in weather, by avoiding areas with high exposure and establishing adaptation strategies to minimise vulnerability to riverine flooding, storm tide, coastal erosion, bushfires and landslides;	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models with projected changes in weather. The modelling has demonstrated the proposal provides a resilience based approach for the proposal, including freeboard in the unlikely event of minor inundation. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.
2. Respond to the risk from natural hazards, including projected changes in weather, by establishing adaptation strategies to minimise vulnerability to heatwaves and high temperatures, reduced and more variable rainfall, cyclones and severe winds, and severe storms and hail; and	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models with projected changes in weather (including increased rainfall). The modelling has demonstrated the proposal provides a resilience based approach for the proposal, including freeboard in the unlikely event of minor inundation. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.
3. Recognise and respond to changes in urban climates due to land use conversion and urban heat island effect from increased development intensity.	Yes	The development responds to its heat island effect by proposing external street trees, internal car parking shade trees, and a public plaza that could otherwise be developed land area. The range of measures is suitable in the Activity Centre place type. The location in an existing urbanised area also does not increase the size of the heat island as urban fringe expansion does.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Theme - MBRC Place Model		
3.14.11.1 MBRC Place Model - Activity Centre Place Type - Specific Outcomes		
3.14.11.1 <i>Specific Outcomes - Sustainability and resilience</i>	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models. The modelling has demonstrated the proposal minimises exposure to riverine flood events. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.
3. Activity centres are designed to minimise exposure to riverine and coastal flood events.		
3.14.11.14 MBRC Place Model - Coast and Riverlands Place Type - Specific Outcomes		
3.14.14.2 <i>Specific Outcomes - Natural Environment and Landscape</i>	Yes	The applicant provided an extensive Flood Impact Assessment Report interrogating a range of regional and local flood models. The modelling has demonstrated the development does not promote adverse impacts of development on the integrity, condition and function of biodiversity and ecological processes. The modelling has been endorsed by Council's Drainage & Coastal Waterways team. The proposal achieves this outcome.
1. The integrity, condition and function of biodiversity and ecological processes within these areas are protected in perpetuity from the adverse impacts of development and land use activities;		

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
Centre Zone Code - Strathpine Centre precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO2, PO12, PO59, PO84
Overlay Codes		
Flood hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO11, PO13, PO22
Development Codes		
Works code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

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

2.4.3 Performance Outcome Assessment

Performance Outcome	Example						
Centre Zone Code							
PO2 Development maximises the efficient use of land and provides for future growth within the precinct by maintaining or increasing the GFA and land use intensity within the precinct boundaries to promote economic development.	E2 Development within the precinct achieves a minimum plot ratio of 1:1.						
<i>Performance Outcome Assessment</i>							
The applicant proposes a performance solution to PO2 as the plot ratio is 1: 0.25 (7,762m ² GFA for 31,230m ² site area) in lieu of 1:1. This application is for Stage 1 of the site's development only and is expected to generate more than 600 new direct employees. The proposed development leaves a 5,192m ² future development site for Stage 2, which is to be submitted. This leaves scope for the ultimate development of the site to achieve E2. It is appropriate to consider the timing and staging of the site's development (given the size of the site) in assessing this alternative solution. As such, the development maximises the efficient use of this part of the land and provides for future growth within the precinct by increasing the GFA and land use intensity within the precinct boundaries to promote economic development. The proposal achieves the Performance Outcome.							
PO12 The provision of car parking spaces is: a. appropriate to the use; b. avoids an oversupply of car parking spaces.	E12 Car parking is provided in accordance with the table below. <table border="1" data-bbox="925 1288 1452 1489"> <thead> <tr> <th>Land use</th> <th>Maximum number of Car Spaces to be Provided</th> <th>Minimum Number of Car Spaces to be Provided</th> </tr> </thead> <tbody> <tr> <td>Non-residential</td> <td>1 per 50m² of GFA</td> <td>1 per 75m² of GFA</td> </tr> </tbody> </table>	Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided	Non-residential	1 per 50m ² of GFA	1 per 75m ² of GFA
Land use	Maximum number of Car Spaces to be Provided	Minimum Number of Car Spaces to be Provided					
Non-residential	1 per 50m ² of GFA	1 per 75m ² of GFA					
<i>Performance Outcome Assessment</i>							
The applicant proposes a performance solution with 615 car parking spaces. The nominated maximum is 155 spaces with the nominated minimum of 104. The amount of car parks is a result of the tenant's independent staff trip analysis from other national office buildings. Because of this, it has been determined that the car parking provision is appropriate for the specific office use in this instance. To remove any doubt, the car park does not stagnate the long-term usability of the site. In the very long term, some of the car parking area could be re-used as part of a future development footprint in keeping with the planning scheme of the day. Therefore, the car parking is appropriate to the use and avoids an oversupply in this instance. The proposal accords with the Performance Outcome.							
PO59 Filling or excavation is undertaken in a manner that: a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;	E59.1 No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity.						

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Performance Outcome	Example
b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes a performance solution by proposing excavation within Easement F at the northern end of the site. The easement was established for drainage purposes and the proposed works are designed to improve flood storage within the easement (and adjacent to Coultards Creek). Maintenance access to this segment of the creek will also improve because of the proposed works.</p> <p>Given that:</p> <ul style="list-style-type: none"> • the easement is for drainage purposes; • the proposed works are to enhance flood storage/conveyance and not impact on other infrastructure; and • improves maintenance access <p>the excavation will be undertaken in a manner that does not adversely impact on the Council's drainage easement and does not preclude reasonable access to the drainage easement. The proposal accords with the Performance Outcome.</p>	
<p>PO84 Development on Key site B (north of Westfield shopping centre), shown on 'Figure 6.2.1.4.1 - Strathpine' includes:</p> <ol style="list-style-type: none"> a. active retail and commercial uses adjoining Learmonth Street; b. medium density residential uses addressing Raynbird Park (linear park). 	No example provided.
<i>Performance Outcome Assessment</i>	
<p>The application is not in conflict but discussion is necessary for thoroughness. The site is identified on Key Site B but the location of the office building is central to the site. A future development area is provided to front Learmonth Street and provide active retail and commercial uses adjoining this street. Further, and as discussed previously, the site provides a large car park which will adjoin Raynbird Park. The car park does not stagnate the long-term usability of the site and if the office user ever vacates the site, some of the car parking area could be re-used as part of a future residential development scheme in keeping with the planning scheme of the day. The proposal does not compromise the ultimate achievement of the Performance Outcome.</p>	
Flood Hazard Code	
<p>PO11 Development is resilient to a flood hazard event by ensuring design and built form account for the potential risks of the flood hazard event.</p>	<p>E11.2 Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.2.3.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes a performance solution with a proposed flood planning level of 8.1m AHD (7.6m revised DFE + 500mm freeboard) in lieu of the nominated finished floor level of 8.5m AHD based on Council's current flood check development report (7.75m DFE + 750mm freeboard).</p> <p>A Flood Impact Assessment Report has been prepared in support of the application. This report has outlined the strategy being implemented over the proposed development site to cater for the</p>	

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Performance Outcome	Example
<p>flood hazard events, and includes modelling for the following events - 5%, 2% and 1% AEP. As a result of this reporting the majority of the development site which was previously mapped as medium risk has been demonstrated to be equivalent to balance flood planning area. The proposed strategy over the site has also reduced the defined flood level relevant to the proposed building area, and the defined flood level to be adopted is recommended at 7.6m AHD.</p> <p>The report also has undertaken a detailed analysis on the freeboard requirements for the development site. This report reviewed events from 1% AEP up to and including a 0.05% AEP that shows the depth of flooding across the site and it is unlikely to exceed 500mm, therefore it has demonstrated that the proposed freeboard of 500mm will be suitable for this development site and is demonstrated to be resilient to the flood hazard. It has been determined that the proposed Flood Planning Level (defined flood level + freeboard) of 8.1m AHD is an acceptable outcome in this instance, subject to the detailed regional and localised flood modelling undertaken. The revised flood planning level accords with the Performance Outcome.</p>	
<p>PO13 Development ensures that earthworks complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ol style="list-style-type: none"> directly, indirectly and cumulatively cause any increase in water flow velocity or level; increase the potential for erosion, scour or flood damage either on the premises or on other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; change the timing of the flood wave or impact on flood warning times. 	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The applicant proposes earthworks for the northern extent of the car park within the medium and high risk flood areas where Table 8.2.2.4 outlines no filling is to occur. The Flood Impact Assessment Report provided has demonstrated compliance with (a) to (c) of PO13. However, in accordance with Table 8.2.2.4 'Fill Requirements', no filling is permitted in any of these areas.</p> <p>As the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	
<p>PO22 Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p> <ol style="list-style-type: none"> directly, indirectly and cumulatively cause any increase in water flow velocity or level; 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; change the timing of the flood wave or impact on flood warning times; adverse impacts on the local drainage and the flood conveyance of a waterway; increased flood inundation of surrounding properties; 	<p>No example provided.</p>

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Performance Outcome	Example
f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation.	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes earthworks for the northern extent of the car park within the medium and high risk flood areas where Table 8.2.2.4 outlines no filling is to occur. The Flood Impact Assessment Report provided has demonstrated compliance with (a) to (f) of PO22. However, in accordance with Table 8.2.2.4 'Fill Requirements', no filling is permitted in any of these areas.</p> <p>As the proposal does not comply with this Performance Outcome, an assessment against the Overall Outcomes is required and discussed in the following section of this report.</p>	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Performance Outcome PO13 and PO22 of the Flood hazard overlay code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

8.2.2.2 Purpose - Flood hazard overlay		
Overall Outcomes	Complies Y/N	Comments
a. Development in the High risk flood hazard area included in the Limited development zone, avoids the extremely unacceptable intolerable risk of the flood hazard by ensuring that:		
i. a material change of use is only for the following uses if the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is avoided:	NA	
A. Outdoor sport and recreation; or		
B. Park; or		
C. Permanent plantation; or		
D. Cropping (where involving forestry for wood production);		
ii. reconfiguring a lot for boundary realignment only occurs if the intolerable risk of flood hazard to people, property and infrastructure located on the premises and other premises is not increased and where practicable the intolerable risk of flood hazard for future occupants is mitigated;	NA	
iii. reconfiguring a lot for creating lots by subdividing another lot only occurs for the purposes of Park or Permanent plantation or ensures that lots have sufficient area outside of the zone for development consistent in the adjoining zone and precinct;	NA	
iv. building work is less than 50m ² in area and associated with a use in paragraph (i).	NA	

Moreton Bay Regional Council

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

8.2.2.2 Purpose - Flood hazard overlay		
Overall Outcomes	Complies Y/N	Comments
<p>overall outcomes of the applicable zone and precinct; or</p> <p>B. in the Rural residential zone, residential lots provide the required minimum lot size outside the High or Medium risk area of the Flood planning area; or</p> <p>C. in any other zone, for the purposes of Park or Permanent plantation;</p> <p>iv. building work complies with the flood planning level, engineering design and resilient materials requirements;</p> <p>v. earthworks do not occur except where associated with a previous approval.</p>	<p>NA</p> <p>NO</p>	<p>The applicant has proposed to undertake earthworks across the site in particular compensatory earthworks within the High risk hazard area outside of the limited development zone. The proposed earthworks is to provide the required immunities to the proposed car parks in that location. The compensatory earthworks have been demonstrated to not have an adverse impact. The proposed earthworks are not associated with a previous approval and will require an assessment against the strategic framework.</p>
<p>c. Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that:</p> <p>i. a material change of use is only for the following uses if consistent with the overall outcomes of the applicable zone and precinct and the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated:</p> <p>A. Dwelling house; or</p> <p>B. Outdoor sport and recreation; or</p> <p>C. Park; or</p> <p>D. Permanent plantation; or</p> <p>E. Cropping (where involving forestry for wood production); or</p> <p>F. Tourist park; or</p> <p>G. Home based business; or</p> <p>H. Non-residential uses where not involving a vulnerable land use (flood and coastal).</p>	<p>Y</p>	<p>The proposed location of the Office is partially within the extent of the current mapped medium risk area. An Office is a non-residential use not involving a vulnerable land use (flood and coastal). Importantly, a Food and drink outlet is also. The proposal is consistent with the overall outcomes of the Centre zone code and the risk to people, property and infrastructure in this location of the site is avoided as demonstrated through the significant flood modelling. Therefore, the proposal accords with this outcome.</p>

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

8.2.2.2 Purpose - Flood hazard overlay		
Overall Outcomes	Complies Y/N	Comments
<p>e. Development in the Balance flood planning area manages and mitigates the tolerable risk of the flood hazard by ensuring that:</p> <ul style="list-style-type: none"> i. a material change of use is only for uses consistent with the overall outcomes of the applicable zone and precinct if the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated; ii. reconfiguring a lot is consistent with the overall outcomes of the applicable zone and precinct; iii. building work complies with the flood planning level and resilient materials requirements; iv. earthworks only occur, if: <ul style="list-style-type: none"> A. filling raises the ground level as a minimum to the Defined Flood Event; B. there are no adverse local drainage impacts, flooding and coastal impacts on other premises, public land, watercourses, roads or infrastructure or impacts on natural riverine and coastal processes or flood warning times. 	Y	The proposed location of the Office is partially within the extent of the current mapped balance flood planning area. The proposal is consistent with the overall outcomes of the Centre zone code and the risk to people, property and infrastructure in this location of the site is avoided as demonstrated through the significant flood modelling. The proposal accords with this outcome.
<p>f. Development in the Flood planning area:</p> <ul style="list-style-type: none"> i. supports, and does not unduly burden the disaster management response and recovery capacity and capabilities during and after significant flood events; ii. provides for efficient evacuation of on-site persons and facilitates direct and simple access for evacuation personnel and resources during flood events, while ensuring development does not hinder or place additional complexities upon evacuation activities for other premises; iii. avoids isolation of persons for flood events up to and including the Defined Flood Event; iv. provides for siting, built form, layout, and access (including evacuation access) which responds to the risk of the flood hazard and minimises risk to personal safety in all flood hazard events up to and including the Defined Flood Event; v. is resilient to flood events by ensuring the siting and design of development accounts for the potential risks to property associated with flood hazards; 	Y	The proposed location of the Office is within the extent of the Flood Planning Area. The extensive flood modelling has demonstrated the development supports disaster management response and recovery, provides evacuation routes, avoids isolating persons, provides a proposal which responds to the flood risk and is resilient to the risk, avoids an increase in flood hazard and does not impact on future flood hazard mitigation measures. The proposal accords with this outcome.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

8.2.2.2 Purpose - Flood hazard overlay		
Overall Outcomes	Complies Y/N	Comments
vi. directly, indirectly and cumulatively avoids an increase in the severity of flood hazards and potential for damage on the premises or to other premises or elsewhere in the floodplain;		
vii. involving essential community infrastructure remains functional during and immediately after a flood event up to and including the Defined Flood Event;		
viii. avoids the accidental release of hazardous materials as a result of a flood event;		
ix. maintains natural processes and the protective function of landforms and vegetation;		
x. does not impact adversely on the ability for future flood hazard mitigation measures to be implemented on other premises.		

Based on the assessment above, the proposal is inconsistent with four (4) of the Overall Outcomes of the code(s). Therefore, in accordance with section 1.7.2 of the MBRC Planning Scheme, an assessment against the Strategic Framework is set out in section 2.4.1 of this report.

2.5 Trunk Infrastructure

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

2.5.1 Levied Charge

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

2.5.2 Levied Charge Credit

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

(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.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

(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.

2.5.3 Levied Charge Offset or Refund

The site is affected by a Trunk Infrastructure requirement and it is recommended to include a condition in the development approval requiring the trunk infrastructure item to be delivered by the development. The Trunk Infrastructure item is RD33 - Eastern Collector Road, Strathpine.

It is recommended to include a condition requiring the land dedication and a condition requiring the road construction.

In accordance with section 17 of the CR, it has been calculated that the trunk infrastructure item has an Establishment Cost of:

- Land Dedication - \$75,600.00
- Works - \$ To be Advised (TBA) upon Operational Works approval.

and will result in an offset against the levied charge only with the balance of the levied charge payable by the development.

It is important to note that under the Council's Charges Resolution Implementation Policy, it had been determined that no offset for the land dedication was required, with the value of the land to be closed as road having a higher value than the land being dedicated as road despite that a greater area of land is being dedicated than is being closed. This was due to the areas of land classified as 'constrained'.

In accordance with the Charges Resolution, the applicant submitted their own valuation of the land and proposed the value of the trunk land offset was instead \$500,000, that when combined with the anticipated costs of the trunk road would probably result in a refund being paid to the applicant at the completion of the development. In accordance with the Charges Resolution, an independent land valuation report was commissioned by the Council that valued the Establishment Cost of the land as instead \$75,600.00. This amount was calculated as follows:

- | | |
|---|----------------------|
| • Land affected by easement and constrained by flood: | \$10/m ² |
| • Other constrained land (below 1% AEP): | \$113/m ² |
| • Unconstrained land: | \$250/m ² |

and based on these values adopted a before and after method in relation to:

- Existing Lot 3 prior to any land exchange is worth: \$5,998,479
- Lot 3 after inclusion of road closed and exclusion of trunk road is worth: \$5,922,892
- Difference in value being the trunk offset: \$75,587 and reasonably rounded to \$75,600.00.

To progress the determination of the development application it is recommended the \$75,600.00 Establishment Cost be applied however it is relevant for the Council to note that the applicant has not agreed to this value at this time and it is quite possible the value of the Establishment Cost might be determined by another valuer jointly appointed by the Council and the applicant through a Negotiated Charges Notice process under the Charges Resolution.

2.5.4 Additional Trunk Infrastructure Costs

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

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

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

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

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

2.6 Recording of particular approvals on the MBRC Planning Scheme

Not applicable in this instance on the basis that the proposal has been determined to be consistent with the Strategic Framework, despite the non-compliance with the planning scheme code.

2.7 Referrals

2.7.1 *Council Referrals*

2.7.1.1 Development Engineering

Managing Impacts during Construction

To ensure that construction impacts are minimised on the surrounding properties prior to development construction starting a Construction Management Plan will be required. As a consequence, it is a recommendation of this report that a condition be included requiring a construction management plan.

Earthworks

As part of the development proposal, earthworks have been proposed to be undertaken towards the northern boundary of the subject site. The earthworks are to provide the car parking in that location with the required immunities to the defined flood event. As the area identified for earthworks is located within the Medium risk flood hazard area and High risk flood hazard area, earthworks is not supported. However, the applicant has undertaken extensive flood modelling in accordance with Planning Scheme Policy - Flood hazard, Coastal hazard and Overland flow and in consultation with Council's Drainage, Waterways and Coastal Planning section. As a result of this, a Flood Impact Assessment report has demonstrated that the proposed compensatory earthworks does not;

- (a) directly, indirectly and cumulatively cause any increase in water flow velocity or level;
- (b) increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain;
- (c) change the timing of the flood wave or impact on flood warning times.

As a consequence, it is a recommendation of this report that the operational works earthworks conditions be imposed on the development.

Traffic and Transport

A Traffic Impact Assessment (TIA) has been prepared in support of the application. The TIA provided has undertaken a review of the developments impact to the adjacent road network, including the intersection of Learmonth Street/Gympie Road and the proposed new road/Learmonth Street intersection. As a result of the development, the proposed new road/Learmonth Street intersection will be required to be signalised, to ensure it operates within the acceptable thresholds. It is a recommendation of this report that a condition be included requiring the construction of the signalised intersection.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

It is proposed that a new road will be designed and constructed along the western boundary of the development generally in accordance with the Urban typology. A functional layout has been prepared in support of the proposed development. It has generally adopted the typology from Council's Planning Scheme Policy - Integrated Design, there are some slight modifications which results in a reduction to the road reserve width, with the relaxations in the verge to ensure that the pavement width remain as per the typology. The relaxations are as follows;

- On street parking lanes reduced from 2.6m to 2.4m;
- Verge widths reduced from 5m to 4m; and
- Removal of cycle lanes but an increase to the traffic lanes from 3.3m to 4.0m.

This will result in a road reserve width of 20.8m instead of the preferred typology width of 25.8m identified in the Planning Scheme Policy - Integrated Design. As a consequence, it is a recommendation of this report that a condition be included requiring the construction of the new road generally in accordance with the Functional Layout plans.

Site Access and Parking

The site will have access from three separate driveway crossovers. Two from the new road and a left in only arrangement on the eastern boundary from Learmonth Street. The internal access driveways and car parks have been designed in accordance with MBRC Planning Scheme and AS2890.

The loading bay for the proposed development has a floor to ceiling height of 4.3m which is less than the AS2890.2 requirement of 4.5m. A technical statement has been provided which identify the services vehicles that the long-term tenant will utilise for the site and it has established that no vehicle greater than 4.3m will service the site from the loading bay. Therefore, the non-standard 4.3m high loading bay is supported in this instance.

As a consequence, it is a recommendation of this report that conditions be included requiring the access driveways, driveway crossover and car parking areas be constructed generally in accordance with the approved plans, Council standards and the Australian Standards.

Stormwater Management and Drainage Discharge

A Stormwater Management Plans has been prepared in support of the proposed development. The report has demonstrated compliance with the stormwater quantity and quality objectives of the MBRC Planning Scheme and the State Planning Policy.

The Stormwater quality objectives for the site will be achieved through a combination of bio-retention swales and a proprietary device which includes SPEL filtration tank and SPEL stormsacks (or equivalent). The maintenance regime of the bio-retention swales and devices are subject to the development owners.

The site will lawfully discharge to Coulthards creek, with no detention to be provided. The Flood Impact Assessment has demonstrated that the works proposed to the waterway and the development site will result in minimal impact on the creek and river system both upstream and downstream of the property.

As a consequence, it is a recommendation of this report that a condition be included approving the stormwater management plan and requiring the development stormwater to be constructed in accordance with it.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

Flood Hazard Overlay and Flood Impact Assessment

The subject site is covered by both the High-risk flood hazard area and the Medium risk flood hazard area. A Flood Impact Assessment Report has been prepared in support of the development. The applicant has proposed a strategy to be implemented for the development site which will result an improvement to the subject site in respect to flood levels and the risks and hazards associated with the flood events. The works involve road and stormwater drainage along the western boundary of the property, which is identified as trunk road works in accordance with Council's LGIP and compensatory earthworks to the north. The road and stormwater drainage are works that Council had identified and regardless of the development the road and associated stormwater drainage would have been constructed within that location. The road captures and diverts 1% AEP flows, which are directed to Coultards Creek. Upon completion of these works it will effectively change the flood hazard area for a portion of the site to balance flood hazard area. This has been supported by the extensive flood modelling undertaken within that catchment, which has utilised Council's flood models and been done in accordance with the Planning Scheme Policy - Flood hazard, Coastal hazard and Overland flow.

As part of the Flood Impact Assessment report detailed assessment was undertaken in regard to the Flood Planning Level for the proposed development. The proposed works to be undertaken on the site as a part of this development will reduce the defined flood event (or level) to 7.6m AHD. As agreed with Council officers the developer modelled an additional range of design events with a 20% increase rainfall intensity and 0.8m rise in tail water level for design event 1% AEP up to and include a 0.05% AEP. These results demonstrated that the maximum water surface level for the site adjacent to the proposed building wouldn't exceed 8.1m AHD and that is even in a low probability storm event (0.05% AEP). As a result of this reporting the applicant has demonstrated that a 500mm freeboard for the proposed development would be acceptable. Therefore, resulting in the Flood Planning level being set for the proposed building at 8.1m AHD.

As a consequence, it is a recommendation of this report that a condition be included requiring the recommendations of the Flood Impact Assessment report be incorporated into the final design and that a condition be include the flood planning level for the proposed building be set at 8.1m AHD

2.7.1.2 Environmental Health

Lighting

It is recommended that conditions are included to ensure suitable lighting is installed.

Waste Management

A waste management program has been provided and is acceptable for the proposed use. This development will use a total of 12 x 1.1m³ bins (6 x 1.1m³ general waste bins and 6 x 1.1m³ recyclable waste bins) stored in bin storage areas adjacent to the loading dock. Bins will be serviced on site from the loading dock. Provision has been made for a 12.5m HRV to service the bins. A bin wash facility will also be provided. As a consequence, the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

Food Premises - Food Business Licence

The development may incorporate a licensable food business under the *Food Act 2006* that will have specific structural requirements. As a consequence, the recommendations of this report include an advice for a Food Business Licence.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

2.7.1.3 Environmental Planning

Environmental Areas Overlay

The northern portion of the site is traversed by Coulthards Creek. The creek corridor is mapped as MLES waterways buffer under the Environmental Areas Overlay. The proposed earthworks plans show that a sediment basin is to be located within the overlay area. The Environmental areas assessment criteria for the code states that for development in the MLES area, the unavoidable loss of native vegetation must be compensated with an environmental offset. The required earthworks are proposed in an existing grassed area of the site and will not require clearing of vegetation. In this instance an environmental offset will not be required. Specific water quality objectives will be managed through a Site Based Stormwater Quality Management Plan. The proposed development will have limited impact on the Coulthards Creek corridor. The proposed development complies with the Environmental areas assessment criteria.

Riparian and Wetland Setback Overlay

The northern portion of the site traversed by Coulthards Creek is mapped within the Riparian and wetland setbacks overlay. The proposed development is required to demonstrate that it provides and maintains a suitable setback from the waterway. Although the proposed northern car park is set back the required 20m from the waterway, the development proposed earthworks within the overlay. It is noted that the earthworks are proposed in an existing grassed area along the embankment and will not require clearing of vegetation. Mitigation of erosion and sediment during site works can be managed through an appropriate site management plan to be assessed by engineering. Despite the encroachment of works within the overlay, the proposed development complies with the performance outcome of the code.

Clearing of habitat trees where not located within the Environmental areas overlay map

The applicant has identified one native habitat tree having an 80cm dbh (diameter at breast height) that will require removal. The code requires no net loss of fauna habitat. Where development does result in the loss of a habitat tree, development must provide replacement fauna nesting boxes at a rate of 3 nest boxes for every habitat tree removed. A condition of approval will be required for the development to comply with this performance outcome.

Planning Regulation 2017 Schedule 11

The site is located within a Priority Koala Assessable Development Area. The site is mapped as low value rehabilitation area. The applicant has provided a response to demonstrate how the proposed development complies with the koala habitat provisions of Schedule 11 of the *Planning Regulation 2017*. Four koala food trees are to be removed as a result of the proposed development (two from the road reserve and two on site). Being in a low value rehabilitation area, no offsets are necessary. However the applicant states that the development will achieve a net benefit to koala habitat through addition koala tree planting as part of the landscaping plan. The proposed development complies with the benchmarks of Schedule 11.

2.7.2 Referral Agencies

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

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

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

2.8 Public Consultation

2.8.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 7 February 2018.
- (b) The development application was advertised in the Pine Rivers Press on 8 February 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 9 February 2018 and maintained for a period of 15 business days until 2 March 2018.

2.8.2 Submissions Received

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

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		2
	Petition	0	0
Not Properly Made	Letter, Email, Fax		1
	Petition	0	0
Total			3

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

Assessment of Submissions
Issue - All submitters provided their overall support for the proposal and the new road location but identified some concerns which are discussed in further below.
Discussion The support is noted. This is <u>not</u> sufficient grounds for refusal of the application.
Issue - Submitters supported the new proposed road location on the western boundary but submitted the footpath and street trees would prohibit future access to the adjoining western allotments fronting Gympie Road.
Discussion The applicant, through discussions with Council, is proposing to construct a full road width of 20.8m including all necessary street attributes (eg. 4m full width pathways in verge, street trees, parking lanes and vehicle lanes). The provision of the full width pathway, parking lanes and street trees adjoining the western boundary will not prohibit future access. At the time the owner of the adjoining western lots wants to access the new road they will be able to do so through an Operational Works application to Council where it will be possible to consider the removal of some on-street parks and/or street trees on the western side to provide new crossovers and driveways and overcome any level differences between finished road level and existing property levels. Until this occurs, it is pertinent that Council plan for the ultimate road typology as timing for western lots to access the new road is unknown. This is <u>not</u> sufficient grounds for refusal of the application.
Issue - Submitters requested crossovers and driveway entrances be constructed to the properties adjoining the new proposed road to the west.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

<p>Discussion Imposing such a condition requiring the developer to construct potentially 8 new crossovers and driveways to properties adjoining the new proposed road is unreasonable as it relates to works beyond the extent of the development site. As such, this is not a condition that Council can reasonably impose.</p> <p>Further, it is preferable from a planning perspective to consolidate driveway and crossover entrances for those lots adjoining to the west. Such an arrangement would have to be considered on a site by site basis and where reasonable. Future planning and development applications would determine appropriate crossover and driveway locations. At the time property owners of adjoining lots to the west want to access the new road an Operational Works for Access and Parking would be required to be lodged.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Submitters requested that fencing not be placed adjoining the new road and western properties.</p>
<p>Discussion Council officers agree with this outcome. As such, it is recommended that no conditions relating to fencing be included in any conditions package.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Submitters requested the full road be constructed to completely join Learmonth Street to Flynn Lane.</p>
<p>Discussion The applicant, through discussions with Council, is proposing to construct the new road on the western boundary for a length of approximately 140m to their second driveway entrance. The road is trunk infrastructure and offsets will apply. Beyond this point, a bridge is required to traverse Coulthards Creek. The extent of development does not, in this instance, warrant the further construction of the road. As development continues to occur from Flynn Lane south down Gympie Road Council will seek infrastructure charges for the completion of the remainder of the road or seek for developers to construct the remaining portion where reasonable. It is likely however that the bridge across the creek will be an infrastructure item that the Council will need to deliver.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 6 March 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.

2.9 Other Matters
None identified.

3. Strategic Implications

3.1 Legislative/Legal Implications
The applicant (and submitter/s) has appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan
Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

ITEM 2.1 DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 - A16750018 (Cont.)

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

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

3.7 Economic Benefit

The proposal will generate employment opportunities within the Strathpine Centre.

3.8 Environmental Implications

There are no environmental implications arising from this development application.

3.9 Social Implications

There are no environmental implications arising from this development application.

3.10 Consultation / Communication

Refer to clause 2.8.

SUPPORTING INFORMATION

Ref: [A16750034](#), [A16751709](#) & [A16752355](#)

The following list of supporting information is provided for:

ITEM 2.1

DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8

#1 Locality Plan

#2 Zoning Map

#3 Approved Plans

#4 Submissions

ITEM 2.1 - DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE (Cont.)

#1 Locality Plan



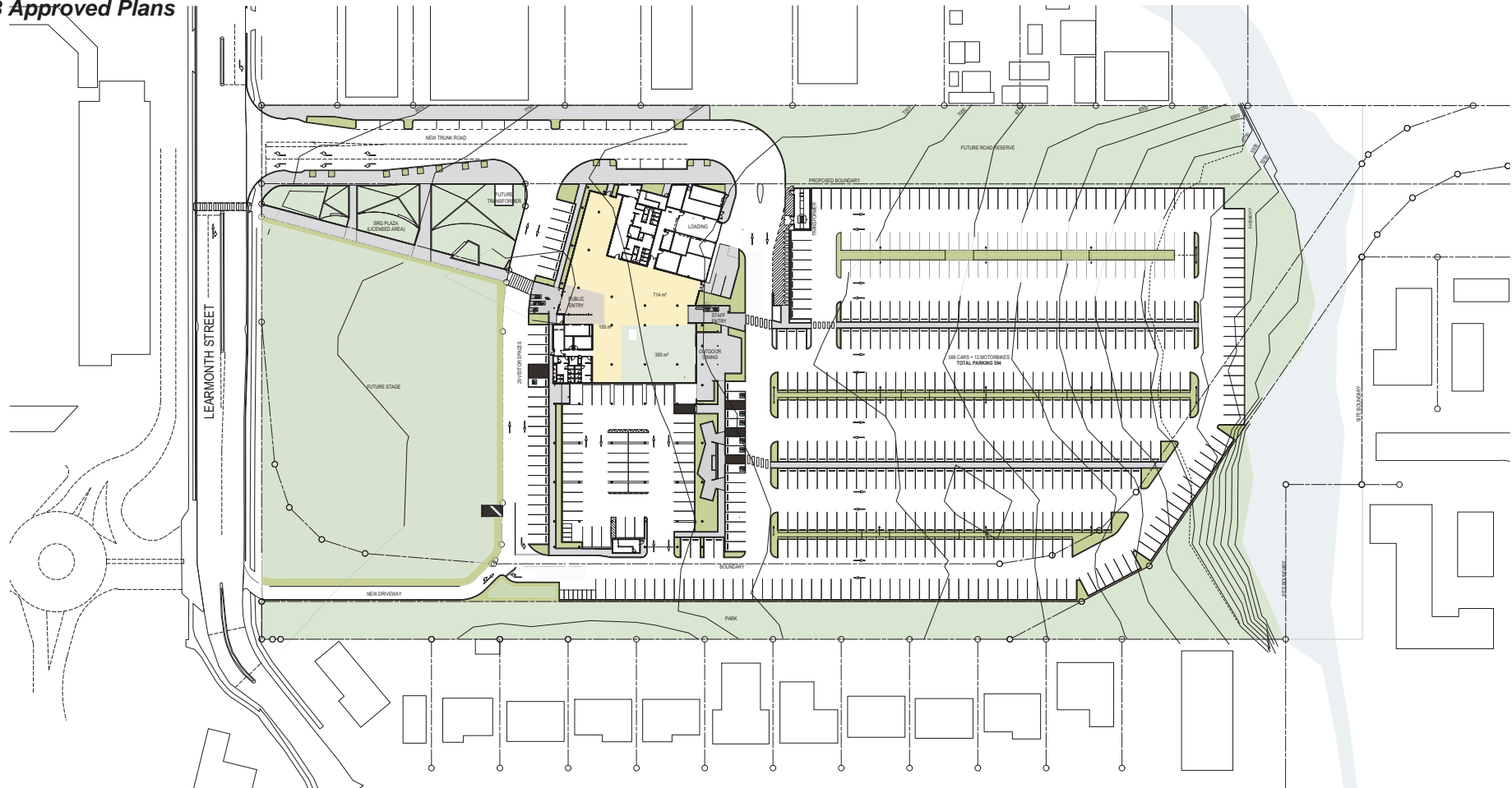
ITEM 2.1 - DA/35188/2017/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR OFFICE AND FOOD AND DRINK OUTLET AND OPERATIONAL WORK - DEVELOPMENT PERMIT FOR FILLING AND EXCAVATION AT 7-13 LEARMONTH STREET, STRATHPINE (Cont.)

#2 Zoning Map



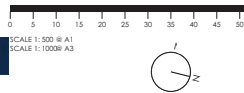
ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

#3 Approved Plans



1 SITE PLAN
SCALE 1:500 @ A1
SCALE 1:1000 @ A3

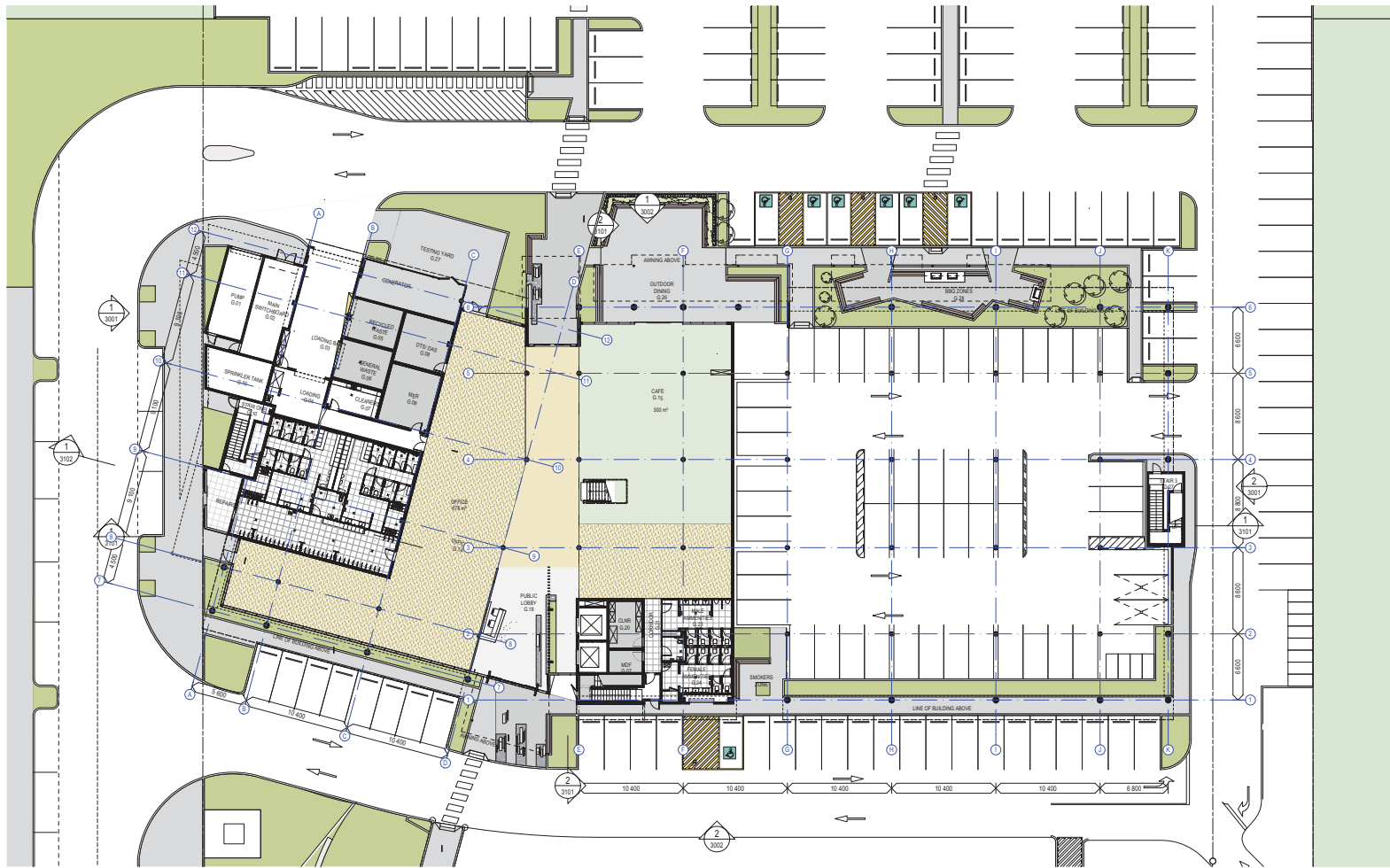
COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN: 77 030 364 106
COTTEEPARKER.COM.AU



ISSUE	DATE	D. C. A.	ISSUE PURPOSE
N	05/07/18	CE	REVISED FOR DA
M	21/07/18	CE	REVISED DA
L	16/10/17	CE	DA REVISIONS
K		CE	DA ISSUE
J	09/10/17	CE	CLIENT ISSUE
I	20/05/17	CE	CLIENT ISSUE
H	15/05/17	CE	FOR INFORMATION
G	08/05/17	CE	FOR INFORMATION
F	20/02/17	CE	FOR INFORMATION
E	21/05/17	CE	CLIENT ISSUE
D		CE	REVISED DA

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST
DRAWING TITLE
SITE PLAN
DRAWING NO. SD1002
ISSUE N

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 FLOOR PLAN - GROUND FLOOR
SCALE 1:200 @ A1
SCALE 1:400 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEEPARKER ARCHITECTS PTY LTD
ABN 17 710 041 046
COTTEEPARKER.COM.AU



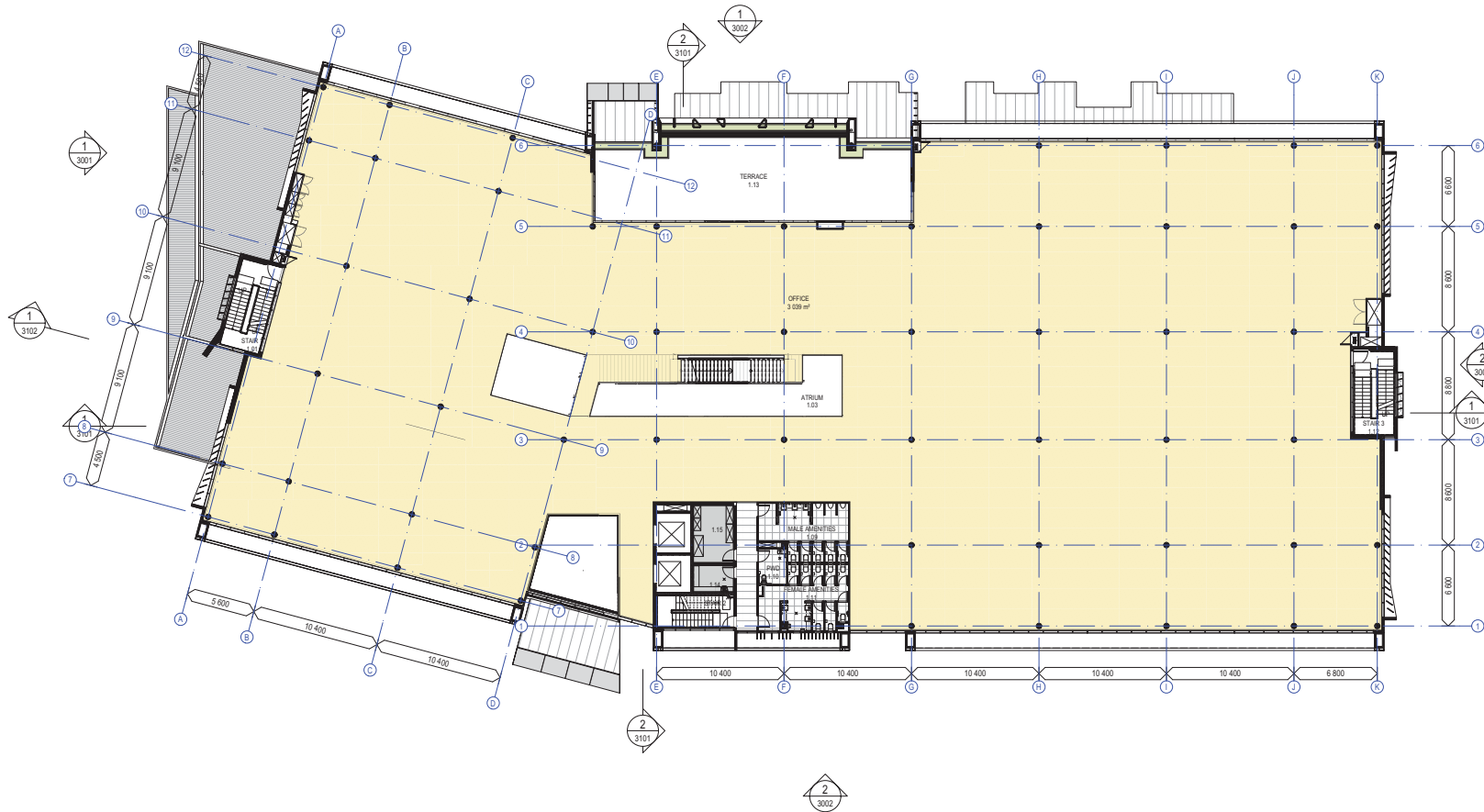
SCALE 1:200 @ A1
SCALE 1:400 @ A3



A	REVISED DA	21/01/18	CE	BM
J	DA REVISIONS	21/01/18	CE	BM
I	DA REVISIONS	16/01/17	CE	BM
H	DA ISSUE	16/01/17	CE	BM
G	CLIENT ISSUE	26/04/17	CE	BM
F	FOR INFORMATION	15/02/17	CE	BM
E	FOR INFORMATION	26/04/17	CE	BM
D	FOR INFORMATION	26/04/17	CE	BM
C	REVISED PLAN	21/01/18	CE	BM
B	CLIENT FEEDBACK	21/01/18	CE	BM
A	PRELIMINARY	21/01/18	CE	BM
	ISSUE PURPOSE	DATE	D.	C. A.

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST
DRAWING TITLE
FLOOR PLAN- GROUND
JOB NO
5324
DRAWING NO
SD2001
ISSUE
K

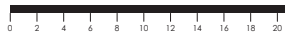
ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 FLOOR PLAN - LEVEL 01
SCALE 1:200 @ A1
SCALE 1:400 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN: 17 219 984 106
COTTEEPARKER.COM.AU



SCALE 1:200 @ A1
SCALE 1:400 @ A3



K	REVISED DA	31/01/18	CE	BM	
J	DA REVISIONS	23/10/17	CE	BM	
I	DA REVISIONS	19/10/17	CE	BM	
H	DA ISSUE				
G	CLIENT ISSUE	26/09/17	CE	BM	
F	FOR INFORMATION	15/09/17	CE	BM	
E	FOR INFORMATION	08/09/17	CE	BM	
D	FOR INFORMATION	28/08/17	CE	BM	
C	REVISED PLAN				
B	CLIENT FEEDBACK	21/02/17	CE	BM	
A	ISSUE	26/01/17	CE	BM	
	ISSUE PURPOSE	DATE	D	C	A

SD

JOB No
5324

DRAWING No
SD2002

ISSUE
K

SRG OFFICES

LEARMONTH STREET, STRATHPINE

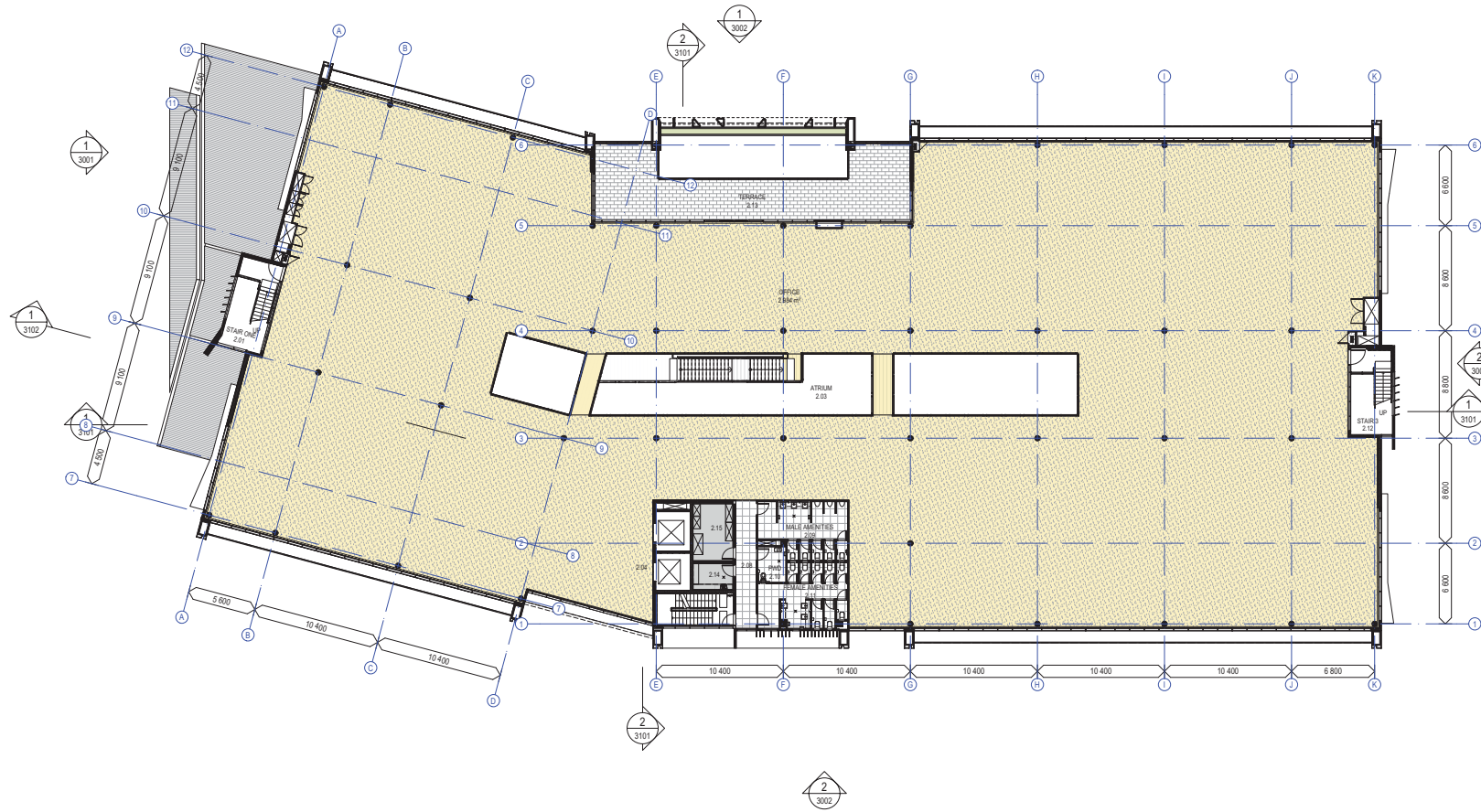
CLIENT - PRIMEWEST

DRAWING TITLE

FLOOR PLAN - LEVEL 1

BM Server: CPABRBM01 - BM Server 20/1850/5224 Offices Strathpine Master: 31/01/2018: 4:12 PM

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 FLOOR PLAN - LEVEL 02
SCALE 1:200 @ A1
SCALE 1:400 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN: 17 219 924 156
COTTEEPARKER.COM.AU



0 2 4 6 8 10 12 14 16 18 20
SCALE 1:200 @ A1
SCALE 1:400 @ A3



E	REVISED DA	31/01/18	CE	BN
D	DA REVISIONS	23/10/17	CE	BN
C	DA REVISIONS	16/10/17	CE	BN
B	DA ISSUE	28/08/17	CE	BN
A	DATE	10/04/18	CE	BN
SD	ISSUE PURPOSE			

SRG OFFICES

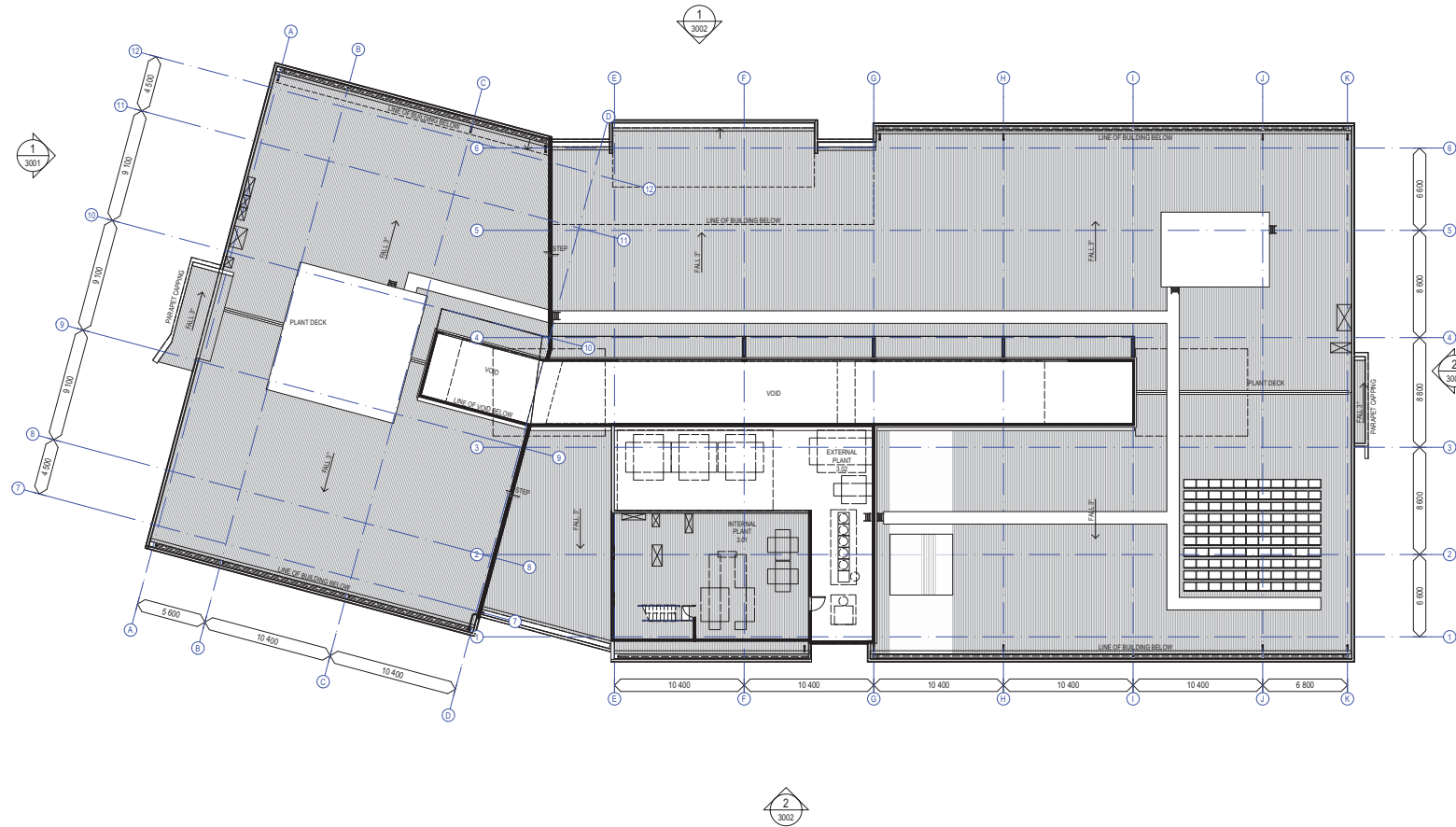
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

DRAWING TITLE

FLOOR PLAN - LEVEL 2

JOB No 5324
DRAWING No SD2003
ISSUE E

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 FLOOR PLAN- PLANT
SCALE 1:200 @ A1
SCALE 1:400 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN: 17 219 924 106
COTTEEPARKER.COM.AU



0 2 4 6 8 10 12 14 16 18 20
SCALE 1: 200 @ A1
SCALE 1: 400 @ A3



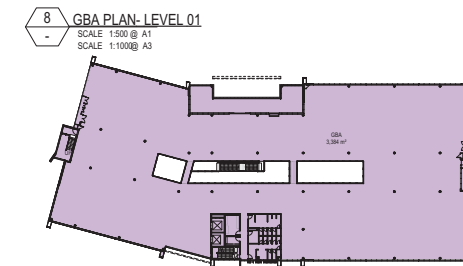
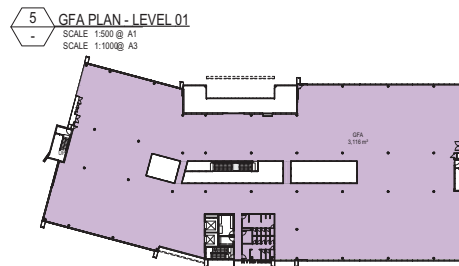
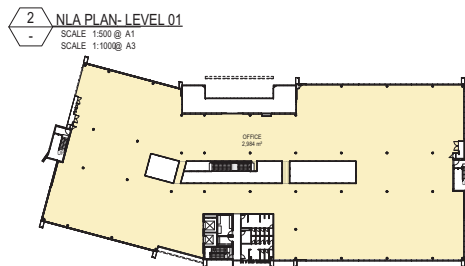
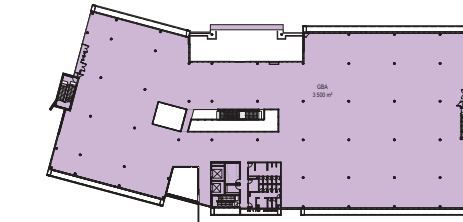
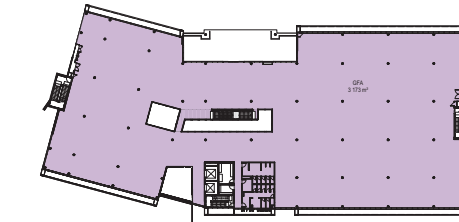
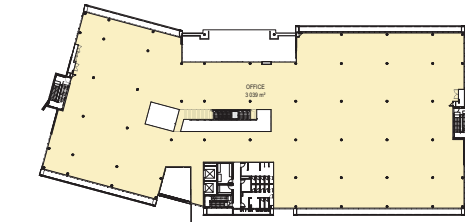
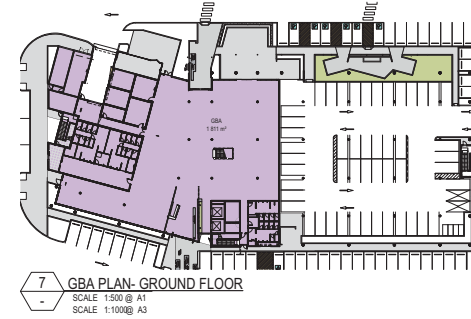
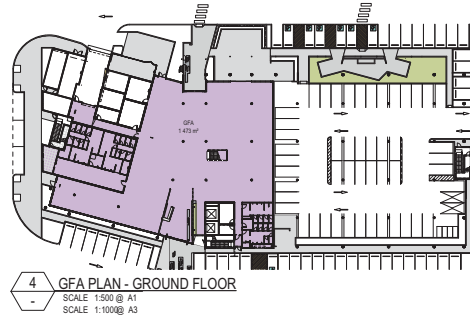
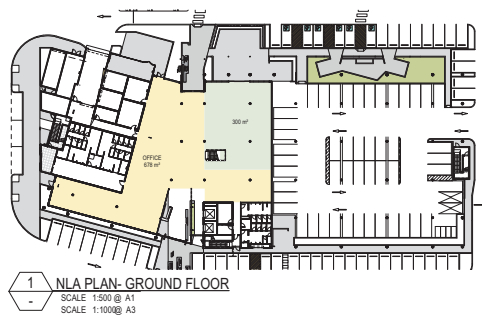
Bim Server: CPADREBIM01 - Bim Server 20/1850/5224 Offices Strathpine Master: 31/10/2018: 4:12 PM

G	REVISED DA	31/01/18	CE	BM
F	DA REVISIONS	16/10/17	CE	BM
E	DA ISSUE			
D	CLIENT ISSUE	26/09/17	CE	BM
C	FOR INFORMATION	10/09/17	CE	BM
B	FOR INFORMATION	08/09/17	CE	BM
A	FOR INFORMATION	08/09/17	CE	BM
	CONSULTATION	08/09/17	CE	BM
	ISSUE PURPOSE	DATE	D	C. A.

SD

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST
DRAWING TITLE
ROOF PLAN
JOB No 5324
DRAWING No SD2004
ISSUE G

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



	NLA
GROUND FLOOR	978m ²
LEVEL ONE	3 039m ²
LEVEL TWO	2 984m ²
TOTAL	7 001m ²

	GFA
GROUND FLOOR	1 473m ²
LEVEL ONE	3 173m ²
LEVEL TWO	3 116m ²
TOTAL	7 762m ²

	GBA
GROUND FLOOR	1 811m ²
LEVEL ONE	3 500m ²
LEVEL TWO	3 384m ²
TOTAL	8 695m ²

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEEPARKER ARCHITECTS PTY LTD
ABN 17 055 024 156
COTTEEPARKER.COM.AU



REVISED DA	DATE	BY	REVISION
F	28/01/17	CE	SD
E	06/01/17	CE	SD
D	04/01/17	CE	SD
C	28/08/17	CE	SD
B	21/08/17	CE	SD
A	08/08/17	CE	SD

DATE: 01.04.18
DRAWING NO: SD2801
JOB NO: 5324
ISSUE: G

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMWEST
DRAWING TITLE
AREA SCHEDULE

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 WEST ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3



2 EAST ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3

EXTERIOR FINISHES LEGEND	
(E91)	EXTERNAL POWDERCOAT - BLACK
(E92)	EXTERNAL RENDERED MASONRY - GREY
(E93)	EXTERNAL PAINT - COLOUR 01
(E94)	EXTERNAL GLAZING - CLEAR GREEN, SILVER FRAME
(E95)	EXTERNAL GLAZING - COLOURBACK, SILVER FRAME
(E96)	EXTERNAL CLADDING_STRYLUM SHADOW_NATURAL
(E97)	EXTERNAL CLADDING_PREFINISHED PANEL_FINISH 01
(E98)	EXTERNAL CLADDING_PREFINISHED PANEL_FINISH 02
(E99)	EXTERNAL CLADDING_PREFINISHED PANEL_FINISH 03
(E100)	EXTERNAL CLADDING_PREFINISHED PANEL_GREY
(E101)	EXTERNAL PANEL_PREFINISHED PANEL_BRONZE/GOLD

COTTEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEPARKER ARCHITECTS PTY LTD
ABN: 77 055 041 505
COTTEPARKER.COM.AU



0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15
SCALE 1:150 @ A1
SCALE 1:300 @ A3

D	REVISED DA	31/01/18	CE	BM
C	DA REVISIONS	16/10/17	CE	BM
B	DA ISSUE	16/10/17	CE	BM
A	ISSUE PURPOSE		D	C. A.

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST
DRAWING TITLE
ELEVATIONS
JOB No 5324 DRAWING No SD3001 ISSUE D

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 NORTH ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3



2 SOUTH ELEVATION
SCALE 1:150 @ A1
SCALE 1:300 @ A3

EXTERIOR FINISHES LEGEND	
(E001)	EXTERNAL POWDERCOAT - BLACK
(E002)	EXTERNAL RENDERED MASONRY - GREY
(E003)	EXTERNAL PAINT - COLOUR 01
(E004)	EXTERNAL GLAZING - CLEAR GREEN, SILVER FRAME
(E005)	EXTERNAL GLAZING - COLOURBACK, SILVER FRAME
(E006)	EXTERNAL CLADDING, STRYUM SHADOW_NATURAL
(E007)	EXTERNAL CLADDING, PREFINISHED PANEL_FINISH 01
(E008)	EXTERNAL CLADDING, PREFINISHED PANEL_FINISH 02
(E009)	EXTERNAL CLADDING, PREFINISHED PANEL_FINISH 03
(E010)	EXTERNAL CLADDING, PREFINISHED PANEL_GREY
(E011)	EXTERNAL PANEL, PREFINISHED PANEL_BRONZE/GOLD

COTTEEPARKER ☐

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 17 633 364 100
COTTEEPARKER.COM.AU



0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15
SCALE 1:150 @ A1
SCALE 1:300 @ A3

D REVISED DA 31/07/16 CE: BM
C DA REVISIONS 16/10/17 CE: BW
E DA ISSUE
F DA ISSUE
G DA ISSUE
H DA ISSUE
ISSUE PURPOSE DATE D. C. A.

SRG OFFICES

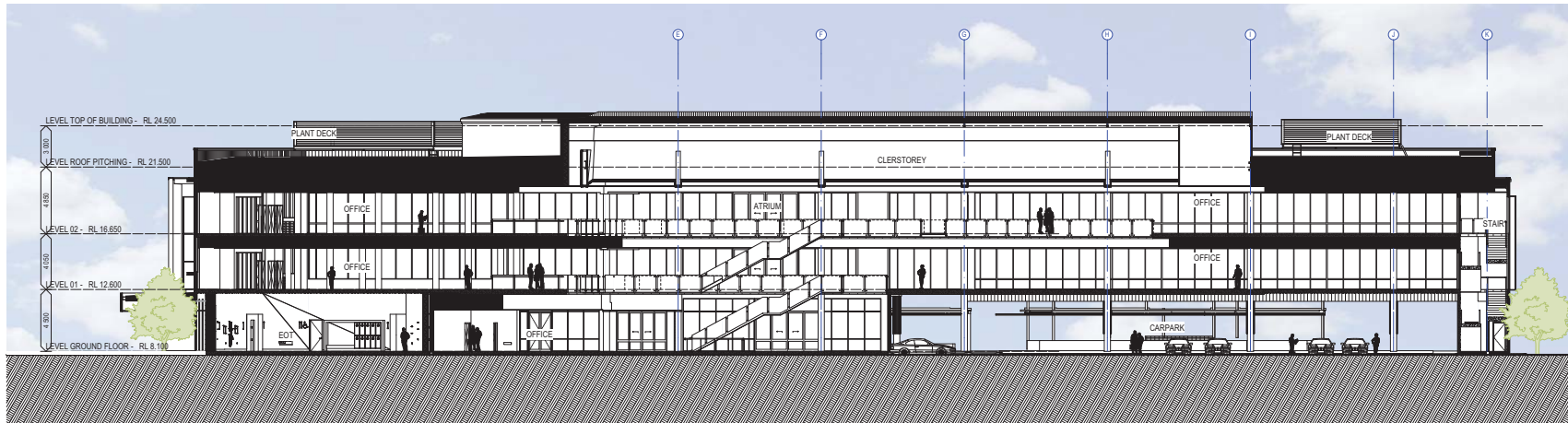
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

DRAWING TITLE

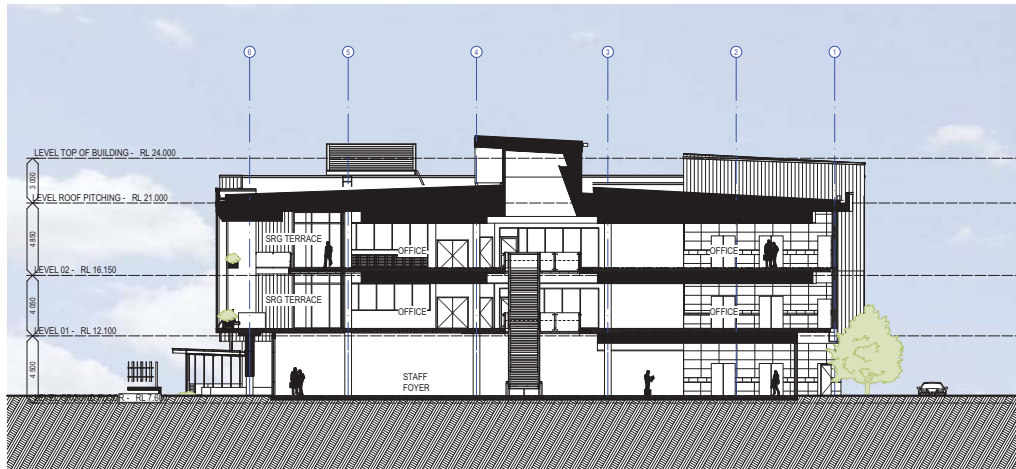
ELEVATIONS

JOB NO 5324
DRAWING NO SD3002
ISSUE D

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 SD SECTION A
SCALE 1:150 @ A1
SCALE 1:300 @ A3

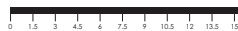


2 SD SECTION B
SCALE 1:150 @ A1
SCALE 1:300 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN: 77 629 584 516
COTTEEPARKER.COM.AU



SCALE 1:150 @ A1
SCALE 1:300 @ A3



P	REVISED	2018/06	CE	BM
E	ON REVISION	16/10/17	CE	BM
D	CHANGED	2018/07	CE	BM
C	CLIENT ISSUE	2018/07	CE	BM
B	CLIENT FEEDBACK	2018/07	CE	BM
A	ISSUED FOR PERMIT	2018/04	CE	BM
ISSUE PURPOSE	DATE	E. C. A.		

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

ORIGINATOR

SECTIONS 1

JOB NO. 5324
DRAWING NO. SD3101
ISSUE F

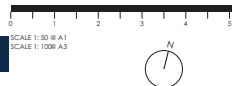
ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



1 STREETScape INTERFACE SECTION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER Φ

BRISBANE
T 61 7 3866 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 71 000 004 006
COTTEEPARKER.COM.AU

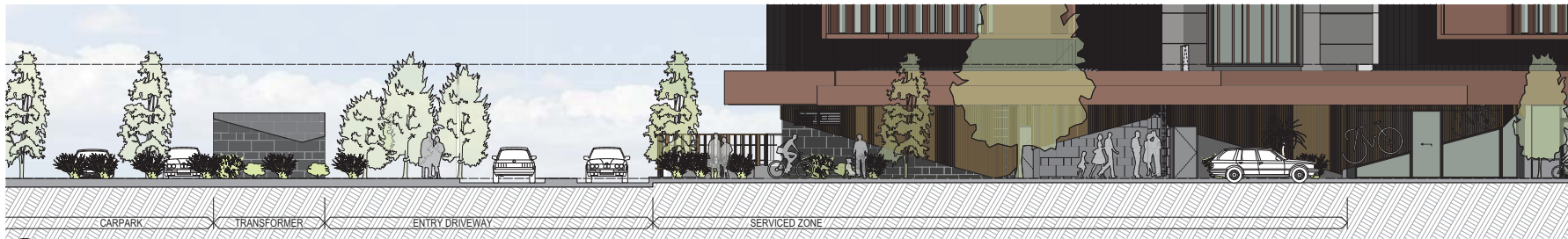


ISSUED	DATE	BY	JOB No	DRAWING No	ISSUE
SD		D. C. A.	5324	SD3102	R

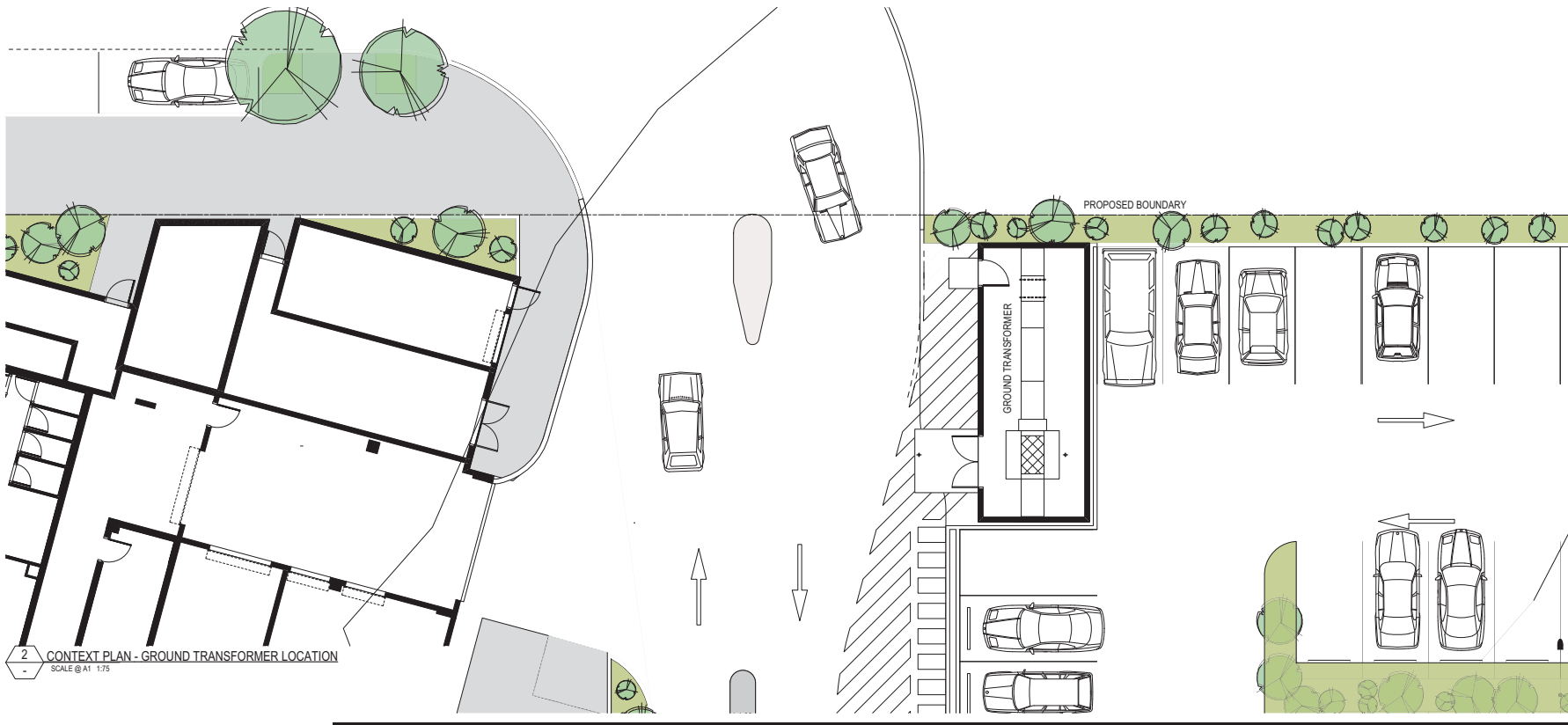
SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

SECTIONS 2

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



IS1 WEST ELEVATION
SCALE @ A1 1:75



2 CONTEXT PLAN - GROUND TRANSFORMER LOCATION
SCALE @ A1 1:75

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEEPARKER ARCHITECTS PTY LTD
ABN: 51 049 554 042
COTTEEPARKER.COM.AU



SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

TRANSFORMER CONTEXT
DRAWING TITLE
JOB NO. 5324
DRAWING NO. SD3003
ISSUE B

FOR INFORMATION
DATE 12/04/18
SD

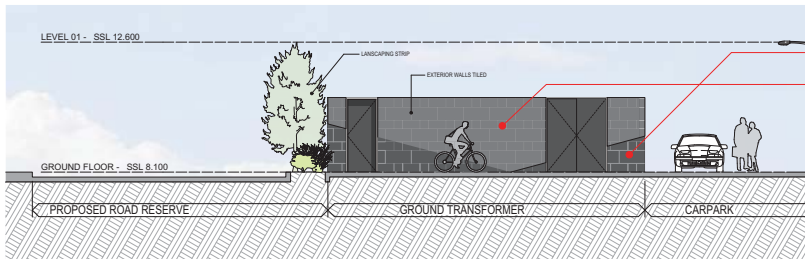
ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



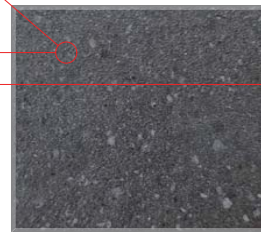
2 VIEW FROM DRIVEWAY ENTRY
-



EXTERIOR: TIMBER SCREEN



1 SOUTH ELEVATION
SCALE @ A1 1:75



EXTERIOR: TILE CHARCOAL



EXTERIOR: TILE LIGHT GREY

COTTEEPARKER

BRISBANE
T: 61 7 3846 7422
COTTEEPARKER ARCHITECTS PTY LTD
ABN: 57 04263 082
COTTEEPARKER.COM.AU



SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST

TRANSFORMER CONTEXT 2

FOR INFORMATION	ISSUED BY	DATE	JOB NO.	DRAWING NO.	ISSUE
SD	H. C. A.		5324	SD3004	A

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



NORTHERN ENTRY VIEW

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



SITE AERIAL

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 910 924 106
COTTEEPARKER.COM.AU



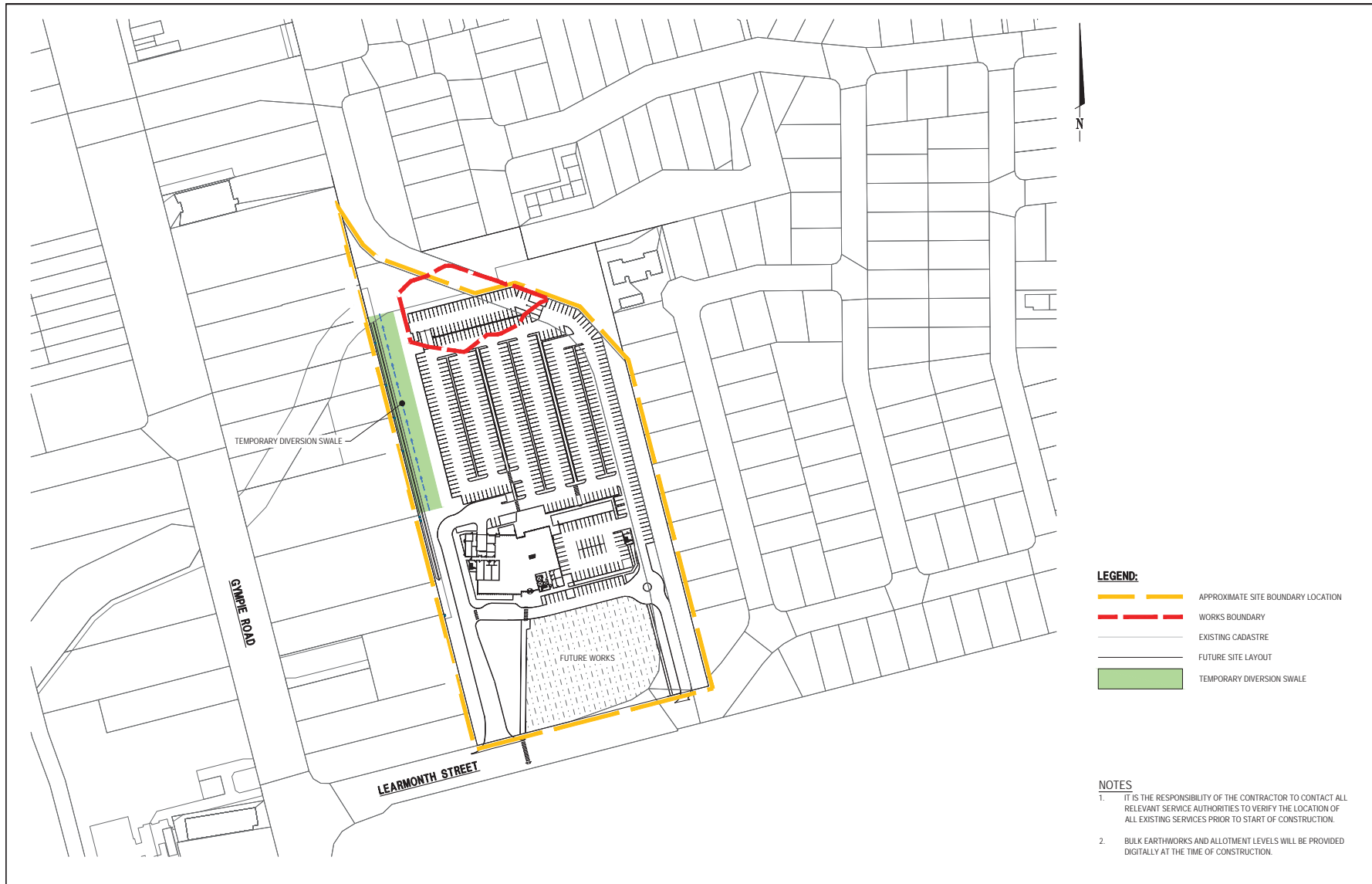
Bim Server: C:\AB\EBM01 - Bim Server\2016\05\5324 Offices Strathpine Master\2\03\2018: 5:12 PM

ISSUE PURPOSE	DATE	D.	C.	A.
D	02/03/18	CE	BM	
C	16/10/17	CE	BM	
B	DA ISSUE			
A	CLIENT DELIVERED	26/07/17	CE	BM

SD

SRG OFFICES
LEARMONTH STREET, STRATHPINE
CLIENT - PRIMEWEST
3D DRAWINGS
JOB No: **5324**
DRAWING No: **SD0203**
ISSUE: **D**

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



- LEGEND:**
- APPROXIMATE SITE BOUNDARY LOCATION
 - WORKS BOUNDARY
 - EXISTING CADASTRE
 - FUTURE SITE LAYOUT
 - TEMPORARY DIVERSION SWALE

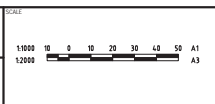
- NOTES**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL RELEVANT SERVICE AUTHORITIES TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO START OF CONSTRUCTION.
 2. BULK EARTHWORKS AND ALLOTMENT LEVELS WILL BE PROVIDED DIGITALLY AT THE TIME OF CONSTRUCTION.

REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN	SCALE	CLIENT	PROJECT	DRAWING TITLE
A	06/02/18	ISSUED FOR APPROVAL	SD	SD	1:1000 1:2000	PRIMEWEST	LEARMONTH STREET STRATHPINE	OVERALL LAYOUT PLAN
B								
C								
D								
E								
F								
G								
H								

FOR DEVELOPMENT APPLICATION

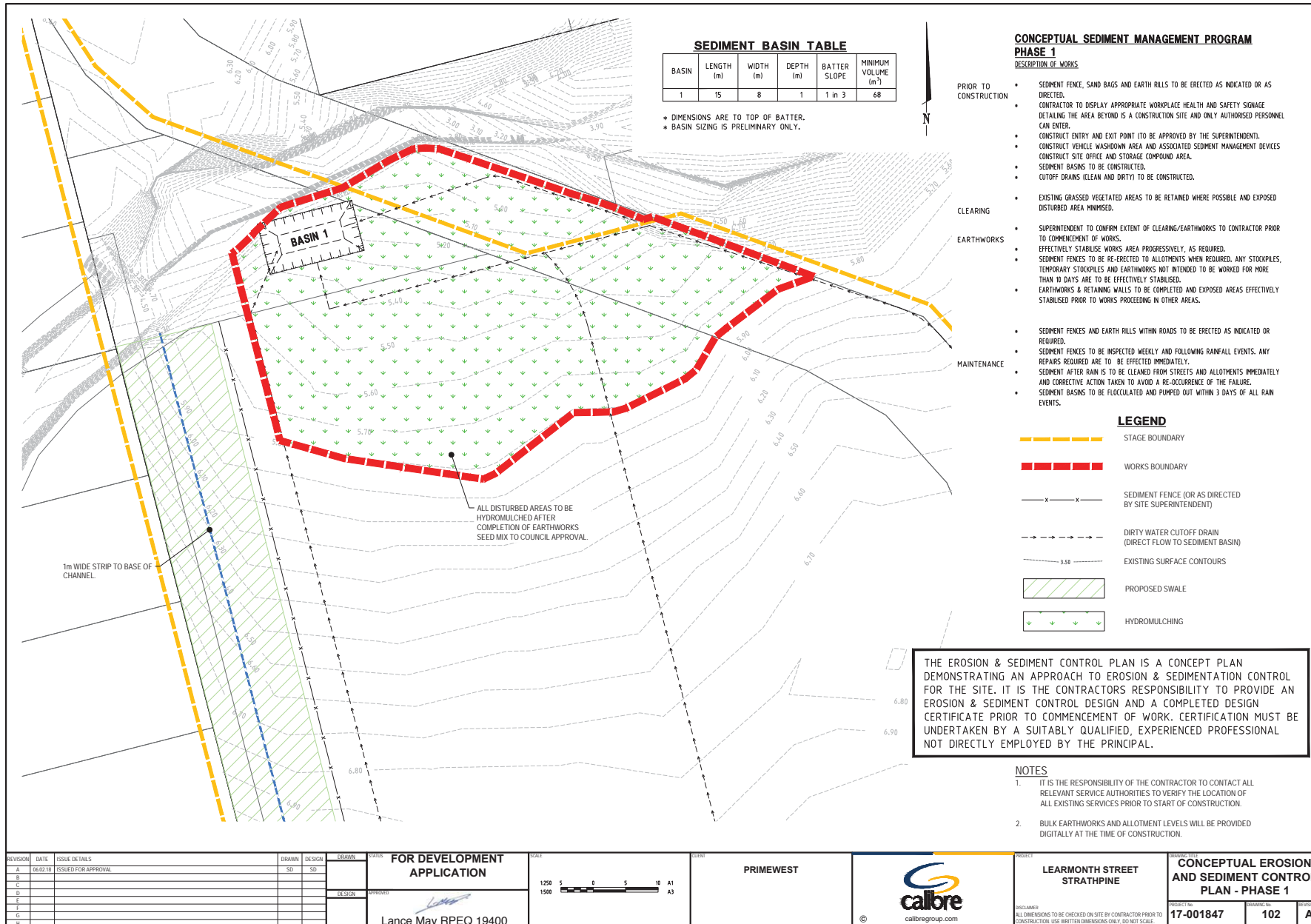
APPROVED: *[Signature]*

Lance May RPEQ 19400



<small>DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.</small>	PROJECT No: 17-001847	DRAWING No: 101	REVISION: A
---	-----------------------	-----------------	-------------

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

GENERAL NOTES

1. THIS DESIGN FOR EROSION AND SEDIMENT CONTROL IS CONCEPTUAL ONLY. THE CONTRACTOR SHALL MODIFY OR INSTALL ADDITIONAL/ ALTERNATIVE MEASURES DURING THE CONSTRUCTION AND MAINTENANCE PERIOD IN ORDER TO COMPLY WITH BEST PRACTICE STANDARDS IN ACCORDANCE WITH BUT NOT LIMITED TO CALIBRE CONSULTING'S SPECIFICATION 17 , THE MANUAL FOR EROSION AND SEDIMENT CONTROL (V1.21) AND ALL STATUTORY REQUIREMENTS .
2. PRESCRIBED WATER CONTAMINANTS (AS DEFINED IN THE ENVIRONMENTAL PROTECTION ACT 1994) MUST NOT BE RELEASED FROM THE SITE, OR BE LIKELY TO BE RELEASED SHOULD RAINFALL OCCUR, UNLESS ALL REASONABLE AND PRACTICABLE MEASURES ARE TAKEN TO PREVENT OR MINIMISE THE RELEASE AND CONCENTRATION OF CONTAMINATION. THESE MEASURES MUST INCLUDE AS A MINIMUM, BUT ARE NOT LIMITED TO, THE FOLLOWING:
 - A. ENSURE NON ESSENTIAL EXPOSURE OF SOIL IS PREVENTED BY: RESTRICTING THE EXTENT OF CLEARING TO THAT NECESSARY FOR ACCESS TO, AND SAFE CONSTRUCTION OF, THE APPROVED WORKS; PROTECTING VEGETATION IN ALL OTHER AREAS OF THE SITE; AND BY MINIMISING THE DURATION OF SOIL EXPOSURE BY:
 - STAGING THE WORKS TO MINIMISE THE AREA OF SOIL EXPOSED AT ANY ONE TIME;
 - EFFECTIVELY STABILISING CLEARED AREAS PRIOR TO RAINFALL IF WORKS ARE DELAYED OR WORKS ARE NOT INTENDED TO OCCUR IMMEDIATELY. SEE E&SC ADVICE NOTE 1;
 - EFFECTIVELY STABILISING AREAS AT FINISHED LEVEL WITHOUT DELAY AND PRIOR TO RAINFALL; AND
 - EFFECTIVELY STABILISING STEEP AREAS, SUCH AS STOCKPILES, BATTERS AND EMBANKMENTS, WHICH ARE NOT BEING ACTIVELY WORKED AND PRIOR TO RAINFALL.
 - B. WHERE IT IS NOT FEASIBLE TO EFFECTIVELY STABILISE CLEARED AREAS OF EXPOSED SOIL, SUCH AS AREAS BEING ACTIVELY WORKED, IMPLEMENT A FULL SUITE OF EROSION AND SEDIMENT CONTROLS TO MAXIMISE SEDIMENT CAPTURE IN THOSE AREAS AND TO MINIMISE EROSION SUCH THAT EROSION BY ALL FORMS OTHER THAN SPLASH (RAINDROP IMPACT) EROSION AND SHEET EROSION DOES NOT OCCUR; AND
 - C. IN AREAS OF EXPOSED SOIL WHERE IT IS NOT FEASIBLE TO EITHER EFFECTIVELY STABILISE THE SURFACE OR IMPLEMENT A FULL SUITE OF EROSION AND SEDIMENT CONTROLS, FOR EXAMPLE IN THE AREAS BEING ACTIVELY WORKED AND WHERE THE IMPLEMENTATION OF SOME EROSION AND SEDIMENT CONTROLS WOULD IMPEDE CONSTRUCTION ACTIVITIES, ENSURE CONTINGENCY MEASURES ARE AVAILABLE ON SITE AND ARE IMPLEMENTED, PRIOR TO RAIN, TO MAXIMISE SEDIMENT CAPTURE AND TO MINIMISE EROSION SUCH THAT EROSION BY ALL FORMS OTHER THAN SPLASH (RAINDROP IMPACT) EROSION AND SHEET EROSION DOES NOT OCCUR.
 - D. EFFECTIVELY STABILISE ALL STOCKPILES, BATTERS AND EMBANKMENTS WITHOUT DELAY, WHERE IT IS NOT FEASIBLE TO EFFECTIVELY STABILISE A STOCKPILE, BATTER OR EMBANKMENT, SUCH AS AREAS BEING ACTIVELY WORKED, ENSURE THAT SEDIMENT CONTROLS ARE INSTALLED AND SURFACE STORMWATER FLOWS ARE MANAGED SUCH THAT EROSION OF STOCKPILES, BATTERS OR EMBANKMENTS IS NOT CAUSED BY CONCENTRATED STORMWATER FLOWS.
 - E. ENSURE CLEAN STORMWATER IS DIVERTED OR MANAGED AROUND OR THROUGH THE SITE WITHOUT INCREASING THE CONCENTRATION OF TOTAL SUSPENDED SOLIDS OR OTHER CONTAMINANTS IN THE FLOW AND WITHOUT CAUSING EROSION (ON SITE OR OFF SITE), IF IT IS NOT FEASIBLE TO DIVERT ALL AREAS DISCHARGING CLEAN STORMWATER AROUND OR THROUGH THE SITE, MANAGE THE CLEAN STORMWATER RUNOFF AS FOR CONTAMINATED STORMWATER RUNOFF, AND ENSURE THAT SEDIMENT BASINS ARE SIZED TO ACCOMMODATE THE ADDITIONAL VOLUME OF RUNOFF (SEE E&SC ADVICE NOTE 2).
 - F. ENSURE SHEET FLOWS OF STORMWATER ARE MANAGED SUCH THAT SHEET AND RILL EROSION IS PREVENTED OR MINIMISED.
 - G. ENSURE THAT ALL CONCENTRATED STORMWATER FLOWS INCLUDING DRAINAGE LINES, DIVERSION DRAINS, CHANNELS AND BATTER CHUTES ARE MANAGED ONTO, THROUGH, AND AT RELEASE POINTS FROM THE SITE IN ALL RAIN EVENTS UP TO AND INCLUDING THE AVERAGE RECURRENCE INTERVAL (ARI) EVENT OF 1 IN 2 YEAR ARI WITHOUT CAUSING WATER CONTAMINATION, SHEET, RILL OR GULLY EROSION, SEDIMENTATION, OR DAMAGE TO STRUCTURES OR PROPERTY.
 - H. ENSURE MEASURES HAVE BEEN IMPLEMENTED SUCH THAT THE RUNOFF FROM ALL DISTURBED AREAS FLOWS TO A SEDIMENT BASIN OR BASINS, WHERE IT IS NOT FEASIBLE TO DIVERT RUNOFF FROM DISTURBED AREAS OF THE SITE TO A SEDIMENT BASIN, IMPLEMENT COMPENSATORY EROSION AND DRAINAGE CONTROLS PRIOR TO RAINFALL TO ENSURE THAT EROSION OF THOSE AREAS DOES NOT OCCUR, INCLUDING EROSION CAUSED BY EITHER SPLASH (RAINDROP IMPACT), SHEET, RILL OR GULLY EROSION PROCESSES (SEE E&SC ADVICE NOTE 3).
 - I. ENSURE EACH SEDIMENT BASIN HAS THE CAPACITY TO TREAT FLOWS TO CURRENT BEST PRACTICE STANDARDS (SEE E&SC ADVICE NOTE 4) AND AS A MINIMUM TO CONTAIN ALL THE STORMWATER RUNOFF FROM THE 90TH PERCENTILE 5 DAY RAINFALL DEPTH AND STORE 2 MONTHS SEDIMENT FROM THE RECEIVING CATCHMENT, AS DETERMINED USING THE REVERSED UNIVERSAL SOIL LOSS EQUATION.
3. THE ENVIRONMENTAL PROTECTION ACT 1994 STATES THAT A PERSON MUST NOT CARRY OUT ANY ACTIVITY THAT CAUSES, OR IS LIKELY TO CAUSE, ENVIRONMENTAL HARM UNLESS THAT PERSON TAKES ALL REASONABLE AND PRACTICAL MEASURES TO PREVENT OR MINIMISE THE HARM. ENVIRONMENTAL HARM INCLUDES ENVIRONMENTAL NUISANCE, IN REGARD PERSONS AND ENTITIES INVOLVED IN THE CIVIL, EARTHWORKS AND CONSTRUCTION PHASES OF THIS DEVELOPMENT, ARE TO ADHERE TO THEIR "GENERAL ENVIRONMENTAL DUTY" TO MINIMISE THE RISK OF CAUSING ENVIRONMENTAL HARM.

ENVIRONMENTAL HARM IS DEFINED BY THE ACT AS ANY ADVERSE AFFECT OR POTENTIAL ADVERSE AFFECT WHETHER TEMPORARY OR PERMANENT AND OF WHATEVER MAGNITUDE, DURATION OR FREQUENCY ON AN ENVIRONMENTAL VALUE AND INCLUDES ENVIRONMENTAL NUISANCE. THEREFORE, NO PERSON SHOULD CAUSE ANY INTERFERENCE WITH THE ENVIRONMENT OR AMENITY OF THE AREA BY REASON OF THE EMISSION OF NOISE, VIBRATION, SMELL, FUMES, SMOKE, VAPOR, STEAM, SOOT, ASH, DUST, WASTE WATER, WASTE PRODUCTS, GRIT, SEDIMENT, OIL OR OTHERWISE, OR CAUSE HAZARDOUS LIKELY IN THE OPINION OF THE ADMINISTERING AUTHORITY TO CAUSE UNDUE DISTURBANCE OR ANNOYANCE TO PERSONS OR AFFECT PROPERTY NOT CONNECTED WITH THE USE.
4. THE CONTRACTOR IS TO TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION INCLUDING THE MAINTENANCE PERIOD.
5. WHERE IT IS REQUIRED TO SLASH EXISTING VEGETATION EITHER PRIOR TO THE COMMENCEMENT OF WORKS, DURING THE CONSTRUCTION WORKS AND / OR DURING THE MAINTENANCE PERIOD, SAID VEGETATION SHALL BE SLASHED TO A MINIMUM HEIGHT OF 75mm TO ASSIST WITH THE RETENTION OF SOILS ON SITE (I.E. ASSIST IN THE PREVENTION OF EROSION).
6. WHERE THE EXISTING VEGETATION WITHIN THE PROPOSED LOTS AND / OR PARKLAND IS DISTURBED AS A RESULT OF THE CONSTRUCTION WORKS, SAID EARTHWORKS ARE TO BE TOPSOILED AND EFFECTIVELY STABILISED WITHIN FIVE (5) DAYS, (EARLIER IF RAIN EXPECTED) OF FINAL ALLOTMENT EARTHWORKS. AN EFFECTIVELY STABILISED SURFACE IS DEFINED AS ONE THAT DOES NOT HAVE
 - VISIBLE EVIDENCE OF SOIL LOSS CAUSED BY SHEET, RILL OR GULLY EROSION OR
 - LEAD TO SEDIMENTATION, OR
 - LEAD TO WATER CONTAMINATION.
7. ALL CONSTRUCTION VEHICLES ARE TO ACCESS THE SITE VIA A SINGLE POINT OF ACCESS; THE POINT OF ACCESS, TOGETHER WITH THE MEASURES TO BE IMPLEMENTED, ARE TO BE AGREED WITH COUNCIL'S DESIGNATED REPRESENTATIVE ON SITE. THE PRINCIPLE AIM OF THE MEASURE(S) TO BE IMPLEMENTED IS / ARE TO LIMIT THE TRACKING OF DELETERIOUS MATERIALS ONTO THE SURROUNDING ROAD NETWORK.
8. THE CONTRACTOR SHALL PROVIDE GULLY INLET PROTECTION TO ALL GULLY INLET STRUCTURES LOCATED, DIRECTLY DOWNSTREAM OF THE PROPOSED DEVELOPMENT WORKS.
9. APPROPRIATE PROVISIONS ARE TO BE PROVIDED TO THE INTERFACE BETWEEN THE EXISTING ROADWAY PAVEMENTS AND THE NEW ROADWORK'S CONSTRUCTION. THE PROVISIONS SHALL ADDRESS WORKPLACE HEALTH AND SAFETY CONCERNS (I.E. RESTRICTING ACCESS BY THE GENERAL PUBLIC TO THE SITE).
10. THE LOCATION OF THE CONSTRUCTION VEHICLE COMPOUND, SITE OFFICE AND THE VEHICLE SERVICING AREA SHALL BE AGREED WITH COUNCIL'S DESIGNATED REPRESENTATIVE ON SITE, PRIOR TO THE COMMENCEMENT OF WORKS.
11. CLEARED VEGETATION IS TO NOT BE BURNED ON SITE, ALL VEGETATIVE WASTE(S) SHALL BE MULCHED AND THEREAFTER RETAINED ON SITE FOR USE AS PART OF THE EROSION AND SEDIMENTATION CONTROL STRATEGY OR THE LANDSCAPING / REVEGETATION WORKS. ALL STUMPS AND / OR OTHER ORGANIC MATTER NOT SUITABLE FOR MULCHING SHALL BE DISPOSED OF AT AN APPROVED WASTE DISPOSAL FACILITY.
12. SEDIMENT FENCE AND TURFING RUNNING DOWNSLOPES SHALL HAVE REGULAR FLOW DISSIPATORS AT 45° TO SLOPE AS DIRECTED CONSISTING OF SAND BAGS OR SIMILAR AS REQUIRED.
13. DURING THE CONSTRUCTION PROCESS INCLUDING THAT PERIOD DURING WHICH THE WORKS ARE 'ON MAINTENANCE' SHOULD COUNCIL'S DESIGNATED REPRESENTATIVE REQUEST ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES BE IMPLEMENTED, SAID MEASURES SHALL BE IMPLEMENTED AT THE EARLIEST TIME POSSIBLE. NOTWITHSTANDING THE ABOVE REQUIREMENT ANY MEASURES REQUESTED TO BE IMPLEMENTED BY COUNCIL'S DESIGNATED REPRESENTATIVE SHALL BE IMPLEMENTED WITHIN 24 HOURS OF THE TIME OF THE REQUEST.
14. ALL ROOFWATER / SEWER RETICULATION TRENCHES EITHER ADJACENT TO EXISTING DEVELOPMENT OR PERPENDICULAR TO THE CROSSFALL OF THE LAND ARE TO BE TOPSOILED (75mm MINIMUM) AND TURFED, FOR A MINIMUM 900mm WIDTH.
15. THE CONTRACTOR SHALL CONSTRUCT LINED CUTOFF DRAINS IN WORK AREAS SO AS TO LIMIT SLOPE LENGTHS TO A MAXIMUM OF 80M.
16. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT NO RELEASE OR FLOW IS PERMITTED FROM THE SITE, THROUGHOUT THE EARTHWORKS AND CONSTRUCTION PERIOD TO ANY WATERWAYS OR STORMWATER DRAINLINES LEADING TO A WATERWAY OR AREA OF NATIVE VEGETATION UNLESS THE LEVELS OF TOTAL SUSPENDED SOLIDS DOES NOT EXCEED A CONCENTRATION OF 50 MGL.
17. ALL SEDIMENT CONTROL DEVICES SHALL BE MONITORED, CLEANED AND/OR REPAIRED WHENEVER THE ACCUMULATED SEDIMENT REDUCE THE CAPACITY BY 50%.
18. ALL PERIMETER BANK/SWALE SHALL HAVE UNINTERRUPTED POSITIVE GRADE TO AN OUTLET.
19. AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND PROTECT OR STABILISE ANY DOWNSTREAM CONSTRUCTION AND GULLY INLETS.
20. CLEARING OF SITE AND STOCK PILE AREAS TO BE AS DIRECTED BY THE SUPERINTENDENT.
21. WHERE PRACTICAL THE CONTRACTOR SHALL DIVERT CLEAN WATER ENTERING THE SITE FROM EXTERNAL CATCHMENT(S) AND DIRECTED TO THE STORMWATER SYSTEM. THIS DISCHARGE POINT SHOULD BE ROCK LINED, REGULAR ROCK CHECK DAMS SHOULD BE POSITIONED ALONG THE VEGETATED DRAIN LINE LEADING TO THIS DISCHARGE POINT.
22. REGULAR INSPECTIONS AND MAINTENANCE OF VEHICLE WASHDOWN AREA, SITE AND STORAGE COMPOUND TO BE CARRIED OUT BY CONTRACTOR.
23. AREAS USED FOR STORAGE OF CHEMICALS USED FOR CONSTRUCTION PURPOSES SHALL HAVE STORMWATER CONTROL DEVICES ERECTED ADJACENT TO THEM (I.E. EARTH BUND AND SEDIMENT FENCES). UPON COMPLETION OF ROADWORKS WASTE PRODUCTS ARE TO BE DISPOSED OF AS PER LOCAL AUTHORITY GUIDELINES AND TEMPORARY DEVICES ARE TO BE REMOVED AND AREA REHABILITATED.


THE EROSION & SEDIMENT CONTROL PLAN IS A CONCEPT PLAN DEMONSTRATING AN APPROACH TO EROSION & SEDIMENTATION CONTROL FOR THE SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AN EROSION & SEDIMENT CONTROL DESIGN AND A COMPLETED DESIGN CERTIFICATE PRIOR TO COMMENCEMENT OF WORK. CERTIFICATION MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED, EXPERIENCED PROFESSIONAL NOT DIRECTLY EMPLOYED BY THE PRINCIPAL.

REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN	DRAWN	STATUS	DATE	CLIENT	PROJECT	DRAWING TITLE
A	04/02/18	ISSUED FOR APPROVAL	SD	SD				PRIMEWEST		CONCEPTUAL EROSION AND SEDIMENT CONTROL NOTES
B										
C										
D										
E										
F										
G										
H										
I										

FOR DEVELOPMENT APPLICATION

Lance

Lance May RPEQ 19400



calbregroup.com

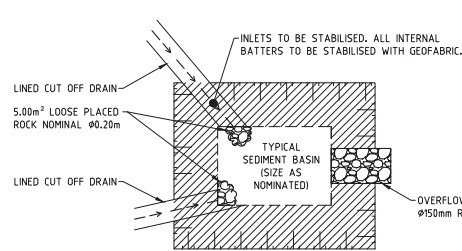
LEARMONTH STREET STRATHPINE

PROJECT NO: 17-001847

DRAWING NO: 103

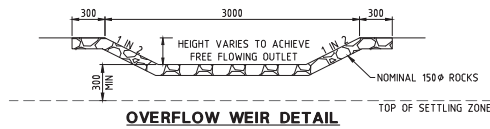
REVISION: A

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

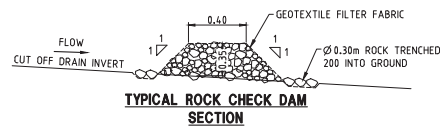


TYPICAL SEDIMENT BASIN

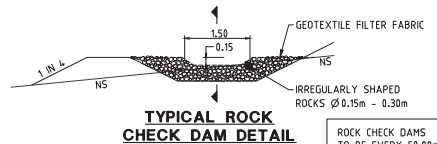
THE EROSION & SEDIMENT CONTROL PLAN IS A CONCEPT PLAN DEMONSTRATING AN APPROACH TO EROSION & SEDIMENTATION CONTROL FOR THE SITE. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE AN EROSION & SEDIMENT CONTROL DESIGN AND A COMPLETED DESIGN CERTIFICATE PRIOR TO COMMENCEMENT OF WORK. CERTIFICATION MUST BE UNDERTAKEN BY A SUITABLY QUALIFIED, EXPERIENCED PROFESSIONAL NOT DIRECTLY EMPLOYED BY THE PRINCIPAL.



OVERFLOW WEIR DETAIL

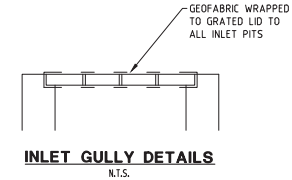
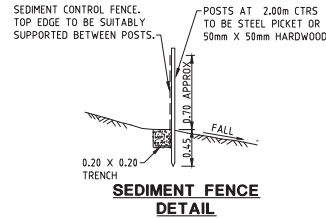
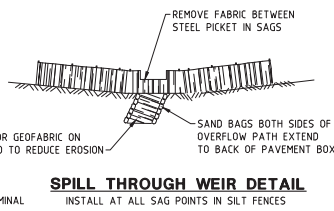


TYPICAL ROCK CHECK DAM SECTION

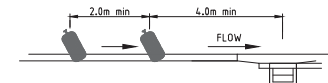


TYPICAL ROCK CHECK DAM DETAIL

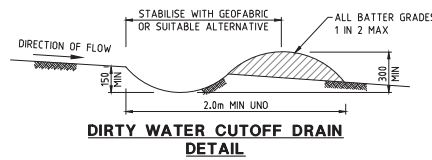
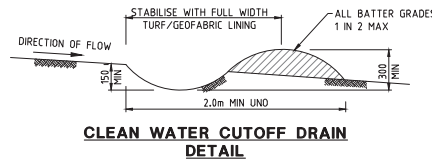
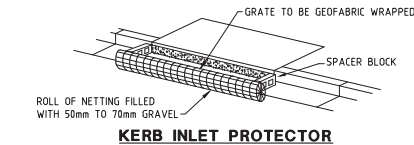
ROCK CHECK DAMS TO BE EVERY 50.00m



SANDBAGS AT SAG GULLIES



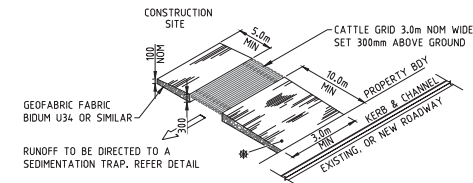
SANDBAGS AT GULLIES ON GRADE



CUTOFF DRAINS - MAINTENANCE PROGRAM

- INSPECTIONS TO BE CARRIED OUT AFTER EACH RUNOFF EVENT.
- SEDIMENT BUILT UP TO BE REMOVED DURING CONSTRUCTION AS REQUIRED BY THE SUPERINTENDENT.

NOTE: DRAIN TO BE CIRCULAR PARABOLIC OR TRAPEZOIDAL. V SHAPED IS NOT ACCEPTABLE. GRADIENT BETWEEN 1.0% TO 5.0%



NOTE:- THE TOP ELEVATION OF THE AGGREGATE AND THE MESH FILTER SHALL BE AT LEAST 150mm BELOW THE SURROUNDING GROUND LEVEL INCLUDING ANY NECESSARY PERIMETER BERMS.

UNBOUND PAVEMENT MATERIAL (GRAVEL) TO GRADING 'B', TABLE 9 OF QT SPECIFICATION MRS1105, EXCLUDE MATERIAL FINER THAN A.S. SIEVE 2.36mm

TEMPORARY CONSTRUCTION ENTRY/EXIT SEDIMENT TRAP

REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN	STATUS	PROJECT	CLIENT	PROJECT	DRAWING TITLE
A	04/02/18	ISSUED FOR APPROVAL	SD	SD	FOR DEVELOPMENT APPLICATION	PRIMEWEST	LEARMONTH STREET STRATHPINE	CONCEPTUAL EROSION AND SEDIMENT CONTROL DETAILS	
B									
C									
D									
E									
F									
G									
H									

Lance May RPEQ 19400

calbre
calbregroup.com

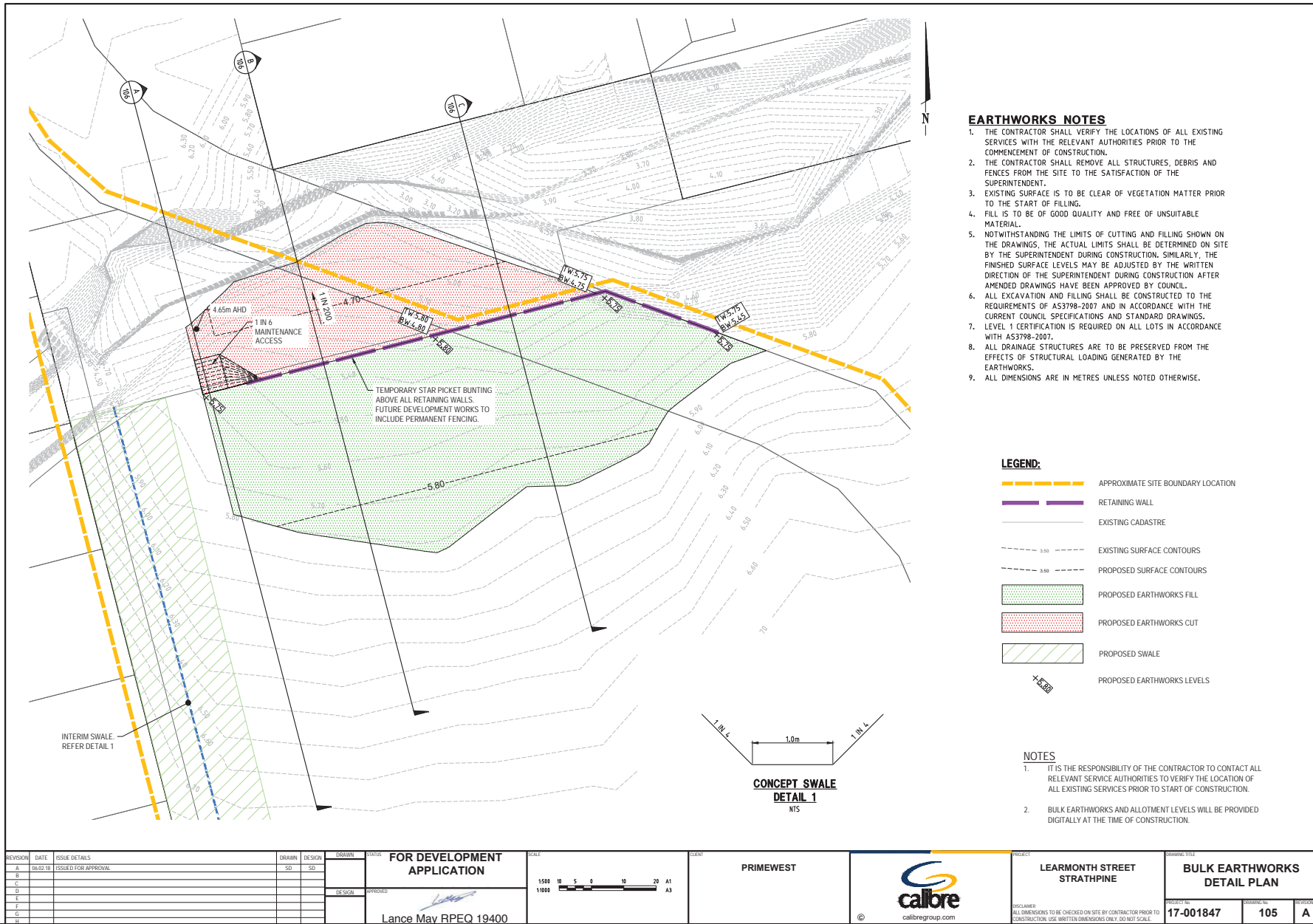
PROJECT: LEARMONTH STREET STRATHPINE

DRAWING NO: 17-001847

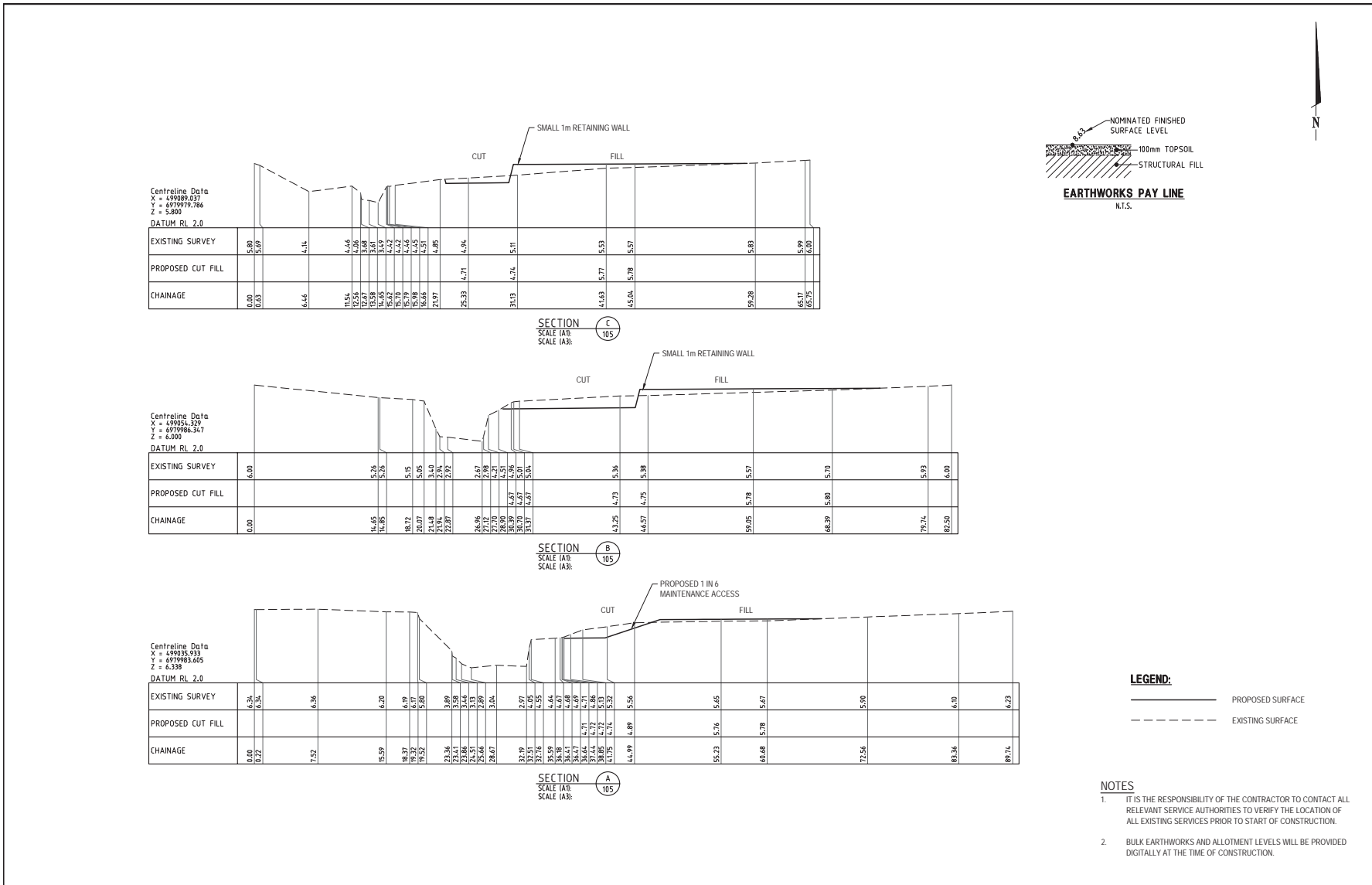
REVISION: 104

DATE: A

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN	SCALE	CLEAN	PROJECT	DRAWING TITLE
A	06/01/18	ISSUED FOR APPROVAL			1:200 1:400		PRIMEWEST	LEARMONTH STREET STRATHPINE
B					1:400 1:800			BULK EARTHWORKS CROSS SECTIONS
C								
D								
E								
F								
G								
H								

FOR DEVELOPMENT APPLICATION

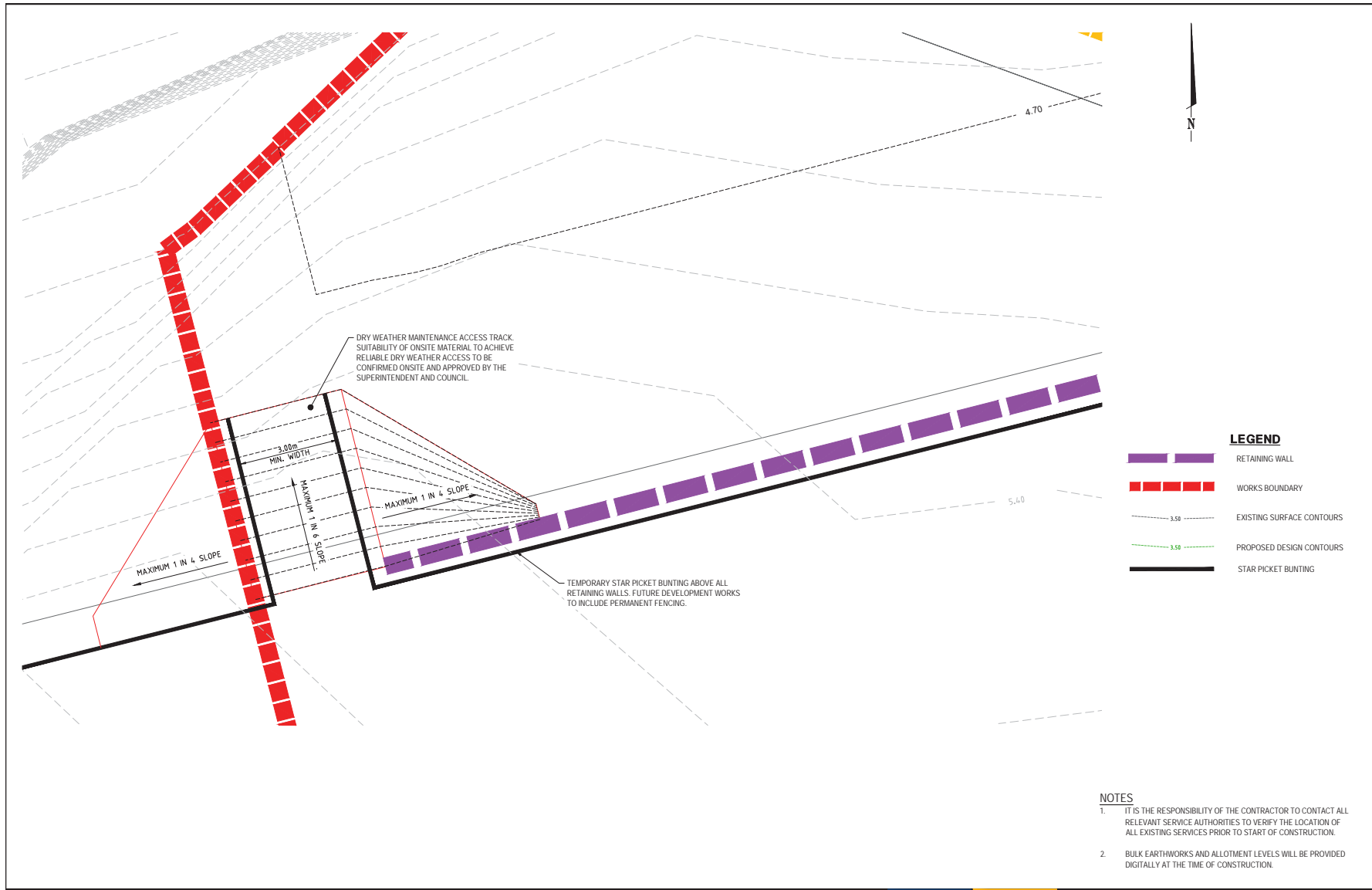
Lance May RPEQ 19400

© callbre callbregroup.com

PROJECT: LEARMONTH STREET STRATHPINE
DRAWING NO: 17-001847
SCALE: 106
REVISION: A

DISCLAIMER: ALL DIMENSIONS TO BE CHECKED ON SITE BY CONTRACTOR PRIOR TO CONSTRUCTION. USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE.

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

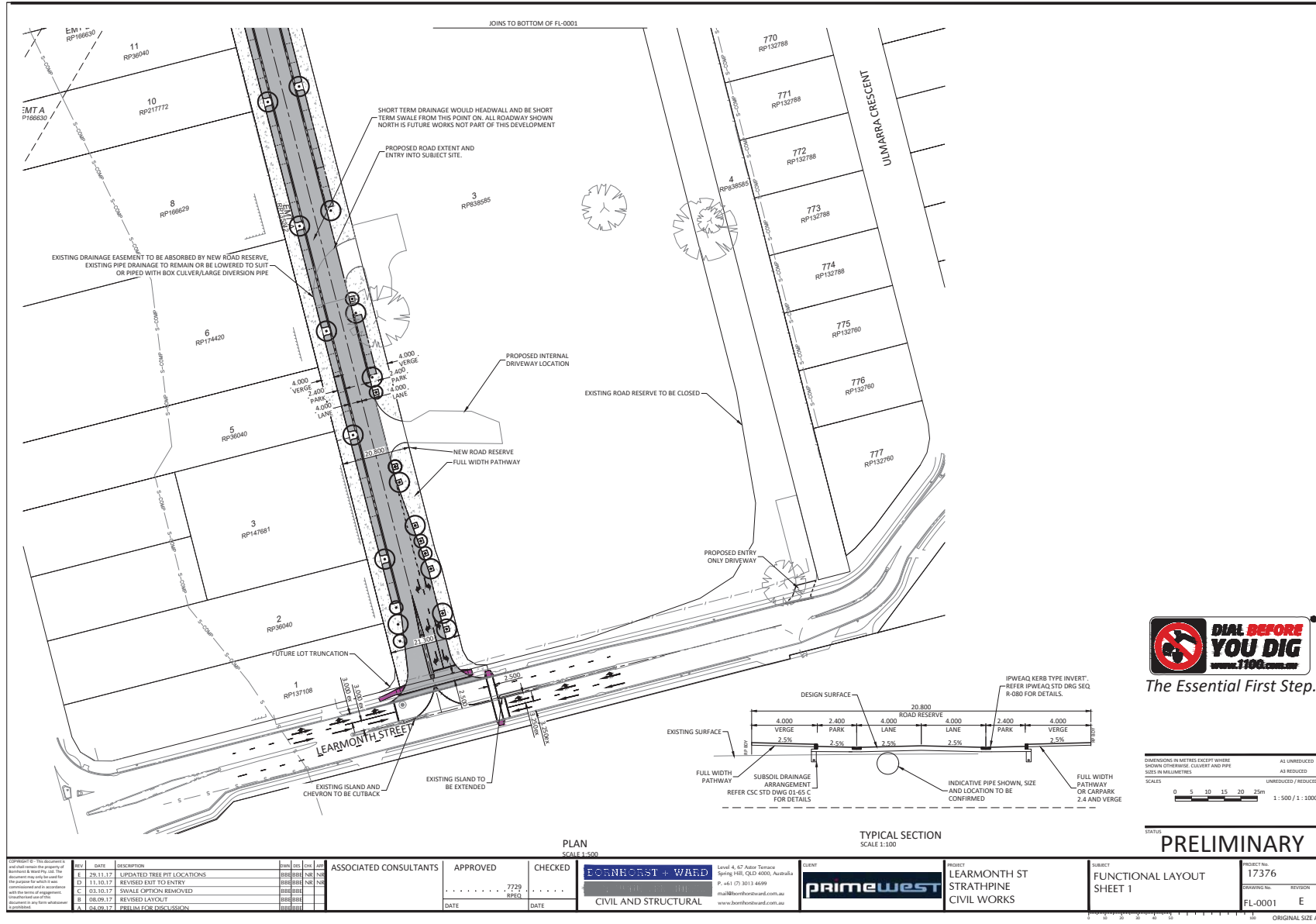


NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL RELEVANT SERVICE AUTHORITIES TO VERIFY THE LOCATION OF ALL EXISTING SERVICES PRIOR TO START OF CONSTRUCTION.
- BULK EARTHWORKS AND ALLOTMENT LEVELS WILL BE PROVIDED DIGITALLY AT THE TIME OF CONSTRUCTION.

REVISION	DATE	ISSUE DETAILS	DRAWN	DESIGN	STATUS	FOR DEVELOPMENT APPLICATION	SCALE	CLEAR	PRIMEWEST	PROJECT	LEARMONTH STREET STRATHPINE	DRAWING TITLE	MAINTENANCE ACCESS PLAN
A	06/02/18	ISSUED FOR APPROVAL					1:50 1:100						
B													
C													
D													
E													
F													
G													
H													
						DESIGN APPROVED							
						Lance May RPEQ 19400							
										PROJECT	LEARMONTH STREET STRATHPINE	DRAWING TITLE	MAINTENANCE ACCESS PLAN
										PROJECT NO.	17-001847	DRAWING NO.	107
										BY		DATE	A

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)



<small>Copyright © The documents and information are property of Beornhorst + Ward Pty Ltd. The documents may only be used for the purposes for which they are intended and in accordance with the terms of engagement. Reproduction or use of this document by any third party without the written consent of Beornhorst + Ward Pty Ltd is prohibited.</small>		<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> <th>DRAWN</th> <th>CHECKED</th> <th>DATE</th> </tr> <tr> <td>A</td> <td>29.11.17</td> <td>UPDATED TREE PIT LOCATIONS</td> <td>BBB</td> <td>BBB</td> <td>NSB</td> </tr> <tr> <td>D</td> <td>11.10.17</td> <td>REVISED EXT TO ENTRY</td> <td>BBB</td> <td>BBB</td> <td>NSB</td> </tr> <tr> <td>C</td> <td>03.10.17</td> <td>SWALE OPTION REMOVED</td> <td>BBB</td> <td>BBB</td> <td>NSB</td> </tr> <tr> <td>B</td> <td>08.06.17</td> <td>REVISED LAYOUT</td> <td>BBB</td> <td>BBB</td> <td>NSB</td> </tr> <tr> <td>A</td> <td>28.05.17</td> <td>PRELIM FOR DISCUSSION</td> <td>BBB</td> <td>BBB</td> <td>NSB</td> </tr> </table>	REV	DATE	DESCRIPTION	DRAWN	CHECKED	DATE	A	29.11.17	UPDATED TREE PIT LOCATIONS	BBB	BBB	NSB	D	11.10.17	REVISED EXT TO ENTRY	BBB	BBB	NSB	C	03.10.17	SWALE OPTION REMOVED	BBB	BBB	NSB	B	08.06.17	REVISED LAYOUT	BBB	BBB	NSB	A	28.05.17	PRELIM FOR DISCUSSION	BBB	BBB	NSB	<table border="1"> <tr> <th>ASSOCIATED CONSULTANTS</th> <th>APPROVED</th> <th>CHECKED</th> </tr> <tr> <td></td> <td>7729 RPEG</td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> </tr> </table>	ASSOCIATED CONSULTANTS	APPROVED	CHECKED		7729 RPEG					<table border="1"> <tr> <td> BEORNHORST + WARD Level 4, 67 Astor Terrace Spring Hill, QLD 4000, Australia P: +61 (0) 3013 4699 m: 0800 667 667 www.beornhorstward.com.au </td> <td> PRIMEWEST </td> </tr> </table>	BEORNHORST + WARD Level 4, 67 Astor Terrace Spring Hill, QLD 4000, Australia P: +61 (0) 3013 4699 m: 0800 667 667 www.beornhorstward.com.au	PRIMEWEST	<table border="1"> <tr> <td> PROJECT LEARMONTH ST STRATHPINE CIVIL WORKS </td> <td> SUBJECT FUNCTIONAL LAYOUT SHEET 1 </td> </tr> </table>	PROJECT LEARMONTH ST STRATHPINE CIVIL WORKS	SUBJECT FUNCTIONAL LAYOUT SHEET 1	<table border="1"> <tr> <td> PROJECT No. 17376 </td> <td> DRAWING No. FL-001 </td> </tr> <tr> <td> REVISION E </td> <td> ORIGINAL SIZE A1 </td> </tr> </table>	PROJECT No. 17376	DRAWING No. FL-001	REVISION E	ORIGINAL SIZE A1
REV	DATE	DESCRIPTION	DRAWN	CHECKED	DATE																																																						
A	29.11.17	UPDATED TREE PIT LOCATIONS	BBB	BBB	NSB																																																						
D	11.10.17	REVISED EXT TO ENTRY	BBB	BBB	NSB																																																						
C	03.10.17	SWALE OPTION REMOVED	BBB	BBB	NSB																																																						
B	08.06.17	REVISED LAYOUT	BBB	BBB	NSB																																																						
A	28.05.17	PRELIM FOR DISCUSSION	BBB	BBB	NSB																																																						
ASSOCIATED CONSULTANTS	APPROVED	CHECKED																																																									
	7729 RPEG																																																										
BEORNHORST + WARD Level 4, 67 Astor Terrace Spring Hill, QLD 4000, Australia P: +61 (0) 3013 4699 m: 0800 667 667 www.beornhorstward.com.au	PRIMEWEST																																																										
PROJECT LEARMONTH ST STRATHPINE CIVIL WORKS	SUBJECT FUNCTIONAL LAYOUT SHEET 1																																																										
PROJECT No. 17376	DRAWING No. FL-001																																																										
REVISION E	ORIGINAL SIZE A1																																																										

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)
#4 Submissions

Richard Quinn
21 Learmonth Street,
Strathpine QLD 4500
m 0417 607 242

The Assessment Manager
Moreton Bay Regional Council
PO Box 159
Caboolture QLD 4510

2 March 2018

Site: 7-13 Learmonth St, STRATHPINE QLD 4500
Application: 2017 / 35188 / V2C - MCU
Subject: Resident Submission (In Support)

I am a resident of Learmonth Street in Strathpine and I regularly pass by the subject site.

I have reviewed the application and welcome the opportunities that the proposed commercial use will provide to the local economy. If approved, this development has the potential to accommodate a significant number of employees. The site is well located being directly opposite Strathpine Shopping Centre and walking distance to Strathpine Train Station. The employees of this new building will likely visit the Shopping Centre and other local businesses. This has the potential to be a catalyst project that will assist in reinvigorating the local economy and may promote further investment in Strathpine.

From my perspective the proposed public road running north-south on the western boundary is a key element in the design. I strongly support Council' vision to provide a north-south link connecting Learmonth Street with Flynn Lane. This will provide the local community with an alternative to Gympie Road. I understand that the applicant will construct the new public road from Learmonth Street for the full extent of their subject site. I strongly encourage Council to capitalise on the opportunity to complete the missing section of road as part of the delivery of this new development. Being trunk infrastructure, there may be an opportunity for the applicant and Council to work together to achieve this outcome.

As noted above, the new road will be a public road and as such should be constructed to provide access to not just the subject site, but adjoining commercial sites to the west. Shown below in **Figure 1**, is my recommendation to provide crossovers from the businesses to the west to the new public road.



Figure 1 – Provide crossovers to existing businesses

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 83
Agenda

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

7-13 Learmonth St, STRATHPINE QLD 4500

Response to Further Issues (10 April 2017 – A004610420) Rev A

As a resident of Learmonth Street, I already use the informal track on the subject site to travel between my house and these businesses (e.g. to pick up Dominos and visit Bank of Queensland). I do this to avoid having to travel down to Gympie Road and then find a location to perform a U-turn. It is self-evident from the worn track that runs along the western boundary of the subject site that many of the community also take this route to access these businesses. Providing these crossovers makes sense from a traffic engineering standpoint.

In summary I support the application as lodged by the applicant. I would however encourage both the applicant and Council to work together to deliver the entire length of the new public road from Learmonth St to Flynn Lane. Whilst I am a qualified engineer, I have not been engaged by, nor have I discussed this application or submission with the applicant or their consultants. I write this letter as a local resident.

Regards



Richard Quinn
21 Learmonth Street Strathpine
0417 607 242
richard.quinn@qtraffic.com.au

ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

From: Claude Sorbello
To: [MBRC Incoming Mail](#)
Subject: Submission 7-13 Learmonth Street, Strathpine - Lot 3 on RP 838585
Date: Wednesday, 28 February 2018 12:15:56 PM
Attachments: [image001.jpg](#)
[image002.png](#)

Attention – Moreton Bay Regional Council

Dear Sir/Madam,

We represent the owners of 357 Gympie Road, Strathpine which backs onto the proposed development ref DA/35188/2017/V2C.

Our submission is in support of the proposed development, however we ask council to consider the access to the rear of our property as part of this development.

The landscaped plans available as part of this application show a landscaped footpath including trees, dividing our property to the new proposed road at the rear of 357 Gympie Road.

In our opinion, this would be detrimental to existing properties such as ours as it restricts the potential of the new road to service rear access to all properties that currently face Gympie Road and back onto the proposed new road.

We respectfully ask council to consider the broader value of the proposed road to existing properties in terms of current access and future access, where these properties may be developed for a combined residential and commercial use.

We look forward to council response.

Kind Regards

Claude Sorbello

[A.L.F. Lawyers](#)

Unit 21 – Strathpine Central

357 Gympie Road, Strathpine Qld 4500

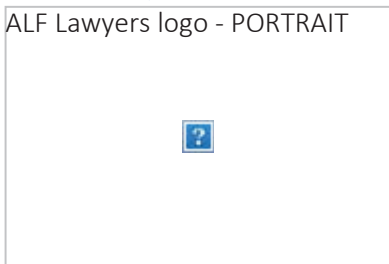
PO Box 303 Strathpine Centre Qld 4500

Phone: (07) 3088 6161 Facsimile: (07) 3419 3351

claudio@alflawyers.com.au

www.alflawyers.com.au

ALF Lawyers logo - PORTRAIT



This email and any attachments are confidential. They may contain legally privileged information or copyright material. You should not read, copy, use or disclose them without authorisation. If you are not an intended recipient, please contact us at once by return email and then delete both messages. We do not accept liability in connection with computer virus, data corruption, delay, interruption, unauthorised access or unauthorised amendment. This notice should not be removed.

Liability limited by a scheme approved under professional standards legislation.



Please consider the environment before printing this email



ITEM 2.1 - DA/35188/2017/V2C - MCU - AT 7-13 LEARMONTH STREET, STRATHPINE- DIVISION 8 (Cont.)

From: John A Heron
To: [MBRC Incoming Mail](#)
Subject: Re: DA/35188/2017/V2C
Date: Monday, 5 March 2018 10:52:06 AM

RE: DA/35188/2017/V2C

2 March 2018

To whom it may concern,

I am the owner of 327 Gympie Road, Strathpine Qld.

My property consists of 4 tenancies including the Bank Of Qld.

Whilst I do not see an overall issue with the proposed DA/35188/2017/V2C application, it is important the road proposed to the rear of my property consists of a driveway access to my property.

I have discussed this with a traffic engineer, **PLEASE ENSURE THE PROPOSAL CONSISTS OF A ROAD THAT WILL ENHANCE ACCESS AND OFFSTREET PARKING TO MY EXISTING BUSINESSES AND ALSO TO THOSE NEIGHBOURING BUSINESSES.**

Business is already tough enough for those on Gympie Road and as property owner whom has other commercial properties in the immediate area and along Gympie Road, it is important my voice is heard as I represent some 30 small businesses all of whom are experience financial strain and little support.

You will note that my property is directly affected by the proposal. It must be a condition of the proposal that my property is not shut out by the installation of a fence. This project must take into account the existing businesses within my property and access and offstreet parking.

Please contact me and keep me directly in the loop with the progress of this application.

Kind regards,

John A Heron
M: [+61\(0\)416 043 901](tel:+61(0)416 043 901)



3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16741575 : 26 March 2018 - Refer **Confidential Supporting Information**
A16775600, A16775601, A16743194
Responsible Officer: JK, Coordinator Digital Business Systems (CEO Financial & Project Services)

Executive Summary

Tenders were invited for the 'Content Management System (CMS) Replacement (MBRC007138)' project. The tender closed on 13 February 2018 with a total of ten conforming tenders received for the CMS, some of which included accessibility tools/monitoring and three for accessibility tools/monitoring only.

It is recommended that Council award the contract to SeamlessCMS Pty Ltd (T/A OpenCities) for the sum of \$186,200 per annum (excluding GST) for an initial period of three years with three optional one-year extensions as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for the 'Content Management System (CMS) Replacement (MBRC007138)' project be awarded to SeamlessCMS Pty Ltd (T/A OpenCities) for an initial period of three years with three optional one-year extensions for the sum of \$186,200 per annum excluding GST.

ITEM 3.1 CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL - A16741575 (Cont.)

REPORT DETAIL

1. Background

Council will recall previous reports in relation to its digital transformation project which aims to provide a more cohesive online customer experience. Key to the achievement of an improved online experience, is the establishment of a single, responsive, fully accessible website that seamlessly provides customers with the ability to transact with and/or explore Council services and information.

The functionality of Council's existing website is heavily reliant on the Ektron Content Management System which no longer meets our requirements.

2. Explanation of Item

Tenders were invited for the 'Content Management System (CMS) Replacement (MBRC007138)' project. The tender closed on 13 February 2018 with a total of 10 conforming tenders received for the CMS, some of which included accessibility tools/monitoring and three for accessibility tools/monitoring only.

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

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

RANK	TENDERER	EVALUATION SCORE
1	SeamlessCMS Pty Ltd (T/A OpenCities)	100.00
2	Squiz Pty Ltd	94.30
3	Jadu Software Pty Ltd	92.41
4	4Impact Pty Ltd	86.08
5	Oakton Services Pty Ltd	85.44
6	Web Design Magic Pty Ltd	80.38
7	Symbiote Pty Ltd (ATF Generic Engineering Solutions trust)	75.63
8	XVT Solutions Pty Ltd	73.42
9	Icemia Pty Ltd	72.78
10	Atechnology International Pty Ltd	71.52
11	XITEB Private Limited	Non-conforming

The three tenders for accessibility tools/monitoring were not evaluated as the shortlisted tenderers provided these tools as part of their tenders.

RANK	TENDERER	EVALUATION SCORE
1	Monsido Pty Ltd	Not assessed
2	ReadSpeaker Pty Ltd	Not assessed
3	Siteimprove Australia Pty Ltd	Not assessed

ITEM 3.1 CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL - A16741575 (Cont.)

SeamlessCMS Pty Ltd (T/A OpenCities) submitted a conforming tender and demonstrated their experience on projects of similar scale and complexity. At an internal stakeholder demonstration and clarification meeting on 19 March 2018, SeamlessCMS Pty Ltd (T/A OpenCities) provided detail of their digital first experience for customers and council focussed implementation.

OpenCities engaged Vision Australia to conduct an end-to-end WCAG 2.0 AA site audit and certify the entire digital experience is fully compliant. As accessibility standards evolve, OpenCities commits to update their technology to ensure ongoing compliance.

The OpenCities platform has been built specifically for local government, covering key capabilities of digital communication, community engagement and service delivery. It will enable Council to transform paper and offline processes into easy to complete online forms featuring two-way web services and APIs which can be fully integrated with Council's internal systems or pushed out via our Open Data platform.

Jadu Software Pty Ltd submitted a conforming tender and demonstrated their experience on similar projects. At an internal stakeholder demonstration and clarification meeting on 15 March 2018, Jadu Software Pty Ltd provided detail of their proposed solution. It was determined that Jadu Software Pty Ltd would not suit our needs as it provided less functionality and flexibility than we have currently.

Squiz Pty Ltd submitted a conforming tender and demonstrated their capability and experience on projects of a similar scale and complexity. There were no additional benefits for the higher price.

Web Design Magic Pty Ltd submitted a conforming tender and demonstrated capability and experience to deliver a website. However, additional costs would need to be considered for server infrastructure and ongoing management.

3. Strategic Implications

3.1 Legislative/Legal Implications

As this is a large-sized contract in accordance with s224(2) of the Local Government Regulation 2012 (the Regulation), Council invited written tenders in accordance with s228 of the Regulation.

3.2 Corporate Plan / Operational Plan

Creating Opportunities: Digital literacy and commerce - a digital region.

3.3 Policy Implications

Council has adhered to its Procurement Policy 10-2150-006 when procuring this contract.

3.4 Risk Management Implications

The digital transformation project has identified the risks associated with the project and is following Council's ICT project management framework to mitigate the risks involved.

A third party review of financial status has been carried out and the successful tenderer was rated *Satisfactory*.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council allocated \$350,000 in the 2017/18 budget for the digital transformation project. The project's budget number is 33106.

3.7 Economic Benefit

Implementation of a digital first and customer-focussed website will enable Council to continue its online transformation journey.

ITEM 3.1 CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL - A16741575 (Cont.)

3.8 Environmental Implications

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

3.9 Social Implications

A user-friendly website will drive online engagement with Council's wider community and allow Council to present a digital first philosophy.

3.10 Consultation / Communication

Representatives from key Council areas were invited to participate in product demonstrations and provide feedback on the CMSs short-listed.

A referee check with another large Australian Council has been completed and was deemed satisfactory.

SUPPORTING INFORMATION

Ref: [A16775600](#), [A16775601](#), [A16743194](#)

The following list of supporting information is provided for:

ITEM 3.1

CONTENT MANAGEMENT SYSTEM (CMS) REPLACEMENT - REGIONAL

Confidential #1 Tender Evaluation - Content Management System Replacement Project

Confidential #2 Tender Evaluation - Accessibility ONLY Tools/Monitoring

Confidential #3 Cost Break-down

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE - DIVISION 2

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16497898 : 24 January 2018 - Refer **Confidential** Supporting Information **A16617566**
Responsible Officer: JB, Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Burpengary - Old Bay Road Community Facility – Building Upgrade (MBRC007199)' project. The tender closed on 13 March 2018 with a total of five conforming tenders received.

It is recommended that Council award the contract to Chapcon Building Services Pty Ltd for the sum of \$486,282.23 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for the 'Burpengary - Old Bay Road Community Facility – Building Upgrade (MBRC007199)' project be awarded to Chapcon Building Services Pty Ltd for the sum of \$486,282.23 excluding GST.

ITEM 4.1 BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE - DIVISION 2 - A16497898 (Cont.)

REPORT DETAIL

1. Background

The project is located at the Old Bay Road Community Facility, on the corner of Old Bay and Maitland Roads, Burpengary. The project scope includes the extension of the building that houses the Caboolture Artisans' Guild. Specifically, works will include a large extension (approximately 160m²) of the building to accommodate workshop space, a new kitchen, storerooms and amenities.

The objective of the project is to increase the capacity of the facility to better accommodate the Artisans' Guild's large membership and their workshop and exhibition program. Works are expected to commence in June/July 2018 and will take approximately 19 weeks to complete, weather permitting.



Figure 1 – Location plan – Old Bay Road Community Facility – Building Upgrade

ITEM 4.1 BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE - DIVISION 2 - A16497898 (Cont.)

2. Explanation of Item

Tenders for the 'Burpengary - Old Bay Road Community Facility – Building Upgrade (MBRC007199)' project closed on 13 March 2018 with a total of five conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Chapcon Building Services Pty Ltd	96.19
2	MAW t/a Oasis Construction (Aust)	95.67
3	NF Corbett Pty Ltd	84.43
4	Cornerstone Building Development	83.67
5	Zorv Group Pty Ltd t/a Build 4 U	76.79

Chapcon Building Services Pty Ltd submitted a conforming tender and demonstrated their experience on projects of similar scale and complexity. At a tender clarification meeting held on 21 March 2018, Chapcon Building Services Pty Ltd provided detail of their construction methodology, and demonstrated a strong understanding of all the project requirements. The construction program of 19 weeks (including an allowance of three weeks for wet weather) was confirmed.

MAW t/a Oasis Construction (Aust) submitted a comprehensive tender and demonstrated their capability and experience. At a tender clarification meeting held on 22 March 2018, Oasis Construction (Aust) provided additional information to demonstrate their experience on projects of similar scale, and confirmed an overall project duration of 16 weeks (including an allowance of 2 weeks for wet weather). There were no additional benefits for the higher price.

NF Corbett Pty Ltd submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. The tendered construction program of works was of 22 weeks' duration, inclusive of rain days. There were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Strengthening Communities: Healthy and supportive communities - a healthy and inclusive community.

3.3 Policy Implications

This project has been sourced 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.

ITEM 4.1 BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE - DIVISION 2 - A16497898 (Cont.)

Financial:

A third party review of financial status has been carried out and the successful tenderer was rated 'sound'.

Construction:

The work site is adjacent to other buildings and the contractor will be required to provide safety fencing for the enclosed work site during the construction period. The contractor has confirmed an appropriate pedestrian management plan will be implemented around the site in line with the traffic management and safety plans.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council allocated \$38,000 in the 2017/18 Capital projects program for design and has identified \$560,000 (excluding GST) in the draft 2018/19 Capital projects program for the project construction. The project's budget number is 102140.

Design 2017/18	\$ 38,145.00
Tender Price (construction 2018/19)	\$ 486,282.23
Contingency (10%)	\$ 48,628.22
QLeave	\$ 2,309.00
Consultants site involvement	\$ 5,000.00

Total Project Cost	\$ 580,364.45
	=====
Estimated ongoing operational/maintenance costs	\$5,570.00 per F/Y

The budget amount for this project is sufficient.

3.7 Economic Benefit

The increased capacity of the facility will better accommodate the Artisans' Guild's large membership and their workshop and exhibition program.

3.8 Environmental Implications

An Environmental Management Plan will be provided to Council by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

3.9 Social Implications

The increased capacity of the facility will better accommodate the Artisans' Guild's large membership and their workshop and exhibition program.

3.10 Consultation / Communication

The Caboolture Artisans' Guild has been consulted throughout the design process and will be notified of the works and expected construction timeframe prior to commencement of works to ensure the vacating of the building for construction. Communication with the group during construction will continue through MBRC's Community Infrastructure Support Officer.

Adjacent residential neighbours and users and visitors of the facility will be notified of the pending works via a project notice and project signs. The Divisional Councillor has been consulted and is supportive of the project.

SUPPORTING INFORMATION

Ref: A16617566

The following list of supporting information is provided for:

ITEM 4.1

BURPENGARY - OLD BAY ROAD COMMUNITY FACILITY - BUILDING UPGRADE - DIVISION 2

Confidential #1 Tender Evaluation - Old Bay Road Community Facility Building Upgrade

ITEM 4.2

CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY CONSTRUCTION STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16728051 : 22 March 2018 - Refer **Confidential** Supporting Information **A16622643**
Responsible Officer: HM, Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Caboolture – Caboolture to Wamuran Rail Trail – Shared Pathway Construction (Landscape Portion of Works) (VP100118)' project from Council's prequalified Landscape Construction panel arrangement (MBRC005992) with all seven prequalified suppliers invited to tender. The tender closed on 22 March 2018 with four conforming tenders received.

It is recommended that Council award the contract to The Landscape Construction Company Pty Ltd for the sum of \$1,430,327.08 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for 'Caboolture – Caboolture to Wamuran Rail Trail – Shared Pathway Construction (Landscape Portion of Works) (VP100118)' project be awarded to The Landscape Construction Company Pty Ltd for the sum of \$ 1,430,327.08 (excluding GST).

ITEM 4.2 CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY CONSTRUCTION
STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12 - A16728051 (Cont.)

REPORT DETAIL

1. Background

The 'Caboolture – Caboolture to Wamuran Rail Trail – Shared Pathway Construction (Landscape Portion of Works)' project is located along the disused rail corridor from Beerburrum Road, Caboolture to Atwood Street, Wamuran, and includes construction of approximately 10.5 kilometres of 3 to 3.5-metre-wide shared constructed asphalt pathway and entry statements at the Caboolture and Wamuran trail heads. The project scope includes shelters, seating, drinking fountains, wayfinding signage, security cameras, pavement surface treatments, bicycle repair station, echo counter (counting people, analysing data) and associated landscaping.

The overall project is scheduled to be delivered in three stages over three consecutive financial years commencing in 2017-18 and concluding in 2019-20. The works are planned to commence in April 2018 and take a total of 19 weeks to complete, including an allowance for wet weather.



Figure 1 Location of works - Stage 1

2. Explanation of Item

Tenders for the 'Caboolture – Caboolture to Wamuran Rail Trail - Shared Pathway Construction – (Landscape Portion of Works) (VP100118)' project closed on 22 March 2018. Tenders were sought from all seven contractors listed on Council's prequalified Landscape Construction panel (MBRC005992) with four conforming tenders received.

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

ITEM 4.2 CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY CONSTRUCTION STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12 - A16728051 (Cont.)

RANK	TENDERER	EVALUATION SCORE
1	The Landscape Construction Company Pty Ltd (Alternative Tender)	100.00
2	The Landscape Construction Company Pty Ltd	98.75
3	Trelville Pty Ltd t/a Aspect Contractors	93.83
4	Dig-It Landscapes Pty Ltd	80.68

The Landscape Construction Company Pty Ltd (Alternative Tender) submitted a comprehensive and well-presented tender, and demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. In preparing their tender submission, The Landscape Construction Company Pty Ltd proposed alternative equivalent seating furniture options that provide Council with a cost saving benefit.

The Landscape Construction Company Pty Ltd submitted a comprehensive and well-presented tender, and demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project; however, there were no additional benefits for the higher price.

Trelville Pty Ltd t/a Aspect Contractors submitted a comprehensive and well-presented tender, demonstrating relevant similar project experience; however, there were no additional benefits for the higher price.

Dig-It Landscapes Pty Ltd submitted a well-presented tender; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

This project has been 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 contractor is listed on the Council pre-qualified Landscape Construction Panel (MBRC005992).

Construction Risks:

- a. The contractor will provide a program of works, traffic management plan, and safety plan and will be required to fence off and manage the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract.

ITEM 4.2 CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY CONSTRUCTION STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12 - A16728051 (Cont.)

- b. The contractor has also demonstrated their understanding of the project and the need to manage the impact of the works on pedestrians and vehicles. The contractor has programmed the works and allowed for appropriate resources to be available to complete the works in the required timeframe
- c. The tendered methodology has been assessed to ensure construction risks associated with the works are understood. A site-specific construction and environmental management plan will be in place to manage any risks.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has allocated a total of \$3.345M (excluding GST) in Council's 2017/18 Capital projects budget, with the Department of Transport and Main Roads (DTMR) contributing \$1.125M to stage 1 of the project.

Works in progress:

Tender bridge works (previously awarded)	\$ 236,169.04
Tender Smiths Road works (previously awarded A16135216)	\$ 872,981.72
Energex	\$ 5,000.00
Unitywater	\$ 2,400.00
Council Internal Construction Crews (asphalt pathway/civil)	\$ 590,000.00

Tender price (Landscape Construction)	\$ 1,430,327.08
Contingency (10%)	\$ 143,023.70
Q Leave (0.475%)	\$ 7,166.35

Total Project Cost	\$ 3,287,067.89
--------------------	-----------------

Estimated ongoing operational/maintenance costs	\$13,800.00 per F/Y
---	---------------------

The budget amount for this project is sufficient.

3.7 Economic Benefit

This project will create a shared pathway of regional significance that will promote active travel and provide opportunities to develop cycle tourism.

3.8 Environmental Implications

The contractor is required to submit an Environmental Management Plan and comply with relevant State Government Environmental Policies. The contractor will be required to manage sediment and erosion controls during construction and these measures will also be monitored by Council.

3.9 Social Implications

The project will provide a transport commuter pathway that integrates with adjacent assets and facilities including local parks, schools and links to the existing pathway network.

3.10 Consultation / Communication

A communication plan will be implemented with the successful contractor prior to works commencing on site. Public communication will include utilising MBRC's project notice and project signage which will be displayed prior to and throughout the works to notify road users. Council has undertaken consultation with the adjacent schools and consultation will be ongoing prior to and during construction. The Divisional Councillors have been consulted and are supportive of the project and the consultation plan.

SUPPORTING INFORMATION

Ref: A16622643

The following list of supporting information is provided for:

ITEM 4.2

**CABOOLTURE - CABOOLTURE TO WAMURAN RAIL TRAIL - SHARED PATHWAY CONSTRUCTION
STAGE 1 (LANDSCAPE PORTION OF WORKS) - DIVISIONS 3 AND 12**

Confidential #1 Tender Evaluation - Caboolture to Wamuran Rail Trail Shared Pathway Construction

ITEM 4.3

**MORETON BAY REGION LOCAL DISASTER MANAGEMENT GROUP - MEETING
MINUTES 21 MARCH 2018 - REGIONAL**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16744206 : 26 March 2018 - **Refer Supporting Information A16649991**
Responsible Officer: CP, Coordinator Disaster Management (ECM Directorate)

Executive Summary

The Moreton Bay Region Local Disaster Management Group (MBR LDMG) held its regular Ordinary meeting on 21 March 2018.

OFFICER'S RECOMMENDATION

That the Moreton Bay Region Local Disaster Management Group meeting minutes of 21 March 2018 be adopted.

ITEM 4.3 MORETON BAY REGION LOCAL DISASTER MANAGEMENT GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL - A16744206 (Cont.)

REPORT DETAIL

1. Background

In accordance with section 29 of the *Disaster Management Act 2003*, a local government is required to establish a Local Disaster Management Group for its local government area.

Section 12 of the *Disaster Management Regulation 2014* states that 'disaster management group meetings must be held at least once in every six months at the times and places decided by the chairperson of the group'.

To meet these minimum requirements, the MBR LDMG conducts Ordinary meetings every four months, generally during the months of March, July and November. Extraordinary meetings of the MBR LDMG, before, during or after disaster events, are held as required.

The MBR LDMG held its regular Ordinary meeting on 21 March 2018, the minutes for which are attached.

2. Explanation of Item

This report is provided for the purpose of advising Council as to the issues discussed and any meeting outcomes/action items. The meeting minutes are contained within the supporting information to this report.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Queensland Fire and Emergency Services (QFES) provided an update on a new QFES video explaining the three levels of bushfire warnings used in Queensland/Australia - Advice, Watch & Act and Emergency Warning. The video explaining this can be found at <https://psbamediacontent.wistia.com/medias/z3uv4fr4po>. QFES is requesting partner agencies to not reproduce, edit or share data on official warnings, rather to advise the community that a bushfire has occurred and point residents to the location (social media, website) where the official warning messages can be located. This is to ensure QFES remains the official point of truth for community bushfire warnings. As a result of this request, Council officers acknowledged changes would need to be made to its standard operating procedure for the issuing of bushfire warnings to the community through the MoretonAlert service.

Council is currently undertaking the development of the North Pine Dam Emergency Sub-Plan. This project is being undertaken to assist the management of any emergency event involving a failure of the North Pine Dam as well as addressing some learnings generated from Exercise Aggeris. The group acknowledged that the risk of a significant event affecting the North Pine Dam is highly unlikely, (1 in 600,000-year event), however the consequences for communities downstream from the dam would be catastrophic. The Sub-Plan will align with and complement the Seqwater North Pine Dam Emergency Action Plan (EAP).

3.5 Delegated Authority Implications

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

ITEM 4.3 MORETON BAY REGION LOCAL DISASTER MANAGEMENT GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL - A16744206 (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

The LDMG received an update on the Get Ready Toorbul initiative. Moreton Bay Regional Council received State Government funding to June 2018 through the Get Ready Program and a pilot emergency planning project has commenced in Toorbul. Council is building on existing relationships with the community to encourage residents to participate in planning opportunities, such as community conversations, forums and formation of a local disaster management committee. This project will form the template for similar initiatives in other vulnerable locations throughout the region.

3.10 Consultation / Communication

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

SUPPORTING INFORMATION

Ref: A16649991

The following list of supporting information is provided for:

ITEM 4.3

**MORETON BAY REGION LOCAL DISASTER MANAGEMENT GROUP - MEETING MINUTES 21
MARCH 2018 - REGIONAL**

#1 Local Disaster Management Group Meeting Minutes - 21 March 2018

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 110
Agenda

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)
#1 Local Disaster Management Group Meeting Minutes - 21 March 2018
Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 1
Minutes

Moreton Bay Region Local Disaster Management Group



21 March 2018
commencing at 12:38pm
Strathpine Chambers
220 Gympie Road, Strathpine

MINUTES

ATTENDEES	3
1. WELCOME AND APOLOGIES	4
1.1 Agency representative Introductions	4
1.2 Apologies	4
2. PREVIOUS MINUTES	4
2.1 Confirmation of Previous Minutes	4
2.2 Business Arising From Previous Minutes	4
3. AGENDA ITEMS	4
3.1 Future of MBRC Region and Organisation Plan	4
3.2 QFES Bushfire Warnings - New Process	4
3.3 Get Ready Toorbul	5
3.4 North Pine Dam Emergency Sub-Plan - Project Update	5
3.5 Volunteering Queensland Project Outcomes	5
4. AGENCY/COMMITTEE REPORTS	6
4.1 APA Group (Advisor)	6
4.2 Australian Red Cross Queensland	6
4.3 Department of Communities, Disability Services and Seniors	6
4.4 Department of Education and Training	6
4.5 Energex	7
4.6 Moreton Bay Regional Council	8
4.7 Queensland Ambulance Service	11
4.8 Queensland Fire and Emergency Services	11
4.9 Queensland Health	12
4.10 Queensland Police Service	13
4.11 Queensland Rail (Advisor)	14
4.12 State Emergency Service	14
4.13 Unitywater	14
4.14 Volunteer Marine Rescue (Advisor)	15

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 1
Minutes

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 110
Agenda

Moreton Bay Regional Council

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group Page 2
Minutes
21 March 2018

5. OTHER BUSINESS	16
5.1 Council officers and QPS are working together to run a combined LDMG and DDMG meeting from July 2018 onwards.	16
6. REFERRAL	16
6.1 To Council	16
6.2 To DDMG	16
7. FUTURE AGENDA ITEMS	16
8. NEXT MEETING	16
9. CLOSE	16

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 112
Agenda

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 3
Minutes

ATTENDEES

Members

Cr Matt Constance	MBRC Deputy Chairperson
Bill Halpin	MBRC Moreton Recovery Coordinator
Anne Moffat	MBRC Director Executive and Property Services
Carl Peterson	MBRC Coordinator Disaster Management
Rob Baker	Department of Education and Training
Greg Bartlett	Energex
Graham Allen	Queensland Ambulance Service
John Hannan	Queensland Fire and Emergency Services - EM
David Brazel	Queensland Fire and Emergency Services - F&R
Henk van den Ende	Queensland Fire and Emergency Services - SES
Bevan Marks	Queensland Health

DEPUTIES/ADVISORS/GUESTS

Corinne Mulholland	MBRC Communications
Susan Trappett	MBRC Disaster Preparedness Coordinator
Diane Bradford	MBRC Disaster Management Officer
Erica Ross	MBRC Secretariat
Peter Rawlinson	MBRC
Shay Nolan	MBRC
Gail Price	MBRC
Cara McDonald	Department of Communities, Disability Services and Seniors
Christian Pattison	Queensland Health
Kaylene De Vries	Queensland Health
Julia Cook	QPS Redcliffe DDMG Executive Officer
Sam Andrews	Seqwater
Terry Linford	Terry Linford Consulting
Greg Burnett	Unitywater
Graham Gibb	Volunteer Marine Rescue

APOLOGIES

Cr Allan Sutherland	MBRC Mayor
Cr Mike Charlton	MBRC Deputy Mayor
Cr Peter Flannery	MBRC Chairperson
Anthony Martini	MBRC Local Disaster Coordinator
Josh Hankey	APA Group
Christina Spehr	Australian Red Cross (Queensland)
Fredri Kruger	Department of Communities, Disability Services and Seniors
Lance Duncan	Queensland Fire and Emergency Services - F&R
Kaylene DeVries	Queensland Health
John Hallam	Queensland Police Service
Maurice Tauletta	Queensland Rail
Edwin Endicott	Redcliffe Coast Guard
Jason Boldeman	Seqwater
George Hill	Surf Life Saving Queensland
Gary McCulloch	Telstra
Ashley Lorenz	Unitywater

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 3
Minutes

COORDINATION COMMITTEE MEETING
10 April 2018

PAGE 112
Agenda

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 4
Minutes

1. WELCOME AND APOLOGIES

1.1 Agency representative Introductions

Agency representatives introduce themselves to the meeting.

1.2 Apologies

Agency representatives advise of any late apologies.

2. PREVIOUS MINUTES

2.1 Confirmation of Previous Minutes

The minutes of the meeting held on 6 December 2017 (Pages 320 to 336) are provided for confirmation.

RECOMMENDATION:

The minutes of the meeting held on 6 December 2017 were accepted as an accurate record. Moved by, Julia Cook, seconded by John Hannan.

2.2 Business Arising From Previous Minutes

Nil

RECOMMENDATION:

That the LDMG note this update.

3. AGENDA ITEMS

3.1 Future of MBRC Region and Organisation Plan

Peter Rawlinson, Coordinator Innovation and Data Monitoring MBRC, presented an overview of development in Moreton Bay, with topics including a focus on population growth; residential development; identification where growth is expected to be significant due to development; employment growth; jobs and businesses - historical and future; longer term population and jobs growth; and key transport infrastructure.

It was noted that Moreton Bay is developing at a rate equivalent to one (1) new urban suburb per year but spread over many development fronts. Each of the agencies noted this growth which will inform future development and expansion of schools, emergency service facilities and hospitals. Of critical consideration, will be the increased requirement for additional transport corridors, jobs and other services throughout the region.

3.2 QFES Bushfire Warnings - New Process

John Hannan, Emergency Management Coordinator QFES, provided an update on a new QFES video explaining the three levels of bushfire warnings used in Queensland/Australia - Advice, Watch & Act and Emergency Warning. A video explaining this can be found at <https://psbamediacontent.wistia.com/medias/z3uv4fr4po>.

Following the presentation, discussion was held about the inability to reproduce, edit or share data on official warnings and the challenges this will incur in the community, particularly with the prevalence of utilising this strategy through social media networks. Council acknowledged changes would need to be made to its standard operating procedure for the issuing of bushfire warnings to the community through the MoretonAlert service.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 5
Minutes

3.3 Get Ready Toorbul

Shay Nolan, A/Coordinator Community and Cultural Programs MBRC, and Gail Price, Community and Cultural Programs Officer MBRC, provided an update on the Get Ready Toorbul initiative. Moreton Bay Regional Council received State Government funding to June 2018 through the Get Ready Program. A pilot emergency planning project has commenced with the small north eastern coastal town of Toorbul. This town, located between the mouths of Elimbah and Ningi Creeks, rates highly on the vulnerability scale, as it is bordered by forest to the west and low sea and water ways levels to the east, with only one public access/egress road. Bushfires or flood tides are the main risk events that would isolate this community. As a defined community, Toorbul is a suitable setting for pilot project evaluation.

An internal MBRC Resilient Communities Working Group is guiding the project. The group is comprised of representatives of the Disaster Management and the Community and Cultural Programs Teams. Get Ready Toorbul is designed in accordance with community development and engagement principles, with a Project Officer assigned from the Community and Cultural Program Team. Council is encouraging active citizenship and community preparedness, applying resources such as the 'My Resilient Community Toolkit' and informed by similar initiatives in Australia and internationally.

Council is building on existing relationships with the community to encourage residents to participate in planning opportunities, such as community conversations, forums and formation of a local disaster management committee. Residents and emergency services will be supported by Council to produce an emergency plan and activate if required. The ongoing responsibility of monitoring or reviewing the plan and the local disaster management committee will be considered as part of the project.

3.4 North Pine Dam Emergency Sub-Plan - Project Update

Diane Bradford, Disaster Management Officer MBRC and Terry Linford, Terry Linford Consulting Services, provided an update on the status of the North Pine Dam Emergency Sub-Plan project. This project is being undertaken to assist the management of any emergency event involving a failure of the North Pine Dam as well as addressing some learnings generated from Exercise Aggeris. The group acknowledged that the risk of a significant event affecting the North Pine Dam is highly unlikely, (1 in 600,000-year event), however the consequences for communities downstream from the dam would be catastrophic. The Sub-Plan will align with and complement the Seqwater North Pine Dam Emergency Action Plan (EAP).

A key component in the development of an effective and robust plan is the inclusion of key stakeholders throughout the process and a range of stakeholder activities including workshops, questionnaires and one on one consultations are being undertaken as part of the process. The outcomes of these activities will assist with the development of the Sub-Plan. The Sub-Plan will address issues including probable impacts of a dam failure, agency liaison, notifications and emergency alerts, response operations and evacuations. The Plan will also identify vulnerable properties and people within the affected area, timeframes associated with an emergency event and the roles of key emergency agencies.

3.5 Volunteering Queensland Project Outcomes

Susan Trappett, Disaster Preparedness Coordinator MBRC provided the group with an update on the status of two Volunteering Queensland/MBRC projects: Guidelines for Building Local Capability to Manage Spontaneous Volunteers and Disaster Preparedness for Older People.

The spontaneous volunteers project culminated in a 2-day training session for volunteer team leaders held March 6-7. The training was attended by Volunteers in Policing and Neighbourhood Watch volunteers. These volunteers will not be used to lead external volunteers but the training developed some very good knowledge and skills. These volunteers will be used in disaster mitigation and safety activities, and response/recovery as required. Additionally, MBRC will look to recruit and train volunteers already assisting council in areas such as Libraries, Information Centres etc to take on roles as disaster volunteers.

The Disaster Preparedness for Older People forum was held on 14 February. It was well attended with representatives from residential aged care facilities and home-based care services. The forum provided attendees with a good knowledge of the way the disaster management system operates and the actions they should take to ensure they are prepared for events. It also identified the need for greater connection within the sector. MBRC will investigate forming an aged care consultative group.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 6
Minutes

It was noted that a debrief of these two projects is to occur on 23 March 2018. Once all the feedback has been collated, the LDMG will be provided an update via email at a later date.

4. AGENCY/COMMITTEE REPORTS

4.1 APA Group (Advisor)

Nil to report.

4.2 Australian Red Cross Queensland

Nil to report.

4.3 Department of Communities, Disability Services and Seniors

Preparedness and Planning

- The department has undertaken a review of our Incident Management Team to ensure all key Management and Team leader roles are covered by multiple officers to ensure availability and continuity in key roles.
- The Machinery of Government arrangements are progressing, Department of Communities, Child Safety and Disability Services is now two entities - Department of Communities, Disability Services and Seniors (DCDSS); and Department of Child Safety, Youth and Women (DCSYW). We have been advised Community Recovery will remain with DCDSS. The operation of event activations between both entities is still to be determined. It is envisaged that there will be no impact on the service delivery for an event.
- Training is planned for North Coast DCDSS staff; however this has been postponed due to the current North Queensland (NQ) Flooding event. It will be rescheduled as soon as possible.

Relief and Recovery

- NQ Flooding event was activated on 10 March 2018 - over 160 agency staff have been deployed.
- Over 2,000 calls and 2,000 approved grant applications were received in the first week.
- A hub was opened on 15 March 2018 and over 1,000 people attended in the first 24 hours.

General Business

- The Toolkit to support organisations in adopting People with vulnerabilities in disasters: A framework for an effective local response, has been released online. Both the Toolkit and Framework is available for stakeholders to access here: <https://www.qld.gov.au/community/disasters-emergencies/supporting-people-with-vulnerabilities>

4.4 Department of Education and Training

Hazard Identification and Risk Assessment

- Communications with non-state owned and managed educational institutions such as IPS, Catholic Education, and child care centres still remains a risk area during a disaster event.

Hazard Mitigation and Risk Reduction

- All schools have updated their school emergency plans.
- North Coast Region has reviewed the Regional Emergency Response Plan and updated where required.

Preparedness and Planning

- Schools have undertaken risk assessments of their sites and updated their school emergency plans in preparedness for disaster events.
- Schools have been sent the Quick reference guides for bushfire, Heat wave and storm prevention.
- Schools can also access the DoE Emergency and Security Management web page which will provide access to the necessary tools, links and quick reference guides needed to get staff and students through disaster events.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 7
Minutes

Emergency Communications

- As per contacts register.
- DoE has a fully staffed Emergency and Security Management unit available to respond if required: qld-dete-emru@id.ngcomms.net and telephone 3034 6010.

Response

- DoE is fully staffed and ready to respond for any activation if required.

Relief and Recovery

- DoE would enact the business continuity plan and work with BAS in the recovery of educational facilities if required.

4.5 Energex

Hazard Identification and Risk Assessment

- Refer "Hazard Mitigation and Risk Assessment" below.

Hazard Mitigation and Risk Reduction

- Energex is continuing to establish "Bushfire Mitigation Projects" based on recent field studies. The projects include the installation of "sparkless" fuses at critical points in the electricity network, overhead conductor "spacers" within nominated bushfire zones, covered high voltage overhead conductor in high risk vegetation zones and enclosed high voltage switches.
- Energex is also continuing their overhead asset refurbishment program to replace high risk small overhead conductors.
- Energex Flood & Bushfire Risk Management Plans can be accessed via the attached link: <https://www.energex.com.au/the-network/network-management-plans-and-reports>

Preparedness and Planning

- Energex is a Quality Accredited Organisation and as such has registered plans for disaster management. The key plans are as follows:
 - CEMP (Corporate Emergency Management Plan)
 - DAPR (Distribution Annual Planning Report)
 - SPP (Summer Preparedness Plan)
- Energex emergency response plans are integrated into all operations of the business. These plans are documented under AS/NZS ISO 9001 Certified Quality Management System.
- These plans are high level and dictate the delivery of documented "Emergency Response Plans".

Emergency Communications

- Incorporated into "Preparedness and Planning" (refer above).

Response

- Incorporated into "Preparedness and Planning" (refer above).

Relief and Recovery

- N/A

General Business

- **2017/18 Storm Season**
- Energex public awareness campaign for the coming 2017/18 storm season was launched in mid-September 2017:
 - "Look up and Live"
 - "Electrical safety in the home"
 - Tree Branches "Wires on the Ground"
 - Community Summer Preparedness"
 - Get Ready Queensland
- Energex Power Interruptions now available via smart phone - www.energex.com.au/mobile.
- Pick up a phone NEVER a fallen powerline. Call Energex on 13 19 62.
- **MyPower app**
- The MyPower app is live and available for download from the iTunes store or Google Play.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 8
Minutes

- MyPower helps our customers connect with us quickly and easily through their mobile device, allowing them to log tree trim requests, faulty street lights, vandalism to our equipment and update dog/meter access details.
- These requests generate emails our Connected Customer Services Group receives to action, so jump online and download our MyPower app now.
- **Other**
- During November 2017, Energy Queensland continued to prepare for the current storm season by completing three desktop exercises on the theme of a Cat 5 cyclone crossing the coast in Queensland. The exercise was very successful in highlighting the state of preparedness for such an event with learnings from the exercises being implemented.
- With the Commonwealth Games commencing in April 2018 at the tail end of the storm season, Energex has extended its storm season processes for another 2 weeks to cover the games period.

4.6 Moreton Bay Regional Council

Hazard Identification and Risk Assessment

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

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

- A number of hazards have the potential to impact the communities of the Moreton Bay Region. The high-risk hazards identified are: Bushfire, Flooding and Severe Storm.
- Council continues to work with the Local Disaster Management Plan adopted on 12 September 2017. The plan is in line with the IGEM Emergency Management Assurance Framework.
- Council has commenced a review of its hazard identification and risk assessments with the Queensland Fire and Emergency Services. An initial workshop on the Queensland Emergency Risk Management Framework (QERMF) was held in January 2018. A further workshop is scheduled for 14-15 May. Work to assess and record risk in line with the QEMRF will continue into the 2018/19 financial year.
- An assessment of residual risk will be undertaken with the Redcliffe District Disaster Management Group and, where agreed, elements of residual risk will be formally transferred.
- Likely residual risks include elements of catastrophic events e.g. earthquake, land inundation tsunami, Category 3+ cyclone, North Pine dam failure etc.

Preparedness and Planning

Capability Integration

Date	Type	Persons Exercised	Hours Trained
20 Jul 2017	Emerald City (BCC)	1	8
22 Aug 2017	Exercise Coordinatis Conatu - Mt Nebo Fire (Day 1)	13	39
23 Aug 2017	Exercise Coordinatis Conatu - Mt Nebo Fire (Day 2)	18	144
19 Oct 2017	EX HYDRA 2017 (Seqwater)	1	6

Moreton Bay Regional Council

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 9
Minutes

Date	Type	Persons Exercised	Hours Trained
30 Oct 2017	Ex Moreton Storm V2 (FIC/Ops Admin/T&T)	15	37.5
1 Nov 2017	Ex Mountain Recovery - Mt Nebo Fire	18	54
24 Jan 2018	Coordinatis Conatu - Debrief	5	10
21 Feb 2018	North Pine Dam - Emergency Alert Workshop	12	12
21 Feb 2018	North Pine Dam - Evacuation Workshop	10	25
26 Feb 2018	Exercise Emergency Alert	7	21
TOTAL		100	356.5

- Focus placed on ensuring all LDMG and LDCC staff have completed the minimum training required under the Queensland Disaster Management Training Framework.
- Council has identified 209 persons supporting disaster management activities in the Moreton Bay Region of which 126 have met council's and QFES' core requirements (target is 50).

Date	Type	Persons Trained	Hours Trained
17 Aug 2017	QDMA & Coordination Centre (operations and functions)	12	72
29 Aug 2017	QDMA & Coordination Centre (operations and functions)	14	84
6 Sep 2017	QDMA & Coordination Centre (operations and functions)	12	72
30 Nov 2017	QDMA	6	18
30 Nov 2017	Intro to Warnings and Alerts	6	9
30 Nov 2017	Intro to Disaster Coordination Centre	6	18
6 Dec 2017	Intro to Evacuation & Working in an Evac Centre	7	28
10 Jan 2018	QDMA	3	7.5
25 Jan 2018	Guardian Training	3	6
1 Feb 2018	Intro to Warnings and Alerts	1	1.5
27 Feb 2018	Intro to Warnings and Alerts	1	1.5
6 & 7 Mar 2018	Building Local Capability Volunteer Training	20	300
TOTAL		91	617.5

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

- Council adopted its new Local Disaster Management Plan (version 4.0) on 12 September 2017.
- Council noted the finalisation of the Threat Specific - Bribie Island Isolation Sub-Plan on 27 February 2018.

Moreton Bay Regional Council

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

- The latest version of the Local Disaster Management Plan can be found on Council's website at: <https://www.moretonbay.qld.gov.au/local-disaster-management-plan/>
- Work has commenced developing a Threat Specific - North Pine Dam Response Sub-Plan.

Name of plan	Description	Last reviewed	Status
Local Disaster Management Plan (version 4.0)	LDMP	Approved by Council 12 September 2017	Finalised
Animal Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Finalised
Evacuation	Sub-Plan	Endorsed by LDMG 6 February 2013. Adopted at council workshop 7 March 2013	Finalised
Evacuation Centre Management	Sub-Plan	Endorsed by LDMG (Flying Minute March 2012)	Finalised
Evacuation Centre Management - Watson Park	SOP	95% complete. Awaiting final feedback from Australian Red Cross	Under development
Public Health	Sub-Plan	Endorsed by LDMG 23 November 2011	Finalised
Threat Specific - Bribie Island Isolation	Sub-Plan	Endorsed by LDMG (Flying Minute 11 January 2018)	Finalised
Threat Specific – Narangba Innovation Precinct Response	Sub-Plan	Endorsed by LDMG (Flying Minute 12 February 2016)	Finalised

Emergency Communications

Public Engagement

- Continuing to engage with community groups and provide presentations on preparedness.
- Targeted mailout to over 8,000 residents in flood alert groups to promote MoretonAlert and advise of more locally specific information about river and creek water level gauges was completed by the end of February 2018.
- Ongoing campaign promoting MoretonAlert with billboards on the M1 highway.
- Continuing to engage with community groups and provide presentations on preparedness.
- Get Ready Resilience Initiative funding is now provided by the Queensland Reconstruction Authority and has been set at \$126,100 for the Moreton Bay Regional Council in the 2017/18 financial year. Activities approved by Council include the following:
 - Continuation of the human services sector mapping project. Target area in 2017/18 is Toorbul - \$29,000
 - Focus group activities to better gauge community understanding of Council's flood warning and flood check property report initiatives. Contract awarded to Risk Frontiers in March 2018 to undertake this project with 6 focus group activities to occur in April and May 2018 - \$42,000
 - Mail out regarding MoretonAlert to 8,000 higher risk flood properties completed - \$7,000
 - Emergency Service Expos at Bribie Island and Woodford - \$6,000
 - Media and advertising campaign - up to \$42,100

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 11
Minutes

- School Education - the National Curriculum now contains a unit where Year 5 students learn about preparation, planning and response to natural hazards and disasters that could potentially affect Queensland. To date, this financial year, officers have addressed more than 1,085 students.

Date	Activity	No of Attendees
5 Oct 2017	Year 5 Presentation - Petrie State School	100
11 Oct 2017	Year 5 Presentation - Genesis College	120
15 Oct 2017	Bribie Island Emergency Expo	~1,200
18 Oct 2017	Year 5 Presentation - Caboolture State School	90
19 Oct 2017	Year 5 Presentation - Muller College	110
30 Oct 2017	Year 5 Presentation - Undurba State School	125
30 Oct 2017	Year 5 Presentation - Christ the King	30
31 Oct 2017	Year 5 Presentation - Burpengary State School	125
2 Nov 2017	Year 5 Presentation - Dayboro State School	85
3 Nov 2017	Beachmere Expo	~300
23 Nov 2017	Year - 5 Presentation - Strathpine West	70
7 Feb 2018	Year 5 & 6 Presentation - Scarborough State School	230
14 Feb 2018	Aged Care Forum	70
TOTAL		2,655

Communication Systems

- MoretonAlert is a free SMS, email and voice notification system to provide severe weather warnings, Queensland Fire and Emergency Services' bushfire warning messages, Council prescribed burn notifications, potential flash flooding incidents and planned dam releases within our region. As at 2 March 2018, council has 48,474 residents registered to receive MoretonAlert messages.
- Extensive ongoing social media engagement with the community via Facebook (25,895 followers) and Twitter (2,180 followers) during disaster events.
- Council is partnering with Max Kelsen to develop a social media filtering tool for disaster events. A presentation was made to LGAQ on 5 February 2018. The product has now been adopted and is awaiting final testing during the next disaster event.
- Monthly testing of the Mt Nebo / Mt Glorious Early Warning System continues.

4.7 Queensland Ambulance Service

Final stages of planning for Commonwealth Games.

4.8 Queensland Fire and Emergency Services

Hazard Identification and Risk Assessment

- Northern Area Fire Management Group meeting planned for 9 March 2018.
- A workshop on the Queensland Emergency Risk Management Framework was conducted with MBRC at Strathpine on 17 January 2018.

Hazard Mitigation and Risk Reduction

- Interagency HRB's have primarily ceased now due to conditions; however, planning currently underway for the 2018 period.
- QFES met with MBRC on 23 January 2018 and Seqwater on 31 January 2018 in planning for their annual permit for HRB's for the upcoming season.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 12
Minutes

Preparedness and Planning

- QFES has released the severe weather season Standing Order named Operation Guardiare. The Standing Order covers the Commissioners intent and QFES mission and takes effect from 1 November 2017 until 30 April 2018 to coincide with the weather season.
- Senior QFES staff attended the Aged Care Forum sponsored by Volunteering Queensland and MBRC at Centenary Lakes on 14 February 2018.

Emergency Communications

- Senior QFES staff participated in MBRC's Emergency Alert exercise on 26 February 2018.

Response

- A substantial wildfire started at Ningi on Wednesday, 24 January 2018, which required substantial resources to control even though benign conditions prevailed. QFES was well assisted by MBRC in the control and extinguishment of this fire.
- QFES crews rescued two persons from swift water at Kobble Creek on Friday evening, 23 February 2018, following their vehicle being swept from the roadway.

Relief and Recovery

- Senior QFES staff participated in MBRC's Emergency Alert exercise on 26 February 2018.

General Business

- New nominated Brisbane Emergency Management Coordinator (EMC) John Smith while Chris Hanlon has relocated to Brisbane SES Unit for 12 months.
- LDMG QFES deputy Ashley Rowe has retired from Fire and Rescue. The LDMG Advisor position replaced by Supt David Brazel who has replaced Supt Lance Duncan as the QFES Brisbane Region, Zone Commander for Northern Zone.

4.9 Queensland Health

Hazard Identification and Risk Assessment

- Identified improvements in CCTV coverage at TPCH.
- Two MNHHS hospitals currently in the process of conducting self-assessment against the World Hospital Organisation / United Nations Hospital Safety Index.

Hazard Mitigation and Risk Reduction

- Caboolture Hospital all-access road has been completed which is reducing the risk of hospital isolation / access issues in the event of localised flooding.

Preparedness and Planning

- 2018 MNHHS Emergency Management Plan endorsed.
- MNHHS has completed its Business Continuity Management Framework.
- Established the first State Competency Centre for EMERGO TRAIN SYSTEM in partnership with the Clinical Skills Development Services, New South Wales and Sweden, with Educator and Senior Instructor Courses to commence end of March 2018.
- Facilitation of an HHS-wide mass casualty simulation exercise (Exercise SIMUL-FORTES on 15 March 2018) involving all Clinical Directorates as part of preparedness activities for the Commonwealth Games.
- Development of evidentiary collection procedures for frontline Queensland Police Service and MNHHS Emergency Department staff, in partnership with the Queensland Police Service and the MNHHS Emergency Departments Network.
- Coordinated in partnership with Queensland Fire and Emergency Services (QFES) Australasian Inter-Service Incident Management System (AIIMS) training to 16 key HHS staff in March 2018, with three more courses scheduled for 2018.
- MNHHS Site Teams Kits have been developed and pre-positioned at TPCH.
- Undertaken a full review of the MNHHS Ebola Notification and Transfer Policy (renamed the Viral Haemorrhagic Fever Notification and Transfer Policy).
- Finalisation of the MNHHS Deployment Protocol (Annex to the Metro North Emergency Management Plan) due for endorsement March 2018.

Emergency Communications

- NBN solutions being considered at all hospitals in the event of power outage.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 13
Minutes

- Every hospital emergency operation centre (EOC) has Government Wireless Network (GWN) radios installed and connected to the Queensland Health and Queensland Ambulance Service.

Response

- MNHHS activated to an ALERT level of activation on 14 March 2018 in response to a power outage at Sunshine Coast University Hospital and STOOD DOWN later that day.
- Ongoing planning in support of the Commonwealth Games, including working closely with Metro South Emergency Management Committee and State coordination groups; release of approximately 50 health staff for clinical role work; major exercise participation and development of local support plan/s and significant involvement and deployment of Public Health resources to support food safety inspections.
- MNHHS Health Emergency Operations Centre (HEOC) will be activated to an ALERT level of activation for the duration of Commonwealth Games.

4.10 Queensland Police Service

Hazard Identification and Risk Assessment

- Redcliffe Police Blog available for LDMG to submit articles if desired.
- Redcliffe Police Blog utilised for DM resilience and community engagement.
- Participated in workshops to write the North Pine Dam Sub-Plan.
- Participating in writing Final Exercise Report for Exercise Coordinatus.

Hazard Mitigation and Risk Reduction

- Redcliffe Police Blog utilised for DM resilience and community engagement.
- My Resilient Community Project.
- Participated in workshops to write the North Pine Dam Sub-Plan.
- Participating in writing Final Exercise Report for Exercise Coordinatus.

Preparedness and Planning

- Redcliffe Police Blog releases.
- Reminder myStreet community campaign. Agencies within the DM framework invited to participate.
- Supporting Isolated Community Project and My Resilient Community Project.
- CSAs have been running on 997FM. Topics covered: Disaster Emergency Kit, Disaster Preparedness, Warnings.
- Exercise planning for 2018 commencing.
- Participated in exercise to test and practice Emergency Alerts conducted with SDCC.
- Participated in workshops to write the North Pine Dam Sub-Plan.
- Participating in writing Final Exercise Report for Exercise Coordinatus.
- Volunteers from QPS and NHW completed DM Course to assist with PPRR with other volunteer agencies.

Emergency Communications

- The GWN network fully operational.
- 3 x DCPCs at Caboolture, Redcliffe and Petrie trained in Media Liaison role.

Response

- Envisage continuation of Redcliffe DDCC activating at Strathpine Council building in the future.
- Continuing to develop the new Media Liaison Role that provides significant input for social media releases and monitoring.
- Tested the Intell role within local/district levels during Exercise Coordinatus.
- Working with MBRC to streamline SITREPs that meet QDMA requirements.
- Working with MBRC to develop social media mapping capability.
- New LDCC/DDCC structure implemented and tested during Exercise Coordinatus Conatu and some amendments to be made.
- Change in design of offices to accommodate more effective DDCC.

Relief and Recovery

- Attended Recovery Forum at Convention Centre October 2017.
- Recovery Exercise completed October 2017.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 14
Minutes

General Business

- S/Sgt Pat Howard A/XO 23/3/18-22/4/18 while XO deployed at Commonwealth Games.
- Other staffing changes during Commonwealth Games: DDC A/Supt Paul Ready, D/DDC A/Insp Pat O'Loughlin. Primary LO Insp Richard Kroon, Petrie, Primary LO 2-7/4/18 A/Insp Craig Sanderson.
- Submission forwarded for legislative change of name for Redcliffe Disaster District to Moreton Disaster District. Still waiting response.

4.11 Queensland Rail (Advisor)

Nil to report.

4.12 State Emergency Service

Preparedness and Planning

- Continuing monthly training members in Operations Management to provide support across the Groups and Unit during major events.

Response

- From 1 December 2017 to 28 February, members have responded to 160 tasks. 54 tasks between 1 and 30 December 2017, 106 between 1 January and 28 February 2018.
- The Unit supported Sunshine Coast SES Unit in tree removal after severe storm.

4.13 Unitywater

Hazard Identification and Risk Assessment

- Hazard identification and risk assessments are conducted regularly as part of Unitywater's management arrangements and day-to-day operational activities of the business.
- These include control of who has access to the water supply network and maintaining the security of Unitywater's SCADA system which is the technology used to control the water supply and sewerage networks.
- These reviews are managed through Unitywater's integrated management system (quality assurance system) and to ensure activities are completed and non-compliances are escalated.

Hazard Mitigation and Risk Reduction

- Unitywater's asset operational works program includes activities to maintain:
 - Access tracks and fire breaks on Unitywater land;
 - Fire hydrants;
 - Critical equipment spares;
 - Emergency power generation equipment; and
 - SCADA systems (remote monitoring and control of water supply and sewerage networks.)
- Unitywater's 2017-18 capital works program includes budget provision for:
 - Renewal of water mains, pumps, hydrants and valves;
 - Renewal of emergency power generation equipment;
 - Construction of new water mains to maintain fire-fighting capability as specified in the South-East Queensland Water and Wastewater Design Code; and
 - Procurement of critical equipment spares.

Preparedness and Planning

- The following arrangements are established and maintained:
 - Contingency Planning: Unitywater's capital and operational planning processes include the requirement to develop, implement and maintain plans to mitigate the impact of failure of critical assets (e.g. the sewage rising mains that transport sewage from Ningi to the Bribie Island Sewage Treatment Plant and which are attached to the Bribie Island Bridge).
 - Participation in LDMG and DDMG.
 - Roster for Emergency Incident Management Teams. Unitywater staff including the Executive are rostered and trained to participate in Incident Response Teams or as LDMG liaison officers.
 - Business systems resilience testing including rotation of Control Rooms.
 - Participation in SEQ Regional Water Supply Emergency Response Planning.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 15
Minutes

- o Training program for Emergency Incident Management Teams.

Response

- February and March Storms: During and following high rainfall in February and March there were overflowing sewage pumping stations and sewerage manholes. Unitywater successfully mitigated risk to public and environmental health through controlled overflows at designated points, utilisation of in-line storage by managing stop-start times of sewage pumps and operation of emergency power generators to keep pumps operating during power outages.
- Water Main Break Redcliffe – Margate: In February, a major water main burst in Redcliffe. This disrupted supply to approximately 5,000 people. Unitywater's Incident Response Team was activated to manage restoration of supply, customer welfare and communications, media communications and liaison with QFES. Safe water supply was restored within 5 hours.

Relief and Recovery

- February and March Storms:
 - o The Environmental Regulator was notified of sewage overflows and subsequent clean-up operation.
 - o Public and private property effected by overflows were cleaned-up.
 - o No known adverse public health outcomes.
- Water Main Break Redcliffe – Margate:
 - o Safe water supply was restored within 5 hours.
 - o There were no public safety (firefighting) or public health issues during the disruption to supply.

General Business

- In May 2018 Unitywater will host a discussion on implications of partial and catastrophic collapse of the Bribie Island Bridge from a water supply and sewerage perspective.
- It is intended to invite representatives from Moreton Bay Regional Council, QFES, Police, Department of Transport and Main Roads, Queensland Health and the Department of Environment and Science.

4.14 Volunteer Marine Rescue (Advisor)

Hazard Mitigation and Risk Reduction

- Bribie 3 the 5.4 RHIB will be out of service for up to 6-8 weeks for a major refit at cost of approx. \$35,000. The upgrade will include, refurbishing the hull and cushions and most importantly replacing the instrumentation to match the state of the art instruments in Bribie One and Bribie Two, meaning crews will have the same instruments across three vessels. The removal of Bribie Three will not diminish the coverage or the service offered.

Preparedness and Planning

- December 2017 saw Management and some senior crew undertake AIIMS awareness training delivered by QFES Rural Fire Training Officer, Graham King. This will afford us the opportunity to better understand the systems and processes at work when activated to work within the QFES framework.
- Prior to the end of the year, the MRBI undertook a multi-agency exercise with QPS, QFES and QAS being a simulated 4WD roll over at the "Horse Yards", being an isolated location on Bribie Island. Requirements was to transport ES personnel to the scene and arrange for multiple medivacs of injured persons.
- EXPO 2018. The all-important date this year...MR Bribie Island Coord group meets this Thursday to begin the organizing of this outstanding event.
- MBRC Disaster Management Group are urged to use their influence on this year's weather

Response

- Prior to Christmas 2017 Bribie One activated for a "MAYDAY" call from a stricken 46 foot yacht on the ocean side of Moreton Island, 12 nm south of Cape Moreton and 3 NM east. The yacht had been holed and sunk, three people took to life raft and were met by Bribie one on 3m seas at around 9:30pm. All persons returned to the base at around midnight.
- Examples of the 19 February activations;
 - o 1st February - Search for missing windsurfer Sandstone Point.
 - o 10th February - Tow from Curtin Artificial Reef to Scarborough breakdown.
 - o 12th February - Tow from Tangalooma to Brisbane River - storm damage to vessel.
 - o 15th February - Recover vessel from under Bribie Bridge - broke off mooring.
 - o 18th February - SAR by VKR Bulwer.

ITEM 4.3 - MBR LOCAL DM GROUP - MEETING MINUTES 21 MARCH 2018 - REGIONAL (Cont.)

Moreton Bay Regional Council | Local Disaster Management Group
21 March 2018

Page 16
Minutes

- Example of 9 activations March 1 to 13
 - 1st March - Couchin Creek/Roy's tow to Toorbul. Breakdown.
 - 8th March - Pull 11 metre vessel from mangroves North of Poverty Creek to Pacific Harbour Marina (very rough/strong winds nowhere else to secure) - broke off mooring.
 - 13th March - 12 meter vessel anchored south of Bribie bridge, engine breakdown and cannot raise anchor to move to better anchorage - strong winds/very rough sea. Tow to Spinnaker Marina.

RECOMMENDATION:

That the reports be accepted and noted.

5. OTHER BUSINESS

- 5.1 Council officers and QPS are working together to run a combined LDMG and DDMG meeting from July 2018 onwards.
- 5.2 Farewell to Susan Trappett, Disaster Preparedness Coordinator MBRC, with this being her last LDMG meeting.

6. REFERRAL

- 6.1 To Council
- 6.2 To DDMG

7. FUTURE AGENDA ITEMS

Nil

8. NEXT MEETING

The next meeting is scheduled to occur on Wednesday, 18 July 2018.

RECOMMENDATION:

That the next meeting will occur on Wednesday, 18 July 2018.

9. CLOSE

There being no further business the meeting closed at 2.46pm.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

JAMES DRYSDALE RESERVE MASTER PLAN - AMENDMENT - DIVISION 10

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A16760793 : 29 March 2018 - **Refer Supporting Information A16765966**
Responsible Officer: WM, Coordinator Parks and Recreation Planning (ECM Infrastructure Planning)

Executive Summary

The James Drysdale Reserve (JDR) Master Plan was endorsed by Council on 19 January 2016.

A minor amendment to the JDR Master Plan is now required due to the proposed relocation of the State Emergency Service (SES) Facility to an alternate location within the site. The former SES facility is to be reused for community purposes.

OFFICER'S RECOMMENDATION

That the James Drysdale Reserve Master Plan dated April 2018 be adopted as tabled.

ITEM 5.1 JAMES DRYSDALE RESERVE MASTER PLAN - AMENDMENT - DIVISION 10 - A16760793 (Cont.)

REPORT DETAIL

1. Background

The James Drysdale Reserve Master Plan received Council endorsement at its meeting on 19 January 2016. The Master Plan covers the entire James Drysdale Reserve site, which includes approximately 24 hectares of existing sports facilities and approximately 46 hectares which are currently used for landfill activities.

Council's new planning scheme commenced on 1 February 2016 and gave effect to all previously endorsed master plans through the adoption of a Council policy 2150-088 *Preparation of Master Plans for Council-Controlled or Owned Sites*. Accordingly, all previously endorsed master plans are now defined through the MBRC Planning Scheme as an *Approved Master Plan*. This ensures that through the planning scheme, any proposed uses on Council-owned or controlled sites are carried out in accordance with the approved master plan.

Amendments to approved master plans are required to be considered in accordance with Council's Policy.

In the case of the JDR Master Plan, a minor amendment to the approved Master Plan is proposed to enable relocation of the SES facility to an alternate location on site.

2. Explanation of Item

James Drysdale Reserve is located at the Jinker Track, Bunya. The entire JDR site comprises approximately 70 hectares over several parcels of land. Development of sports and community facilities is currently constrained to approximately 24 hectares of the site. Amendment to the approved master plan is required to reflect the proposed relocation of the SES facility to an alternate location within the site.

Within the approved master plan, location No. 10 is identified as "existing SES building" and location No. 12 is identified as "future development site".

It is proposed to amend location No. 12 to "SES building" and amend location No. 10 to "multipurpose community use facilities including meeting spaces and men's shed" as noted in Figure 1 below. The balance of the master plan remains unchanged.



Figure 1: Proposed amendments to JDR Master Plan - SES Facility (No.12) and multipurpose community use facilities including meeting spaces and men's shed (No 10)

ITEM 5.1 JAMES DRYSDALE RESERVE MASTER PLAN - AMENDMENT - DIVISION 10 - A16760793 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

The proposed amendment is provided for in accordance with the MBRC Planning Scheme and Council's Policy 2150-088 *Preparation of Master Plans for Council-Controlled or Owned Site*.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - celebrating local arts, culture and community.

3.3 Policy Implications

The amendment is provided in accordance with Council policy 2150-088 *Preparation of Master Plans for Council-Controlled or Owned Site*.

3.4 Risk Management Implications

Development approval has been secured for the relocation of the SES facility.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

No financial implications have been identified in relation to amendment of the master plan. The cost of works associated with the proposed new SES facility and reuse of the current SES facility will be subject to future deliberations by Council.

3.7 Economic Benefit

Reuse of existing Council infrastructure, where appropriate, represents value for money and reduces the cost of providing new purpose-built community facilities.

3.8 Environmental Implications

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

3.9 Social Implications

There are several potential community groups that could benefit from reuse of the current SES facility.

3.10 Consultation / Communication

The minor and temporary nature of the amendment does not require the master plan to be consulted with the community. The Divisional Councillor is supportive of the proposed amendment to the master plan. Consultation across Council departments has been undertaken and considered.

SUPPORTING INFORMATION

Ref: [A16765966](#)

The following list of supporting information is provided for:

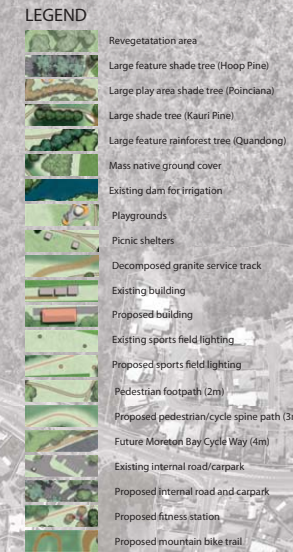
ITEM 5.1

JAMES DRYSDALE RESERVE MASTER PLAN - AMENDMENT - DIVISION 10

#1 James Drysdale Reserve - Master Plan

ITEM 5.1 - BUNYA - JAMES DRYSDALE RESERVE MASTER PLAN AMENDMENT - DIVISION 10 (Cont.)

#1 James Drysdale Reserve - Master Plan



LEGEND

- | | | |
|---|---|---|
| <ul style="list-style-type: none"> 1 Transfer station via entrance D 2 Mountain bike endurance trail to connect with existing Bunyaville State Forest trails 3 Retain existing water harvesting dam for sports field irrigation 4 Dirt Racing precinct upgrade with additional car parking and shaded spectator mound 5 Soccer precinct upgrade with extension of fields and clubhouse 6 Hockey precinct with proposed spectator seating and shade 7 Bunya Sports Club 8 Netball precinct including 4 hard courts and 2 grass courts with lighting 9 Gas flare building and maintenance shed 10 Multipurpose community use facilities including meeting spaces and men's shed 11 Upgraded signage at existing entrance A | <ul style="list-style-type: none"> 12 SES facility 13 Baseball precinct to include additional senior and junior diamonds with supporting amenities and clubhouse upgrade 14 Rock climbing precinct to include tiered boulder walls, rock climbing skills progression walks and abseiling facilities with supporting clubhouse 15 Feature rock swale and storm water drainage channel 16 Main lookout with elevated vantage point including BBQ areas and seating 17 Mountain bike short circuit 18 Proposed multi-storey amenities and clubhouse facility to support mountain biking and playground activities 19 Informal amphitheatre for mountain biking spectators 20 Mountain bike event space with informal bouldering | <ul style="list-style-type: none"> 21 Dog off-leash area 22 Open kick-about space 23 Mountain Bike skills area with urban plaza space 24 Boulevard entry road and car parking area including feature tree planting 25 District adventure play space to cater for all ages including a multi-goal, open kick-about space, BBQ areas and picnic shelters 26 Informal picnic space with sensory garden 27 Entrance B (current weighbridge access point) with entrance signage 28 Car parking 29 Proposed location of Landfill Gas Generator |
|---|---|---|



james drysdale reserve



6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION

(Cr D Grimwade)

No items for consideration.

9 GENERAL BUSINESS

ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.