



SUPPORTING INFORMATION

for respective items considered at

Coordination Committee Meeting

17 April 2018

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DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED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

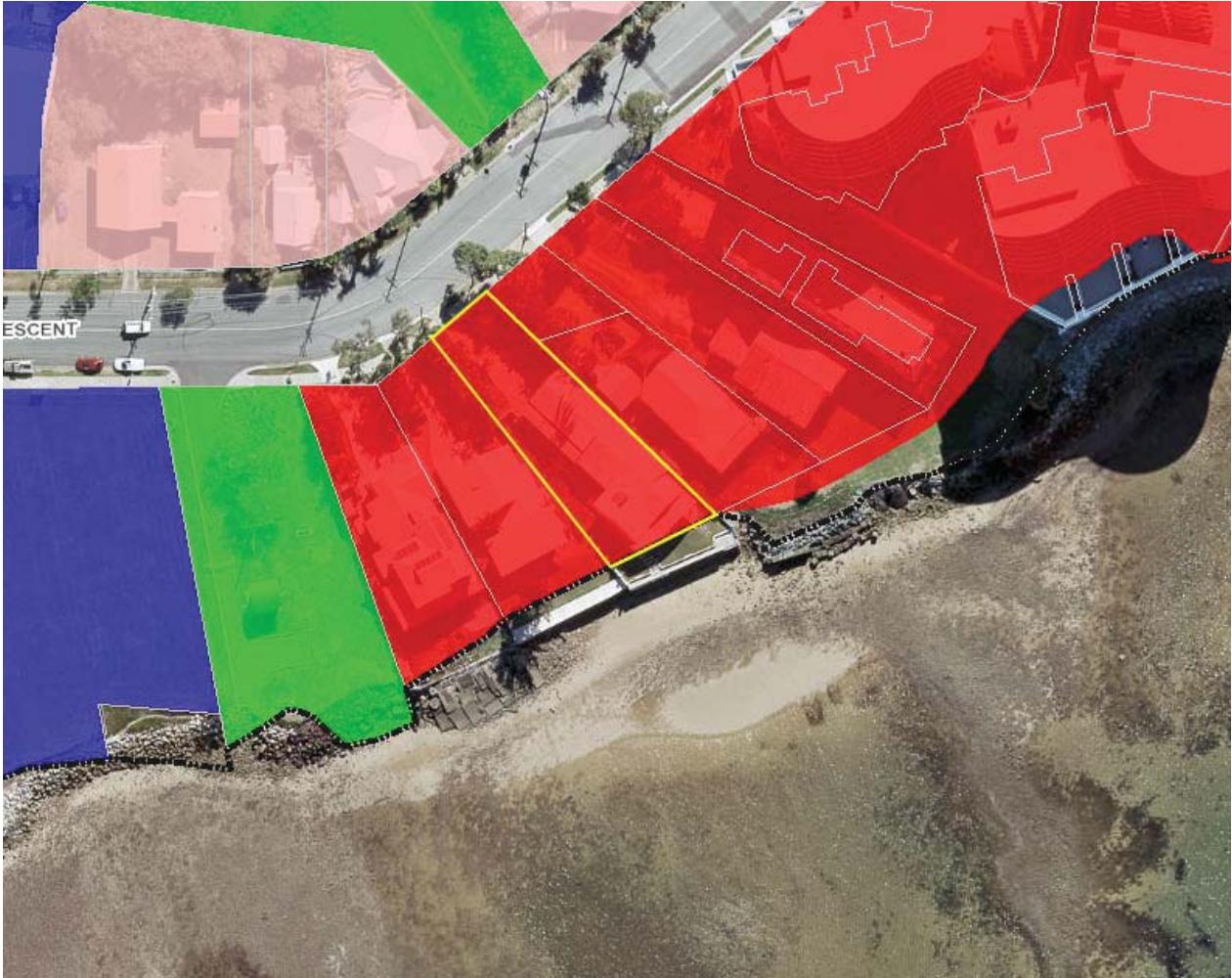
DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

#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DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)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APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)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SITE SUMMARY SUPERSEDED MBRC PLANNING SCHEME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: 820m²
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 ²	820m ²	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 8 upper	COMPLIES
SETBACKS	PS 21.1 Front, side and rear boundary setbacks for storey 1 (ground) are: a) 8.0m 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 8.1m 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 ²)
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
		575 m²

MIN OPEN SPACE REQUIRED: 250m² (50m²/unit)

DATE	VERSION	REVISION
11/03/2018	1	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/2018	2	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/2018	3	PRELIMINARY PLAN FOR CLIENT DISCUSSION
11/03/2018	4	PLAN FOR DEVELOPMENT APPROVAL
11/03/2018	5	PLAN FOR DEVELOPMENT APPROVAL
11/03/2018	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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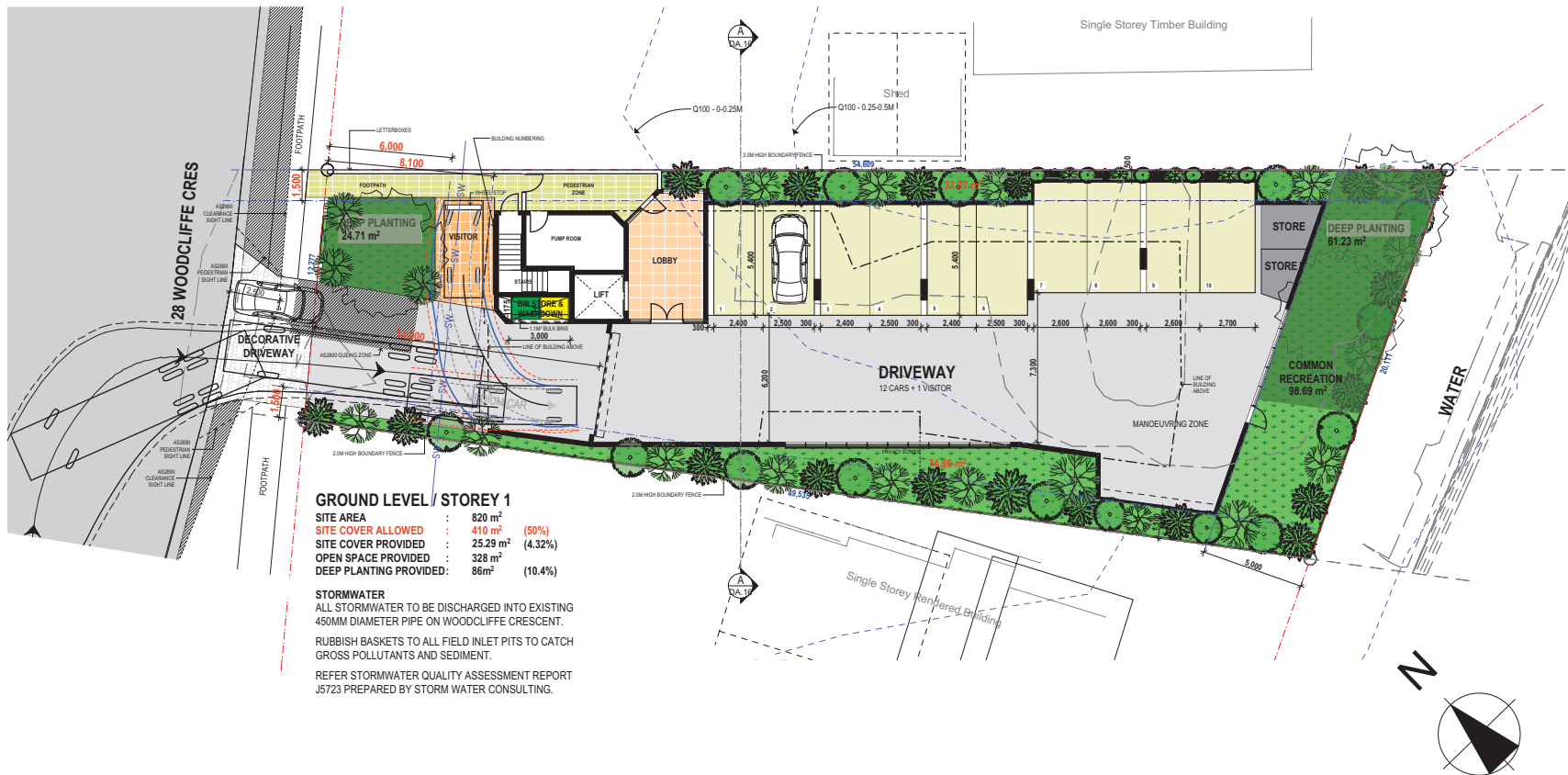
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SCALE: AS NOTED @ A3
DATE: 5/03/2018
DRAWN: LL
DWG. NO: **6299.DA.4**
REVISION: **F**

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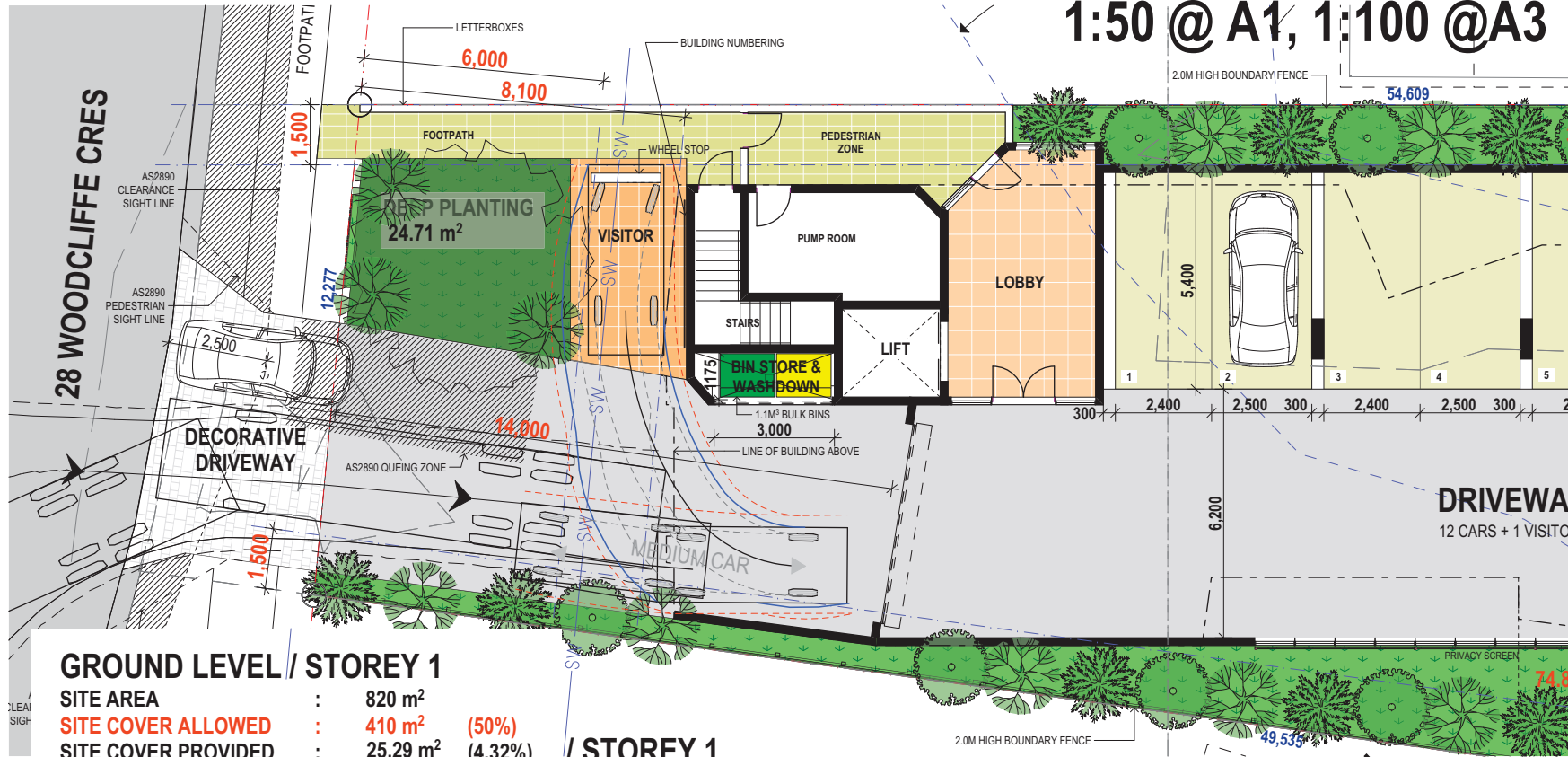
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○ SCALE : AS NOTED @ A3
○ DATE : 5/03/2018
○ DRAWN : LL
○ DWG. No. : **6299.DA.5**
○ REVISION : **F**

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 ²	
SITE COVER ALLOWED	:	410 m²	(50%)
SITE COVER PROVIDED	:	25.29 m ²	(4.32%)
OPEN SPACE PROVIDED	:	328 m ²	
DEEP PLANTING PROVIDED:	:	86m ²	(10.4%)

STORMWATER

ALL STORMWATER TO BE DISCHARGED INTO EXISTING

DATE	BY	REVISION

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRESC WOODY POINT

CLIENT:
RAY AZAR

DRAWING:
GROUND LEVEL / STOREY 1
1:100

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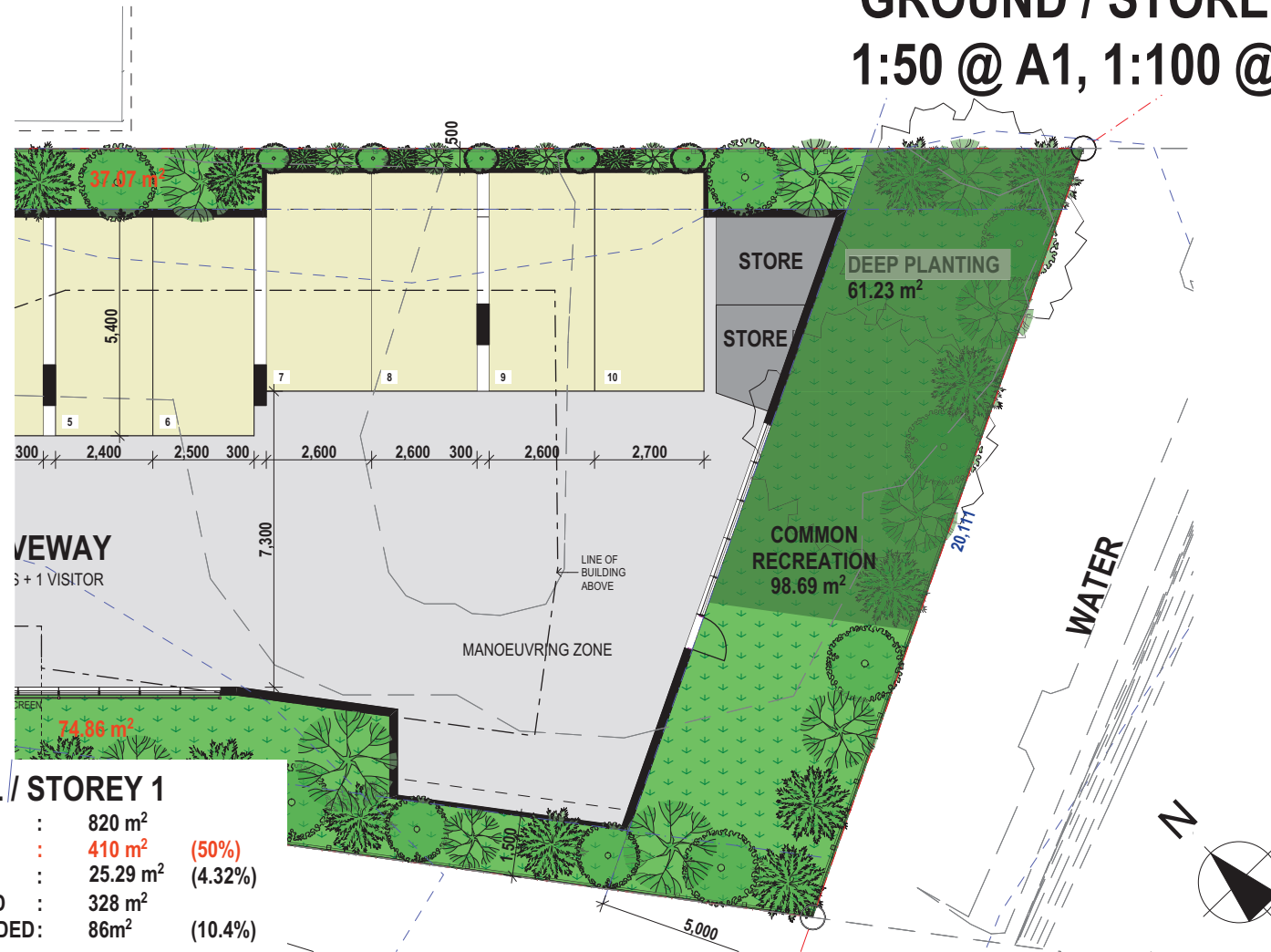
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○ SCALE : AS NOTED @ A3
○ DATE : 5/03/2018
○ DRAWN : LL
○ DWG. No. : **6299.DA.6**
○ REVISION : **F**

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 ²	
SITE COVER ALLOWED	: 410 m ²	(50%)
SITE COVER PROVIDED	: 25.29 m ²	(4.32%)
OPEN SPACE PROVIDED	: 328 m ²	
DEEP PLANTING PROVIDED:	86m ²	(10.4%)

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 DEVELOPMENT APPROVAL
6	16/04/18	BASE FOR DEVELOPMENT APPROVAL
7	16/04/18	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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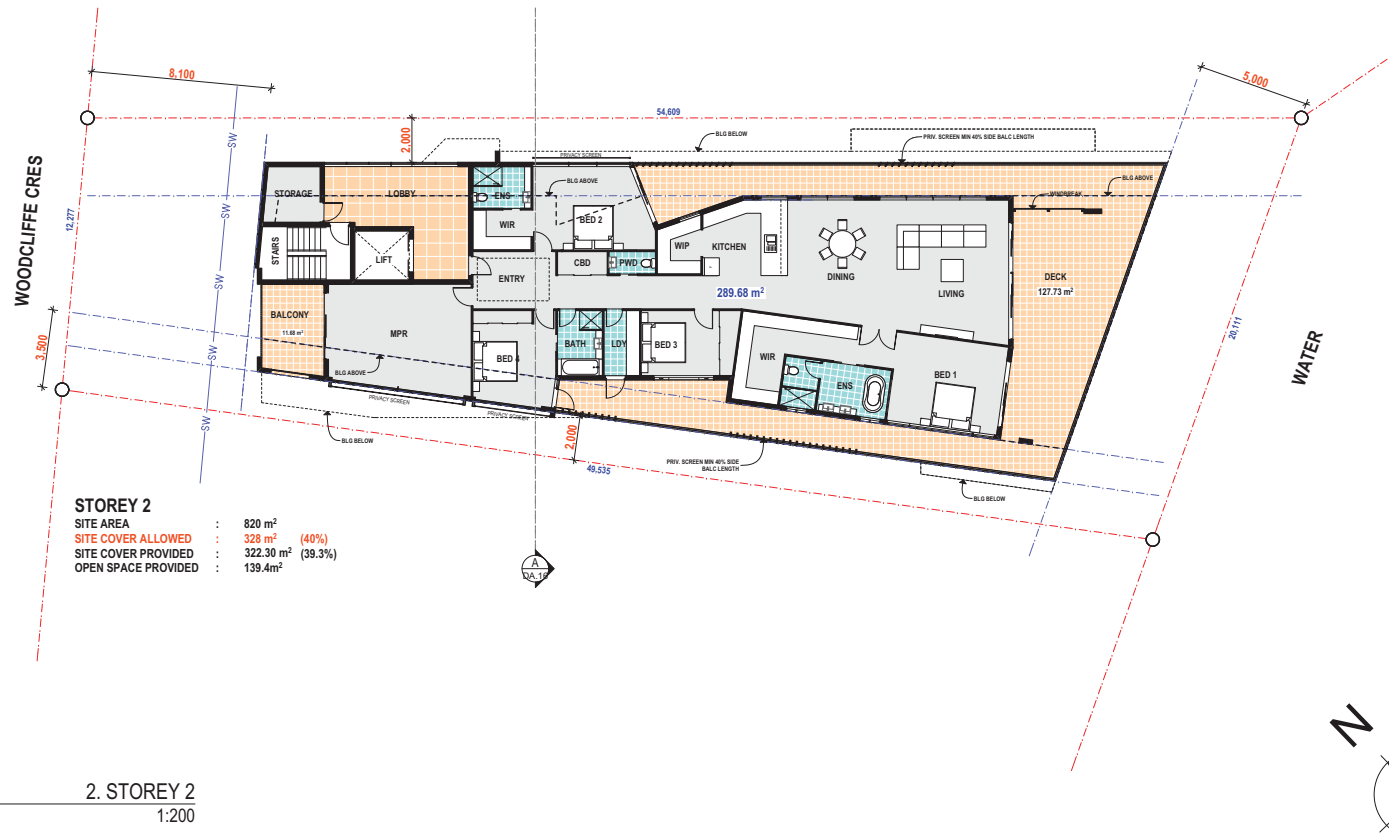
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SCALE :	AS NOTED @ A3
DATE :	5/03/2018
DRAWN :	LL
DWG. No. :	6299.DA.7
REVISION :	F

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 2 - 5 (TYPICAL)

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 DEVELOPMENT APPROVAL
5	19/04/18	BASE FOR DEVELOPMENT APPROVAL
6	19/04/18	BASE FOR DEVELOPMENT APPROVAL
7	19/04/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:
PROPOSED 5 UNITS

 AT:
28 WOODCLIFFE CRES WOODY POINT

CLIENT:
RAY AZAR

DRAWING:
STOREY 2

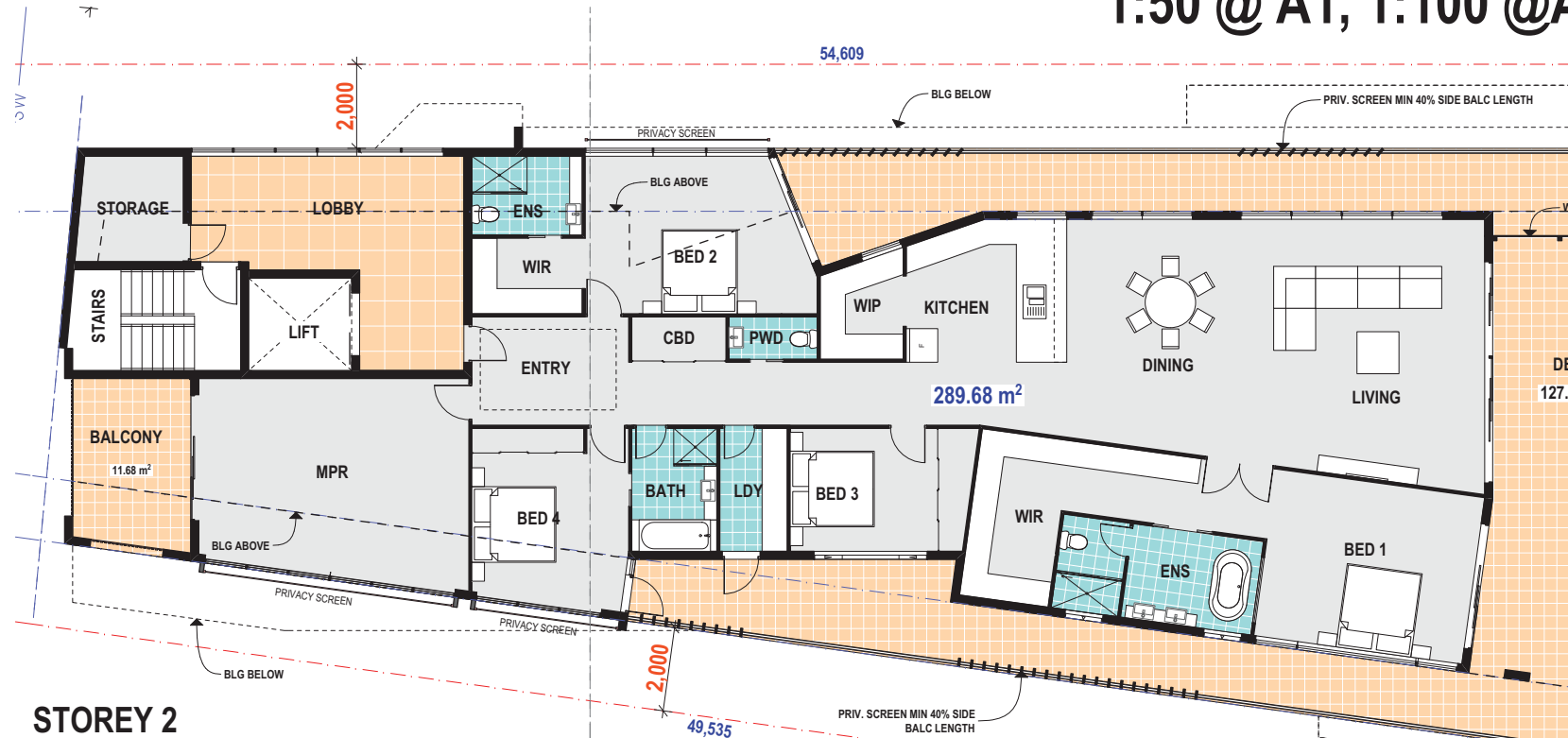
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 ○ DATE : 5/03/2018
 ○ DRAWN : LL
 ○ DWG. No: **6299.DA.8**
 ○ REVISION : **F**

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.)

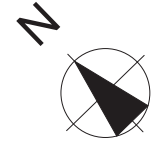
STOREY 2

1:50 @ A1, 1:100 @A3



STOREY 2

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



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
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7	16/04/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES WOODY POINT

CLIENT:
RAY AZAR

DRAWING:
STOREY 2

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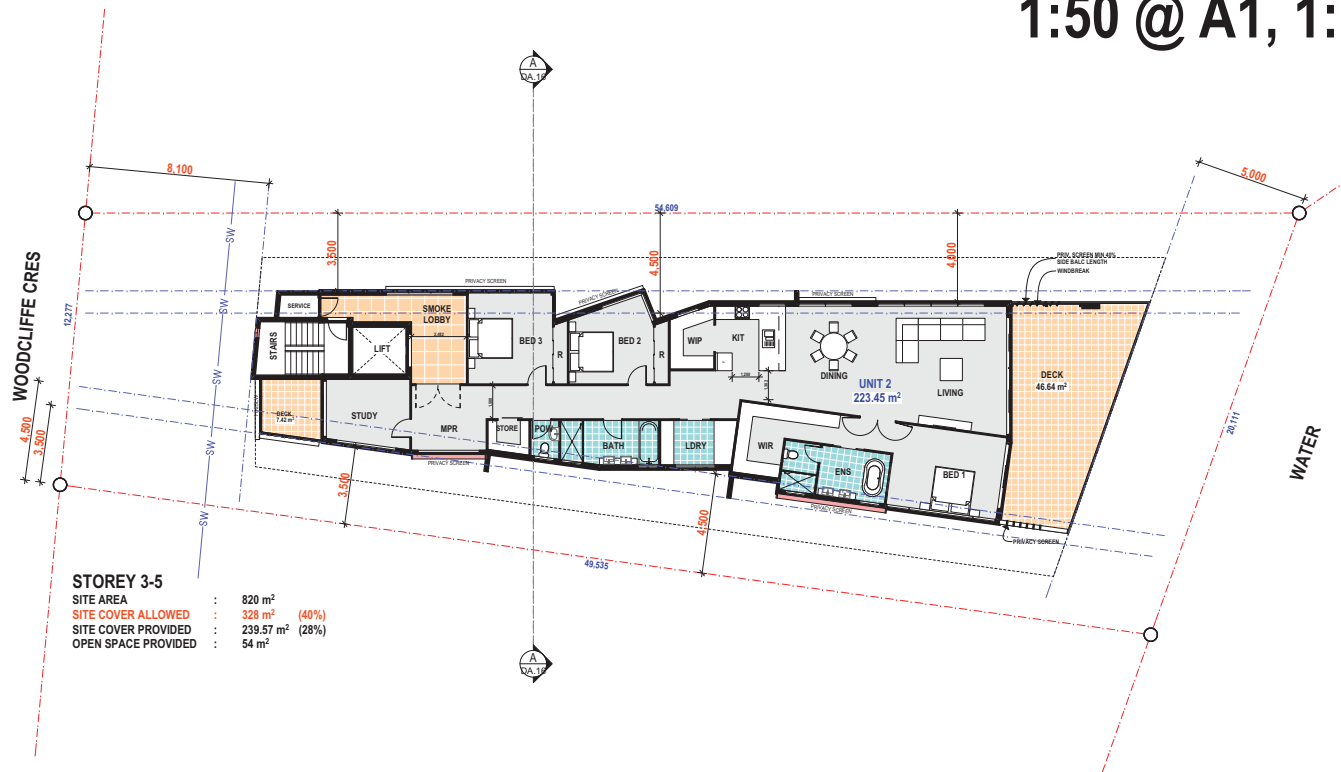
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REVISION : **F**

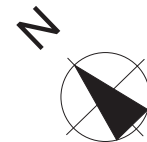
ITEM 2.1 - DEVELOPMENT APPLICATION DA/34759/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (5 DWELLING UNITS) (SUPERSEDED PLANNING SCHEME) - 28 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 (Cont.)

STOREY 3-5 (TYPICAL)

1:50 @ A1, 1:100 @A3



STOREY 3-5
 SITE AREA : 820 m²
 SITE COVER ALLOWED : 328 m² (40%)
 SITE COVER PROVIDED : 239.57 m² (28%)
 OPEN SPACE PROVIDED : 54 m²



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	PRELIMINARY BASE FOR CLIENT DISCUSSION
5	19/04/18	BASE FOR DEVELOPMENT APPROVAL
6	19/04/18	BASE FOR DEVELOPMENT APPROVAL
7	19/04/18	BASE FOR DEVELOPMENT APPROVAL

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES WOODY POINT

CLIENT:
RAY AZAR

DRAWING:
STOREY 3-5

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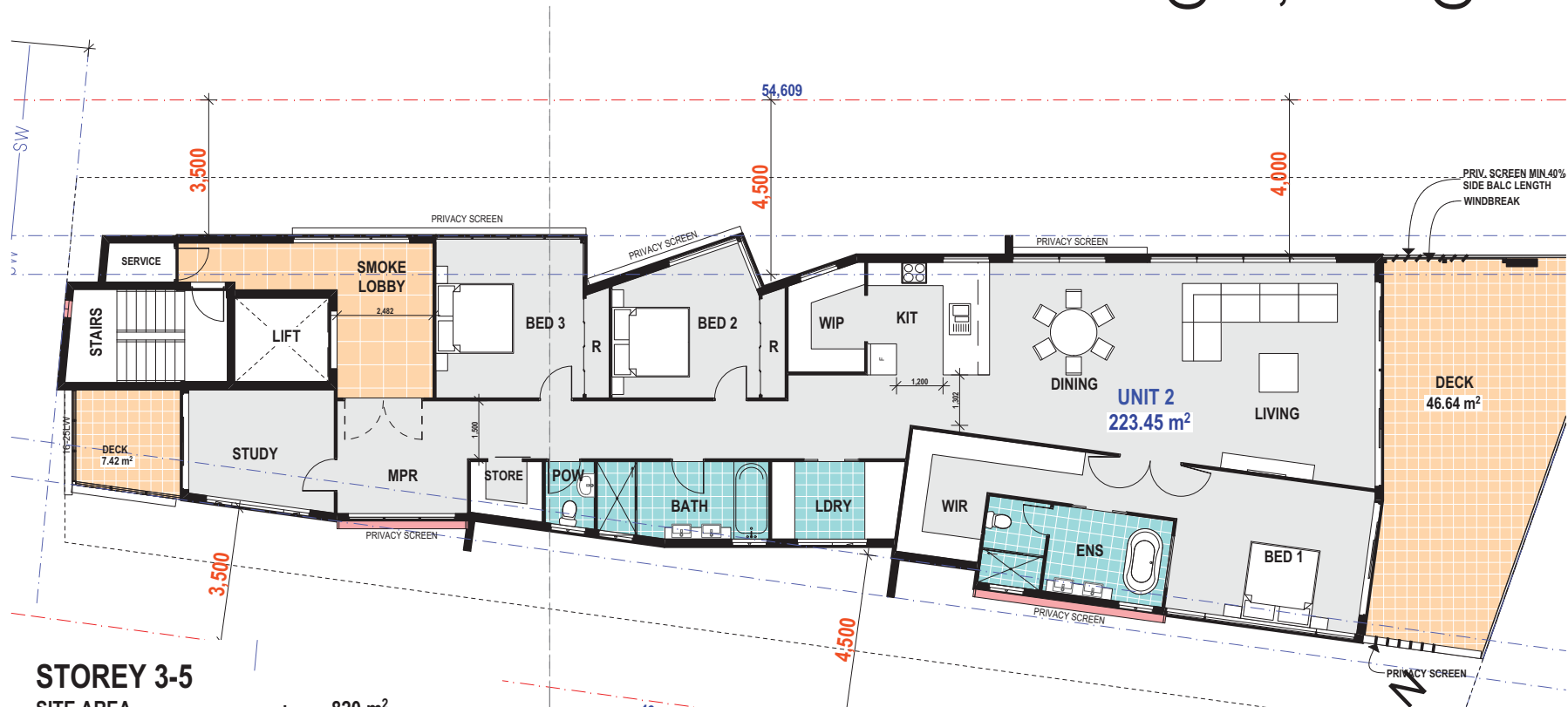
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 DWG. NO. : **6299.DA.10**
 REVISION : **F**

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 m²
 SITE COVER ALLOWED : 328 m² (40%)
 SITE COVER PROVIDED : 239.57 m² (28%)
 OPEN SPACE PROVIDED : 54 m²

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

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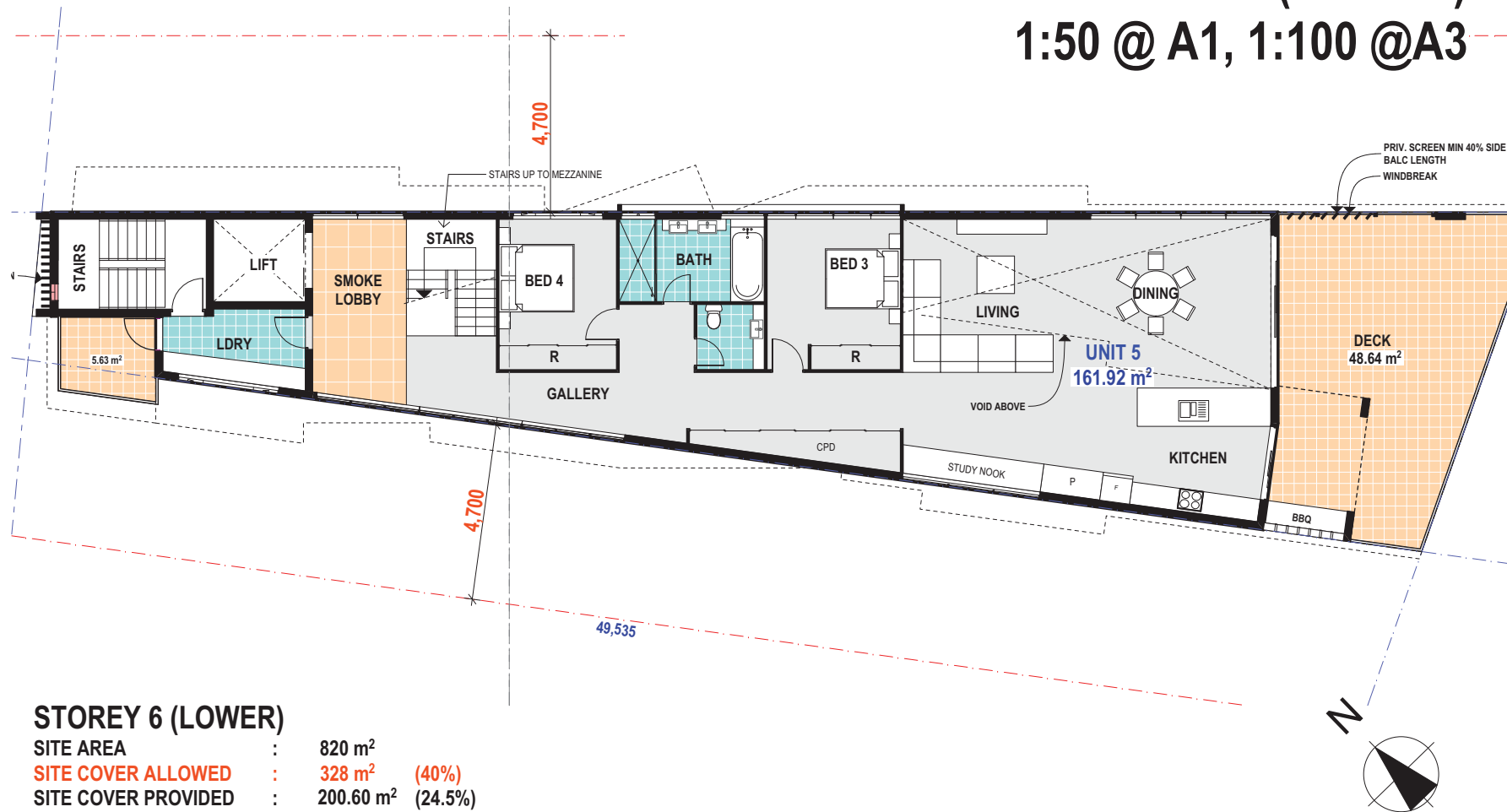
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 ○ DATE : 5/03/2018
 ○ DRAWN : LL
 ○ DWG. No: **6299.DA.11**
 ○ REVISION : **F**

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)

1:50 @ A1, 1:100 @ A3



STOREY 6 (LOWER)

SITE AREA	:	820 m ²
SITE COVER ALLOWED	:	328 m² (40%)
SITE COVER PROVIDED	:	200.60 m ² (24.5%)
OPEN SPACE PROVIDED	:	54.27 m ²

NO.	DATE	REVISION
1	03/03/2018	PRELIMINARY ISSUE FOR CLAY DISCUSSION
2	03/03/2018	PRELIMINARY ISSUE FOR CLAY DISCUSSION
3	03/03/2018	PRELIMINARY ISSUE FOR CLAY DISCUSSION
4	03/03/2018	ISSUE FOR DEVELOPMENT APPROVAL
5	03/03/2018	ISSUE FOR DEVELOPMENT APPROVAL
6	03/03/2018	ISSUE FOR DEVELOPMENT APPROVAL
7	03/03/2018	ISSUE FOR DEVELOPMENT APPROVAL

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES WOODY POINT

CLIENT:
RAY AZAR

DRAWING:
STOREY 6 (LOWER) 1:100

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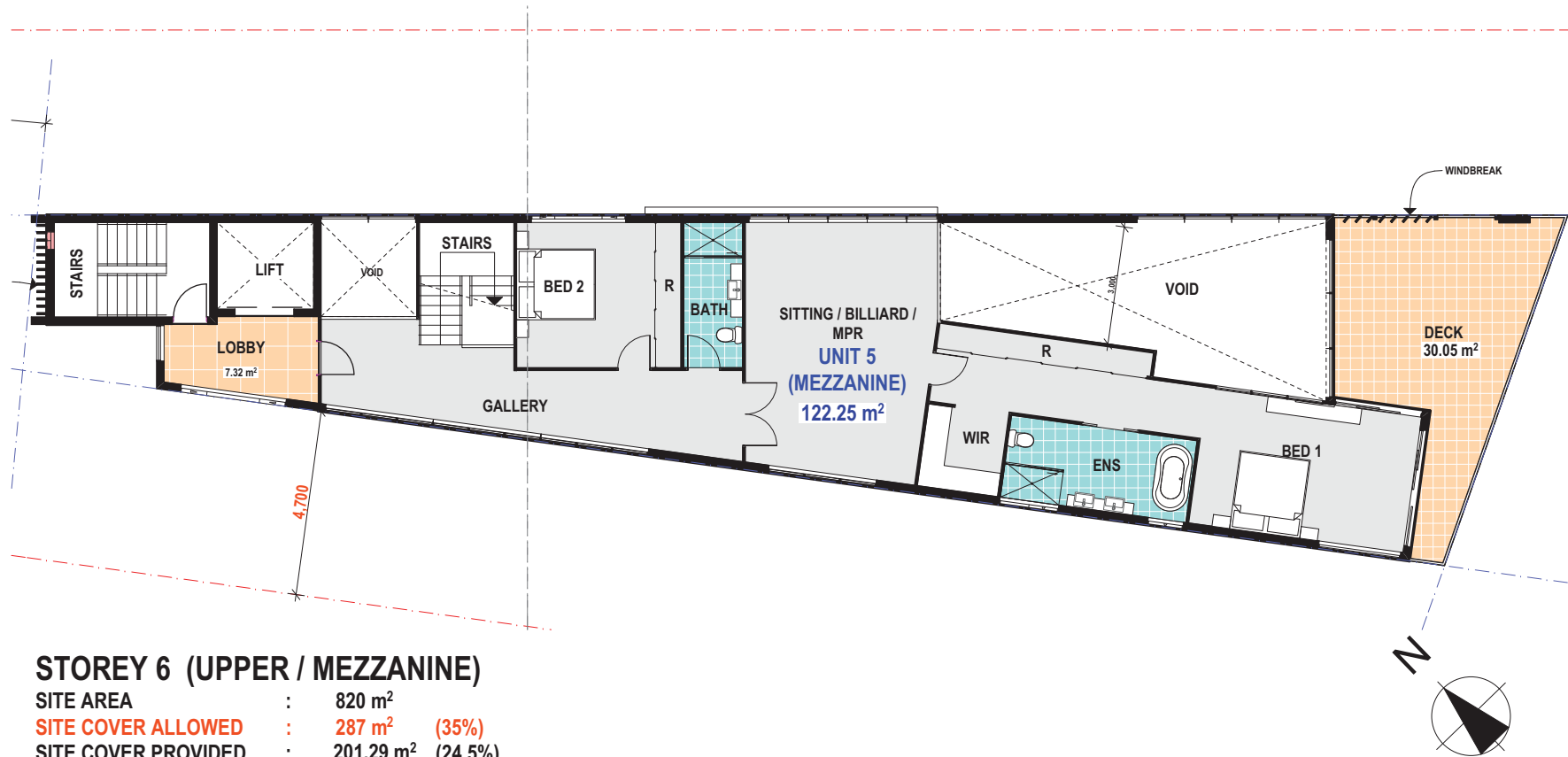
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SCALE : AS NOTED @ A3
 DATE : 5/03/2018
 DRAWN : LL
 DWG. No: **6299.DA.14**
 REVISION : **F**

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 ²	
SITE COVER ALLOWED	:	287 m ²	(35%)
SITE COVER PROVIDED	:	201.29 m ²	(24.5%)
OPEN SPACE PROVIDED	:	37.37 m ²	

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

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES WOODY POINT

CLIENT:
RAY AZAR

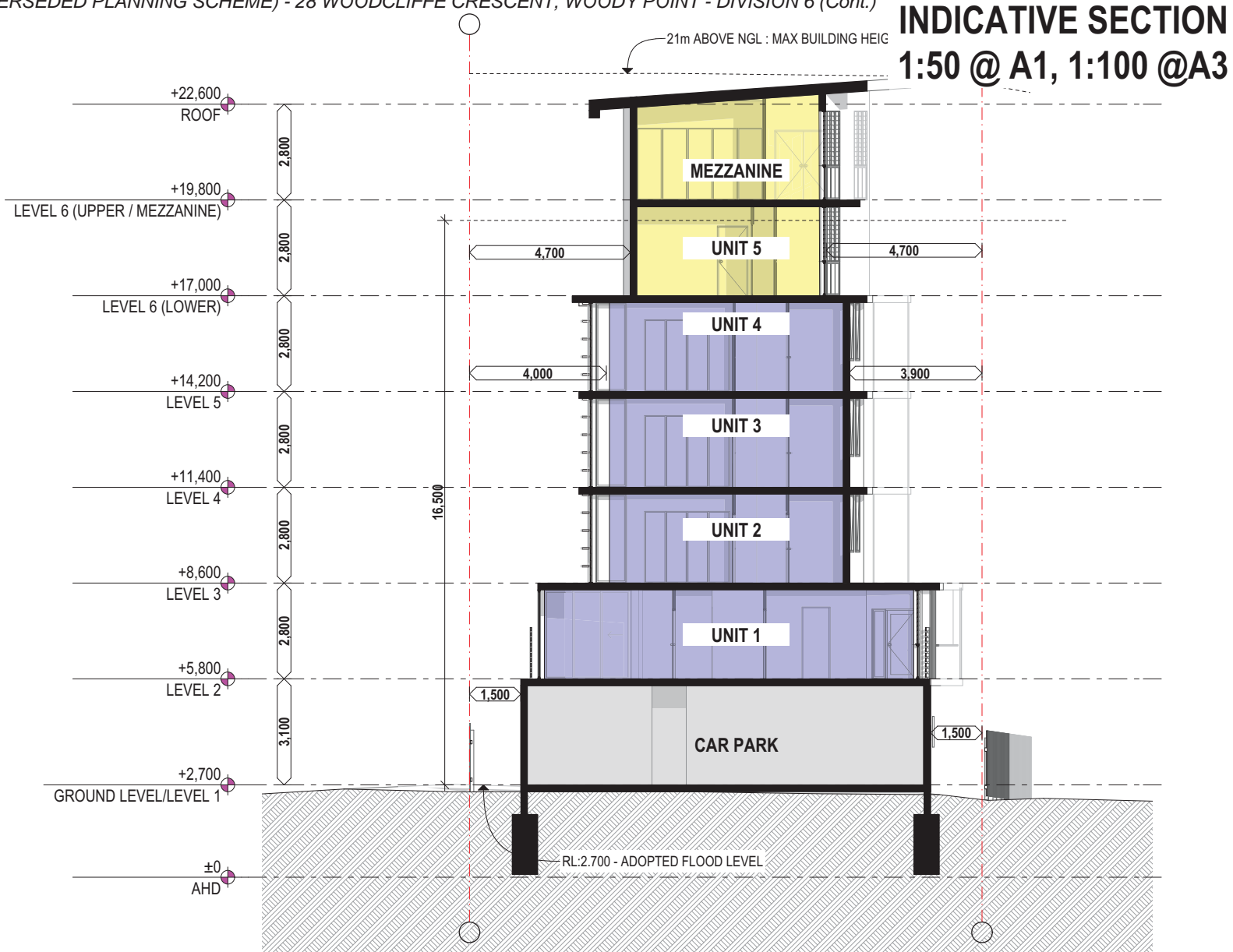
DRAWING:
STOREY 6
(UPPER/MEZZANINE) 1:100

COPYRIGHT OF THIS DRAWING AND ALL WORKS EXECUTED FROM HEREIN IS VESTED IN THE ARCHITECT. CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. DO NOT SCALE OFF DRAWINGS.

AEV ARCHITECTS
REGISTERED ARCHITECT MARK WILLIAMS
REG. NO. QLD-3495, 3498, 3499, 3500
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.15**
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.)



REV	DATE	AMENDMENT
A	16/04/18	DA ISSUE
B	09/04/17	DA ISSUE
C	27/07/17	DA ISSUE
D	08/07/18	DA ISSUE
E		
F		
G		
H		
I		
J		
K		
L		
M		
N		
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P		
Q		
R		
S		
T		
U		
V		
W		
X		
Y		
Z		

PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES

CLIENT:
RAY AZAR

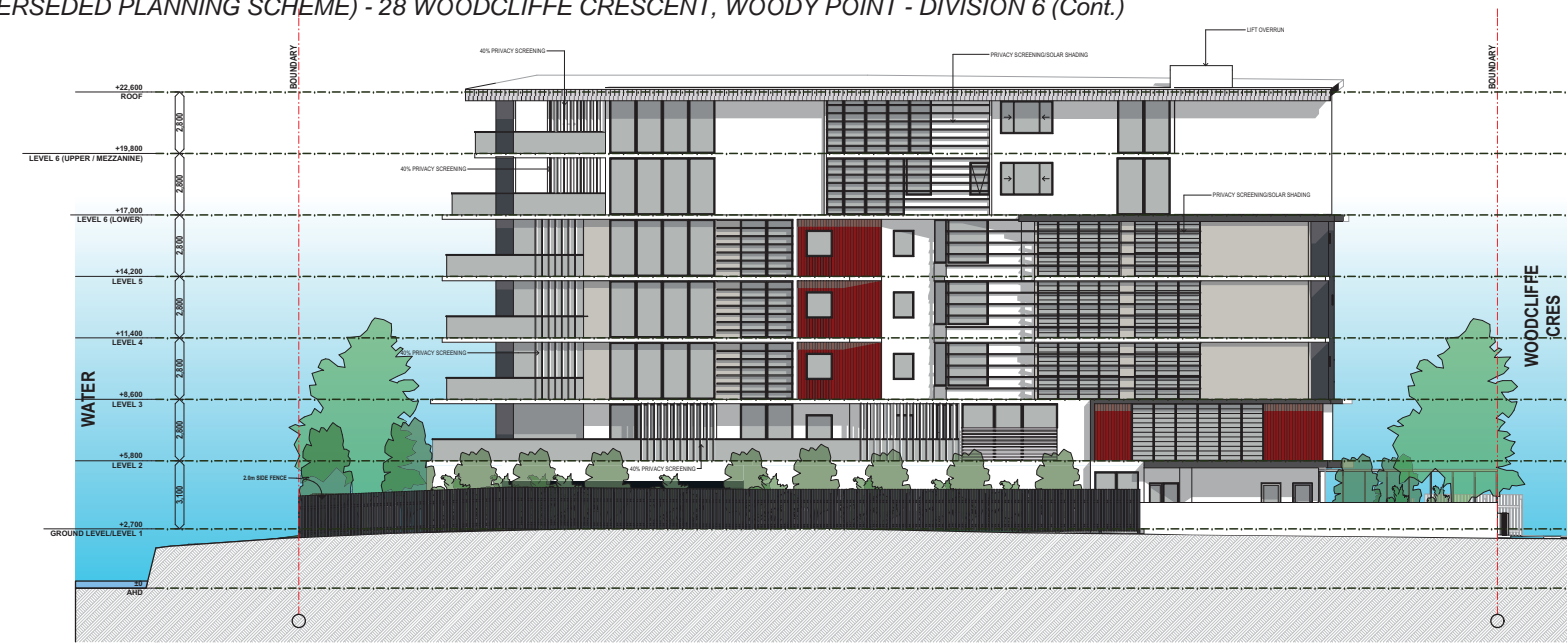
DRAWING:
INDICATIVE SECTION

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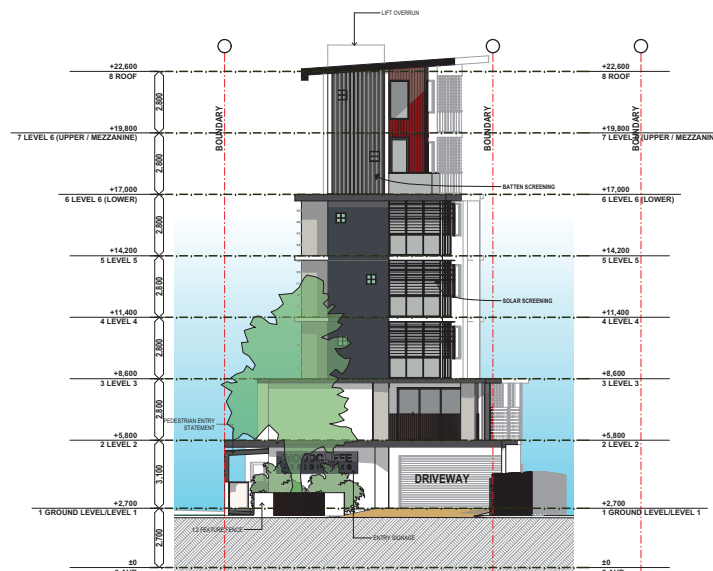
REGISTERED ARCHITECT:
RAY AZAR
REG NO. 020 298 NSW 732
M. 0411 700 800
P. 07 3832 1100
F. 07 3832 1133
E-mail: designs@aevarchitects.com.au
P.O. BOX 356, FORTITUDE VALLEY, QLD 4006

- SCALE: 1:100 @ A3
- DATE: JAN 2018
- DRAWN: LL
- DWG. No: **6299. DA.16 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.)



NORTH ELEVATION
1:200



STREET ELEVATION
1:200

REV	DATE	AMENDMENT
A	16/04/14	DA ISSUE
B	09/08/17	DA ISSUE
C	27/07/17	DA ISSUE
D	08/07/18	DA ISSUE
E		
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PROJECT:
PROPOSED 5 UNITS

AT:
28 WOODCLIFFE CRES

CLIENT:
RAY AZAR

DRAWING:
ELEVATIONS

COPYRIGHT OF THIS DRAWING AND ALL WORKS EXECUTED FROM SAME IS VESTED IN THE ARCHITECT. CHECK ALL DIMENSIONS BEFORE CONSTRUCTION. DO NOT SCALE OFF DRAWINGS.

AEV ARCHITECTS
REGISTERED ARCHITECT
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- SCALE: 1:100 @ A3
- DATE: JAN 2018
- DRAWN: LL
- DWG. No: **6299, DA.17 F**

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
17 April 2018

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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.)

#4 Submissions

MORETON BAY
REGIONAL COUNCIL

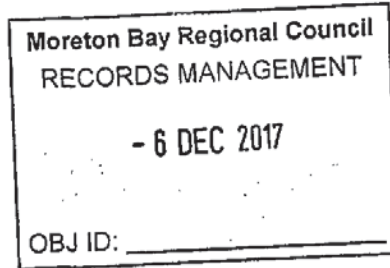
- 5 DEC 2017 

REDCLIFFE DISTRICT

Joanne Thurecht
30 Woodcliffe Crescent
Woody Point Qld 4019
Phone: 0421 070 530
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

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
17 April 2018

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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.)

Loretta Willemse
PO Box 246 WOODY POINT QLD 4019
Email = 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 800m² – 1,000 m² BUT ONLY IF it has a minimum principal frontage of 20m. The proposed development site is 822 m² 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 1,600m² 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; 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 800m² – 1,000 m² BUT ONLY IF it has a minimum principal frontage of 20m. The proposed development site is 822 m² 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 1,600m² 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.

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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

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 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,

Paul J WILLEMSE

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
17 April 2018

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Supporting Information

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

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

Monthly Financial Report

Year to date result as at: 31 March 2018

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

Moreton Bay Regional Council

ITEM 3.1 - MONTHLY REPORTING PACKAGE - 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
Revenue				
Operating Revenue				
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%
Total Operating Revenue	\$494,481,745	\$489,973,744	\$372,663,695	76.06%
Expenses				
Operating Expenses				
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%
Total Operating Expenses	(\$387,598,385)	(\$402,066,607)	(\$275,125,147)	68.43%
Operating Results	\$106,883,360	\$87,907,137	\$97,538,548	110.96%
Capital Revenue	\$83,337,589	\$93,519,060	\$124,129,728	132.73%
Capital Expenses	\$0	\$0	(\$34,861,177)	No Budget
NET RESULT	\$190,220,949	\$181,426,197	\$186,807,099	102.97%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	\$0	\$0	\$1,360,790	No Budget
Total other comprehensive income for the year	\$0	\$0	\$1,360,790	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	\$190,220,949	\$181,426,197	\$188,167,889	103.72%

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
Assets		
Current Assets		
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
Total Current Assets	\$319,645,000	\$404,421,194
Non-Current Assets		
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
Total Non-Current Assets	\$6,222,144,000	\$6,373,539,840
Total Assets	\$6,541,789,000	\$6,777,961,034
Liabilities		
Current Liabilities		
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
Total Current Liabilities	\$81,451,000	\$46,076,123
Non-Current Liabilities		
Trade and other payables	\$415,000	\$213,413
Borrowings	\$355,076,000	\$359,071,081
Provisions	\$20,643,000	\$33,722,920
Total Non-Current Liabilities	\$376,134,000	\$393,007,414
Total Liabilities	\$457,585,000	\$439,083,537
NET COMMUNITY ASSETS	\$6,084,204,000	\$6,338,877,497
Community Equity		
Retained surplus	\$5,212,213,000	\$5,440,587,058
Asset revaluation surplus	\$871,991,000	\$898,290,439
TOTAL COMMUNITY EQUITY	\$6,084,204,000	\$6,338,877,497

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

	2017/18 Budget as at 30 June 2018	2017/18 YTD Actuals
Cash flows from operating activities		
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)
Net cash inflow/(outflow) from operating activities	\$162,739,000	\$100,299,259
Cash flows from investing activities		
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
Net cash inflow/(outflow) from investing activities	(\$121,781,000)	(\$19,104,219)
Cash flows from financing activities		
Proceeds from borrowings	\$26,250,000	\$0
Repayment of borrowings	(\$27,723,000)	(\$20,493,618)
Net cash inflow/(outflow) from financing activities	(\$1,473,000)	(\$20,493,618)
Net increase/(decrease) in cash held	\$39,485,000	\$60,701,422
Cash and cash equivalents at the beginning of the financial year	\$237,135,000	\$299,759,897
Cash and cash equivalents at the end of the period	\$276,620,000	\$360,461,319

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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
<u>Capital Funding Sources</u>			
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	-
Total Capital Funding Sources	\$262,616,654	\$284,779,752	\$203,696,118
<u>Capital Funding Applications</u>			
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
Total Capital Funding Applications	\$262,616,654	\$284,779,752	\$203,696,118

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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
Total Council	\$372,663,694	(\$275,125,147)	\$97,538,547	\$124,129,728	(\$34,861,177)	\$186,807,098

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)
Total Council	\$372,663,694	(\$275,125,147)	\$97,538,547	\$124,129,728	(\$34,861,177)	\$186,807,098

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.

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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

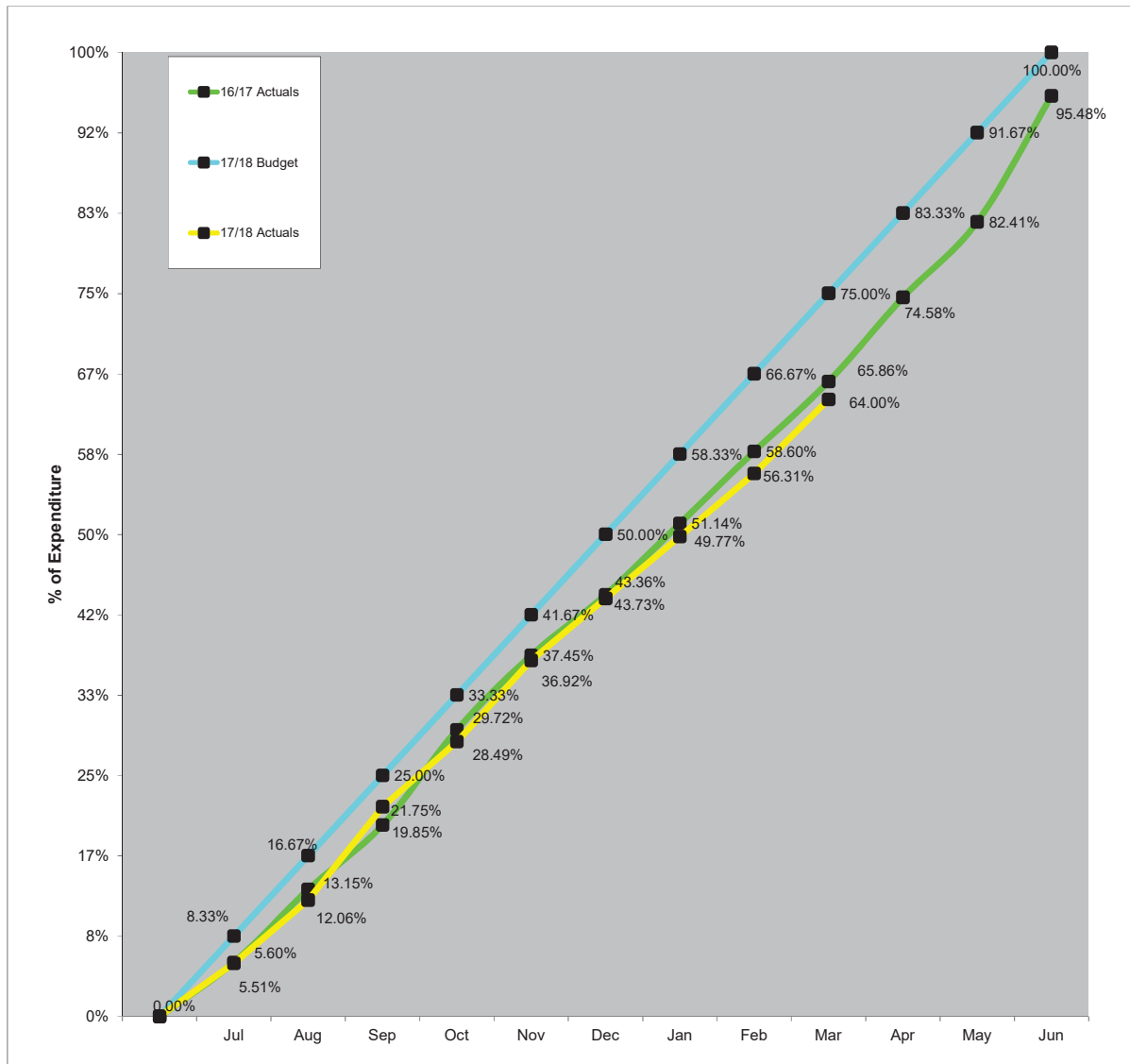
	Revised Budget 2017/18 \$'000	YTD Actuals 2017/18 \$'000	Actuals to Revised Budget 2017/18 %	Actuals to Revised Budget 2016/17 %	Actuals to Revised Budget 2015/16 %	Comments
Operating Revenue						
Rates & Utility Charges	\$291,393	\$220,977	76%	76%	76%	Revenue is on target after the third quarter rates 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.
Operating Expenses						
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.
Capital Revenues						
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.
Capital Expenditure						
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.



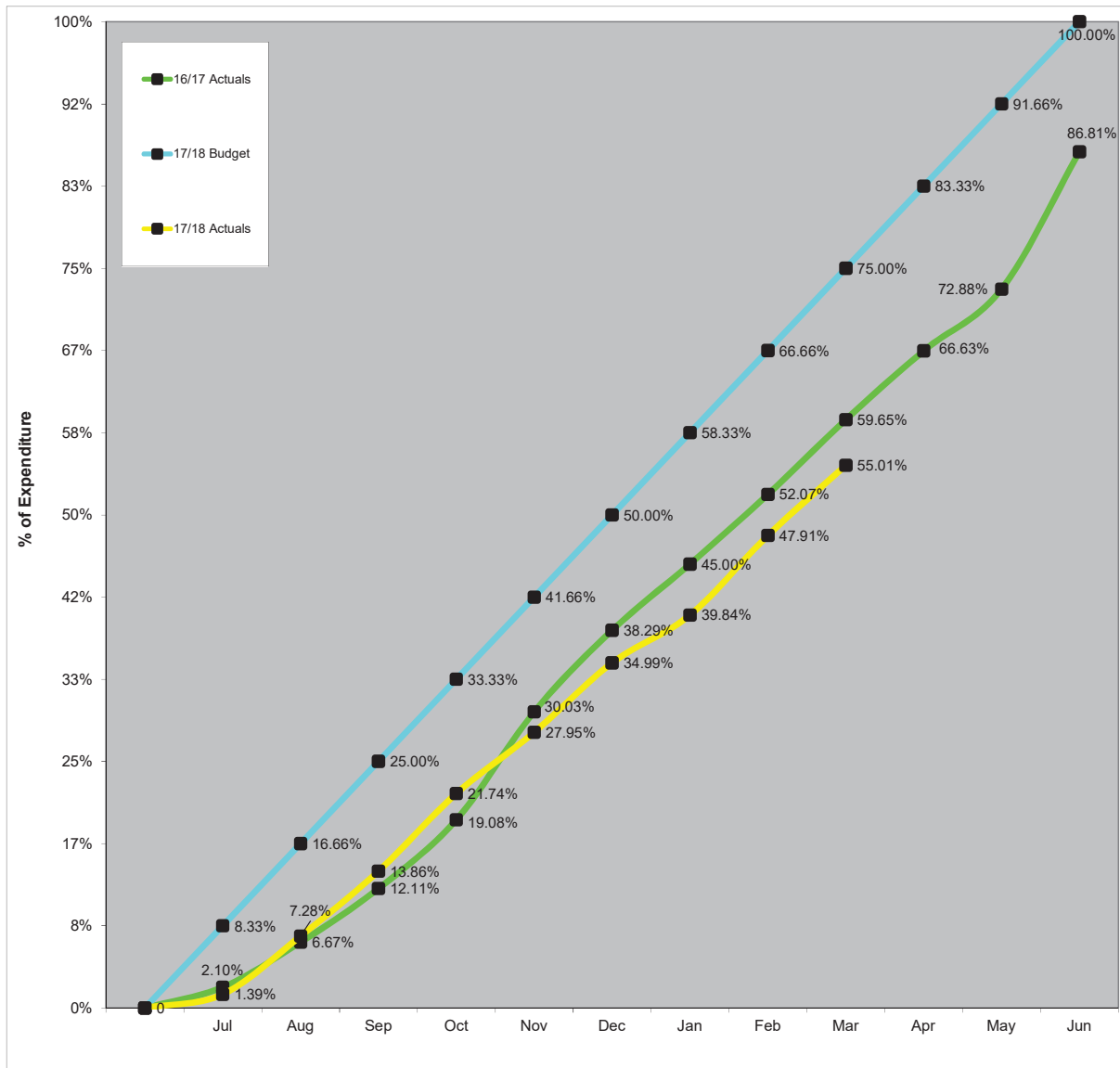
	Annual Revised Budget \$'000	Actuals to March \$'000	Actuals to Budget % spent
2016/17	\$ 273,951	\$ 180,433	65.86%
2017/18	\$ 291,973	\$ 186,866	64.00%

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
2016/17	\$ 169,943	\$ 101,376	59.65%
2017/18	\$ 177,080	\$ 97,418	55.01%

Moreton Bay Regional Council

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
				*	
				360,461,318	7,033,487

* 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
Total Investment Income	43,410	42,395	33,336	79%	

Borrowings

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

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

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