



# AGENDA

## Coordination Committee Meeting

**Tuesday 17 April 2018**  
commencing at 10.30am

Caboolture Chambers  
2 Hasking Street, Caboolture

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**COUNCILLOR:**

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 17 April 2018 commencing at 10.30am in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Daryl Hitzman  
Chief Executive Officer

12 April 2018

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**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**  
ATTENDANCE - OPENING OF WALTZING MATILDA CENTRE, WINTON - REGIONAL  
REPORT DETAIL

### **2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)**

- ITEM 2.1** **9**  
DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE -  
DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS)  
(SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT -  
DIVISION 6  
REPORT DETAIL  
SUPPORTING INFORMATION  
#1 Locality Plan  
#2 Zoning Map  
#3 Proposed MSU Plans  
#4 Submissions

### **3 CORPORATE SERVICES SESSION (Cr M Constance)**

- ITEM 3.1** **71**  
MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL  
REPORT DETAIL  
SUPPORTING INFORMATION  
#1 Monthly Financial Reporting Package - 31 March 2018

### **4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)**

- ITEM 4.1** **86**  
TENDER - SUPPLY AND DELIVERY OF ALTERNATIVE COVER MATERIAL HYDRO-  
MULCHERS - REGIONAL  
REPORT DETAIL  
SUPPORTING INFORMATION  
Confidential #1 Tender Evaluation

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

**ITEM 5.1**

MURRI RUGBY LEAGUE CARNIVAL SPONSORSHIP 2018 - 2020 - REGIONAL  
REPORT DETAIL

**91**

**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:

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

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

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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)

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**1 GOVERNANCE SESSION**

**(Cr A Sutherland, Mayor)**

**ITEM 1.1**

**ATTENDANCE - OPENING OF WALTZING MATILDA CENTRE, WINTON - REGIONAL**

*Meeting / Session:* 1 GOVERNANCE  
*Reference:* A16797672 : 11 April 2018  
*Responsible Officer:* LK, Executive Support Officer (EPS Executive Services)

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**Executive Summary**

This report seeks approval for the attendance of Councillors to the reopening of the Waltzing Matilda Centre and associated events to be held in Winton from Thursday 19 - Sunday 22 April 2018, following Cr Adrian Raedel's withdrawal of attendance.

**OFFICER'S RECOMMENDATION**

That Cr Mick Gillam and Cr Darren Grimwade be appointed to attend the reopening of the Waltzing Matilda Centre in Winton.

ITEM 1.1 ATTENDANCE - OPENING OF WALTZING MATILDA CENTRE, WINTON - REGIONAL - A16797672  
(Cont.)

## REPORT DETAIL

### 1. Background

The following resolution appears on Minute Page 17/2178 of the General Meeting of Council held 21 November 2017:

Ex. Coordination Committee Meeting held 21 November 2017 (MP. 17/2183):

#### COMMITTEE RECOMMENDATION

1. That Cr Allan Sutherland (Mayor), Cr Peter Flannery, Cr Mike Charlton (Deputy Mayor) and Cr Adrian Raedel be appointed to attend the reopening of the Waltzing Matilda Centre in Winton.
2. That the Chief Executive Officer arrange for Officer attendance as appropriate.

Consideration of additional attendance is required due to Cr Raedel's withdrawal from the event.

### 2. Explanation of Item

Moreton Bay Regional Council's Sister City, Winton Shire Council, extended an invitation to Moreton Bay Regional Council to attend the reopening of the Waltzing Matilda Centre in Winton on Friday 20 April 2018. The events associated with the reopening will run from Thursday 19 - Sunday 22 April 2018.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

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

#### 3.2 Corporate Plan / Operational Plan

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

#### 3.3 Policy Implications

Arrangements will be made in accordance with Policy No: 2150-089 Professional Development.

#### 3.4 Risk Management Implications

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

#### 3.5 Delegated Authority Implications

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

#### 3.6 Financial Implications

Funds have been provided in the budget.

#### 3.7 Economic Benefit

Council's Sister City relationship with the Winton Shire Council commenced in 1995 with the former Redcliffe City Council and provides opportunities for the exchange of students annually from Winton to the Moreton Bay Region, and Redcliffe Students to Winton. Additionally, there are various events and activities to support the sister city relationship that provide benefit to the Moreton Bay Region and Winton Shire.

#### 3.8 Environmental Implications

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

#### 3.9 Social Implications

Council's strong relationship with the Winton Shire Council provides a positive community benefit.

#### 3.10 Consultation / Communication

Council, Chief Executive Officer and Directors have been consulted.

**2 PLANNING & DEVELOPMENT SESSION**

(Cr M Gillam)

**ITEM 2.1**

**DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6**

**APPLICANT:** AEV Architects

**OWNER:** Raycon (NSW) Pty Ltd and Neutron Star Pty Ltd and Eye Build Group Pty Ltd

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A16725428 :5 April 2018 – Refer Supporting Information A16775835, A16775817 and A16775849  
*Responsible Officer:* CC, Planner (Development Services)

**Executive Summary**

<b>APPLICATION DETAILS</b>	
<b>Applicant:</b>	AEV Architects
<b>Lodgement Date:</b>	9 August 2017
<b>Properly Made Date:</b>	18 August 2017
<b>Confirmation Notice Date:</b>	23 August 2017
<b>Information Request Date:</b>	6 September 2017
<b>Info Response Received Date:</b>	11 November 2017
<b>Public Notification Dates:</b>	15 November 2017 to 7 December 2017
<b>No. of Submissions:</b>	Properly Made: four (4) Not Properly Made: zero (0)
<b>Decision Due Date:</b>	17 April 2018

<b>PROPERTY DETAILS</b>	
<b>Division:</b>	Division 6
<b>Property Address:</b>	28 Woodcliffe Crescent, Woody Point QLD 4019
<b>RP Description</b>	Lot 1 RP 177572
<b>Land Area:</b>	822m <sup>2</sup>
<b>Property Owner</b>	Raycon (NSW) Pty Ltd and Neutron Star Pty Ltd and Eye Build Group Pty Ltd

<b>STATUTORY DETAILS</b>	
<b>Planning Legislation:</b>	Planning Act 2016
<b>Planning Scheme:</b>	Redcliffe City Planning Scheme 2005
<b>Planning Locality / Zone</b>	Medium Density Residential Zone Woody Point Urban Village Area
<b>Level of Assessment:</b>	Impact Assessable (Consistent)

This application seeks a Material Change of Use – Development Permit for Multiple Dwelling (5 Dwelling Units) on land located at 28 Woodcliffe Crescent, Woody Point described as Lot 1 on RP177572. It is proposed to construct five (5) dwelling units within a single building. The proposed development reflects a height of six (6) storeys and comprises a maximum building height of approximately 21m.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

The development reflects a tiered form, with setbacks to each side boundary increasing with the height of the building, this results in the site coverage of proposed development ranging from approximately 39.3% at Storey 2 to approximately 24.5% at Storey 6. Specifically, each Dwelling Unit is proposed to include four (4) bedrooms. The proposed development comprises a covered car parking area at ground-level, providing a total of eleven (11) car parking spaces, being ten (10) resident spaces and one (1) visitor parking space.

The application was publicly advertised with four (4) properly made submissions received. The proposed development accords with the intent of the Redcliffe City Planning Scheme, 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 Multiple Dwelling (5 Dwellings Units) (Superseded Planning Scheme) at 28 Woodcliffe Crescent, Woody Point described as Lot 1 on RP177572, subject to the following plans/documents and conditions:

<b>Approved Plans and Documents</b>			
<b>Plan / Document Name</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Dated</b>
Location Plan	6299.DA.4 Revision F	AEV Architects	05 March 2018
Ground Level / Storey 1:200	6299.DA.5 Revision F	AEV Architects	05 March 2018
Ground Level / Storey 1:100	6299.DA.6 Revision F	AEV Architects	05 March 2018
Ground Level / Storey 1:100	6299.DA.7 Revision F	AEV Architects	05 March 2018
Storey 2	6299.DA.9 Revision F	AEV Architects	05 March 2018
Storey 3-5	6299.DA.10 Revision F	AEV Architects	05 March 2018
Storey 3-5	6299.DA.11 Revision F	AEV Architects	05 March 2018
Storey 6 (Lower) 1:200	6299.DA.12 Revision F	AEV Architects	05 March 2018
Storey 6 (Lower) 1:200	6299.DA.13 Revision F	AEV Architects	05 March 2018
Indicative Section Elevations	6299.DA.16 Revision F	AEV Architects	05 March 2018
	6299.DA.17 Revision F	AEV Architects	05 March 2018

<b>Plans and Documents to be Amended</b>			
<b>Plan / Document Name</b>	<b>Reference Number</b>	<b>Prepared By</b>	<b>Dated</b>
Storey 2	6299.DA.8 Revision F	AEV Architects	05 March 2018
Storey 6 (Upper/Mezzanine) 1:200	6299.DA.14 Revision F	AEV Architects	05 March 2018
Storey 6 (Upper/Mezzanine) 1:100	6299.DA.15 Revision F	AEV Architects	05 March 2018
Elevations	6299.DA.18 Revision F	AEV Architects	05 March 2018
Stormwater Quantity Assessment Report	J5723	Storm Water Consulting Pty Ltd	25 October 2017



## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

### Conditions

CONDITION	TIMING
<b>MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT</b>	
<b>DEVELOPMENT PLANNING</b>	
<b>1</b>	<b>Approved Plans and/or Documents</b>
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.
	Prior to commencement of use and to be maintained at all times.
<b>2</b>	<b>Amended Plan Required</b>
A	Submit amended plans incorporating the following: <ul style="list-style-type: none"> <li>• An amended Storey 2 Plan that removes reference to Storey 2-5 (Typical); and</li> <li>• An amended Storey 6 Plan that removes reference to Storey 7.</li> <li>• An amended South/East Elevation removing the setback dimensions (NB: These do not currently accord with the floor plans).</li> </ul>
	Prior to any approval of Building Works.
B	Obtain approval from Council for the amended plans in accordance with (A) above.
	Prior to any approval of Building Works.
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.
	Prior to commencement of use.
<b>3</b>	<b>Community Management Statement</b>
	Ensure that the Community Management Statement for the development reflects the following: <ol style="list-style-type: none"> <li>1. Car parking provisions;</li> <li>2. Landscaping requirements;</li> <li>3. Communal Open Space and Recreation areas;</li> <li>4. Bin storage requirements and collection locations; and</li> <li>5. Stormwater Management requirements.</li> </ol>
	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
<b>4</b>	<b>Extent of Dwellings</b>
	Develop the Dwellings on the site as follows: <ol style="list-style-type: none"> <li>1. Five (5) Dwellings containing Three (3) or more bedrooms.</li> </ol>
	Prior to the commencement of use or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
<b>5</b>	<b>On-Site Car Spaces</b>
A	Provide at least nine (9) resident and one (1) visitor car space on site.
	Prior to commencement of use and to be maintained at all times.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>CONDITION</b>		<b>TIMING</b>
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to commencement of use and to be maintained at all times.
<b>6</b>	<b>Bicycle Parking Facilities</b>	
	Install secure bicycle parking facilities for a minimum of one (1) bicycle space per dwelling.  Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to commencement of use and to be maintained.
<b>7</b>	<b>Colours, Materials and Finishes</b>	
A	Submit a schedule of colours, materials and finishes that achieves the following; (a) Provides a suitable mixture of building materials; (b) Provides walls which are painted or finished to a high standard, incorporating a suitable mixture of colours; and (c) Are consistent and complementary to the character of the streetscape.	Prior to any approval of Building Works.
B	Obtain approval from Council for the schedule in accordance with (A) above.	Prior to any approval of Building Works.
C	Implement the approved schedule of colours materials and finishes.	Prior to commencement of use and to be maintained at all times.
<b>8</b>	<b>Electrical Transformer</b>	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: <ol style="list-style-type: none"> <li>1. A combination of screening device and landscaping;</li> <li>2. The screening device is constructed of durable, weather resistant materials; and</li> <li>3. Is integrated with the design of the development and positively contributes to the streetscape.</li> </ol> Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site.  Note: The use of barbed wire or metal prongs is not permitted	Prior to the commencement of the use and to be maintained at all times.
<b>9</b>	<b>Clothes Drying Facilities</b>	
	Provide external clothes drying facilities that are screened from adjoining properties and the street, or provide an electric clothes dryer within each dwelling.	Prior to commencement of use and to be maintained at all times.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>10</b>	<b>Privacy Screening</b>	
A	<p>Provide privacy screening or alternate treatments where:</p> <ol style="list-style-type: none"> <li>1. Habitable room windows or balconies of above ground floor dwellings directly face another habitable room or balconies on the same site or an adjoining site that are within 9m; and/or</li> <li>2. Habitable room windows or balconies that overlook private recreation areas of other dwellings on the same site or an adjoining site.</li> </ol>	Prior to the commencement of the use and to be maintained at all times.
B	<p>Treatments may consist of one or more of the following:</p> <ol style="list-style-type: none"> <li>1. Sill heights at a minimum of 1.5 metres above floor level; or</li> <li>2. Fixed, tinted or opaque glazing in at least any part of the fixed window or balcony balustrading between the floor level of the dwelling or balcony and 1.5m for windows and 1.2m for balconies; or</li> <li>3. Sliding external screens (e.g. louvered panels), of durable weather resistant materials and with a maximum of 50% transparency.</li> </ol>	Prior to the commencement of the use and to be maintained at all times.
<b>11</b>	<b>Materials and Finishes to Driveway and External Car Parking Spaces</b>	
	<p>Construct the driveway and visitor parking spaces of materials and finishes to soften the visual impact of these areas. In order to achieve the above, one or a combination of the following is to be used:</p> <ol style="list-style-type: none"> <li>1. coloured aggregate;</li> <li>2. coloured asphalt;</li> <li>3. brick pavers;</li> <li>4. approved porous surfacing; and/or</li> <li>5. banding patterns in the surface design.</li> </ol> <p>Notes:</p> <ol style="list-style-type: none"> <li>1. Council may approve other materials and finishes that are compatible with the objectives of this requirement.</li> <li>2. Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them.</li> <li>3. The use of a plain concrete finish for the driveways and parking areas is not acceptable.</li> </ol>	Prior to the commencement of the use and to be maintained at all times.
<b>12</b>	<b>Street Numbering and Building Names</b>	
	<p>Install dwelling and street numbering and lockable mail boxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.</p>	Prior to commencement of use and to be maintained at all times.
<b>13</b>	<b>Internal Fire System</b>	
A	<p>External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.</p>	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 12  
Agenda

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

		occurs first, and to be maintained at all times.
B	<p>A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land:</p> <ol style="list-style-type: none"> <li>1. An unobstructed width of no less than 3.5m;</li> <li>2. An unobstructed height of no less than 4.8m;</li> <li>3. Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance;</li> <li>4. An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point.</li> </ol>	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
C	On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.
D	<p>For development that contains on-site fire hydrants external to buildings:</p> <ol style="list-style-type: none"> <li>1. Those external hydrants can be seen from the vehicular entry point to the site; or</li> <li>2. A sign identifying the following is provided at the vehicular entry to the site: <ul style="list-style-type: none"> <li>o The overall layout of the development (to scale);</li> <li>o Internal road names (where used);</li> <li>o All communal facilities (where provided);</li> <li>o The reception area and on-site manager's office (where provided);</li> <li>o External hydrants and hydrant booster points;</li> <li>o Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and</li> <li>o Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.</li> </ul> </li> </ol>	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
E	<p>For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads.</p> <p>Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	Prior to commencement of the use or Council's endorsement of any Community Management Statement, whichever occurs first, and to be maintained at all times.
<b>14</b>	<b>Front Fencing</b>	
	Ensure that any front fencing is constructed to a maximum height of 1.2 metres and as generally shown on the approved plans.	Prior to commencement of the use and to be maintained at all times.
<b>15</b>	<b>Screen Fencing</b>	
A	Construct a screen fence along the southwest and northeast boundaries of the site where none already exists. Unless an	Prior to the commencement of the use or endorsement

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 12  
Agenda

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

	alternative design is agreed to with the owner of the adjoining land, the screen fence is to be between 1.8 metres and 2.0 metres in height and constructed of treated timber. Fencing along the southwest and northeast sides of the site that extends beyond the main building line is to taper to 1.2 metres at the frontage.	of any Community Management Statement whichever comes first and to be maintained at all times.
<b>16</b>	<b>Landscaping</b>	
A	Carry out landscaping on site in accordance the approved Ground Level plan and Planning Scheme Policy 7 of the Redcliffe City Planning Scheme.	Prior to commencement of use or Council endorsement of any community management statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use or Council endorsement of any community management statement, whichever occurs first.
C	Maintain the landscaping.	At all times
<b>17</b>	<b>Vehicle Encroachment</b>	
	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.
<b>18</b>	<b>On Site Services</b>	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: <ol style="list-style-type: none"> <li>1. Located in the rear setback; or</li> <li>2. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or</li> <li>3. entirely underground or screened where located in the front setback.</li> </ol> <p>Note: Rainwater tanks are not permitted within easements.</p>	Prior to commencement of use and to be maintained.
<b>19</b>	<b>Water and/or Sewerage</b>	
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> <li>1. a reticulated water supply network connection is available to the land; and</li> <li>2. a sewerage network connection is available to the land; and</li> <li>3. all the requirements of Unitywater have been satisfied.</li> </ol>	Prior to commencement of use or endorsement of any Community Management Statement whichever occurs first.
<b>20</b>	<b>Fibre Ready Telecommunications – Single</b>	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that:	Prior to commencement of use or Council's endorsement of any Community Management

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

	<p>1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and</p> <p>2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO.</p>	Statement, whichever occurs first.
B	<p>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.</p> <p>Note: A template for certification is available from council for the purpose of this condition.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>21</b>	<b>Telecommunications Internal Wiring</b>	
A	<p>Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide OR New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	<p>Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done.</p> <p>Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>22</b>	<b>Electricity</b>	
A	<p>Provide an electricity supply connection to the proposed building.</p> <p>Note: A private property pole is not permitted.</p>	Prior to commencement of use.
<b>23</b>	<b>Waste Management Plan</b>	
A	<p>Implement the approved waste management arrangements identified on the approved plan.</p> <p>Note: This development will use 2 x 1.1 m<sup>3</sup> bins serviced at the kerbside of Woodcliffe Crescent.</p>	Prior to commencement of use.
B	<p>Manage waste in accordance with Council's General Waste and Recyclable Waste Storage and Collection for Residential and Commercial Developments Policy (Policy No: 12-2150-041).</p>	Prior to commencement of use and to be maintained at all times.
C	<p>Provide a bin wash down facility connected to sewer as per Council's General Waste and Recyclable Waste Storage and Collection for Residential and Commercial Developments Policy (Policy No: 12-2150-041).</p>	Prior to commencement of use and to be maintained at all times.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>DEVELOPMENT ENGINEERING</b>		
<b>24</b>	<b>Replace Existing Council Infrastructure</b>	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>25</b>	<b>Alterations and Relocation of Existing Services</b>	
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to commencement of use.
<b>26</b>	<b>Access, Internal Roadways, Parking and Servicing Areas</b>	
A	Design, construct and maintain all accesses, internal roadways, parking and servicing areas, in accordance with the approved plan(s) of layout. 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 certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>27</b>	<b>Access Driveway</b>	
	<p>The access driveway from the existing road to the site must be designed and built in accordance with Council Standard Heavy Duty Driveway Crossover (Type 2) - Drawing IPWEA - RS-051, with levels complying with Council Standard Road Verge Drawing IPWEA - RS-050 and including two-way vehicular access with minimum width of 7.5 metres.</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"> <li>1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover.</li> <li>2. Where the works are designed by an RPEQ and subsequently certified as built to the design, Council does not</li> </ol>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

	<p>require the submission of an operational works development application for the driveway crossover.</p> <p>3. Council will not accept driveway crossovers that do not conform to the above requirements.</p>	
<b>28</b>	<b>Construction Affecting Existing Roads</b>	
	<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> <p>Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).</p>	At all times
<b>29</b>	<b>Stormwater Quality Management – Best Practice Measures</b>	
A	Prepare and implement a Stormwater Quality Management Plan incorporating stormwater quality management best practices (incorporating GPT basket type inlet structures and a stormwater quality gross pollutant / stormceptor type device) prior to discharge – Refer to State Planning Policy and Water By Design Deemed to Comply Solutions.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification from an RPEQ that condition (a) above has been complied with.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>30</b>	<b>Site Specific Geotechnical Assessment</b>	
A	Undertake a Geotechnical Assessment on the subject site to determine the foundation requirements to evaluate the stability of the coastal cliff face.	Prior to any approval of Building Works.
B	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>31</b>	<b>Site Based Coastal Hazard Report</b>	
A	Prepare a Site Based (Localised) Coastal Hazard Report demonstrating that the development will avoid, manage and mitigate coastal erosion risks by implementing structural measures within the building framework, founding the structure in the stable rock layer and the construction of a rock revetment wall (or alternative structure measure) to the exposed south/eastern boundary.	Prior to any approval of Building Works.



## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

B	Construct the building works in accordance with the Site Based Coastal Hazard Report.	At all times during construction.
	Note: The Site Based Coastal Hazard Report is to be prepared by an RPEQ with appropriate experience in structural engineering and design.	
<b>32</b>	<b>Minimum Habitable Floor Levels</b>	
	<p>The habitable floor level is to be located, designed and constructed to at least the Flood Planning Level as identified in Flood Check Development Report.</p> <p>Note: The Flood Planning Level used for development can be obtained from the relevant section of the Flood Check Development Report available via Council's website: <a href="http://www.moretonbay.qld.gov.au">www.moretonbay.qld.gov.au</a>.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>33</b>	<b>Acid Sulfate Soil Investigation and Management</b>	
A	<p>If the detail earthworks design results in 100 m<sup>3</sup> of excavation or 500 m<sup>3</sup> of filling (average depth of 0.5 m or greater) below 5 m AHD, an Acid Sulfate Soil Investigation must be carried out and report prepared by a qualified person.</p> <p>Soil sampling and analysis must be undertaken in accordance with specified procedures. 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.</p>	Prior to the commencement of site works. OR Prior to approval of any operational works.
B	<p>Implement the requirements and recommendations of any Council approved Acid Sulfate Soil Management Plan required by (b) above.</p> <p>Undertake verification testing at the rate of one sample per 200m<sup>3</sup> throughout the duration of the excavation phase of the development. The verification testing must be undertaken by a qualified person using the SPOCAS or Chromium Reducible Sulphur testing suite, and the results must be submitted to Council for appraisal when requested during construction and prior to commencement of use.</p> <p>Groundwater monitoring is to be undertaken at a minimum of one location external to the area of excavation with the exact location to be agreed at the prestart meeting with Council's delegate.</p> <p>Groundwater monitoring is to be undertaken prior to works commencing and weekly throughout construction for the following parameters:</p> <ol style="list-style-type: none"> <li>1. Level (in m AHD)</li> <li>2. pH</li> <li>3. Electrical conductivity</li> </ol> <p>Results must be submitted to Council for appraisal when</p>	While site works are occurring.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

	requested during construction and prior to commencement of use and must demonstrate that groundwater quality has not been adversely impacted by the works.	
C	<p>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.</p> <p>Note: Council will only accept a 'qualified person' as being one of the following:</p> <ol style="list-style-type: none"> <li>1. Registered Professional Engineer of Queensland (RPEQ); or</li> <li>2. Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA)</li> </ol> <p>Having met the above requirements, obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.</p>	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.
<b>34</b>	<b>Stormwater Quantity Assessment Report - Amendment Required</b>	
A	<p>The Stormwater Quantity Assessment Report (SQA) provided in support of the development application is accepted in principle as demonstrating that stormwater from the proposed development can be lawfully discharged from the subject land in accordance with Council's planning scheme requirements and design standards, subject to the following minor amendments:</p> <ul style="list-style-type: none"> <li>• Provide calculations demonstrating the existing stormwater infrastructure has sufficient capacity to accept the stormwater runoff from the development;</li> <li>• Provide updated drawings showing all proposed stormwater infrastructure - including location and sizes.</li> </ul> <p>Submit and have approved, the amended SQA Report.</p> <p>Note:</p> <p>The approved report may only demonstrate lawful stormwater discharge at the time of its approval. At the time development works are proposed the nature and circumstances for land outside the development may have changed and a further amended or more detailed report may be required.</p> <p>Internal works and/or detailed design of the development works may also result in necessary amendments to the approved proposal plan.</p>	Prior to lodging an application for building works.

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

	The detailed design must consider "Water Sensitive Urban Design" principles, integrating the stormwater infrastructure into the urban design wherever possible.	
B	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.	Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.

### ADVICES

<b>1</b>	<b>Aboriginal Cultural Heritage Act 2003</b>
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfill the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
<b>2</b>	<b>Adopted Charges</b>
	<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>

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

- B. That the Council report for this application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.
- C. That the following information be included in the Decision Notice.

### Decision Notice information

	Details to Insert
<b>Application Type</b>	Material Change of Use Development Permit for Multiple Dwelling (5 Dwelling Units) (Superseded Planning Scheme)
<b>Relevant Period of Approval</b>	Material Change of Use – 6 years
<b>Section 64(5) Deemed Approval</b>	Not applicable
<b>Superseded Planning Scheme</b>	Redcliffe City Planning Scheme 2005
<b>Variation approval affecting the Planning Scheme</b>	Not applicable
<b>Other Necessary Permits</b>	<ul style="list-style-type: none"><li>Building Works – Development Permit</li></ul>
<b>Codes for Accepted Development</b>	Not applicable
<b>Referral Agencies</b>	There are no Referral Agencies
<b>Submissions</b>	There were Four (4) properly made submissions about this application.

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

**REPORT DETAIL**

**1. Background**

On 24 August 2015, a prelodgement meeting (PRE/2938) was held to discuss a proposal for a Multiple Dwelling comprising a building height of seven (7) storeys.

On 10 February 2017, Council’s Delegate approved a request to assess and decide a Material Change of Use - Development Permit for Multiple Dwelling under the Superseded Redcliffe City Planning Scheme 2005 (Council Ref: DA/33529/2017/V9). Accordingly, this development application has been lodged and assessed under the Redcliffe City Planning Scheme 2005.

On 15 May 2017, Council issued prelodgement written advice (PRE/3942) regarding a Material Change of Use - Development Permit for Multiple Dwelling (5 Units). The proposed development is generally consistent with the written advice provided.

**2. Explanation of Item**

**2.1 Proposal Details**

This application seeks a Material Change of Use – Development Permit for Multiple Dwelling (5 Dwelling Units) (Superseded Planning Scheme) on land located at 28 Woodcliffe Crescent, Woody Point described as Lot 1 on RP177572. It is proposed to construct five (5) dwelling units within a single building. The proposed development reflects a height of six (6) storeys and approximately 21m above ground level, as per the building height definition contained within the Redcliffe City Planning Scheme 2005.

The development reflects a tiered form, with setbacks to each side boundary increasing with the height of the building, this results in the site coverage of proposed development ranging from approximately 39.3% at Storey 2 to approximately 24.5% at Storey 6. Specifically, each Dwelling is proposed to include four (4) bedrooms. The proposed development comprises a covered car parking area at ground-level, providing a total of eleven (11) car parking spaces, being ten (10) resident spaces and one (1) visitor parking space.

**2.2 Description of the Site and Surrounds**

Directions	Planning Scheme Zone	Current Land Use
North	Medium Density Residential Zone and Mixed Residential Zone	House and Park
South	Medium Density Residential Zone	House
East	N/A	N/A (Moreton Bay)
West	Medium Density Residential Zone and Mixed Residential Zone	Woodcliffe Crescent and House

**2.3 Assessment and Deciding the Development Application**

The applicant has made a development application which seeks a Material Change of Use – Development Permit for Multiple Dwelling (5 Dwelling Units) on land located at 28 Woodcliffe Crescent, Woody Point described as Lot 1 on RP177572.

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

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

2.4 Assessment Benchmarks related to the Planning Regulation 2017

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

These Assessment Benchmarks are prescribed as being contained in:

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

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

2.4.1 *State Planning Policy*

A new State Planning Policy came into effect on 3 July 2017, and is not integrated into the Redcliffe City Planning Scheme. The following assessment benchmarks are to be applied to the assessment of the application. Assessment against the SPP assessment benchmarks is as follows:

<b>Assessment benchmark - livable communities</b>		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently. (2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. (3) Fire hydrants are suitable identified so that fire services can locate them at all hours.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply. A condition has been recommended to this effect.
<b>Assessment benchmark - mining and extractive resources</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>Assessment benchmarks - water quality</b>		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
<b>Assessment benchmarks - natural hazards, risk and resilience</b>		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Erosion prone areas within a coastal management district:</p> <p>(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is:</p> <p>(a) coastal dependent development; or</p> <p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) 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>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) 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>An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.</p> <p>In accordance with the SPP mapping, the site is mapped in:</p> <ul style="list-style-type: none"> <li>•coastal area - medium storm tide inundation area, and</li> <li>• erosion prone area.</li> </ul> <p>Through building design, it is proposed that the ground level car park slab, footings and walls be designed to withstand any coastal event and provide the necessary coastal protection for the site and proposed development.</p> <p>Accordingly, the recommendations of this report include a condition to have a Geotechnical Report and Site Based (Localised) Coastal Hazard Report prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ) prior to Building Approval or Building Works. The recommendations of this report also include a condition requiring construction to be in accordance with the relevant Geotechnical report and Site Based</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

	<p>(6) 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>(7) 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>(Localised) Coastal Hazard Report.</p> <p>Accordingly, the proposed development is considered to suitably address the identified coastal hazard, thereby avoiding an increase in the severity of the natural hazard and the potential for damage on the site or to other properties. The proposed development is also provided with suitable access to support disaster management response or recovery capacity and capabilities</p>
<b>Assessment benchmarks - strategic airports and aviation facilities</b>		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

#### 2.4.2 South East Queensland Regional Plan

The site is located in the Urban Footprint designation.

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.

#### 2.5 Assessment Against Local Categorising Instrument - Redcliffe City Planning Scheme

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

##### 2.5.1 *Desired Environmental Outcomes (DEO's)*

An assessment against the Desired Environmental Outcomes (DEO's) is not required by the development proposal.

##### 2.5.2 *Assessment of Applicable Codes*

###### Code Compliance Summary

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

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



ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes- assessment is required
<b>Zone/ Local Plan Code</b>		
Citywide Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO10, SO24, SO35
Medium Density Residential Zone Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO2
<b>Overlay Codes</b>		
Natural Features or Resources Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
<b>Development Codes</b>		
Residential Uses Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO6, SO9, SO20, SO21, SO29, SO33

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

2.5.3 Specific Outcome Assessment

Specific Outcome	Probable Solution
<b>Citywide Code</b>	
<b>SO10</b> Development mitigates adverse impacts on adjoining zones and existing land uses.	<b>PS 10.1</b> Development provides measures as detailed on s7.5, Schedule 5 – Separation of incompatible land uses.
<i>Performance Outcome Assessment</i>	
<p>The proposed development comprises a driveway area that is located within 2m of the south-western side boundary of the subject site.</p> <p>The subject site comprises an irregular shape, with a narrow frontage to Woodcliffe Crescent, of approximately 12.2m. The narrow site frontage results in the distance between the proposed vehicle access not achieving the separation distances detailed in Section 7.5.3 of Schedule 5 – Separation of incompatible land uses.</p> <p>Notwithstanding this, the proposed development incorporates a solid fence, comprising a height of 2.0m, adjacent to the driveway area to suitably mitigate adverse amenity impacts on adjoining land uses. The proposed development also incorporates suitable landscape planting adjacent to the driveway and a decorative design treatment for the driveway surface, to further reduce the visual impact of car parking, manoeuvring and loading areas to the streetscape and adjoining land uses.</p> <p>Based on the above, the proposed development complies with Specific Outcome SO10.</p>	

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

Specific Outcome	Probable Solution
<p><b>SO24</b> Car park areas for commercial uses, industrial uses or for multiple dwellings have adequate separation from adjoining land uses to prevent vehicle headlight intrusion and minimise adverse noise impacts but maximise safety for users.</p>	<p><b>PS 24.1</b> Car parking spaces do not directly face residential properties or light sensitive uses; and <b>PS 24.2</b> Car parking areas are designed in accordance with s 7.2, Schedule 2 – Car Parking; and <b>PS 24.3</b> Separation to incompatible land uses is undertaken in accordance with s7.5 Schedule 5 – Separation of incompatible land uses.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>As detailed in response to Specific Outcome SO10, the narrow frontage of the subject site results in the proposed development incorporating a driveway near the south-western side boundary of the site, which does not achieve the separation distances detailed in Section 7.5.3 of Schedule 5 – Separation of incompatible land uses. Therefore, an alternative solution is proposed to Probable Solution PS24.3.</p> <p>The proposed development provides a solid fence adjacent to the driveway access. The proposed development also provides landscaping and design treatments within this area to reduce the visual prominence of the driveway area from the streetscape. It is also noted that all car parking spaces are provided behind the main building line, except for one (1) visitor car park, thereby ensuring car parking at the ground-level is less prominent and does not dominant the streetscape.</p> <p>Based on the above, the proposed car park area for the development is suitably separated from adjoining land uses and the proposed development comprises suitable measures to prevent vehicle headlight intrusion and minimise adverse noise impacts but maximise safety for users.</p> <p>Based on the above, the proposed development complies with Specific Outcome SO24.</p>	
<p><b>SO35</b> Development contributes to personal safety through building and site design and use of appropriate landscaping to minimise dark spaces or recesses that provide hiding places and risks associated with criminal behaviour.</p>	<p><b>PS 35.1</b> Landscaping is provided in accordance with section 7.4, Schedule 4 – Landscaping; and <b>PS 35.2</b> Buildings allow for natural surveillance with windows facing the street and public places; and <b>PS 35.3</b> Fencing is a minimum of 50% transparent to allow vision into the site and minimise hiding places; and <b>PS 35.4</b> Building and structures are not constructed under overhead electricity distribution lines or within electricity easements.</p> <p>NOTE: The Electricity Regulation 1994 identifies requirements for the separation distances between uses and works and electricity infrastructure.</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

Specific Outcome	Probable Solution
<i>Performance Outcome Assessment</i>	
<p>The proposed fencing along the side of the subject site comprises a height of 2.0m and is solid, in order to provide an effective screen to adjoining sites. Furthermore, parts of the proposed front fencing are solid, resulting in the fencing achieving a transparency less than 50%. Accordingly, an alternative solution is proposed with regard to Probable Solution PS35.3.</p> <p>Notwithstanding this, the proposed front fencing comprises a maximum height of 1.2m, thereby ensuring suitable casual surveillance opportunities to the streetscape are maintained. The proposed development provides balconies orientated to the frontage of Woodcliffe Crescent. Further, the proposed development comprises suitable landscaping planting at ground-level to soften the visual impact of the proposed development, without adversely impacting on surveillance of the streetscape. At ground-level the proposed development also comprises a clearly identifiable and direct pedestrian entrance. Therefore, the proposed development contributes to personal safety through building and site design and use of appropriate landscaping to minimise dark spaces and risks associated with criminal behaviour.</p> <p>Based on the above, the proposed development complies with Specific Outcome SO35.</p>	

Medium Density Residential Zone Code	
<p><b>SO2</b> A diversity of dwelling unit types may be offered in the one site.</p>	<p><b>PS 2.1</b> The types of units offered may include: a) studio apartments; b) 1, 2 or 3 bedroom units; and c) multiple dwellings and accommodation units, in the same building.</p>
<i>Performance Outcome Assessment</i>	
<p>The proposed development involves five (5) dwelling units each comprising four (4) bedrooms. Therefore, an alternative solution is proposed regarding Probable Solution PS2.1.</p> <p>The proposed development is considered to provide suitable dwelling unit types. The proposed dwelling units comprise four (4) bedrooms and all comprise a substantial dwelling size, offering diversity in comparison to other existing dwelling units within the locality which are predominantly one (1) to three (3) bedrooms.</p> <p>Based on the above, the proposed development generally complies with Specific Outcome SO2.</p>	

Residential Uses Code	
<p><b>SO6</b> Screening and partial enclosure of balconies provide comfort from climatic conditions such as sun and wind for residents while maintaining the attractiveness of the building ensuring that the appearance of the building does not become excessively bulky and maintains</p>	<p><b>PS 6.1</b> A maximum of 40% of the balcony is screened for the full height of the balcony; and <b>PS 6.2</b> Screening is to be via operable glazing panels, shutters, semi-permeable panels or a combination of such.</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

<p>opportunities for passive surveillance of the street.</p>	
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed balconies fronting Woodcliffe Crescent incorporates solar screening for the full height of the balcony. This results in an alternative solution being proposed with regard to Probable Solution PS6.1. The proposed balconies fronting Woodcliffe Crescent will be predominately west facing and therefore experience significant sun exposure. The proposed screening allows these balconies to be provided with comfort from climatic conditions such as sun and wind. The proposed solar screening will also be operable and characterised by glazing, to ensure that the appearance of the building does not become excessively bulky and maintains opportunities for passive surveillance of the street.</p> <p>Based on the above, the proposed development complies with Specific Outcome SO6.</p>	
<p><b>SO9</b> The building or other structure, where three or more storeys in height, does not cast a shadow which has an adverse effect upon any part of a park, reserve (other than a road reserve), beach, foreshore or public waterway.</p>	
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development comprises a height of six (6) storeys and is predominately surrounded by existing residential uses. Notwithstanding this, it is not anticipated that the building will cast a shadow which has an adverse effect upon any part of a park, reserve (other than a road reserve), beach, foreshore or public waterway. The proposed development reflects a tiered building form, with increased setbacks as the height of the development increases. This assists in reducing the building bulk and scale of the building above a height of three (3) storeys.</p> <p>Lot 3 RP 809747 currently facilitates access to land at 30 Woodcliffe Crescent, Woody Point (Lot 3 RP92829) and while it is owned by Moreton Bay Regional Council and currently zoned as Recreation and Open Space under the Moreton Bay Regional Council Planning Scheme, it is not configured or utilised as a traditional park. Further, the proposed building is located to the southwest of this 'park' and will not result in unreasonable overshadowing impacts to this land.</p> <p>Based on the above, the proposed development complies with Specific Outcome SO9.</p>	
<p><b>SO20</b> The site area and dimensions permit the facilities and services associated with the accommodation units and multiple dwelling to be accommodated on site; and buildings to address the street;</p> <ul style="list-style-type: none"> <li>a) for development up to 1 storey, the minimum site area is 600m<sup>2</sup>, with a minimum principal frontage of 15m; or</li> <li>b) for development up to 2 or 3 storeys, the minimum site area is 800m<sup>2</sup>, with a minimum principal frontage of 20m; or</li> </ul>	

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

<ul style="list-style-type: none"> <li>c) for development up to 4 to 6 storeys, the minimum site area is 1000m<sup>2</sup>, with a minimum principal frontage of 25m; or</li> <li>d) for development up to 7 or 8 storeys, the minimum site area is 1600m<sup>2</sup>, with a minimum principal frontage of 30m; or</li> <li>e) for development up to 9 to 12 storeys, the minimum site area is 2400m<sup>2</sup>, with a minimum principal frontage of 35m.</li> </ul>	
<p><i>Performance Outcome Assessment</i></p>	
<p>The subject site comprises an area of 822m<sup>2</sup> and a frontage of approximately 12.2m. The proposed development comprises a building height of six (6) storeys.</p> <p>Notwithstanding the proposed development reflects a design that permits suitable facilities and services to be accommodated on site, the proposed development does not comply with Specific Outcome SO20. Therefore, an assessment against the Overall Outcomes of the Residential Uses Code is required and discussed in the following section of this report (refer section 5.2.3).</p>	
<p><b>SO21</b> Setbacks to front, side and rear boundaries:</p> <ul style="list-style-type: none"> <li>a) ensure visual privacy for adjoining residences and recreation areas;</li> <li>b) reduce the bulk of the building;</li> <li>c) reduce overshadowing;</li> <li>d) reduce wind turbulence;</li> <li>e) permit a break in building facades in the street;</li> <li>f) permit planting of substantial vegetation on the site;</li> <li>g) ensure audible privacy;</li> <li>h) permit useable recreation space at ground level;</li> <li>i) permit separation of development; and</li> <li>j) permit a break in building facades to the side boundary.</li> </ul> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p><b>NOTE:</b> Setbacks are not measured to eaves, roof top terrace balustrades, shade providing devices or privacy screening devices.</p> </div>	<p><b>PS 21.1</b> Front, side and rear boundary setbacks for storey 1 (ground) are:</p> <ul style="list-style-type: none"> <li>a) 6.0m to the front boundary; and</li> <li>b) 1.5m to the side boundaries; and</li> <li>c) 5.0m to the rear boundary.</li> </ul> <p><b>PS 21.2</b> Front, side and rear boundary setbacks for storey 2 are:</p> <ul style="list-style-type: none"> <li>a) 6.0m to the front boundary; and</li> <li>b) 2.0m to side boundaries; and</li> <li>c) 5.0m to the rear boundary.</li> </ul> <p><b>PS 21.3</b> Front, side and rear boundary setbacks for storeys 3 to 6 are:</p> <ul style="list-style-type: none"> <li>a) 6.0m to the front boundary; and</li> <li>b) 4.5m to side boundaries; and</li> <li>c) 5.0m to rear boundary.</li> </ul> <p><b>PS 21.4</b> Front, side and rear boundary setbacks for storeys 7 and 8 are:</p> <ul style="list-style-type: none"> <li>a) 7.5m to the front boundary; and</li> <li>b) 5.5m to side boundaries; and</li> <li>c) 6.0m to rear boundary</li> </ul> <p><b>PS 21.5</b> Front, side and rear boundary setbacks for storeys 9 and above are:</p> <ul style="list-style-type: none"> <li>a) 9m to the front boundary; and</li> <li>b) 7.5m to side boundaries; and</li> <li>c) 6.0m to rear boundary.</li> </ul>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

<i>Performance Outcome Assessment</i>	
<p>The proposed development comprises front and rear boundary setbacks which comply with Probable Solution PS 21.1-21.3. However, the proposed development provides an alternative to the side setback requirements of PS21.1 at ground-level and the side setback requirements of PS21.3 between levels three (3) and five (5).</p> <p>At ground level, a section of the building where the vehicular entrance is located is setback approximately 0.6m to the southwestern side boundary, in lieu of 1.5m. This section of the building is approximately 11m in length, before the setback to the south-western side boundary increases to 1.5m in compliance with PS21.1. Further, to accommodate the required car parking and vehicle manoeuvring area, the setback to the north-eastern side boundary at ground-level is 0.5m in lieu of 1.5m, for a portion of the building approximately 11m in length, with the remainder of the building comprising a side boundary setback of 1.5m in compliance with PS21.1.</p> <p>The reduced side boundary setback at ground-level is only for a small-portion of the building and does not adversely impact the ability of the proposed development to provide useable recreation space at ground-level, which is located at the rear of the site. Where the proposed development comprises a reduced setback at ground-level, the proposed development comprises solid walls and landscape planting along each side boundary, to ensure visual and audible privacy for adjoining residences is maintained. It is noted that the original application initially included built to boundary walls adjacent to the north and south boundaries of the site, however after meeting with Council Officers, the applicant has amended the proposal plan to setback these walls off each of the side boundaries.</p> <p>Between levels three (3) and five (5), the proposed development comprises a varying side boundary setback ranging from 3.5m, towards the front of the site, up to 4.5m. This results in parts of the building being setback less than the 4.5m setback as prescribed by PS21.3. Notwithstanding this, the proposed building reflects a varying and articulated form as well as a mixture of building materials and finishes, permitting a break in the building facades to the side boundaries and reducing the bulk of the building. Given the reduced width of the subject site, the proposed development reflects a slender tower form, with a maximum building width of approximately 10.9m between levels three (3) and five (5), this further ensures overshadowing and wind turbulence impacts are reduced and when considered with the side boundary setbacks between 3.5m and 4.5m, allows suitable separation between the proposed development and existing or future buildings.</p> <p>The building design also ensures all areas of private open space are orientated towards the road frontage or rear boundary of the subject site, to maintain visual and audible privacy. Where habitable windows are orientated towards the side boundaries, the proposed development incorporates suitable screening to ensure visual privacy for adjoining residences and recreation areas is achieved. Further, the proposed setbacks ensure suitable landscape planting is accommodated over the site.</p> <p>Therefore, the proposal achieves compliance with Specific Outcome SO21 of the Residential Uses Code.</p>	
<p><b>SO29</b> Location of parking areas ensures a suitable noise environment and privacy of the accommodation units and multiple dwellings and adjacent properties is maintained.</p>	<p><b>PS 29.1</b> Parking areas are located a minimum of 3m from any habitable rooms except where a) there are no windows to a habitable room; b) windows are 1.6m above the car parking level; or</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

	c) a car parking space and driveway are used exclusively for the appurtenant dwelling unit.
<i>Performance Outcome Assessment</i>	
<p>The subject site comprises a ground-level car parking and vehicle manoeuvring area, which for the majority of the site, is setback at least 1.5m from the side boundary. However, a section of the car parking and vehicle manoeuvring area on the south-western boundary is setback less than 1.5m which may result in a portion of the car parking and vehicle manoeuvring area being within 3m of habitable rooms of the existing Dwelling House south of the subject site.</p> <p>The proposed development provides a solid fence adjacent to the driveway access, car parking and vehicle manoeuvring area. The proposed development also provides landscaping and design treatments to reduce the visual prominence of the driveway area from the streetscape and adjoining sites. It is also noted that the majority of car parking spaces are provided behind the main building line, with only one (1) visitor car parks provided at ground level.</p> <p>Based on the above, the location of parking areas ensures a suitable noise environment and privacy of the adjacent properties is maintained.</p>	
<p><b>SO33</b> Car accommodation does not dominate the appearance of the building from the street.</p>	<p><b>PS 33.1</b> The crossover width is a maximum of 40% of the street frontage; and  <b>PS 33.2</b> Garages or carports or a combination have a maximum width of 6m or 50% of the width of the frontage whichever is lesser; and  <b>PS 33.3</b> The garage is recessed behind the main face of the buildings; and  <b>PS 33.4</b> Garages extend a maximum of 3m in front of the main face of the building; and  <b>PS 33.5</b> The majority of parking spaces are located away from the front of the building.</p>
<i>Performance Outcome Assessment</i>	
<p>The subject site comprises a narrow frontage of approximately 12.2m, with the proposed development incorporating a driveway crossover being 6m wide. Therefore, the crossover width exceeds 40% of the street frontage and an alternative solution is proposed with regard to Probable Solution PS33.1.</p> <p>The width and location of the proposed driveway provides lawful and safe access and egress from Woodcliffe Crescent, whilst not resulting in an excessive crossover and hardstand area. The width of the driveway crossover is required to ensure the development can be safely accessed and serviced by the required waste collection vehicle. The subject site comprises an existing vehicle access from Woodcliffe Crescent, meaning the total number of crossovers to Woodcliffe Crescent is not increased by the proposed development. Further, the proposed driveway comprises a scale and width that does not overbear the site frontage and allows for the maintenance of the existing pedestrian pathway along the frontage of the site. Accordingly, the proposed driveway provides a safe pedestrian environment.</p>	

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

Whilst the proposed driveway is near the south-western side boundary, a 2.0m high screen fence is to be provided along the south-western boundary, where adjoining the driveway. It is also noted that a 0.6m wide landscape strip is provided adjacent to driveway as well as a 24.7m<sup>2</sup> deep planting area within the frontage setback, ensuring the driveway will not negatively impact adjoining uses in terms of visual amenity.

Based on the above, the proposal is consistent with Specific Outcome SO33.

2.5.4 Overall Outcome Assessment

The development proposal does not comply with Specific Outcome SO20 of the Residential Uses Code. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

Residential Uses Code - Section 6.9.2		
Overall Outcomes	Complies Y/N	Comments
a) Residential uses are compatible with the surrounding environment, protecting and enhancing the existing and planned amenity and character of the zone and preferred use area.	Y	<p>The proposed development represents a suitable residential use, compatible with the Medium Density Residential Zone and the Woody Point Urban Village.</p> <p>The proposed development comprises a building height that does not exceed six (6) storeys and 21m. Further the proposed development reflects setbacks and site cover that achieves compliance with the relevant Specific Outcomes of the Residential Uses Code. The proposed development also comprises a suitable mixture of building materials, finishes and colours, as well as incorporating sufficient building articulation along the south-western and north-eastern building facades. In this regard, the proposed development reflects a scale and form compatible with the surrounding environment, protecting and enhancing the existing and planned amenity of Medium Density Residential Zone and the Woody Point Urban Village.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome a.</p>
b) Residential uses are of a scale and form which is intended for development in the zone and preferred use area.	Y	<p>The proposed development comprises a building height that does not exceed six (6) storeys and 21m as identified on the Building Heights Plan. Further the proposed development reflects setbacks and site cover that achieves compliance with the relevant Specific Outcomes of the Residential Uses Code. Whilst the subject site comprises a narrow frontage of approximately 12.2m, the proposed</p>



## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>Residential Uses Code - Section 6.9.2</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>development is design to effectively respond to the characteristics of the site, incorporating a slender and tiered tower form, which incorporates suitable side boundary setbacks to ensure suitable building separation is achieved.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome b.</p>
<p>c) Residential uses are consistent with the reasonable expectations of residents of the zone and preferred use area especially in relation to the scale and form of development which is intended for the zone and preferred use area.</p>	<b>Y</b>	<p>The proposed development comprises a residential use within the Medium Density Residential Zone and the Woody Point Urban Village. As previously detailed, the proposed development comprises a building height that does not exceed six (6) storeys and 21m as identified on the Building Heights Plan. Further, the proposed development reflects a site cover in compliance with Probable Solution PS22.1 of the Residential Uses Code. Further, the proposed development incorporates front, side rear boundary setbacks which have been demonstrated to be in compliance with Specific Outcome SO21 of the Residential Uses Code, affording suitable break in the built form and separation to adjoining buildings.</p> <p>Based on the above, the proposed development reflects a compact urban form, consistent with the reasonable expectations of residents Medium Density Residential Zone and the Woody Point Urban Village, in relation to the scale and form of development.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome c.</p>
<p>d) Residential uses contributes positively to the amenity, safety and streetscape of an area.</p>	<b>Y</b>	<p>The proposed Multiple Dwelling represents a built form that is will contribute to the amenity and safety of the area as well as provide an attractive streetscape.</p> <p>The proposal represents a medium density residential built form outcome, compatible with property zoning and surrounding development in terms of scale, building height, setbacks and site cover. The proposal also provides suitable private</p>

## Moreton Bay Regional Council

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>Residential Uses Code - Section 6.9.2</b>		
<b>Overall Outcomes</b>	<b>Complies Y/N</b>	<b>Comments</b>
		<p>open space areas orientated towards Woodcliffe Crescent, providing overlooking opportunities to the streetscape. The proposed development also comprises a readily identifiable and safe pedestrian access from the street. Further, the proposed development incorporates a suitable area of landscape planting, acting to soften the visual impact of the proposed development to the streetscape.</p> <p>The proposal provides a diverse and attractive built form, comprising an outcome which integrates design measures such as a mixture of building materials and building articulation to ensure an attractive built form is provided.</p> <p>Based on the above, the proposed development comprises a residential use that contributes positively to the amenity, safety and streetscape of an area.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome d.</p>
e) Residential uses provide a pleasant living environment for residents both within and in adjacent premises.	<b>Y</b>	<p>The proposed Multiple Dwelling reflects a scale and form of development consistent with the intent for the Medium Density Residential zone. The proposed development comprises a side boundary setback which complies with Specific Outcome SO21 of the Residential Uses Code. The proposed development also incorporates suitable treatment and screening to windows of habitable rooms facing the side boundaries of the site, affording visual privacy for adjoining residences and recreation areas. The proposed development comprises a slender tower form, which acts to reduce impacts in terms of overshadowing and wind turbulence. The proposed development incorporates well-sized private open space areas, orientated to the rear of the sites to ensure useable recreational space to residents, in a location which is suitably located to reduce amenity impacts to adjoining sites.</p> <p>Based on the above, the proposed development provides a pleasant living</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

Residential Uses Code - Section 6.9.2		
Overall Outcomes	Complies Y/N	Comments
		<p>environment for residents both within and in adjacent premises.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome e.</p>
f) Residential uses have an appropriate scale and design for the area.	Y	<p>The proposed development comprises a Multiple Dwelling reflecting a scale and form that is consistent with the intent of development in the Medium Density Residential zone.</p> <p>The proposed development comprises suitable setbacks and site cover. The built form is well articulated and incorporates horizontal and vertical architectural features as well as providing a suitable variation in building materials, textures and colours. This ensures an attractive and functional appearance and reflects a cohesive and legible built form.</p> <p>The proposal is for a multiple dwelling development in an existing residential area and is unlikely to have unreasonable negative impacts or result in unreasonable emissions impacting the amenity of the area.</p> <p>Therefore, the proposed development achieves compliance with Overall Outcome f.</p>

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

2.6 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).

2.6.1 Levied Charge

In accordance with section 10 of the CR, a Levied Charge is applicable to the development proposal.

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ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

### 2.6.2 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) The current adopted charge that would apply to the use of the premises for a purpose equivalent to its current use

There is an existing Dwelling House use over the subject site, understood to comprise three (3) bedrooms.

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

- (b) 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

- (c) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$17,001.54 exists and has been calculated based on based on the existing Dwelling House use over the subject site, understood to comprise three (3) bedrooms.

- (d) 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

- (e) 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.

### 2.6.3 Levied Charge Offset or Refund

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

### 2.6.4 Additional Trunk Infrastructure Costs

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

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

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

The development will not 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.

2.7 Recording of particular approvals on the MBRC Planning Scheme

Not applicable in this instance.

2.8 Referrals

2.8.1 *Council Referrals*

**2.8.1.1 Development Engineering**

*Site Access and Parking*

The vehicular swept paths included in the amended design drawings covering the provisions for a standard motor vehicle and 12.5m Refuse Collection Vehicle (RCV) are considered satisfactory.

The information provided on the amended drawing regarding the sight distance requirements at the access driveway are considered satisfactory for the purposes of this application.

The proposed driveway crossover location is considered satisfactory in principle. The development will need to provide a Type 2 Heavy Duty Driveway Crossover incorporating a two-way vehicular access configuration with minimum width of 7.5 metres, in accordance with Council's access and parking code requirements, Council's Design Manual or alternatively the IPWEAQ Standard Drawings RS-050 & RS-051.

*Stormwater Management and Drainage Discharge*

The Stormwater Quantity Assessment Report (SQA) provided in support of the development application is accepted in principle as demonstrating that stormwater from the proposed development can be lawfully discharged from the subject land in accordance with Council's planning scheme requirements and design standards. It is recommended a condition is included requesting the following additional information:

- Calculations demonstrating the existing Council's 450mm pipe line and associated stormwater infrastructure has sufficient capacity to accept the stormwater runoff from the development
- Updated drawings showing all proposed stormwater infrastructure - including location and sizes.

The development is below the threshold of the State Planning Policy for stormwater quality management, therefore the "Best Practice Measures" (incorporating GPT basket type inlet structures and a stormwater quality gross pollutant / stormceptor type device) will be conditioned.

*Coastal Hazard*

A Site Based (Localised) Coastal Hazard Report has not been submitted in support of the proposed development. A condition is recommended for this report to be submitted to demonstrate that the development will avoid, manage and mitigate coastal erosion risks by implementing structural measures within the building framework, founding the structure in the stable rock layer and the construction of a rock revetment wall (or alternative

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

structure measure) to the exposed southern boundary. The works proposed may be subject to further approvals.

A Structural Engineering Design report was not provided with the application. Therefore, it is a recommendation of this report that a condition requiring a Structural Engineering Design Report to be prepared. This is to be done prior to any approval of Building Works.

**2.8.1.2 Environmental Health**

*Acoustic amenity*

It is considered that the neighbouring property to the south will not be impacted by noise from the driveway because the house is set back approximately 20 metres from the frontage. The proposed development has an enclosed driveway from approximately 9 metres from the front boundary. No acoustic measures required.

*Waste management*

An amended plan has been provided showing the bin storage area dimensions. The storage area is to house 2 x 1.1m<sup>3</sup> bins.

**2.8.2 Referral Agencies**

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

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

**2.8.2.2 Advice Agencies**

There were no Advice Agencies involved in assessing this application.

**2.8.2.3 Third Party Agencies**

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

**2.9 Public Consultation**

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

- (a) Public Notification was served on all adjoining landowners on 14 November 2017.
- (b) The development application was advertised in The Redcliffe and Bayside Herald on 15 November 2017.
- (c) A notice in the prescribed form was posted on the relevant land on 15 November 2017 and maintained for a period of 15 business days until 7 December 2017.

**2.9.2 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		Four (4)
	Petition	-	-
Not Properly Made	Letter, Email, Fax		-
	Petition	-	-
<b>Total</b>			Four (4)

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

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

<p><b>Assessment of Submissions</b></p>
<p><b><u>Issue – Site Area and Building Scale</u></b></p>
<p>The submissions raise concern that the proposed building is inappropriate given the area and frontage of the subject site. The submissions referenced Specific Outcome SO20 of the Residential Uses Code, which specifies that a 2 or 3 storey development must comprise a site area between 800-1,000m<sup>2</sup> and a primary frontage of at least 20m.</p> <p>The submissions raise concern that the primary frontage of the site (approximately 12.2m) is not sufficient to contain the proposed seven (7) storey building. The submissions also raise concern that the proposed development does not comply with Specific Outcome SO2 of the Residential Uses Code regarding building height. The submissions also raise that the proposed building height would result in adverse impacts of overshadowing on adjoining properties and access to natural light and breezes.</p>
<p><b><u>Discussion</u></b></p>
<p>Specific Outcome SO20 of the Residential Uses Code includes minimum requirements for site area and site dimensions, to appropriately accommodate a multiple dwelling building and associated services. As raised in the submissions, SO20 includes a minimum site area requirement of 800m<sup>2</sup> and minimum primary frontage requirement of 20m for a building up to 2 or 3 storeys. The subject site comprises an area of 820m<sup>2</sup> and a primary frontage of approximately 12.2m, being less than frontage the minimum requirement of 20m.</p> <p>Based on the above, on 3 January 2018 Council issued an outstanding information letter to the applicant. This letter outlined that the proposed building scale did not achieve compliance with the Overall Outcomes of the Residential Uses Code, which requires residential uses to be compatible with the surrounding environment and consistent with the reasonable expectations of residents in relation to the scale and form of development.</p> <p>On 12 March 2018, after public notification, Council received a response to the outstanding information letter addressing the above issues. The proposed building design was amended by the applicant to reduce the building scale through increasing the side setbacks at ground level and at levels three (3) to five (5). At ground-level the previously proposed built to boundary walls were removed and replaced with areas of landscaping, allowing the majority of the built form to achieve a compliant setback of 1.5m. Further, levels three (3) to five (5) reflected improved articulation and increased setbacks which range from approximately 3.5-4.8m to the side boundaries. Further, the upper most level of the development was amended to comply with the definition of a mezzanine level under the Planning Scheme, reducing the overall building height to comply with a maximum of six (6) storeys.</p> <p>Through a response to Council's outstanding information letter the applicant has addressed this matter. Further, as detailed in Section 2.5.4 of this report the proposed development achieves compliance with the Overall Outcomes of the Residential Uses Code.</p> <p>Therefore, the above is not a sufficient ground for refusal of the application.</p>
<p><b><u>Issue – Building Setbacks (Storeys 3-6)</u></b></p>
<p>The submissions raised concerns that the proposed building setbacks for storeys 3-6 of the building is 3.5 metres in lieu of 4.5 metres, as required by Probable Solution PS21.3 of the Residential Uses Code.</p> <p>Two submissions raised concerns the reduced building setbacks will have adverse impacts on the performance of the solar power systems on their properties as well as result in adverse impacts access to natural light. In this regard, the submissions raised concerns</p>

ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

**Assessment of Submissions**

that this results in the proposed development not complying with SO4 of the Residential Uses Code.

**Discussion**

Probable Solution PS21.3 of the Residential Uses Code requires a side boundary setback for levels three (3) to six (6) of 4.5 metres, the previously proposed building design comprised a side boundary setback of 3.5 metres. Accordingly, non-compliance with the side setback requirements of the Residential Uses Code was raised as a concern in Council's outstanding information letter.

Council's outstanding information letter requested the applicant provide further information, including amended proposal plans, demonstrating increased side boundary setbacks to address the above concerns regarding residential amenity.

As previously detailed, on 12 March 2018, Council received a response to the outstanding information letter addressing the above issue, by increasing the side boundary setbacks at ground level and at levels three (3) to five (5) and now range from approximately 3.5m-4.5m. The revised built form ensures a reduced portion of the building is now setback 3.5m from the side boundary. Therefore, through a response to Council's outstanding information letter the applicant has addressed this matter. Further, as detailed in Section 2.5.3 of this report the proposed development now achieves compliance with the Specific Outcome SO21 of the Residential Uses Code.

Therefore, the above is not a sufficient ground for refusal of the application.

Furthermore, as noted above, submissions were received which raised concern in relation to impact upon the performance of the solar power systems on surrounding land. This ground is not a matter of public interest, and is a personal circumstance of an interested party. Therefore, Council does not consider this to be a relevant planning ground.

**Issue - Built to Boundary Walls**

The submissions raised concern regarding the proposed built to boundary walls located on the south-western boundary (approximately 8.5m in length) and north-eastern boundary (approximately 11m in length) of the site. The submissions raised concern that the built to boundary walls will result in adverse amenity impacts to the adjoining properties.

The submission also raised that the built to boundary walls will detract value from adjoining properties.

Two of the submissions raised that the proposed development provides a surplus of car parking spaces and therefore the proposal should incorporate a revised design removing the two car parking spaces located along the south-western boundary of the subject site, allowing the built to boundary wall to be reduced in scale or removed. The submissions also noted that this change may provide car parking spaces labelled on the proposal plans as spaces 7-10 to be shifted south, allowing the north-eastern built to boundary wall to be removed.

**Discussion**

The proposed development previously comprised two built to boundary walls, located along the south-western boundary and north-eastern boundary, representing a relaxation from the 1.5 metre side boundary setback required by PS21.1 of the Residential Uses Code. The proposed built to boundary walls did not contribute positively to the amenity, of the area or provide a pleasant living environment for residents in adjacent premises and therefore did not comply with the Overall Outcomes of the Residential Uses Code.



ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)

**Assessment of Submissions**

Accordingly, Council's outstanding information letter requested amended proposal plans reflecting an appropriate side boundary setback at ground level. Reflecting the above submissions, Council's letter suggested deleting the two western-most car spaces and relocation of the bike storage, which may allow for the built to boundary walls to be removed.

On 12 March 2018, Council received a response to the outstanding information letter addressing the above issue, with the two western-most car spaces being removed in accordance with Council's recommendation, ensuring built to boundaries walls are no longer proposed, with landscaping planting now provided along each side boundary for the full length of the subject site.

Through a response to Council's outstanding information letter the applicant has addressed this matter. Further, as detailed in Section 2.5.3 of this report the proposed development achieves compliance with the Specific Outcome SO21 of the Residential Uses Code.

Therefore, the above is not a sufficient ground for refusal of the application.

**Issue**

Submissions raised concerns that the proposed development does not comply with Specific Outcome SO23 of the Residential Uses Code and does not comprise a character and density consistent with the surrounding area.

**Discussion**

The subject site is located within the Medium Density Residential Zone under the Redcliffe Planning Scheme 2005. The Medium Density Residential Zone is intended to provide a character where medium rise multiple dwellings and accommodation units and a range of compatible housing forms are predominant. This is evident through existing Multiple Dwelling developments located north-east and west of the subject site, along Woodcliffe Crescent.

Based on the above, the proposed use of Multiple Dwelling is a land use consistent with the Medium Density Residential Zone. Where located within the Medium Density Residential Zone a Multiple Dwelling should comprise a bulk, scale, shape, size, height and density, that accords with the character of the area and planned development within the zone.

As noted above, on 3 January 2018 Council issued an outstanding information letter to the applicant raising concern that the proposal did not reflect a character consistent with the area. In response to Council's outstanding information letter, the proposed building design was amended by the applicant to reduce the building scale through increasing the side setbacks at ground level and at levels three (3) to five (5). Further, the upper most level of the development was amended to comply with the definition of a mezzanine level under the Planning Scheme, reducing the overall building height to comply with a maximum of six (6) storeys.

Accordingly, through a response to Council's outstanding information letter the applicant has addressed this matter and the proposed development now comprises a bulk, scale, shape, size, height and density, consistent with the character of the area and planned development within the Medium Density Residential Zone.

Therefore, the above is not a sufficient ground for refusal of the application.

**Issue – Overshadowing to Park**

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

<b>Assessment of Submissions</b>
The submissions raised concern regarding overshadowing impacts to Lot 3 RP 809747. The submissions noted that this parcel of land is zoned as 'recreation and open space' and raised concern that the proposed building would adversely impact the amenity of this area of park.
Lot 3 RP 809747 currently facilitates access to land at 30 Woodcliffe Crescent, Woody Point (Lot 3 RP92829) and while it is owned by Moreton Bay Regional Council and currently zoned as Recreation and Open Space under the Moreton Bay Regional Council Planning Scheme, it is not configured or utilised as a traditional park. Further, the proposed building is located to the southwest of this 'park' and will not result in unreasonable overshadowing impacts to this land.  Therefore, this is not a sufficient ground for refusal.
<b>Issue – Adjoining Land Development Potential and Property Value</b>
One submission received raised concern that the proposed development will impose future limitations on the development potential of adjoining land. Submissions also raised concern that the proposed development will decrease the valuation of their property  Adverse impacts to development potential and property value of adjoining land is a personal circumstance of an interested party and is not a matter of public interest.  Therefore, Council does not consider this to be a sufficient ground for refusal.
<b>Issue – Water Pressure</b>
One submission raised concern that previous Multiple Dwelling developments have decreased water pressure in the surrounding area and the proposed development would increase this issue.  The provision of water and sewerage services to the proposed development and the surrounding area are the responsibility of UnityWater.  Any future development permit for the proposed development will include a condition to submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming a reticulated water supply network connection is available to the land and all the requirements of Unitywater have been satisfied.  Therefore, this is not a sufficient ground for refusal.

### 2.9.3 Notice of Compliance

The Notice of Compliance was received by Council on 11 December 2017. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

### 2.10 Other Matters

#### Moreton Bay Regional Council (MBRC) Planning Scheme

The Moreton Bay Regional Council Planning Scheme commenced on 1 February 2016. A brief assessment of the proposed development against the MBRC Planning Scheme has been identified as follows:

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

- The proposal would be described as a Material Change of use - Development Permit for Multiple Dwelling (5 Dwellings).
- The MBRC Planning Scheme identifies the site within the General Residential Zone (Urban Neighbourhood Precinct). Multiple Dwelling within the General Residential Zone (Urban Neighbourhood Precinct) is listed as a consistent land use.
- The site is mapped with the following overlays:
  - (a) Acid Sulfate Soils
  - (b) Active Transport
  - (c) Building Height
  - (d) Coastal Hazard (Erosion Prone Area)
  - (e) Coastal Hazard (Storm Tide Inundation)
    - Balance area
  - (f) Flood Hazard
    - Balance flood planning area
    - Drainage investigation area
    - Medium risk flood planning area
  - (g) Infrastructure Buffers
  - (h) Scenic Amenity
  - (i) Stormwater Catchments
- The proposed development comprises a site density of approximately 61 dwellings per hectare and would therefore comply with Example E1 of the General Residential Zone Code (Urban Neighbourhood Precinct), exceeding the required minimum density of 45 dwellings per hectare.
- The proposed development does not exceed a building height of 21m and would therefore comply with Example E3 of the General Residential Zone Code (Urban Neighbourhood Precinct).
- The proposed development comprises eleven (11) car parking spaces and would therefore comply with Example E4 of the General Residential Zone Code (Urban Neighbourhood Precinct).
- As the subject site is identified within a Drainage Investigation Area (DIA), being *Drainage Investigation Area 4 - Woody Point*, and the Medium Risk Flood Planning Area, an application for Material Change of Use for Multiple Dwelling would be subject to Impact Assessment.
- The proposed development would also not achieve compliance with the Overall Outcomes of the Flood Hazard Overlay Code, as the development comprises a vulnerable land use (flood and coastal) within the Medium Risk Flood area. It is however noted that the amended Planning Scheme Policy – Flood Hazard, Coastal Hazard and Overland Flow contained within the ‘Major Amendment to the MBRC Planning Scheme No. 1’ includes a Drainage Master Plan (DMP) for *Drainage Investigation Area 4 - Woody Point*. This Drainage Master Plan identifies a flood mitigation strategy for DIA 4 that achieves overall outcome d. of the Flood Hazard Overlay Code in a way intended to facilitate development outcomes in the DIA consistent with the Urban Neighbourhood Precinct of the General Residential Zone. It is noted that the proposed development does not conflict with the flood mitigation strategy identified within the DMP for *Drainage Investigation Area 4 - Woody Point*.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

The applicant and submitters have appeal rights in accordance with the *Planning Act 2016*.

#### 3.2 Corporate Plan / Operational Plan

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

*ITEM 2.1 DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A16725428 (Cont.)*

3.3 Policy Implications

The proposal is consistent with the Redcliffe City 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

Not applicable.

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) Infrastructure contributions to Council are applicable.

3.7 Economic Benefit

The proposal will positively contribute to the economy of the region by providing construction opportunities.

3.8 Environmental Implications

Appropriate development supports the growing Moreton Bay Region.

3.9 Social Implications

Appropriately designed and located development contributes to diverse, vibrant and safe communities and facilities

3.10 Consultation / Communication

Refer to clause 2.9.

**SUPPORTING INFORMATION**

Ref: [A16775835](#), [A16775817](#) and [A16775849](#)

The following list of supporting information is provided for:

**ITEM 2.1**

**DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE -  
DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED  
PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6**

***#1 Locality Plan***

***#2 Zoning Map***

***#3 Proposed MSU Plans***

***#4 Submissions***

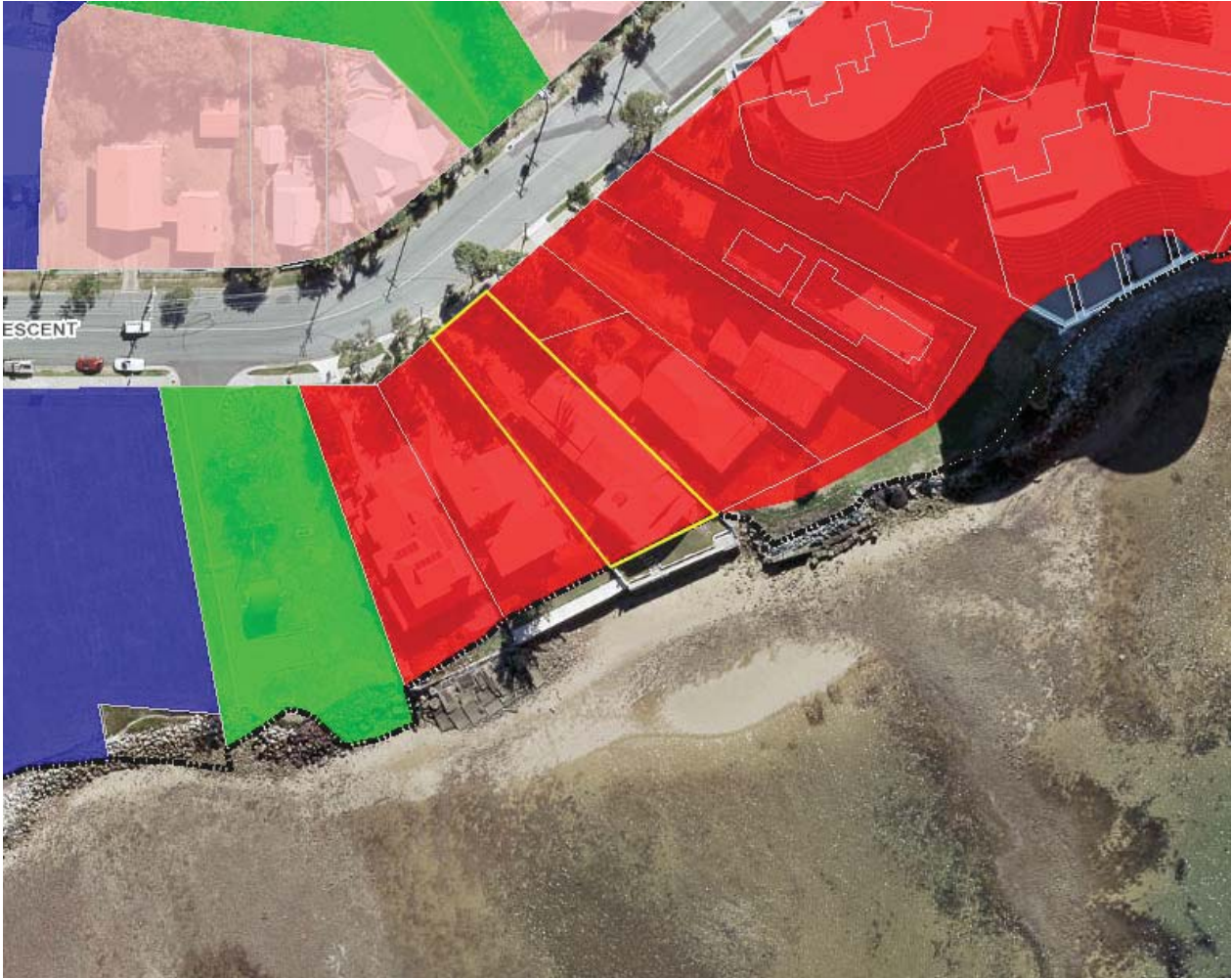
DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

**#1 Locality Plan**



DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

**#2 Zoning Map**



ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#3 Proposed MSU Plans



SITE SUMMARY SUPERSEDED MBRC PLANNING SCHEME

REAL PROPERTY DESCRIPTION - LOT 1 on RP177572  
ADDRESS OF SITE: 28 Woodcliffe crescent Woody Point  
AREA OF SITE: 820m<sup>2</sup>  
NAME OF OWNER: RAY AZAR  
ZONE: Medium Density Residential Zone  
OVERLAYS: Erosion/Geotech Overlay  
Acid Sulphate Soils

PROJECT SUMMARY

PARAMETER	REQUIREMENTS	PROVIDED	COMMENT
ASSESSMENT LEVEL	IMPACT ASSESSMENT		COMPLIES
SITE AREA FOR 6 STOREYS	1,000m <sup>2</sup>	820m <sup>2</sup>	RELAXATION REQUIRED
MIN. ROAD FRONTAGE FOR 6 STOREYS	25m	12.3 m	RELAXATION REQUIRED
BUILDING HEIGHT	MAX 21m	MAX 21m	COMPLIES
CAR PARKING	1.75 SPACES/UNIT: 1 SPACES/UNITS VIS:	SPACES FOR UNIT: 1 VISITOR:	COMPLIES
	TOTAL REQUIRED: 12	TOTAL PROVIDED: 11	
SITE COVER	PS 22.1 Site cover is: a) 50% for storey 1 (ground) and 2; and b) 40% for storeys 3 to 6; and c) 30% for storeys 7 and 8; and d) 25% for storeys 9 and above.	4.3% for storey 1 (ground) 39.3% for storey 2 28% for storey 3-5 24.5% for storey 6 lower 24.5% for storey 6 upper	COMPLIES
SETBACKS	PS 21.1 Front, side and rear boundary setbacks for storey 1 (ground) are: a) 6.0m to the front boundary; and b) 1.5m to the side boundaries; and c) 5.0m to the rear boundary. PS 21.2 Front, side and rear boundary setbacks for storey 2 are: a) 6.0m to the front boundary; and b) 2.0m to side boundaries; and c) 5.0m to the rear boundary. PS 21.3 Front, side and rear boundary setbacks for storeys 3 to 6 are: a) 6.0m to the front boundary; and b) 4.5m to side boundaries; and c) 5.0m to rear boundary.	STOREY 1 6.1m to front boundary 1.5m to side boundaries 5m to rear boundary STOREY 2 8.1m to front boundary 2m to side boundaries 5m to rear boundary STOREY 3-6 8.1m to front boundary Varies 4.8 - 3.5m to side boundaries 5m to rear boundary STOREY 6 8.1m to front boundary 4.7m to side boundaries 5m to rear boundary	COMPLIES COMPLIES RELAXATION REQUIRED COMPLIES

OPEN SPACE

LEVEL	LAYER	AREA (m <sup>2</sup> )
LEVEL 2	AREA-PRIVATE OPEN SPACE	328
LEVEL 3	AREA-PRIVATE OPEN SPACE	54
LEVEL 4	AREA-PRIVATE OPEN SPACE	54
LEVEL 5	AREA-PRIVATE OPEN SPACE	54
LEVEL 6 (LOWER)	AREA-PRIVATE OPEN SPACE	55
LEVEL 6 (UPPER / MEZZANIN...	AREA-PRIVATE OPEN SPACE	30
		<b>575 m<sup>2</sup></b>

MIN OPEN SPACE REQUIRED: 250m<sup>2</sup> (50m<sup>2</sup>/unit)

DATE	VERSION	REVISION
11/03/18	1	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/18	2	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/18	3	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/18	4	PLAN FOR DEVELOPMENT APPROVAL
11/03/18	5	PLAN FOR DEVELOPMENT APPROVAL
11/03/18	6	PLAN FOR DEVELOPMENT APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**  
  
AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
LOCATION PLAN

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**AEV ARCHITECTS**  
REGISTERED ARCHITECT - QUEENSLAND  
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**AEV ARCHITECTS**  
E-mail: designs@aevarchitects.com.au  
P.O. BOX 356, FORTITUDE VALLEY, QLD 4006

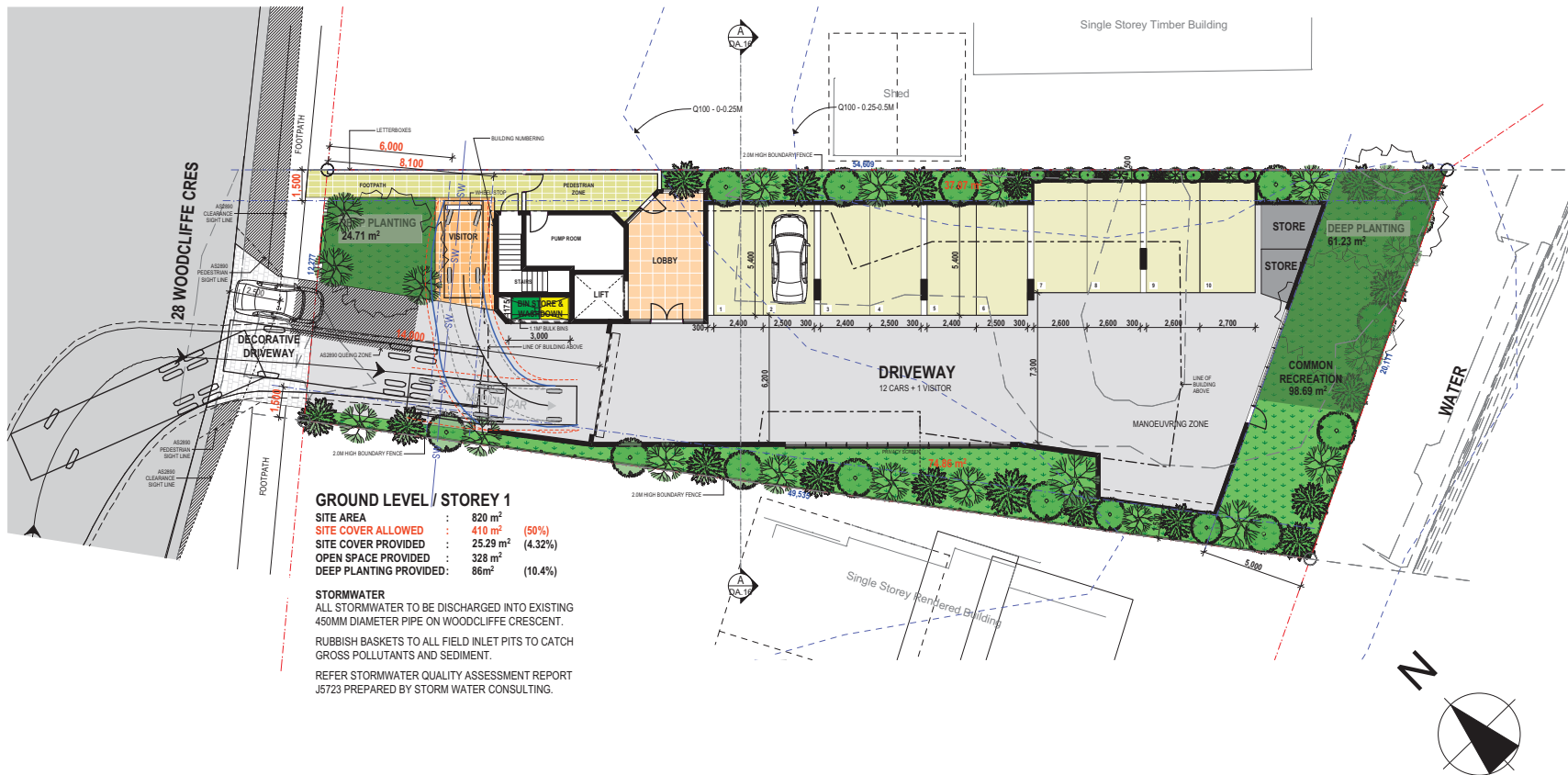
SCALE: AS NOTED @ A3  
DATE: 5/03/2018  
DRAWN: LL  
DWG. No: **6299.DA.4**  
REVISION: **F**



ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# GROUND / STOREY 1

## 1:100 @ A1, 1:200 @A3



NO.	DATE	REVISION
1	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
2	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
3	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
4	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
5	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
6	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
7	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
8	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
9	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION
10	18/03/18	PRELIMINARY SUBMIT FOR CLIENT DECISION

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
GROUND LEVEL / STOREY  
1:200

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**AEV ARCHITECTS**  
REGISTERED ARCHITECT: MARK HILLIAMS  
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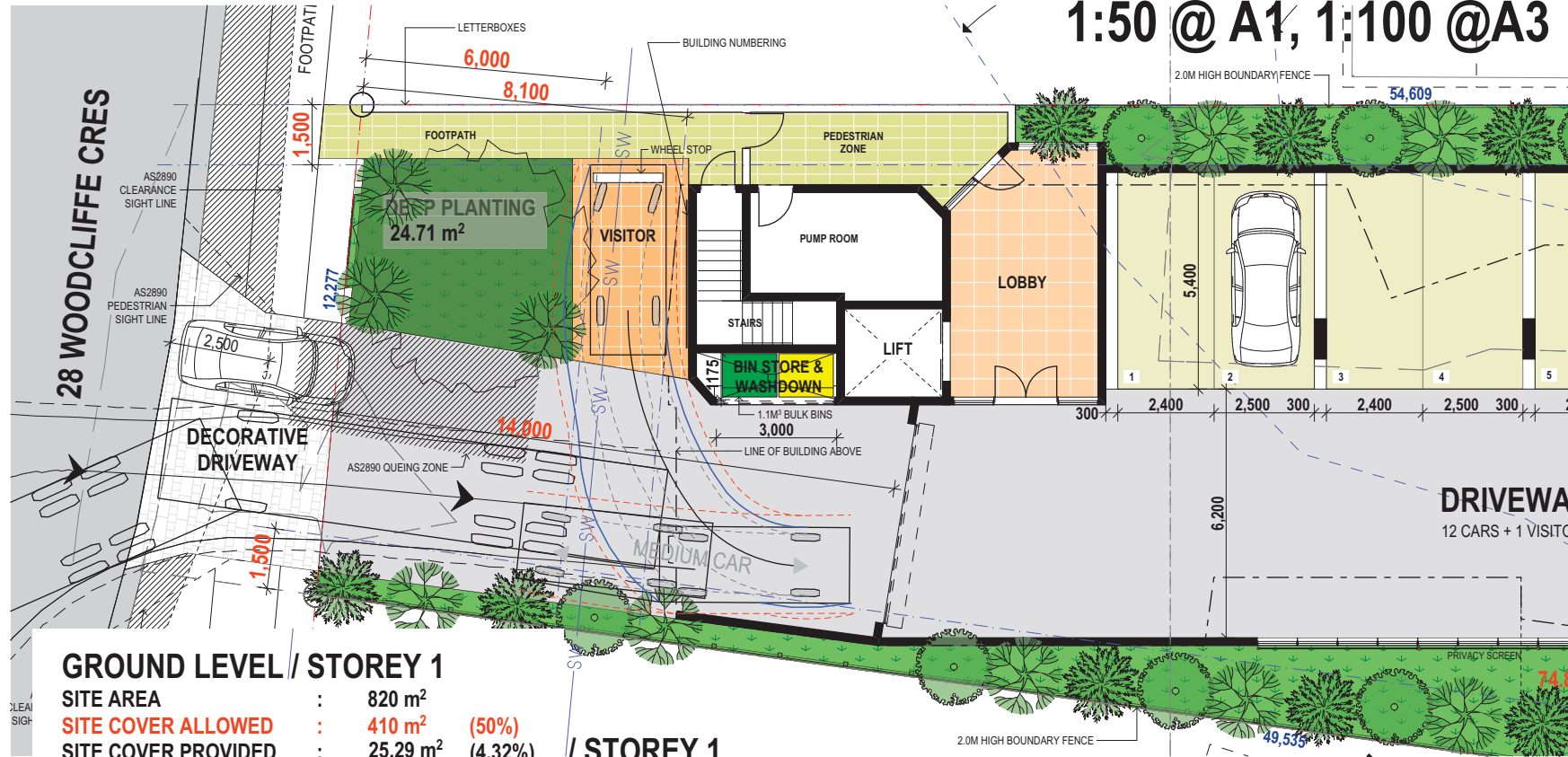
**AEV ARCHITECTS**  
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P.O. BOX 356, FORTITUDE VALLEY, QLD 4106

○ SCALE : AS NOTED @ A3  
○ DATE : 5/03/2018  
○ DRAWN : LL  
○ DWG. No. : **6299.DA.5**  
○ REVISION : **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# GROUND / STOREY 1

1:50 @ A1, 1:100 @ A3



## GROUND LEVEL / STOREY 1

SITE AREA	: 820 m <sup>2</sup>	
SITE COVER ALLOWED	: 410 m <sup>2</sup>	(50%)
SITE COVER PROVIDED	: 25.29 m <sup>2</sup>	(4.32%)
OPEN SPACE PROVIDED	: 328 m <sup>2</sup>	
DEEP PLANTING PROVIDED	: 86m <sup>2</sup>	(10.4%)

### STORMWATER

ALL STORMWATER TO BE DISCHARGED INTO EXISTING

DATE	BY	REVISION

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
GROUND LEVEL / STOREY 1  
1:100

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**AEV ARCHITECTS**  
REGISTERED ARCHITECTS - QUID-ILLUMINUS  
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PH. 07 3832 1100  
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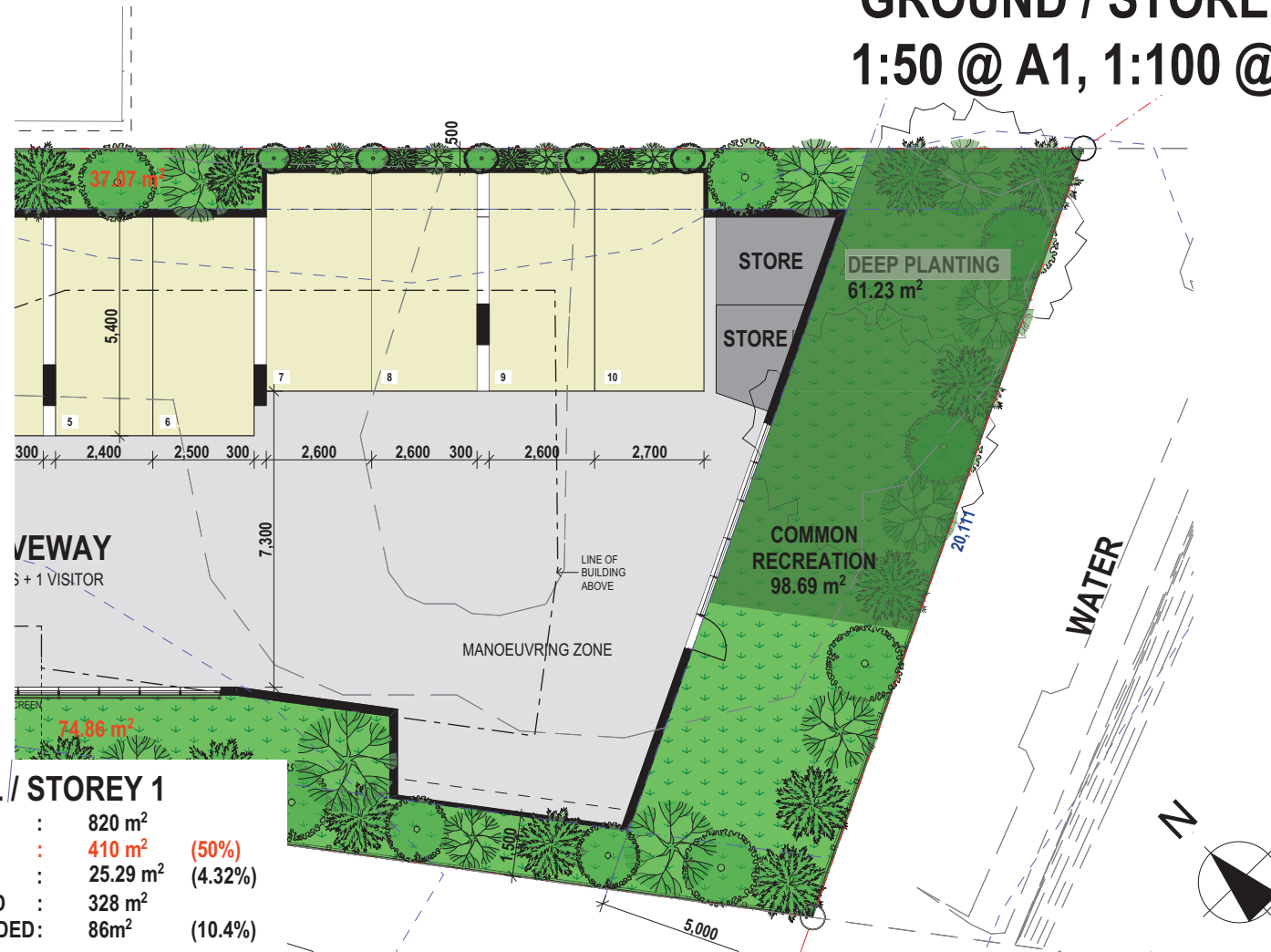
**AEV ARCHITECTS**  
E-mail: designs@aevarchitects.com.au  
P.O. BOX 356, FORTITUDE VALLEY, QLD 4106

SCALE: AS NOTED @ A3  
DATE: 5/03/2018  
DRAWN: LL  
DWG. No: **6299.DA.6**  
REVISION: **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# GROUND / STOREY 1

## 1:50 @ A1, 1:100 @A3



### GROUND LEVEL / STOREY 1

SITE AREA	: 820 m <sup>2</sup>	
SITE COVER ALLOWED	: 410 m <sup>2</sup>	(50%)
SITE COVER PROVIDED	: 25.29 m <sup>2</sup>	(4.32%)
OPEN SPACE PROVIDED	: 328 m <sup>2</sup>	
DEEP PLANTING PROVIDED:	86m <sup>2</sup>	(10.4%)

NO.	DATE	REVISION
1	15/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	15/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	15/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	15/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
5	15/04/18	BASE FOR DEVELOPMENT APPROVAL
6	15/04/18	BASE FOR DEVELOPMENT APPROVAL
7	15/04/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
GROUND LEVEL / STOREY 1  
1:100

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REG NO. 442 2966 1000 072  
PH. 07 3832 1100  
FX. 07 3832 1133

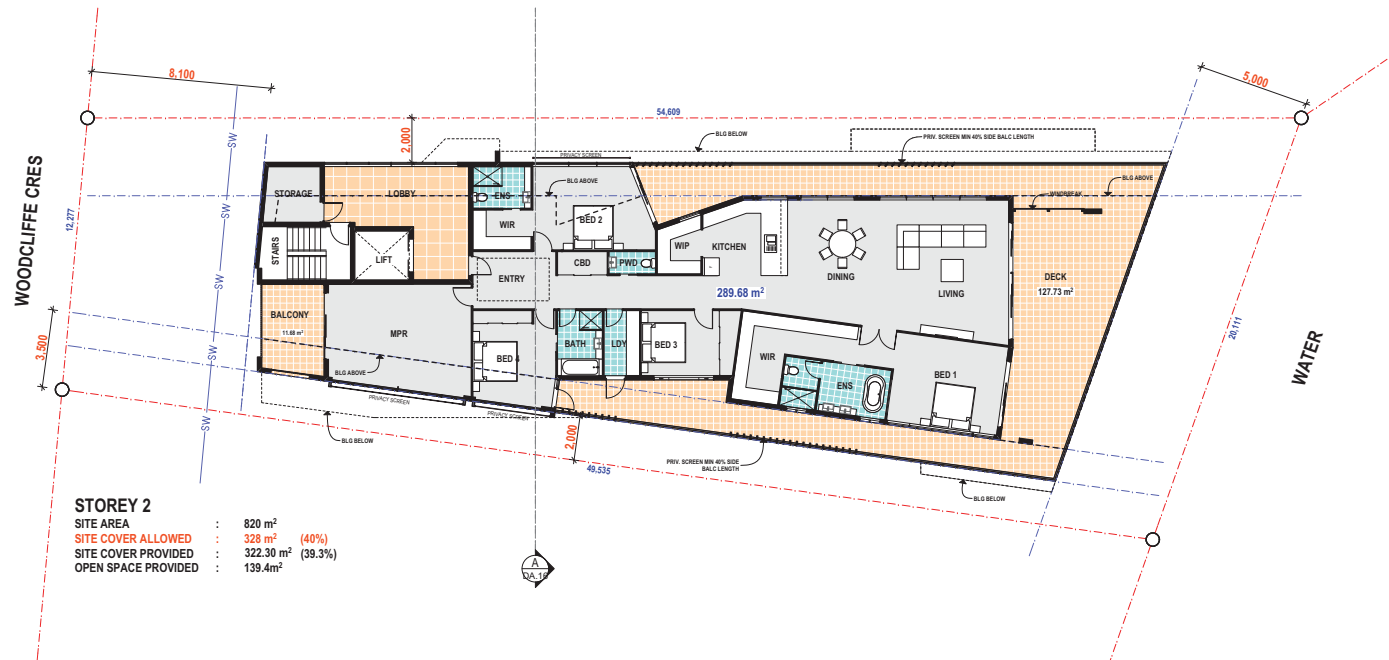
E-mail: designs@aevarchitects.com.au  
P.O.BOX 356, FORTITUDE VALLEY, QLD-4006

SCALE :	AS NOTED @ A3
DATE :	5/03/2018
DRAWN :	LL
DWG. No.:	<b>6299.DA.7</b>
REVISION :	<b>F</b>

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

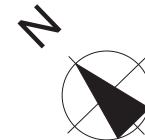
# STOREY 2 - 5 (TYPICAL)

## 1:100 @ A1, 1:200 @ A3



**STOREY 2**  
 SITE AREA : 820 m<sup>2</sup>  
 SITE COVER ALLOWED : 328 m<sup>2</sup> (40%)  
 SITE COVER PROVIDED : 322.30 m<sup>2</sup> (39.3%)  
 OPEN SPACE PROVIDED : 139.4m<sup>2</sup>

2. STOREY 2  
1:200



NO.	DATE	REVISION
1	18/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	18/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	18/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	18/03/18	BASE FOR DEVELOPMENT APPROVAL
5	18/03/18	BASE FOR DEVELOPMENT APPROVAL
6	18/03/18	BASE FOR DEVELOPMENT APPROVAL
7	18/03/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**  
  
 AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 2

**AEV ARCHITECTS**  
 REGISTERED ARCHITECT MARK WILLIAMS  
 REG. NO. 622 2969 1808 1257  
 PH. 07 3832 1100  
 FX. 07 3832 1133  
 E-mail: designs@aevarchitects.com.au  
 P.O. BOX 356, FORTITUDE VALLEY, QLD-4006

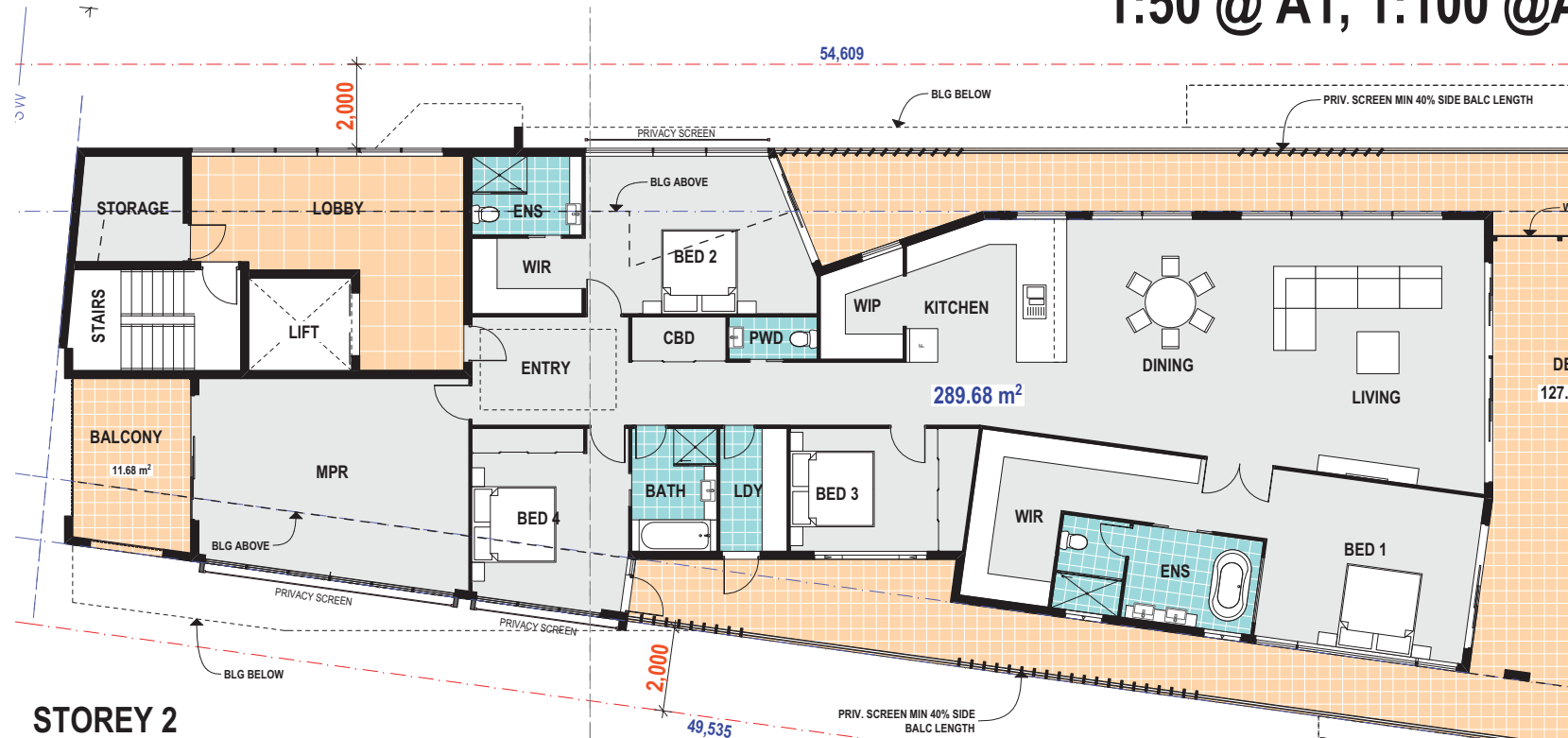
SCALE : AS NOTED @ A3  
 DATE : 5/03/2018  
 DRAWN : LL  
 DWG. No. : **6299.DA.8**  
 REVISION : **F**

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ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

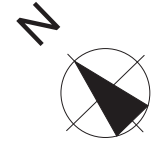
# STOREY 2

1:50 @ A1, 1:100 @ A3



## STOREY 2

SITE AREA	:	820 m <sup>2</sup>
SITE COVER ALLOWED	:	328 m <sup>2</sup> (40%)
SITE COVER PROVIDED	:	322.30 m <sup>2</sup> (39.3%)
OPEN SPACE PROVIDED	:	139.4m <sup>2</sup>



NO.	DATE	REVISION
1	15/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	16/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	16/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	16/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
5	16/04/18	BASE FOR DEVELOPER APPROVAL
6	16/04/18	BASE FOR DEVELOPER APPROVAL
7	16/04/18	BASE FOR DEVELOPER APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 2

**AEV ARCHITECTS**  
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SCALE : AS NOTED @ A3  
DATE : 5/03/2018  
DRAWN : LL  
DWG. No. : **6299.DA.9**  
REVISION : **F**

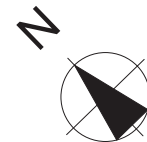
ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 3-5 (TYPICAL)

## 1:50 @ A1, 1:100 @A3



**STOREY 3-5**  
 SITE AREA : 820 m<sup>2</sup>  
 SITE COVER ALLOWED : 328 m<sup>2</sup> (40%)  
 SITE COVER PROVIDED : 239.57 m<sup>2</sup> (28%)  
 OPEN SPACE PROVIDED : 54 m<sup>2</sup>



NO.	DATE	REVISION
1	19/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	19/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	19/03/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	19/03/18	BASE FOR DEVELOPMENT APPROVAL
5	19/03/18	BASE FOR DEVELOPMENT APPROVAL
6	19/03/18	BASE FOR DEVELOPMENT APPROVAL
7	19/03/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 3-5

**AEV ARCHITECTS**  
 REGISTERED ARCHITECT MARK WILLIAMS  
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 PH. 07 3832 1100  
 FX. 07 3832 1133

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 P.O. BOX 356, FORTITUDE VALLEY, QLD-4006

SCALE : AS NOTED @ A3  
 DATE : 5/03/2018  
 DRAWN : LL  
 DWG. No. : **6299.DA.10**  
 REVISION : **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS)  
(SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 3-5 (TYPICAL)

## 1:50 @ A1, 1:100 @A3



**STOREY 3-5**  
 SITE AREA : 820 m<sup>2</sup>  
 SITE COVER ALLOWED : 328 m<sup>2</sup> (40%)  
 SITE COVER PROVIDED : 239.57 m<sup>2</sup> (28%)  
 OPEN SPACE PROVIDED : 54 m<sup>2</sup>

NO.	DATE	REVISION
1	18/03/18	PROVISIONAL FOR CONSULTATION
2	18/03/18	PROVISIONAL FOR CONSULTATION
3	18/03/18	PROVISIONAL FOR CONSULTATION
4	18/03/18	PROVISIONAL FOR CONSULTATION
5	18/03/18	PROVISIONAL FOR CONSULTATION
6	18/03/18	PROVISIONAL FOR CONSULTATION
7	18/03/18	PROVISIONAL FOR CONSULTATION
8	18/03/18	PROVISIONAL FOR CONSULTATION
9	18/03/18	PROVISIONAL FOR CONSULTATION
10	18/03/18	PROVISIONAL FOR CONSULTATION

PROJECT:  
**PROPOSED 5 UNITS**  
 AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 3-5

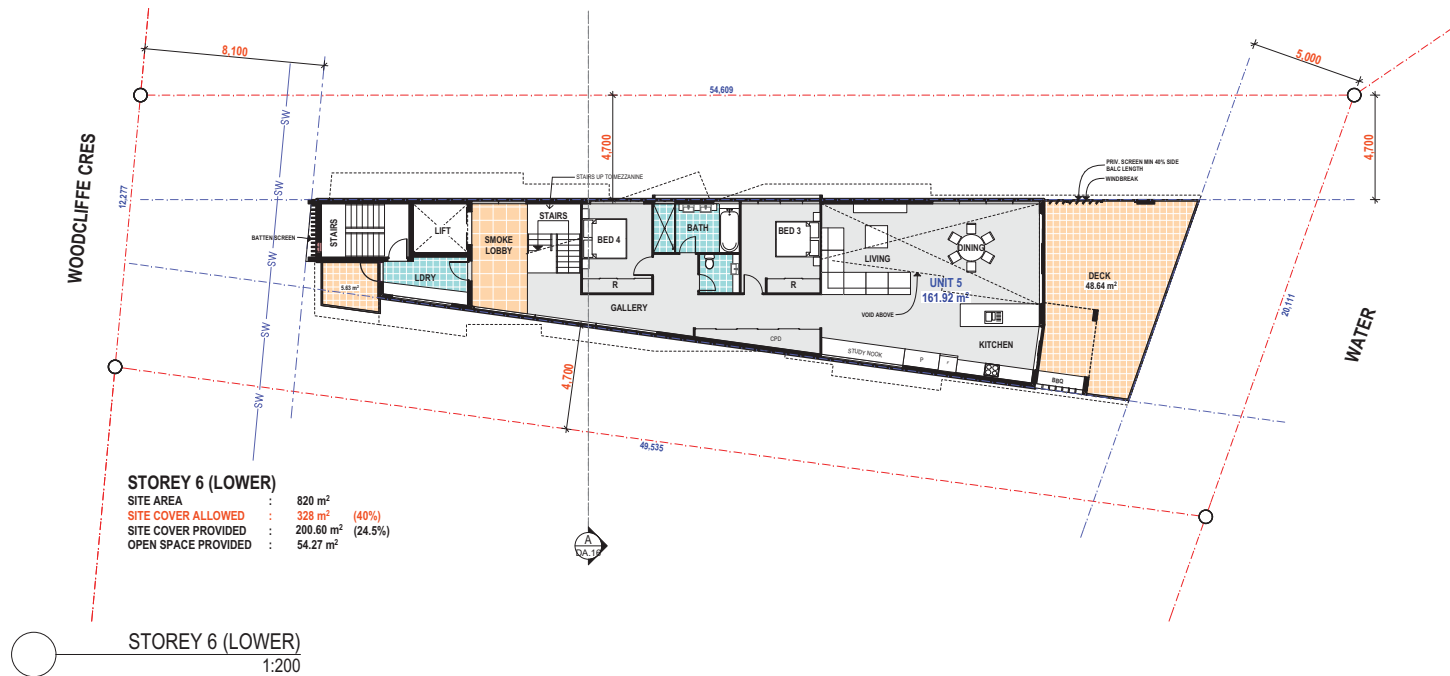
**AEV ARCHITECTS**  
 REGISTERED ARCHITECT MARK WILLIAMS  
 REG. NO. 302-2484 NON-FEE  
 PH. 07 3832 1100  
 FX. 07 3832 1133  
 E-mail: designs@aevarchitects.com.au  
 P.O. BOX 356, FORTITUDE VALLEY, QLD 4006

○ SCALE : AS NOTED @ A3  
 ○ DATE : 5/03/2018  
 ○ DRAWN : LL  
 ○ DWG. No: **6299.DA.11**  
 ○ REVISION : **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 6 (LOWER)

1:100 @ A1, 1:200 @ A3



NO.	DATE	REVISION
1	18/03/2018	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	18/03/2018	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	18/03/2018	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	18/03/2018	BASE FOR DEVELOPMENT APPROVALS
5	18/03/2018	BASE FOR DEVELOPMENT APPROVALS
6	18/03/2018	BASE FOR DEVELOPMENT APPROVALS
7	18/03/2018	BASE FOR DEVELOPMENT APPROVALS

PROJECT:  
**PROPOSED 5 UNITS**

AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 6 (LOWER) 1:200

**AEV ARCHITECTS**  
 REGISTERED ARCHITECT, MARK WILLIAMS  
 REG. NO. 642 2969 MARK 072  
 PH. 07 3832 1100  
 FX. 07 3832 1133

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 P.O. BOX 356, FORTITUDE VALLEY, QLD-4006

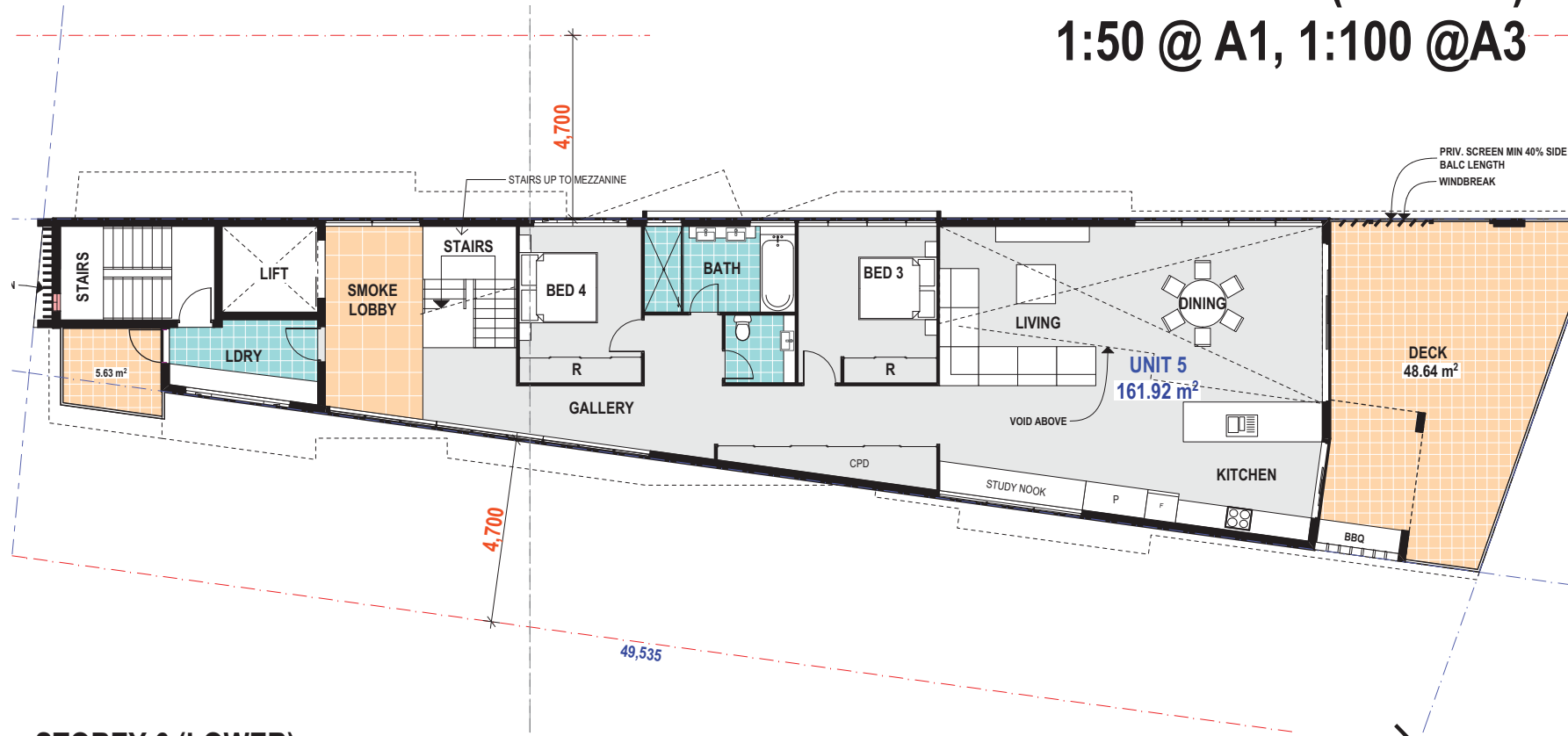
SCALE : AS NOTED @ A3  
 DATE : 5/03/2018  
 DRAWN : LL  
 DWG. No. : **6299.DA.12**  
 REVISION : **F**



ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 6 (LOWER)

1:50 @ A1, 1:100 @ A3



## STOREY 6 (LOWER)

SITE AREA	:	820 m <sup>2</sup>
<b>SITE COVER ALLOWED</b>	:	<b>328 m<sup>2</sup> (40%)</b>
SITE COVER PROVIDED	:	200.60 m <sup>2</sup> (24.5%)
OPEN SPACE PROVIDED	:	54.27 m <sup>2</sup>

NO.	DATE	REVISION
1	03/03/2018	ISSUED FOR PERMIT
2	03/03/2018	ISSUED FOR PERMIT
3	03/03/2018	ISSUED FOR PERMIT
4	03/03/2018	ISSUED FOR PERMIT
5	03/03/2018	ISSUED FOR PERMIT
6	03/03/2018	ISSUED FOR PERMIT
7	03/03/2018	ISSUED FOR PERMIT
8	03/03/2018	ISSUED FOR PERMIT
9	03/03/2018	ISSUED FOR PERMIT
10	03/03/2018	ISSUED FOR PERMIT

PROJECT:  
**PROPOSED 5 UNITS**  
  
AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 6 (LOWER) 1:100

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SCALE : AS NOTED @ A3  
DATE : 5/03/2018  
DRAWN : LL  
DWG. No : **6299.DA.13**  
REVISION : **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 7 (UPPER/ MEZZANINE)

## 1:100 @ A1, 1:200 @A3



NO.	DATE	REVISION
1	19/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
2	19/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
3	19/04/18	PRELIMINARY BASE FOR CLIENT DISCUSSION
4	19/04/18	BASE FOR DEVELOPER APPROVAL
5	19/04/18	BASE FOR DEVELOPER APPROVAL
6	19/04/18	BASE FOR DEVELOPER APPROVAL
7	19/04/18	BASE FOR DEVELOPER APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**  
  
AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 6  
(UPPER/MEZZANINE) 1:200

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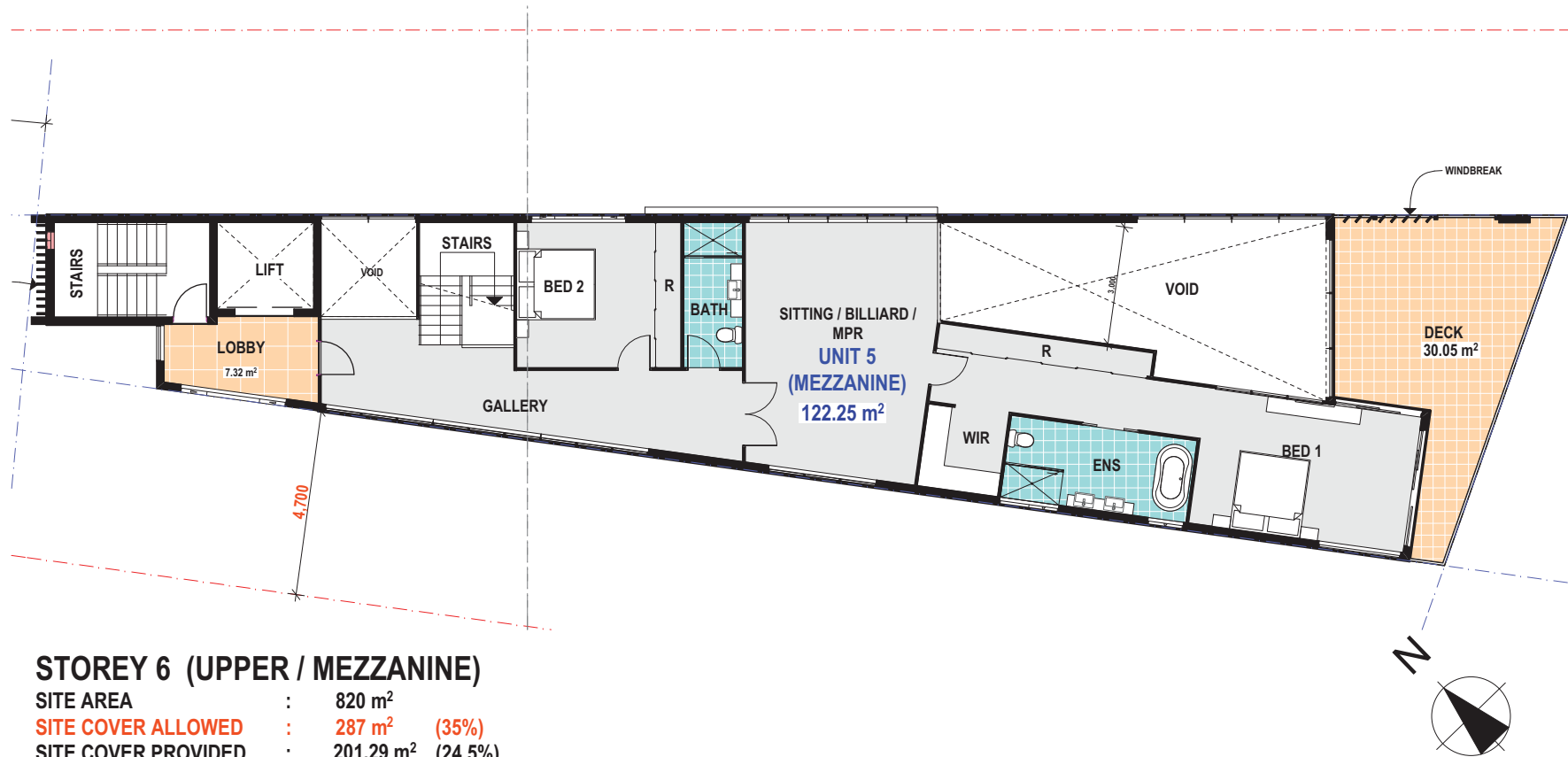
E-mail: designs@aevarchitects.com.au  
P.O. BOX 356, FORTITUDE VALLEY, QLD-4006

SCALE : AS NOTED @ A3  
 DATE : 5/03/2018  
 DRAWN : LL  
 DWG. No: **6299.DA.14**  
 REVISION : **F**

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

# STOREY 7 (UPPER/ MEZZANINE)

## 1:50 @ A1, 1:100 @A3



### STOREY 6 (UPPER / MEZZANINE)

SITE AREA	:	820 m <sup>2</sup>	
SITE COVER ALLOWED	:	287 m <sup>2</sup>	(35%)
SITE COVER PROVIDED	:	201.29 m <sup>2</sup>	(24.5%)
OPEN SPACE PROVIDED	:	37.37 m <sup>2</sup>	

NO.	DATE	AMENDMENT
1	19/04/18	PRELIMINARY ISSUE FOR CLIENT DISCUSSION
2	09/05/17	PRELIMINARY ISSUE FOR CLIENT DISCUSSION
3	09/05/17	PRELIMINARY ISSUE FOR CLIENT DISCUSSION
4	09/05/17	ISSUE FOR DEVELOPMENT APPROVAL
5	09/05/17	ISSUE FOR DEVELOPMENT APPROVAL
6	09/05/17	ISSUE FOR DEVELOPMENT APPROVAL

PROJECT:  
**PROPOSED 5 UNITS**  
  
AT:  
28 WOODCLIFFE CRES WOODY POINT

CLIENT:  
RAY AZAR

DRAWING:  
STOREY 6  
(UPPER/MEZZANINE) 1:100

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FX. 07 3832 1133  
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P.O. BOX 356, FORTITUDE VALLEY, QLD-4006

SCALE : AS NOTED @ A3  
DATE : 5/03/2018  
DRAWN : LL  
DWG. No: **6299.DA.15**  
REVISION : **F**







Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 63  
Agenda

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#4 Submissions

MORETON BAY  
REGIONAL COUNCIL

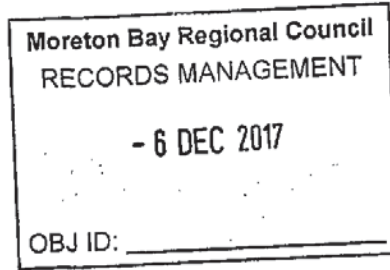
- 5 DEC 2017 *Jo*

REDCLIFFE DISTRICT

Joanne Thurecht  
30 Woodcliffe Crescent  
Woody Point Qld 4019  
Phone: 0421 070 530  
[jothurecht@optusnet.com.au](mailto:jothurecht@optusnet.com.au)

6th December 2017

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



Dear Sir/Madam

**Submission on Development Permit – Material Change of Use**  
**Application Ref: DA/34759/2017/V2M**  
**28 Woodcliffe Crescent, Woody Point Qld 4019**  
**Lot 1 RP 177572**

I am the owner of the property at 30 Woodcliffe Crescent, Woody Point, Lot 1 RP 177572 and I wish to make the following submission regarding the proposed Development Permit as above.

- I oppose the height of the proposed multiple dwelling unit as it is excessive and will overshadow my property. This will block all airflow from the south, significantly reduce the sunlight during the afternoon and completely block my television antenna signal, thereby making television programs inaccessible.
- I oppose the relaxations that will be required for minimum site area and minimum setbacks on the adjoining side boundary as a significant portion of the building is proposed to be built on the actual boundary adjacent to my living areas. This will reduce my privacy and will also likely impose future limitations on the development potential for my property.
- I oppose the proposed development as following the completion of other multiple dwelling units in this street, the water pressure has decreased significantly and I am concerned that additional dwellings will further exacerbate this problem.

Thank you for time and consideration.

Yours faithfully

*Joanne Thurecht*  
Joanne Thurecht

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 64  
Agenda

*ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)*

**Loretta Willemse**  
**PO Box 246 WOODY POINT QLD 4019**  
**Email = [willemse@ozcpa.com](mailto:willemse@ozcpa.com); Mobile = (0423) 666 666**

17 November 2017

The Manager  
Planning Section  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Dear Sir/Madam,

**RE: OBJECTION TO THE PROPOSED DEVELOPMENT OF MULTIPLE DWELLING (5 UNITS) LOCATED AT 28 WOODCLIFFE CRESCENT WOODY POINT QLD 4019 (LOT 1 RP 177572); DEVELOPMENT APPLICATION NUMBER DA/34759/2017/V2M**

I refer to the above matter and advise that I am the owner of the property located at 26 Woodcliffe Crescent Woody Point QLD 4019. The proposed development is located directly next to my property and along my property's NE border.

I note that the Developer was previously granted permission by the MBRC to lodge an application under the Superseded Planning Scheme (viz. Redcliffe City Planning Scheme). I further note that the MBRC will be assessing that application under the provisions of the Superseded Scheme. Accordingly, I will reference that Scheme in making my Objection herein.

By way of background, I purchased my property (viz. 26 Woodcliffe Crescent) in May 2014. At the time of my purchase, I was comfortable with the fact that under the Planning Scheme then in force (i.e. the now Superseded Scheme), the "worst case scenario" that I would face in future would be the possible development of a 2 or 3 storey building on the neighbouring properties. Yet, the Developer is now seeking approval to construct what is effectively a 7 storey building! To say that I was stunned by the Developer's audacious submission is a complete understatement.

The grounds of my objection are as follows:

1. Section 6.9 of the Residential Uses Code which permits a development of 2 or 3 storeys on a site that is between 800m<sup>2</sup> – 1,000 m<sup>2</sup> BUT ONLY IF it has a minimum principal frontage of 20m. The proposed development site is 822 m<sup>2</sup> in area but only has a frontage of 12.3m (approx). To satisfy the requirements of SO20 for a 7 storey development, the proposed development would normally require a minimum site area of 1,600m<sup>2</sup> AND a minimum principal frontage of 30m. The Developer appears to be seeking "relaxations" from the MBRC that to an ordinary person would appear



ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

extraordinary (i.e. to seek approval for a development on a site that is just over 50% of what is normally required in terms of site area and with a frontage that is just over 40% of what has been specified in SO20). It is my submission that, without "unprecedented relaxations" from the MBRC, the proposed development should not even pass the requirements of SO20 for the construction of a 3 storey development! With respect, although I concede that "relaxations" may sometimes be appropriate in cases where a proposed development "just misses the mark", for the MBRC to approve a development where the "specified requirement variances" are as significant as in the present instance would be totally contrary to the intentions of the Superseded Scheme. This is further supported by SO2 which indicates that "a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan". Clearly, under the Superseded Scheme which would "at best" (i.e. after "relaxations") allow for a 2 or 3 storey building, the proposed development of what in essence a 7 storey building would not in any way satisfy these criteria.

2. The Developer contends in its Application that it has satisfied the Storey 1 setback requirements specified in SO21. It is my submission that the construction of an 8.5m (approx.) "build to boundary wall" on the proposed development's SW boundary, along with the construction of an 11.0m (approx.) "build to boundary wall" on the proposed development's NE boundary, does not comply with the intention of the requirements expressed in SO21. To me, to allow the construction of this wall would represent a travesty. As noted, the Developer intends to build an 8.5m (approx) in length solid wall right on their SW (my NE) boundary which will be used for two car spaces and for bicycle storage. This wall is directly adjacent to the areas of my house where I (along with my husband and friends) spend most of our time (i.e. kitchen, dining room and outdoor entertaining area). As my husband and I are both retired, that means we are at home and spend most each day in those areas. Those areas of my house would at their closest point be less than a mere 2.3 m away from the massive wall that the Developer has proposed! I believe that this wall (if approved) would have a significant deleterious impact on the amenity, enjoyment and value of our property. The thought of this issue alone has already caused me significant "emotional turmoil" and stress. By way of observation, I note that the Superseded Planning Scheme only requires a total of 10 car parking spaces. It is my submission that should the development be approved (which I believe it should not), it should be subject to the removal of the "extra" two car parking spaces; thereby allowing the 8.5m solid wall to be moved approximately 3.0m away from my NE boundary. This would also allow the Developer to "move inwards" the boundary wall on the opposite side of the proposed development; thereby having car parking spaces identified as 7 - 10 "in line" with the car parking spaces 1 -6 rather than having car parking spaces 7 -10 "further forward". Furthermore, this alteration would also allow the Developer to extend the gardens on either side of the proposed development; thereby enhancing its visual appeal to both the Developer's potential purchasers and to the proposed development's adjoining neighbours.
3. Storeys 3 - 6 of the proposed development only have a 3.5m setback from each side boundary whereas SO21 of the Superseded Scheme requires a 4.5m setback. Similarly, Storey 7 only has a 4.7m setback from each side boundary whereas a 5.5m setback is specified. Last year (before the Developer purchased the proposed development site), I installed a solar power system at considerable expense. The proposed development will definitely adversely affect the performance of my solar

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

system due to "shadows" being thrown by the proposed development. And, this issue would be further exacerbated if the proposed development was allowed to proceed with a setback which is 1.0m less on either side than is "required" under SO21. Furthermore, apart from the degraded performance of my solar system, "relaxed" side boundaries would also result in my property receiving less natural sunlight throughout the day (particularly in winter). I strongly believe that this would adversely impact the amenity and enjoyment of my property and that this would contravene the intent of SO4.

4. SO23 indicates that "the character and density of development is consistent with the surrounding area". Apart from the two multi-storey unit blocks on the corner of Oxley Avenue and Woodcliffe Crescent, and the two near the corner of Lilla Street and Woodcliffe Crescent, ALL other properties in the area are "normal" houses. Furthermore, the multi-storey unit blocks referred to (above) "stand alone" (i.e. they are not interspersed among houses). It is my submission that the approval of the proposed development in its current form would not be consistent with SO23.
5. From the submitted plans, it is unclear whether the Storey 1 (i.e. Ground Floor) wall on the subject property's SW perimeter (opposite the car parking spaces identified as 2 – 6) is a solid wall or whether it contains windows/shutters etc. If it contains windows/shutters, I would be concerned in relation to fumes etc being directed toward my property. Furthermore, windows/shutters would also result in my property being exposed to car park lighting throughout the night; thereby negatively impacting on my ability to sleep in relative darkness (as my bedroom is located adjacent to the proposed development's car parking area).
6. I note that the other property that directly borders the proposed development includes 30A Woodcliffe Crescent Woody Point QLD 4019 (viz. Lot 3 RP 809747). This is a 200 m2 parcel of land currently zoned as "recreation and open space". SO9 states that "the building or other structure, where three or more storeys in height, does not cast a shadow which has an adverse effect on any part of a park, reserve ...". It is my submission that the proposed development would cast almost constant shadows on the "recreation and open space" of Lot 3 on RP 809747 and that these shadows would in no way enhance the amenity or enjoyment of this location.

**Please acknowledge receipt of the Objection.** Also, please contact me further at any time if you wish to discuss (or clarify) any aspects of my Objection.

Kind Regards,



Loretta WILLEMSE

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

**Paul Julian Willemse**  
**PO Box 246 WOODY POINT QLD 4019**  
**Email = [willemse@ozcpa.com](mailto:willemse@ozcpa.com); Mobile = (0423) 666 666**

20 November 2017

The Manager  
Planning Section  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510

Dear Sir/Madam,

**RE: OBJECTION TO THE PROPOSED DEVELOPMENT OF MULTIPLE DWELLING (5 UNITS) LOCATED AT 28 WOODCLIFFE CRESCENT WOODY POINT QLD 4019 (LOT 1 RP 177572); DEVELOPMENT APPLICATION NUMBER DA/34759/2017/V2M**

I refer to the above matter and advise that I reside at the property located at 26 Woodcliffe Crescent Woody Point QLD 4019. That property is owned by my wife (Loretta Willemse); she has lodged a separate objection in relation to this matter. The proposed development is located directly next to the property in which I reside and along its NE border.

I note that the Developer was previously granted permission by the MBRC to lodge an application under the Superseded Planning Scheme (viz. Redcliffe City Planning Scheme). I further note that the MBRC will be assessing that application under the provisions of the Superseded Scheme. Accordingly, I will reference that Scheme in making my Objection herein.

By way of background, I have resided at 26 Woodcliffe Crescent since my wife purchased the property in May 2014.

The grounds of my objection are as follows:

1. Section 6.9 of the Residential Uses Code which permits a development of 2 or 3 storeys on a site that is between 800m<sup>2</sup> – 1,000 m<sup>2</sup> BUT ONLY IF it has a minimum principal frontage of 20m. The proposed development site is 822 m<sup>2</sup> in area but only has a frontage of 12.3m (approx). To satisfy the requirements of SO20 for a 7 storey development, the proposed development would normally require a minimum site area of 1,600m<sup>2</sup> AND a minimum principal frontage of 30m. The Developer appears to be seeking “relaxations” from the MBRC that to an ordinary person would appear extraordinary (i.e. to seek approval for a development on a site that is just over 50% of what is normally required in terms of site area and with a frontage that is just over 40% of what has been specified in SO20). It is my submission that, without “unprecedented relaxations” from the MBRC, the proposed development should not

ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont)

even pass the requirements of SO20 for the construction of a 3 storey development!

With respect, although I concede that “relaxations” may sometimes be appropriate in cases where a proposed development “just misses the mark”, for the MBRC to approve a development where the “specified requirement variances” are as significant as in the present instance would be totally contrary to the intentions of the Superseded Scheme. This is further supported by SO2 which indicates that “a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan”. Clearly, under the Superseded Scheme which would “at best” (i.e. after “relaxations”) allow for a 2 or 3 storey building, the proposed development of what in essence a 7 storey building would not in any way satisfy these criteria.

2. The Developer contends in its Application that it has satisfied the Storey 1 setback requirements specified in SO21. It is my submission that the construction of an 8.5m (approx.) “build to boundary wall” on the proposed development’s SW boundary, along with the construction of an 11.0m (approx.) “build to boundary wall” on the proposed development’s NE boundary, does not comply with the intention of the requirements expressed in SO21. As noted, the Developer intends to build an 8.5m (approx) in length solid wall right on their SW (our NE) boundary which will be used for two car spaces and for bicycle storage. This wall is directly adjacent to the areas of the house where I (along with my wife and friends) spend most of our time (i.e. kitchen, dining room and outdoor entertaining area). As my wife and I are both retired, that means we are at home and spend most each day in those areas. Those areas of the house would at their closest point be less than a mere 2.3 m away from the massive wall that the Developer has proposed! I believe that this wall (if approved) would have a significant deleterious impact on the amenity, enjoyment and value of our property. By way of observation, I note that the Superseded Planning Scheme only requires a total of 10 car parking spaces. It is my submission that should the development be approved (which I believe it should not), it should be subject to the removal of the “extra” two car parking spaces; thereby allowing the 8.5m solid wall to be moved approximately 3.0m away from our NE boundary. This would also allow the Developer to “move inwards” the boundary wall on the opposite side of the proposed development; thereby having car parking spaces identified as 7 - 10 “in line” with the car parking spaces 1 -6 rather than having car parking spaces 7 -10 “further forward”. Furthermore, this alteration would also allow the Developer to extend the gardens on either side of the proposed development; thereby enhancing its visual appeal to both the Developer’s potential purchasers and to the proposed development’s adjoining neighbours.
  
3. Storeys 3 - 6 of the proposed development only have a 3.5m setback from each side boundary whereas SO21 of the Superseded Scheme requires a 4.5m setback. Similarly, Storey 7 only has a 4.7m setback from each side boundary whereas a 5.5m setback is specified. Last year (before the Developer purchased the proposed development site), I provided a significant contribution to my wife to allow her to install a solar power system at considerable expense. The proposed development will definitely adversely affect the performance of our solar system due to “shadows” being thrown by the proposed development. And, this issue would be further exacerbated if the proposed development was allowed to proceed with a setback which is 1.0m less on either side than is “required” under SO21. Furthermore, apart from the degraded performance of our solar system, “relaxed” side boundaries would also result in our property receiving less natural sunlight throughout the day

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ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

(particularly in winter). I strongly believe that this would adversely impact the amenity and enjoyment of our property and that this would contravene the intent of SO4.

4. SO23 indicates that “the character and density of development is consistent with the surrounding area”. Apart from the two multi-storey unit blocks on the corner of Oxley Avenue and Woodcliffe Crescent, and the two near the corner of Lilla Street and Woodcliffe Crescent, ALL other properties in the area are “normal” houses. Furthermore, the multi-storey unit blocks referred to (above) “stand alone” (i.e. they are not interspersed among houses). It is my submission that the approval of the proposed development in its current form would not be consistent with SO23.
5. From the submitted plans, it is unclear whether the Storey 1 (i.e. Ground Floor) wall on the subject property’s SW perimeter (opposite the car parking spaces identified as 2 – 6) is a solid wall or whether it contains windows/shutters etc. If it contains windows/shutters, I would be concerned in relation to fumes etc being directed toward our property. Furthermore, windows/shutters would also result in our property being exposed to car park lighting throughout the night; thereby negatively impacting on my ability to sleep in relative darkness (as my bedroom is located adjacent to the proposed development’s car parking area).
6. I note that the other property that directly borders the proposed development includes 30A Woodcliffe Crescent Woody Point QLD 4019 (viz. Lot 3 RP 809747). This is a 200 m<sup>2</sup> parcel of land currently zoned as “recreation and open space”. SO9 states that “the building or other structure, where three or more storeys in height, does not cast a shadow which has an adverse effect on any part of a park, reserve ...”. It is my submission that the proposed development would cast almost constant shadows on the “recreation and open space” of Lot 3 on RP 809747 and that these shadows would in no way enhance the amenity or enjoyment of this location.

**Please acknowledge receipt of the Objection.** Also, please contact me further at any time if you wish to discuss (or clarify) any aspects of my Objection.

Kind Regards,

**Paul J WILLEMSE**

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 70  
Agenda

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*ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)*

Dear Sir/Madam:

I am writing for further information on the proposed development. I own the house directly opposite from this property, and this proposal will drastically decrease the value of my property by losing the water views. There are currently 3 apartment blocks already being built in this area, with a further 2 proposed already. People are not currently buying the ones that already exist, half of the blocks stand empty. This pocket of housing is the only one left on this road amidst the apartment blocks, and this new proposed block would be right in the middle of the houses. It is a poor choice of location, and not a savvy one - as homes are wanted in this area but all there are are apartments.

I and a few other locals I have spoken to are concerned about this proposed development and the impact it will have on our immediate neighbours in terms of noise, disruption, and view blocking - and house worth. This is mostly a family pocket, as most of the people in the houses have large families and children.

I beg you to reconsider allowing this to continue further.

Yours sincerely,

Maria Bowman

23 woodcliffe crescent, Woody Point, qld 4019

**3 CORPORATE SERVICES SESSION**

**(Cr M Constance)**

**ITEM 3.1**

**MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL**

*Meeting / Session:* 3 CORPORATE SERVICES  
*Reference:* A16782915 : 9 April 2018 - **Refer Supporting Information A16786227**  
*Responsible Officer:* DW, Coordinator Management Accounting (CEO Accounting Services)

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**Executive Summary**

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 31 March 2018.

**OFFICER'S RECOMMENDATION**

That the Financial Reporting Package for the year to date period ending 31 March 2018 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL - A16782915 (Cont.)

**REPORT DETAIL**

**1. Background**

The Financial Reporting Package for the month ending 31 March 2018 is contained within the supporting information to this report.

This package contains a number of financial statements with relevant commentary to provide a breakdown of key financial data and includes.

- ✓ Financial Statements
  - Statement of Comprehensive Income shows all income and expenditure as at the end of the March period.
  - The Statement of Financial Position highlights Council's position at the end of March and itemises assets, liabilities and community equity.
  - Statement of Cash Flows which represents the cash inflows and outflows during the month.
  - Statement of sources and applications of capital funding.
- ✓ Treasury Report
  - The Treasury Report highlights key areas of performance and compliance relating to Council's investments, borrowings and reserves.

**2. Explanation of Item**

The financial results for the month of March are complete. A commentary is provided on significant matters that occurred during the month.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Part 9, section 204 of the Local Government Regulation 2012, (regulation) states the following:

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
  - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
  - (b) otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

Compliance to the Council's Investment Policy is confirmed for the month of March.

**3.4 Risk Management Implications**

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. Those risks are documented and evaluated as part of the operational plan preparation in conjunction with the annual budget cycle.

**3.5 Delegated Authority Implications**

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



## Moreton Bay Regional Council

*ITEM 3.1 MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL - A16782915 (Cont.)*

3.6 Financial Implications

As at the end of March 2018 Council's operating surplus is \$97.54 million and the capital expenditure incurred to date is \$97.42 million.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Chief Executive Officer, Manager Financial and Project Services and Accounting Services Manager.

**SUPPORTING INFORMATION**

**Ref: [A16786227](#)**

The following list of supporting information is provided for:

**ITEM 3.1**

**MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL**

***#1 Monthly Financial Reporting Package - 31 March 2018***

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

**#1 Monthly Financial Reporting Package - 31 March 2018**

**Moreton Bay Regional Council**

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**Monthly Financial Report**

**Year to date result as at: 31 March 2018**

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

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# Moreton Bay Regional Council

*ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)*

## Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 31 March 2018

75% of the  
year elapsed

	2017/18 Original Budget	2017/18 Revised Budget	2017/18 YTD Actuals	Actuals to Revised Budget 2017/18
<b>Revenue</b>				
<b>Operating Revenue</b>				
Rates and utility charges	\$291,392,765	\$291,392,765	\$220,977,199	75.83%
Fees and charges	\$34,541,062	\$35,095,021	\$28,549,137	81.35%
Rental income	\$7,379,689	\$7,178,089	\$5,234,855	72.93%
Grants, subsidies and contributions	\$19,028,518	\$13,886,277	\$9,726,730	70.05%
Interest revenue	\$44,429,785	\$43,414,785	\$34,089,224	78.52%
Sales revenue	\$2,903,900	\$2,926,066	\$2,452,683	83.82%
Other revenue	\$21,772,026	\$23,046,741	\$16,858,367	73.15%
Share of profit of associate	\$73,034,000	\$73,034,000	\$54,775,500	75.00%
<b>Total Operating Revenue</b>	<b>\$494,481,745</b>	<b>\$489,973,744</b>	<b>\$372,663,695</b>	<b>76.06%</b>
<b>Expenses</b>				
<b>Operating Expenses</b>				
Employee benefits	(\$129,395,101)	(\$128,697,901)	(\$87,033,740)	67.63%
Materials and services	(\$148,209,545)	(\$163,274,967)	(\$99,832,544)	61.14%
Depreciation and amortisation	(\$86,669,450)	(\$86,669,450)	(\$69,978,309)	80.74%
Finance costs	(\$23,324,289)	(\$23,424,289)	(\$18,280,554)	78.04%
<b>Total Operating Expenses</b>	<b>(\$387,598,385)</b>	<b>(\$402,066,607)</b>	<b>(\$275,125,147)</b>	<b>68.43%</b>
<b>Operating Results</b>	<b>\$106,883,360</b>	<b>\$87,907,137</b>	<b>\$97,538,548</b>	<b>110.96%</b>
<b>Capital Revenue</b>	\$83,337,589	\$93,519,060	\$124,129,728	132.73%
<b>Capital Expenses</b>	\$0	\$0	(\$34,861,177)	No Budget
<b>NET RESULT</b>	<b>\$190,220,949</b>	<b>\$181,426,197</b>	<b>\$186,807,099</b>	<b>102.97%</b>
<b>Other Comprehensive Income</b>				
<b>Items that will not be reclassified to net result</b>				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	\$1,360,790	No Budget
<b>Total other comprehensive income for the year</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,360,790</b>	<b>No Budget</b>
<b>TOTAL COMPREHENSIVE INCOME FOR THE YEAR</b>	<b>\$190,220,949</b>	<b>\$181,426,197</b>	<b>\$188,167,889</b>	<b>103.72%</b>

# Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

## Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 31 March 2018

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actual
<b>Assets</b>		
<b>Current Assets</b>		
Cash and cash equivalents	\$276,620,000	\$360,461,319
Trade and other receivables	\$41,933,000	\$26,489,874
Inventories	\$1,092,000	\$1,108,126
	\$319,645,000	\$388,059,319
Non-current assets held for sale	\$0	\$16,361,875
<b>Total Current Assets</b>	<b>\$319,645,000</b>	<b>\$404,421,194</b>
<b>Non-Current Assets</b>		
Trade and other receivables	\$741,805,000	\$677,576,094
Investments	\$15,000	\$15,000
Investment property	\$42,867,000	\$44,970,130
Investment in associate	\$1,097,319,000	\$1,100,610,400
Property, plant and equipment	\$4,338,728,000	\$4,549,812,995
Intangible assets	\$1,410,000	\$555,221
<b>Total Non-Current Assets</b>	<b>\$6,222,144,000</b>	<b>\$6,373,539,840</b>
<b>Total Assets</b>	<b>\$6,541,789,000</b>	<b>\$6,777,961,034</b>
<b>Liabilities</b>		
<b>Current Liabilities</b>		
Trade and other payables	\$36,745,000	\$23,383,660
Borrowings	\$30,678,000	\$7,985,413
Provisions	\$13,644,000	\$12,983,596
Other	\$384,000	\$1,723,454
<b>Total Current Liabilities</b>	<b>\$81,451,000</b>	<b>\$46,076,123</b>
<b>Non-Current Liabilities</b>		
Trade and other payables	\$415,000	\$213,413
Borrowings	\$355,076,000	\$359,071,081
Provisions	\$20,643,000	\$33,722,920
<b>Total Non-Current Liabilities</b>	<b>\$376,134,000</b>	<b>\$393,007,414</b>
<b>Total Liabilities</b>	<b>\$457,585,000</b>	<b>\$439,083,537</b>
<b>NET COMMUNITY ASSETS</b>	<b>\$6,084,204,000</b>	<b>\$6,338,877,497</b>
<b>Community Equity</b>		
Retained surplus	\$5,212,213,000	\$5,440,587,058
Asset revaluation surplus	\$871,991,000	\$898,290,439
<b>TOTAL COMMUNITY EQUITY</b>	<b>\$6,084,204,000</b>	<b>\$6,338,877,497</b>

# Moreton Bay Regional Council

*ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)*

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

	<b>2017/18 Budget as at 30 June 2018</b>	<b>2017/18 YTD Actuals</b>
<b>Cash flows from operating activities</b>		
Receipts from customers	\$388,467,000	\$298,610,972
Payments to suppliers and employees	(\$273,346,000)	(\$230,640,881)
Interest received	\$44,430,000	\$34,343,109
Rental income	\$7,093,000	\$5,234,855
Non capital grants and contributions	\$18,288,000	\$9,726,730
Borrowing costs	(\$22,193,000)	(\$16,975,526)
<b>Net cash inflow/(outflow) from operating activities</b>	<b>\$162,739,000</b>	<b>\$100,299,259</b>
<b>Cash flows from investing activities</b>		
Payments for property, plant and equipment	(\$195,192,000)	(\$105,184,893)
Payments for intangible assets	\$0	\$0
Payments for investment property	\$0	\$0
Proceeds from sale of property, plant and equipment	\$30,300,000	\$16,423,043
Net movement in loans to community organisations	\$0	\$2,958
Grants, subsidies and contributions	\$43,111,000	\$69,654,673
<b>Net cash inflow/(outflow) from investing activities</b>	<b>(\$121,781,000)</b>	<b>(\$19,104,219)</b>
<b>Cash flows from financing activities</b>		
Proceeds from borrowings	\$26,250,000	\$0
Repayment of borrowings	(\$27,723,000)	(\$20,493,618)
<b>Net cash inflow/(outflow) from financing activities</b>	<b>(\$1,473,000)</b>	<b>(\$20,493,618)</b>
Net increase/(decrease) in cash held	<b>\$39,485,000</b>	<b>\$60,701,422</b>
Cash and cash equivalents at the beginning of the financial year	\$237,135,000	\$299,759,897
<b>Cash and cash equivalents at the end of the period</b>	<b>\$276,620,000</b>	<b>\$360,461,319</b>

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 79  
Agenda

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

### Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 31 March 2018

	Original Budget 2017/18	Revised Budget 2017/18	YTD Actuals 2017/18
<b><u>Capital Funding Sources</u></b>			
Cash Utilised	\$175,529,065	\$187,510,692	\$109,857,085
Capital Grants and Subsidies received	\$20,610,589	\$30,792,060	\$16,976,504
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$76,862,529
Loans received	\$26,250,000	\$26,250,000	-
<b>Total Capital Funding Sources</b>	<b>\$262,616,654</b>	<b>\$284,779,752</b>	<b>\$203,696,118</b>
<b><u>Capital Funding Applications</u></b>			
Capital Expenditure	\$194,666,500	\$216,829,598	\$106,339,971
Contributed Assets and assets not previously recognised	\$40,227,000	\$40,227,000	\$76,862,529
Loan Redemption	\$27,723,154	\$27,723,154	\$20,493,618
<b>Total Capital Funding Applications</b>	<b>\$262,616,654</b>	<b>\$284,779,752</b>	<b>\$203,696,118</b>

## Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

### Analysis of Results by Operational Plan

For the period ended 31 March 2018						
Operational Plan	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
Engineering, Construction & Maintenance	\$39,108,839	(\$98,513,528)	(\$59,404,689)	\$17,018,611	\$1,208,148	(\$41,177,930)
Community & Environmental Services	\$17,550,972	(\$32,515,181)	(\$14,964,210)	-	-	(\$14,964,210)
Governance	\$298,970,251	(\$126,239,070)	\$172,731,181	\$92,733,867	(\$36,523,050)	\$228,941,998
Planning and Economic Development	\$7,854,590	(\$7,791,466)	\$63,124	-	-	\$63,124
Executive and Property Services	\$9,179,043	(\$10,065,902)	(\$886,859)	\$14,377,250	\$453,725	\$13,944,116
<b>Total Council</b>	<b>\$372,663,694</b>	<b>(\$275,125,147)</b>	<b>\$97,538,547</b>	<b>\$124,129,728</b>	<b>(\$34,861,177)</b>	<b>\$186,807,098</b>

### Analysis of Results by Entity

For the period ended 31 March 2018						
Entity	Operating Revenue	Operating Expenses	Operating Result	Capital Revenue	Capital Expenses	Net Result
General	\$335,373,030	(\$244,755,238)	\$90,617,792	\$124,087,621	(\$34,482,612)	\$180,222,801
Waste	\$36,175,761	(\$28,633,612)	\$7,542,149	\$42,107	(\$378,565)	\$7,205,692
Canals	\$1,114,903	(\$1,736,297)	(\$621,394)	-	-	(\$621,394)
<b>Total Council</b>	<b>\$372,663,694</b>	<b>(\$275,125,147)</b>	<b>\$97,538,547</b>	<b>\$124,129,728</b>	<b>(\$34,861,177)</b>	<b>\$186,807,098</b>



## **The Performance at a Glance** **as at 31 March 2018**

### **Synopsis**

- \* 75% of the financial year is complete.
- \* The operating surplus is \$97.54 million.

### **Operating Revenue**

- \* Rates and Utility Charges are on track to budget following the third quarterly rates levy.
- \* User Fees and Charges are above budget while Operating Grants and Subsidies are tracking below budget.
- \* In total all other revenue categories are performing closely to the revised budget target at this time of the year.

### **Operating Expenditure**

- \* Employee Expenses and Materials and Services are tracking below budget at this point in the year.
- \* Finance Costs have exceeded budget along with Depreciation Expense which is above budget.
- \* All other expenditure is on track for this stage of the financial year.

### **Capital Revenue**

- \* Infrastructure Cash Contributions are tracking above budget.
- \* Contributed Assets and Assets not Previously Recognised are also tracking above budget.
- \* Grants, Subsidies and Other Contributions are tracking below budget.

### **Capital Expenditure**

- \* To date \$97.42 million has been spent on capital works, (which represents 55.01% of the capital program). This excludes the University project costs.

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
17 April 2018

PAGE 82  
Agenda

*ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)*

## Moreton Bay Regional Council

### Comparative Table 2015/16 and 2016/17 to 2017/18\*

Year to date result as at: 31 March 2018

75% of the year elapsed

	Revised Budget 2017/18 \$'000	YTD Actuals 2017/18 \$'000	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Actuals to Revised Budget 2015/16 %	Comments
<b>Operating Revenue</b>						
Rates & Utility Charges	\$291,393	\$220,977	76%	76%	76%	Revenue is on target after the third quarter rates levy.
User Fees & Charges	\$35,095	\$28,549	81%	81%	87%	Revenue is tracking over budget and is consistent with the previous year.
Interest Revenue	\$43,415	\$34,089	79%	77%	76%	The % for 2017/18 is tracking slightly above budget and is slightly above the previous years.
<b>Operating Expenses</b>						
Employee Expenses & Material and Services	\$291,973	\$186,866	64%	66%	67%	Expenditure is tracking below budget and is slightly below the previous years.
External Loan Interest Expense	\$22,193	\$16,951	76%	75%	76%	Expenditure is tracking to budget and is comparable to previous years.
<b>Capital Revenues</b>						
Infrastructure Cash Contributions	\$22,500	\$29,747	132%	104%	111%	Infrastructure cash contributions are tracking above budget and is above the previous years.
Contributed Assets	\$40,227	\$76,863	191%	69%	46%	All contributed assets have been recognised to date.
Grants & Subsidies	\$30,792	\$16,977	55%	77%	77%	The % of grants and subsidies received is tracking below budget and is below the previous years.
<b>Capital Expenditure</b>						
Total Capital Expenditure	\$177,080	\$97,418	55%	60%	68%	Capital expenditure remains behind budget.

\* The data presented reflects the position of Council as at 31 March 2018 compared to the position of Council as at 31 March 2017 and 31 March 2016.

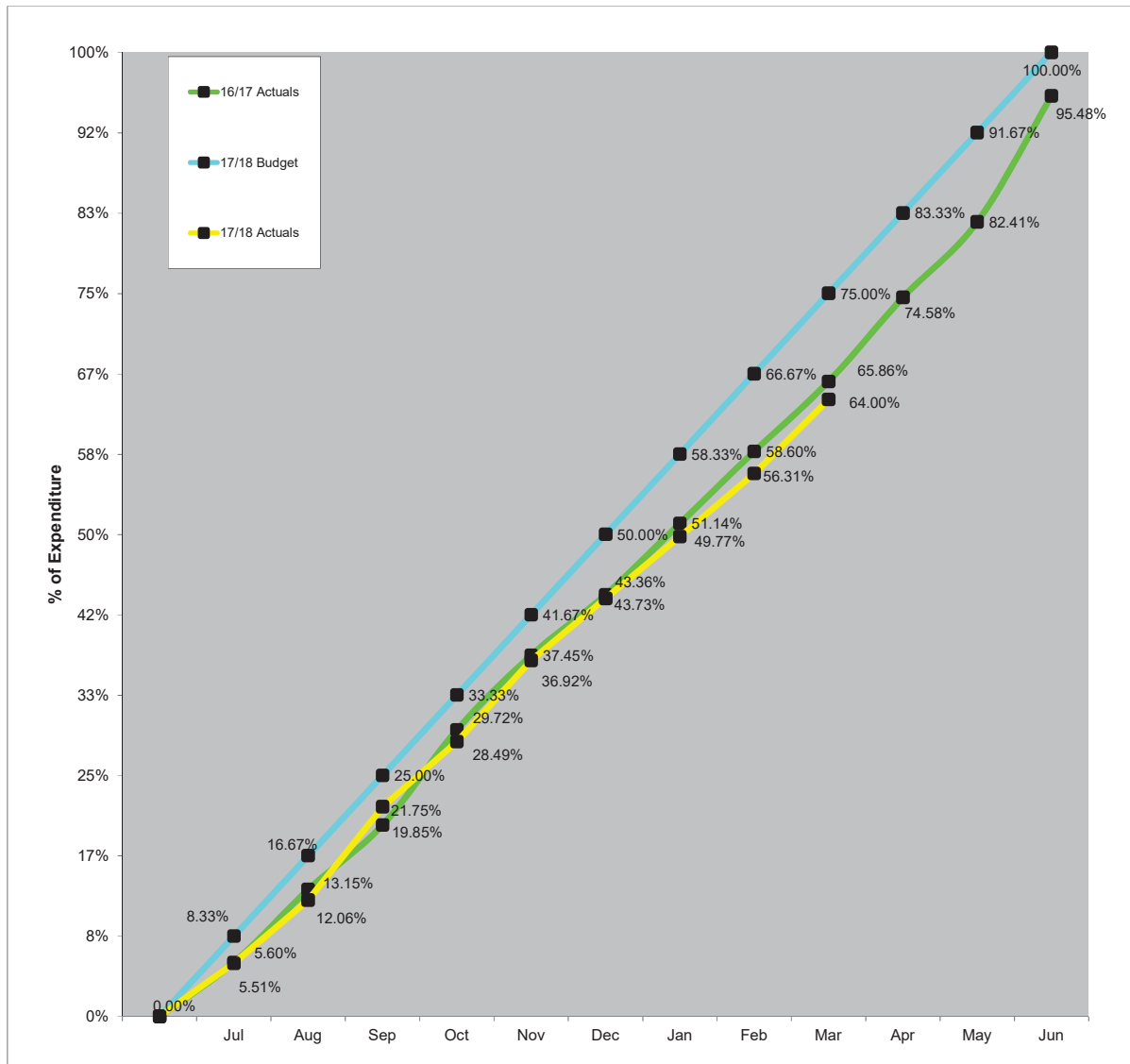
The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

**Operating Expenditure**

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2017/18 and 2016/17 years. The graph includes continuing service delivery expenses and operating initiative expenses.

The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.



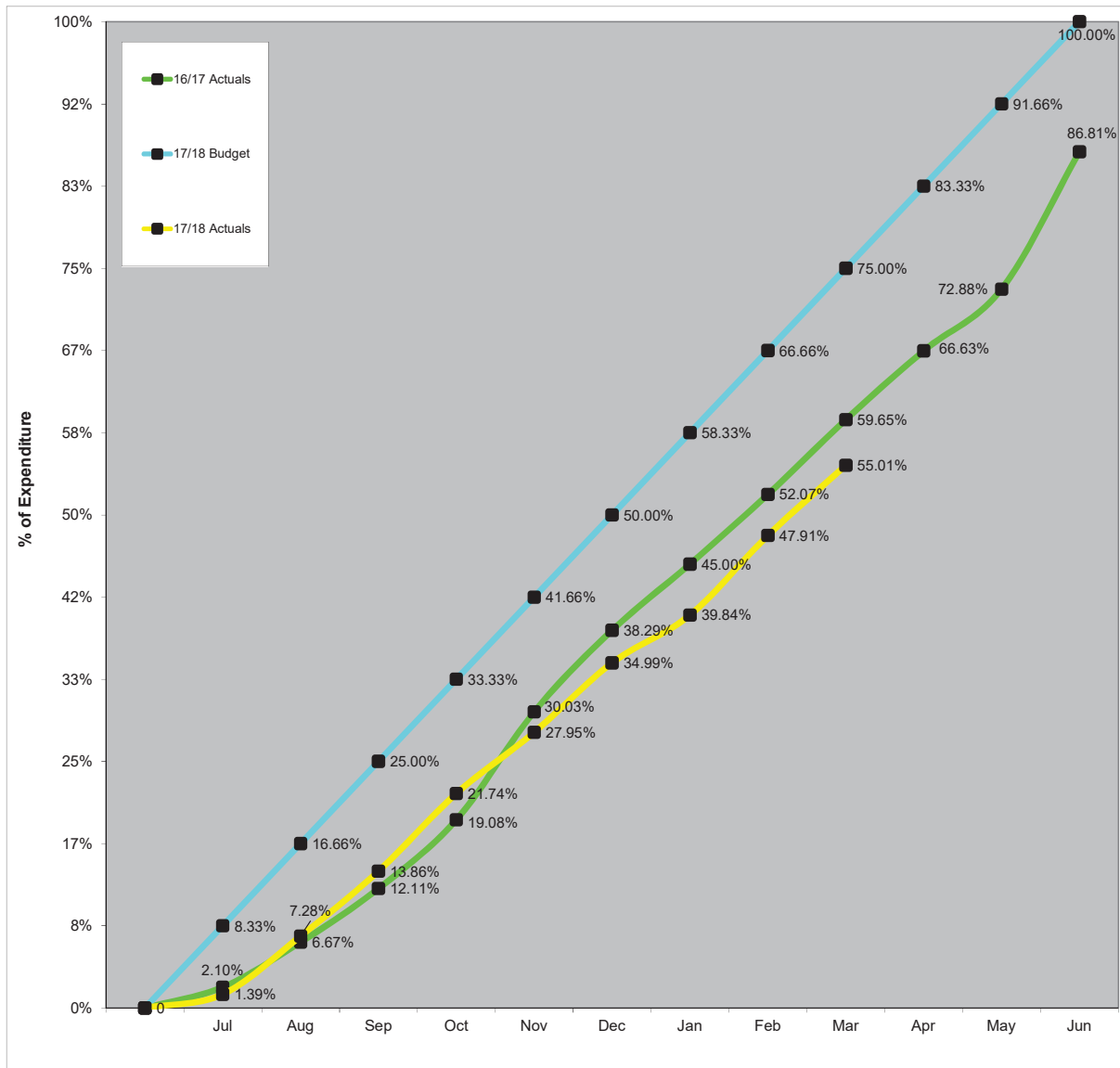
	Annual Revised Budget \$'000	Actuals to March \$'000	Actuals to Budget % spent
<b>2016/17</b>	\$ 273,951	\$ 180,433	65.86%
<b>2017/18</b>	\$ 291,973	\$ 186,866	64.00%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

**Capital Expenditure**

This graph compares the capital percentage expended for the 2017/18 and 2016/17 years.

The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure.



	Annual Revised Budget \$'000	Actuals to March \$'000	Actuals to Budget % spent
<b>2016/17</b>	\$ 169,943	\$ 101,376	59.65%
<b>2017/18</b>	\$ 177,080	\$ 97,418	55.01%

ITEM 3.1 - MONTHLY REPORTING PACKAGE - MARCH 2018 - REGIONAL(Cont.)

**TREASURY REPORT**

The Treasury Report highlights key areas of performance and compliance relating to Council's cash, investments and borrowings.

**Investments**

At 31 March 2018 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 68.13% of funds outside of the Queensland Treasury Corporation (QTC). Term Deposit rates have increased slightly in recent times, providing better returns.

**Investment Portfolio - Summary of Cash and Investments Held**

Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 31 March 2018	Interest earned YTD
A1+	Qld Treasury Corp*	2.04%	Short Term (45 days)	114,932,705	1,970,955
A1+	ANZ	1.97%	At Call	11,178,061	178,389
A1+	National Australia Bank	2%	At Call	89,350,552	1,471,717
A1+	ANZ	2.48% to 2.59%	181 to 365 days	40,000,000	789,737
A1+	Bankwest	2.6%	364 days	20,000,000	64,110
A1+	National Australia Bank	2.45% to 2.47%	93 to 154 days	20,000,000	831,345
A1	Suncorp	2.45% to 2.5%	210 to 364 days	30,000,000	662,247
A2	Bank of Queensland	2.55%	210 days	10,000,000	195,562
A2	Bendigo and Adelaide Bank	2.5% to 2.6%	182 to 364 days	20,000,000	405,781
A2	IMB	2.55%	364 days	5,000,000	145,616
	Petrie Paper Mill Site Funds Trust Investments				161,678
					156,350
				<b>360,461,318</b>	<b>7,033,487</b>

\* The QTC rate presented is the annualised interest rate for the month as provided by the Queensland Treasury Corporation.

Council has achieved a weighted average interest rate on all cash held of 2.41% pa in 2017/18, and has earned an additional \$165,335 from investing funds with financial institutions outside QTC.

\*\* Constrained cash amount is \$171.7 million.

**Performance to Budget - Year to Date (YTD) Summary**

75% of the year has elapsed

	Original Budget \$'000	Revised Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	7,325	7,325	7,033	96%	Higher cash balance than expected
Interest on Debt held in Unitywater	36,085	35,070	26,302	75%	Tracking as per Budget
<b>Total Investment Income</b>	<b>43,410</b>	<b>42,395</b>	<b>33,336</b>	<b>79%</b>	

**Borrowings**

Debt Position	\$ '000
Debt held as at 1 July 2017	387,550
New borrowings	0
Borrowings repaid	(20,494)
<b>Debt held as at 31 March 2018</b>	<b>367,056</b>

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

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION**

**(Cr A Hain)**

**ITEM 4.1**

**TENDER - SUPPLY AND DELIVERY OF ALTERNATIVE COVER MATERIAL HYDRO-MULCHERS - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16766266: 3 April 2018 - Refer **Confidential Supporting Information A16762601**  
*Responsible Officer:* AM, Director Engineering Construction and Maintenance

**Executive Summary**

Tenders were called for the supply and delivery of two new C90 trailer-mounted 3028L capacity hydro-mulchers, with side loader and bail mulch grinder options; and one new Bowie 300 trailer-mounted hydro-mulcher. Tenders closed on 27 March 2018, with three submissions received, two of which were non-conforming.

It is recommended that the tender for the supply and delivery of two new C90 trailer-mounted 3028L capacity hydro-mulchers with side loader and bail mulch grinder options and one new Bowie 300 trailer-mounted hydro-mulcher be awarded to Odour Control Systems International Australia Ltd, for the sum of \$279,200 (excluding GST), as this represents the best overall offer to the Council.

**OFFICER'S RECOMMENDATION**

That the tender for the supply and delivery of two new C90 trailer-mounted 3028L capacity hydro-mulchers with side loader and bail mulch grinder options and one new Bowie 300 trailer-mounted hydro-mulcher be awarded to Odour Control Systems International Australia Ltd, for the sum of \$279,200 (excluding GST).

*ITEM 4.1 TENDER - SUPPLY AND DELIVERY OF ALTERNATIVE COVER MATERIAL HYDRO-MULCHERS - REGIONAL - A16766266 (Cont.)*

**REPORT DETAIL**

**1. Background**

Moreton Bay Regional Council (MBRC) is required under operation of its environmental licence (EA), and the *Environment Protection Act 1994*, to apply daily cover to waste at the MBRC landfills to reduce the risks of fire, vermin, odours and wind-blown litter, using uncontaminated soil. A 3-month trial was undertaken of 'alternative cover material' (ACM) products at Dakabin and Bunya landfills. The use of the ACM system sought to eliminate odour, windblown litter and water infiltration to waste, reduce recurrent operating costs, as well as, over time, positively reduce airspace consumption.

To conduct the ACM trial, MBRC entered into an arrangement with OCS Environmental for the leasing of equipment and the purchase and use of ACM system materials at both Dakabin and Bunya landfill facilities.

The ACM trials were successfully undertaken at the Bunya and Dakabin Waste Management Facilities and a briefing was provided to Council on 10 April 2018. Both the environmental and financial benefits of using ACM at the landfills proved substantial and the regulator, the Department of Environment and Science, has invited amendment of licences to include permanent ACM use at all licenced sites.

Tenders have been called for the supply and delivery of two new C90 trailer-mounted 3028L capacity hydro-mulchers with side loader and bail mulch grinder options and one new Bowie 300 trailer-mounted hydro-mulcher. Tenders closed on 27 March 2018, with three submissions received, two of which were non-conforming.

**2. Explanation of Item**

The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

The conforming tenders and their final weighting scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Odour Control System International Aust Ltd	100.00
2	PGG Wrightson Turf	Non-conforming
3	Envirofix Australia Pty Ltd	Non-conforming

**Odour Control Systems International Australia Ltd** submitted pricing for the supply and delivery of two large and one smaller hydro-mulchers; with the options required for the two larger hydro-mulchers.

**PGG Wrightson Turf and Envirofix Australia Pty Ltd** - mandatory tender requirements were not provided and therefore these submissions were deemed non-conforming.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Due to the value of the purchase being greater than \$200,000, a competitive tender process was undertaken through a vendor panel arrangement. The tender was called in accordance with the *Local Government Act 2009*.

**3.2 Corporate Plan / Operational Plan**

Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

**3.3 Policy Implications**

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

- Council's Procurement Policy 10-2150-006

*ITEM 4.1 TENDER - SUPPLY AND DELIVERY OF ALTERNATIVE COVER MATERIAL HYDRO-MULCHERS - REGIONAL - A16766266 (Cont.)*

- *Local Government Act 2009*
- *Local Government Regulation 2012 Chapter 6*

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The total cost of \$ 279,200 (excluding GST) is within budget allocation.

3.7 Economic Benefit

The purchase of the hydro-mulchers will enable the use of alternate cover materials to Council's three landfill facilities, which will reduce the cost of the existing day cover and extend the life of the three Council landfills.

3.8 Environmental Implications

The use of alternate cover materials at Council's landfill facilities will provide improved environmental outcomes, through reduced odour and vermin at these facilities.

3.9 Social Implications

Improved environment for visitors / users of Council's landfills.

3.10 Consultation / Communication

Consultation for the supply and delivery of the alternative cover material hydro-mulchers was undertaken with Procurement and Waste Services.



**SUPPORTING INFORMATION**

**Ref: A16762601**

The following list of supporting information is provided for:

**ITEM 4.1**

**TENDER - SUPPLY AND DELIVERY OF ALTERNATIVE COVER MATERIAL HYDRO-MULCHERS - REGIONAL**

***Confidential #1 Tender Evaluation***

**5 PARKS, RECREATION & SPORT SESSION**

**(Cr K Winchester)**

**ITEM 5.1**

**MURRI RUGBY LEAGUE CARNIVAL SPONSORSHIP 2018 - 2020 - REGIONAL**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT  
*Reference:* A16795582 : 10 April 2018  
*Responsible Officer:* MM, Manager - Community Services, Sport and Recreation (CES Community Services, Sport & Recreation)

**Executive Summary**

The Arthur Beetson Foundation has approached Council seeking a further three-year sponsorship agreement for the delivery of the Murri Rugby League Carnival (MRLC) at the Redcliffe Dolphins Leagues Club, Kippa-Ring. The proposed sponsorship arrangement seeks an annual financial contribution from Council, as well as in-kind support through the use of bins and grandstands.

This report seeks Council's approval to enter into the requested sponsorship arrangement, commencing 2018 and concluding 2020.

**OFFICER'S RECOMMENDATION**

1. That Council resolves, in accordance with Section 235(a) of the *Local Government Regulation 2012*, that it is satisfied that the Arthur Beetson Foundation is the only supplier who is reasonably available for the supply of the Murri Rugby League Carnival.
2. That Council enters into a three-year (2018 - 2020) sponsorship agreement with the Arthur Beetson Foundation consisting of an annual financial contribution as follows:
  - (a) 2018 - \$20,000 (reduced event deliverables);
  - (b) 2019 - \$37,400;
  - (c) 2020 - \$42,500; and
  - (d) in-kind support through the use of bins and grandstands.
3. That Council's sponsorship of the 2019 and 2020 Murri Rugby League Carnival be contingent upon the return of the Men's and Women's competitions to the Murri Rugby League Carnival held in the Moreton Bay Region.
4. That the Chief Executive Officer be authorised to finalise all arrangements related to this sponsorship, including, but not limited to, the negotiation of a sponsorship agreement.

ITEM 5.1 MURRI RUGBY LEAGUE CARNIVAL SPONSORSHIP 2018 - 2020 - REGIONAL - A16795582 (Cont.)

**REPORT DETAIL**

**1. Background**

The Murri Rugby League Carnival is a four-day rugby league event for Aboriginal and Torres Strait Islander Queensland rugby league teams. The Arthur Beetson Foundation is appointed by Queensland Rugby League (QRL) to deliver the Murri Rugby League Carnival on an annual basis.

In 2015, Council entered into a three-year sponsorship agreement with the Arthur Beetson Foundation for the MRLC, consisting of an annual \$30,000 (plus GST) financial contribution and in-kind support with the use of bins and grandstands. The following resolution appears on Minute Page 15/822 of Council's Coordination Committee meeting held 2 June 2015.

Coordination Committee Meeting held 2 June 2015 (MP15/843):

**COMMITTEE RECOMMENDATION**

1. That Council resolves, in accordance with Section 235(a) of the Local Government Regulation 2012, that it is satisfied that the Arthur Beetson Foundation is the only supplier who is reasonably available for the supply of the Murri Rugby League Carnival.
2. That Council enter into a three-year sponsorship agreement with the Arthur Beetson Foundation consisting of an annual \$30,000 (plus GST) financial contribution and in-kind support with the use of bins and grandstands.
3. That the Chief Executive Officer be authorised to finalise all arrangements related to this sponsorship, including the negotiation of a sponsorship agreement.

For the 2017 MRLC, a total of 49 teams, comprising approximately 1,500 team members, officials and supporters, travelled to the Moreton Bay Region from throughout Queensland to compete. The Arthur Beetson Foundation estimates that the carnival was attended by 20,000 people, with a further 27,000+ viewing the carnival via 'live stream'. A three-hour highlight package also featured on Fox League (viewing audience unknown).

**2. Explanation of Item**

In March 2018, Council received a request from The Arthur Beetson Foundation for Council to continue its sponsorship of the 2018, 2019 and 2020 MRLC events. The sponsorship request outlines a revised proposal that would see a reduced event program for the Moreton Bay Region (in comparison to previous years) for 2018, followed by an increased event program in 2019 and 2020. Table 2.1 below provides an overview of the event deliverables in 2015 - 2017 and the proposed event deliverables over the 2018 - 2020 period.

**Table 2.1 Comparison of Event Deliverables**

Year	Event Deliverables
2015 - 2017	<ul style="list-style-type: none"> <li>• Men's competition (up to 24 teams)</li> <li>• Women's competition (up to 12 teams)</li> <li>• Under 15yrs Boy's competition (up to 20 teams)</li> </ul>
2018 (proposed)	<ul style="list-style-type: none"> <li>• Under 15yrs Boy's competition (up to 20 teams)</li> <li>• Under 17yrs Girls competition (up to 12 teams)</li> </ul>
2019 (proposed)	<ul style="list-style-type: none"> <li>• Men's competition (up to 24 teams)</li> <li>• Women's competition (up to 12 teams)</li> <li>• Under 15yrs Boy's competition (up to 20 teams)</li> <li>• Under 17yrs Girls competition (up to 12 teams)</li> </ul>
2020 (proposed)	<ul style="list-style-type: none"> <li>• Men's competition (up to 24 teams)</li> <li>• Women's competition (up to 12 teams)</li> <li>• Under 15yrs Boy's competition (up to 20 teams)</li> <li>• Under 17yrs Girls competition (up to 12 teams)</li> </ul>

*ITEM 5.1 MURRI RUGBY LEAGUE CARNIVAL SPONSORSHIP 2018 - 2020 - REGIONAL - A16795582 (Cont.)*

In return for Council's sponsorship of the event, the Arthur Beetson Foundation would provide the following key sponsorship benefits to Council:

- Placement of Council's logo on:
  - Team shorts and official apparel;
  - Playing fields and venue;
  - All media promotions and print collateral;
- Sponsorship acknowledgement on the Arthur Beetson Foundation and Murri Rugby League websites;
- Full-page advertisement in the official Carnival Program;
- 10 tickets to the Official Corporate Area for the Opening Day (2018 event) or Saturday Finals (2019 and 2020 events); and
- 'Live streaming' event coverage and television coverage (2019 and 2020 events only).

In addition to the above-mentioned sponsorship benefits, the Arthur Beetson Foundation will be required to provide an Outcome Report to Council within the eight weeks following each carnival. This report will include, but not be limited to:

- A summary of the event and program of activities;
- An analysis of economic benefits to the Moreton Bay region resulting from the carnival;
- Copies of all marketing collateral;
- Attendee information (patron profile), and
- Stakeholder satisfaction information.

### **3. Strategic Implications**

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

##### *Local Government Regulation 2012*

In accordance with Section 235(a) of the *Local Government Regulation 2012*, the Council may, by resolution, enter into a contract without complying with section 225 (Medium-sized contractual arrangement - quotes required) of the Regulation. Such a resolution can only be passed if the Council is satisfied that there is only one (1) supplier reasonably available for the purchase.

The Arthur Beetson Foundation is appointed by the Queensland Rugby League to deliver the Murri Rugby League Carnival and is consequently considered to be the only supplier suitable to deliver the event. Therefore, no opportunity exists for Council to seek competitive quotations for the supply of this service.

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

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

#### **3.3 Policy Implications**

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

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

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

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

This report recommends that the Chief Executive Officer be authorised to finalise all arrangements related to this sponsorship, including the negotiation of a sponsorship agreement.

#### **3.6 Financial Implications**

The Arthur Beetson Foundation has sought Council sponsorship totalling \$99,900 over the proposed three-year term as follows:

- 2018 - \$20,000 (reduced event deliverables);
- 2019 - \$37,400; and
- 2020 - \$42,500.

*ITEM 5.1 MURRI RUGBY LEAGUE CARNIVAL SPONSORSHIP 2018 - 2020 - REGIONAL - A16795582 (Cont.)*

This report recommends that the sponsorship proposal be accepted, and that funding be provided in Council's future operational budgets.

3.7 Economic Benefit

The Murri Rugby League Carnival attracts visitors and tourists from across Queensland to the Moreton Bay region who stay, play and eat locally; generating economic benefits to local tourism and hospitality industries. The economic contribution of the region associated with the 2017 MRL event has been estimated by the Arthur Beeston Foundation to be \$450,000.

3.8 Environmental Implications

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

3.9 Social Implications

The 2018, 2019 and 2020 Murri Rugby League Carnivals are anticipated to provide numerous social and health benefits to participants and to the broader Moreton Bay community.

The Murri Rugby League Carnival actively promotes the health and well-being of Aboriginal and/or Torres Strait Island Australians. The Carnival is supported by the 'Deadly Choices' health promotion campaign and is proudly an alcohol, drug, smoke and sugar free event. All officials and competitors are required to undergo a health check to participate in the competition. The family members of officials and competitors are also encouraged to undergo a free health check.

In addition to the health promotion strategies employed by the carnival organisers, all school aged competitors are required to maintain a 90% school attendance record to be eligible to participate in the competition and are provided with access to career and tertiary education counsellors at the event.

3.10 Consultation / Communication

- Manager - Community Services, Sport and Recreation
- Manager - Strategy and Engagement
- Arthur Beeston Foundation

**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.**