



# REPORT

## Coordination Committee Meeting

**Tuesday 25 September 2018**

commencing at 10.39am

Caboolture Chambers  
2 Hasking Street, Caboolture

**ENDORSED GM20180925**

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### **CHAIRPERSON'S REPORT**

The recommendations contained within this report of the Coordination Committee meeting held 25 September 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)  
CHAIRPERSON  
COORDINATION COMMITTEE

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**Membership = 13**  
Mayor and all Councillors

**Quorum = 7**

**12.1 Coordination Committee Meeting - 25 September 2018  
(Pages 18/1985 to 18/2011)**

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**RESOLUTION**

**Moved by Cr Mick Gillam**

**Seconded by Cr Adrian Raedel**

**CARRIED 13/0**

**That the report and recommendations of the Coordination Committee meeting held 25 September 2018 be adopted.**

LIST OF ITEMS

**1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)**

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

- ITEM 2.1** 1987  
PROPOSED RESUMPTION FOR DRAINAGE PURPOSES - 134 MORAYFIELD ROAD,  
CABOOLTURE SOUTH - LOT 5 ON RP88015 - DIVISION 3  
**COMMITTEE RECOMMENDATION**  
REPORT DETAIL

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

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

- ITEM 4.1** 1992  
ARANA HILLS - BRINGELLY STREET - STORMWATER RENEWAL - DIVISION 10  
**COMMITTEE RECOMMENDATION**  
REPORT DETAIL

- ITEM 4.2** 1996  
BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8  
**COMMITTEE RECOMMENDATION**  
REPORT DETAIL

- ITEM 4.3** 2001  
MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS AND  
ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7  
**COMMITTEE RECOMMENDATION**  
REPORT DETAIL

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

- ITEM 5.1** 2006  
NEW LEASE - MORETON DISTRICT INVITATION RACING PIGEON CLUB INC - DIVISION  
2  
**COMMITTEE RECOMMENDATION**  
REPORT DETAIL

**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**

**ITEM 9.1**

**2010**

REGIONAL EVENTS

**COMMITTEE RECOMMENDATION**

**COMMITTEE RECOMMENDATION**

**COMMITTEE RECOMMENDATION**

**COMMITTEE RECOMMENDATION**

**CLOSURE**

## ATTENDANCE & APOLOGIES

### Attendance:

#### Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)  
Cr Brooke Savige  
Cr Peter Flannery  
Cr Adam Hain  
Cr Julie Greer  
Cr James Houghton  
Cr Koliانا Winchester  
Cr Denise Sims  
Cr Mick Gillam  
Cr Mike Charlton (Deputy Mayor)  
Cr Matthew Constance  
Cr Darren Grimwade  
Cr Adrian Raedel

#### Officers:

Chief Executive Officer	(Mr Daryl Hitzman)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning & Economic Development	(Mr Stewart Pentland)
A/Director Engineering, Construction & Maintenance	(Mr David Meyer)

### Apologies:

Nil

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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)

**1 GOVERNANCE SESSION**

**(Cr A Sutherland, Mayor)**

No items for consideration.

**2 PLANNING & DEVELOPMENT SESSION**

**(Cr M Gillam)**

**ITEM 2.1**

**PROPOSED RESUMPTION FOR DRAINAGE PURPOSES - 134 MORAYFIELD ROAD, CABOOLTURE SOUTH - LOT 5 ON RP88015 - DIVISION 3**

*Meeting / Session:* 2 PLANNING & DEVELOPMENT  
*Reference:* A17516665 : 4 September 2018 - Refer Supporting Information A17533242, A17533249, A17533252, A17533255, A17533257, A17558655, A17573489, A17573399

*Responsible Officer:* BH, Director, Community and Environmental Services (CES Property & Commercial Services)

**Executive Summary**

Council's decision is required in relation to an Amended Notice of Intention to Resume land for drainage purposes dated 20 February 2018 in relation to part of Lot 5 on RP88015 situated at 134 Morayfield Road, Caboolture South.

**COMMITTEE RECOMMENDATION**

Moved by Cr Matt Constance

Seconded by Cr Adam Hain

**CARRIED 13/0**

1. That Council, having duly considered this report and supporting information, is of the opinion that part of Lot 5 on RP88015 containing an area of approximately 1.22 hectares and being part of the land contained in Title Reference 18406052 be acquired for drainage purposes.
2. That the Chief Executive Officer submit the necessary application to the Department of Natural Resources, Mines and Energy requesting that the above land be taken and vested in the Council, in accordance with the *Acquisition of Land Act 1967*.
3. That Council confirms that it remains willing to acquire by agreement the land the subject of the Amended Notice of Intention to Resume.

ITEM 2.1 PROPOSED RESUMPTION FOR DRAINAGE PURPOSES - 134 MORAYFIELD ROAD, CABOOLTURE SOUTH - LOT 5 ON RP88015 - DIVISION 3 - A17516665 (Cont.)

**OFFICER'S RECOMMENDATION**

1. That Council, having duly considered this report and supporting information, is of the opinion that part of Lot 5 on RP88015 containing an area of approximately 1.22 hectares and being part of the land contained in Title Reference 18406052 be acquired for drainage purposes.
2. That the Chief Executive Officer submit the necessary application to the Department of Natural Resources, Mines and Energy requesting that the above land be taken and vested in the Council, in accordance with the *Acquisition of Land Act 1967*.
3. That Council confirms that it remains willing to acquire by agreement the land the subject of the Amended Notice of Intention to Resume.

**REPORT DETAIL**

**1. Background**

The following recommendation appears on Minute Page 16/1334 of the General Meeting of Council held on 19 July 2016:

Ex Coordination Committee Meeting held 19 July 2016 (MP 16/1437)

**COMMITTEE RECOMMENDATION:**

1. That the Council acquire the land described in the confidential report in accordance with Policy No. 12-2150-057 Resumption and Acquisition of Land.
2. That the Council authorise the Chief Executive Officer to do all things necessary to give effect to recommendation 1.

The subject land at Lot 5 on RP88015 situated at 134 Morayfield Road, Caboolture South, forms part of the land required by the Council.

**2. Explanation of Item**

- 2.1 Council issued a Notice of Intention to Resume part of the subject land on 12 October 2017.

Council subsequently issued an Amended Notice of Intention to Resume (removing an easement from the proposed resumption) dated 20 February 2018 to acquire land for drainage purposes described as:

Part of Lot 5 on RP88015 containing an area of approximately 1.22 hectares and being part of the land contained in Title Reference 18406052.

- 2.2 The Amended Notice of Intention to Resume stated that if the owner so desired it could serve a notice in writing on the Council on or before 29 March 2018 objecting to the taking of the land and further if stated in its objection that it desired to be heard in support of the grounds of objection, the owner could appear at Council's Strathpine Chambers on 19 April 2018.
- 2.3 An objection was received by Council on 29 March 2018 on behalf of the owner. A copy of the letter is included as Supporting Information #1.



ITEM 2.1 PROPOSED RESUMPTION FOR DRAINAGE PURPOSES - 134 MORAYFIELD ROAD, CABOOLTURE SOUTH - LOT 5 ON RP88015 - DIVISION 3 - A17516665 (Cont.)

### 3. Objection Hearing

- 3.1 The objection hearing was conducted on 20 April 2018. Present at the hearing were Peter Bittner and Luke Walker of HWL Ebsworth (owner's legal representatives), Michael Marshall of Thomson Geer (acting as the Council's delegate) and Cameron Gee of Thomson Geer.
- 3.2 The owner's legal representatives were invited to elaborate on the written objections.

### 4. Grounds of Objection

- 4.1 The Council's delegate has prepared a report dated 24 May 2018 (refer to Supporting Information #2) regarding the owner's grounds of objection. The Council's delegate also prepared an earlier report dated 31 January 2018, in response to an earlier objection hearing, which is referred to in the later report and they are to be read together (refer to Supporting Information #3).
- 4.2 The Judgment of the Planning and Environment Court in *Genamson Holdings Pty Ltd v Moreton Bay Regional Council* [2017] QPEC 56 is referred to in both reports of the Council's delegate (refer to Supporting Information #4).
- 4.2 The owner's legal representatives have also provided a letter of objection dated 7 June 2018 raising a number of issues, including an assertion there was no authority to issue the Notice of Intention to Resume or Amended Notice of Intention to Resume (refer to Supporting Information #5).
- 4.3 The Council's response to the letter dated 7 June 2018 is attached as Supporting Information #6.

### 5. Conclusion

In the circumstances, it is recommended the Council proceed with the proposed resumption.

### 6. Strategic Implications

#### 6.1 Legislative/Legal Implications

*Acquisition of Land Act 1967; Local Government Act 2009*

The Department of Natural Resources and Mines has advised the following legislative implications should be addressed where relevant.

*Vegetation Management Act 1999* – There are no identified vegetation issues under the *Vegetation Management Act 1999*.

*Water Act 2000* – There are no identified issues under the *Water Act 2000* as the proposed use of the subject land will not require any ongoing water supply authorised under that Act.

*Aboriginal Cultural Heritage Act 2003* – Capital Works construction projects include processes to identify and manage any aboriginal heritage items, archaeological sites and relics discovered during excavations.

#### 6.2 Corporate Plan / Operational Plan

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

#### 6.3 Policy Implications

Council Policy 12-2150-057 sets out the Council's policy in relation to resumptions and acquisitions of land, including the necessary delegations.

#### 6.4 Risk Management Implications

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

#### 6.5 Delegated Authority Implications

Delegated authority for land acquisition resides with the Chief Executive Officer and Legal Services Department Officers in accordance with Council Policy 12-2150-057.

The Council's delegate for the objection hearing process was delegated the necessary authority.

*ITEM 2.1 PROPOSED RESUMPTION FOR DRAINAGE PURPOSES - 134 MORAYFIELD ROAD, CABOOLTURE SOUTH - LOT 5 ON RP88015 - DIVISION 3 - A17516665 (Cont.)*

6.6 Financial Implications

Land resumption costs are funded from budget under Project No 12030.487.

6.7 Economic Benefit

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

6.8 Environmental Implications

It is proposed the subject land be acquired for drainage purposes to provide for a detention basin, intended to among other things reduce existing flood risks and capture upper catchment flows.

6.9 Social Implications

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

6.10 Consultation / Communication

Legal Services  
Property Services  
Divisional Councillor

**3 CORPORATE SERVICES SESSION**

**(Cr M Constance)**

No items for consideration.

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION**

(Cr A Hain)

**ITEM 4.1**

**ARANA HILLS - BRINGELLY STREET - STORMWATER RENEWAL - DIVISION 10**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE

*Reference:* A17509940 : 3 September 2018 - Refer **Confidential** Supporting Information  
**A17451242**

*Responsible Officer:* CB, Project Engineer (ECM Project Management & Construction)

**Executive Summary**

Tenders were invited from the 'MBRC Civil Construction Panel (MBRC005990)' for the 'Arana Hills - Bringelly Street - Stormwater Renewal (VP115440)' project. The tender closed on 21 August 2018, with a total of three tenders received, all of which were conforming.

It is recommended that Council award the contract to Auzcon Pty Ltd for the sum of \$328,645.50 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

**COMMITTEE RECOMMENDATION**

Moved by Cr Matt Constance

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 13/0

That the tender for the 'Arana Hills - Bringelly Street - Stormwater Renewal (VP115440)' project be awarded to Auzcon Pty Ltd for the sum of \$328,645.50 (excluding GST).

ITEM 4.1 ARANA HILLS - BRINGELLY STREET - STORMWATER RENEWAL - DIVISION 10 - A17509940 (Cont.)

**OFFICER'S RECOMMENDATION**

That the tender for the 'Arana Hills - Bringelly Street - Stormwater Renewal (VP115440)' project be awarded to Auzcon Pty Ltd for the sum of \$328,645.50 (excluding GST).

**REPORT DETAIL**

**1. Background**

This project aims to renew the stormwater network in Bringelly Street, Arana Hills. Works include the removal and disposal of existing assets, supply and install of new stormwater pipes and box culverts, new manhole and pipe re-lining, new kerbs and footpaths, road rehabilitation, landscaping and park furniture, line-marking and associated works.

It is expected the works will take 14 weeks, with an allowance for wet weather.



Figure 1 - Bringelly Street and Patricks Rd Intersection - Locality Plan

**2. Explanation of Item**

Tenders for the 'Arana Hills - Bringelly Street - Stormwater Renewal (VP115440)' project closed on 21 August 2018, with a total of three tenders received, all of which were conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents. All tenderers and their evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Auzcon Pty Ltd	97.14
2	Allencon Pty Ltd	92.63
3	GRC Civil (Civlec) Pty Ltd	89.30

ITEM 4.1 ARANA HILLS - BRINGELLY STREET - STORMWATER RENEWAL - DIVISION 10 - A17509940 (Cont.)

**Auzcon Pty Ltd** submitted a competitively priced tender and well-presented documentation. A tender clarification meeting was held on 3 September 2018 at which Auzcon Pty Ltd detailed their experience on road and drainage projects of a similar scale, type and complexity. Auzcon Pty Ltd confirmed their capability and methodology to complete the project.

**Allencon Pty Ltd** submitted a well-priced tender, their submission confirmed their capability to complete the project, however there was no additional benefits for the higher price.

**GRC Civil (Civlec) Pty Ltd** submitted a well-priced tender, their submission confirmed their capability to complete the project, however there was no additional benefits for the higher price.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

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

#### 3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

#### 3.3 Policy Implications

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

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

#### 3.4 Risk Management Implications

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

*Financial Risks:*

A third-party review of financial status has been undertaken and the successful tenderer was rated 'satisfactory'.

*Construction Risks:*

- a. The recommended contractor will provide a program of works, traffic management plan, and safety plan and will be required to fence off the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract, including safe work method statements. A section of Bringelly Road is to be closed to traffic for approximately 2 weeks to allow for the drainage works to be undertaken. Detours will be in place.
- b. The recommended contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works to a high quality.

#### 3.5 Delegated Authority Implications

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

ITEM 4.1 ARANA HILLS - BRINGELLY STREET - STORMWATER RENEWAL - DIVISION 10 - A17509940 (Cont.)

3.6 Financial Implications

Council has allocated a total of \$300,000 (excluding GST) in the 18-19 Capital Projects Program, budget number 106722 and a Q1 adjustment of \$90,000 for landscaping is proposed.

Adjusted Tender Price (Construction)	\$ 328,645.50
Contingency (15%)	\$ 50,000.00
QLeave	\$ 1,561.13
	-----
Total Project Cost	\$ 380,206.63
	=====
Estimated ongoing operational/maintenance costs	\$ 450.00 per F/Y.

Subject to the Q1 adjustment the budget amount for this Project is sufficient.

3.7 Economic Benefit

The restoration of the pavement surface in Bringelly Street combined with the stormwater renewal and landscaping improvements are expected to reduce the overall maintenance costs for the area. The combination of these three elements is expected to provide significant savings, particularly in site establishment and traffic control costs.

3.8 Environmental Implications

There are no negative environmental impacts associated with this project. The landscaping improvements will improve the aesthetics of the local street environment by providing shade and screening.

3.9 Social Implications

The road rehabilitation will improve the condition of the road providing an acceptable level of service for road users. The stormwater renewal will restore the integrity of the stormwater network and will reduce the frequency and severity of flooding. The landscape improvements will remove trip hazards caused by the existing pavers and will provide shade and screening and better pedestrian linkage.

3.10 Consultation / Communication

A detailed communication plan has been prepared and involves project notices, signage, door knocking and online updates. Variable Message Boards (VMS) will be placed to advise motorists of the works, including detour signage for the 2-week road closure. Weekly project updates via email will be provided to the councillor. The Divisional Councillor has been consulted and is supportive of the project.

**ITEM 4.2**

**BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A17576940 : 13 September 2018 - Refer **Confidential Supporting Information A17485063**  
*Responsible Officer:* SL, Project Engineer (ECM Project Management & Construction)

**Executive Summary**

Tenders were invited from Council's Civil Construction Prequalified Suppliers - MBRC005990 for the construction of the 'Bray Park - Samsonvale Road - Road Upgrade (VP115456)' project, separable portions 1 and 2. The tender closed on 28 August 2018 with a total of three tenders received, all of which were conforming.

The project has been split into two separable portions as outlined below.

Separable Portion 1 (stage 1 construction), includes clearing of trees, removal of existing pedestrian facilities, earthworks, extension of the drainage culverts, new retaining wall and associated works.

Separable Portion 2 includes widening the section of Samsonvale Road from two lanes to four traffic lanes, new pedestrian connections and associated works.

Upon completion of Separable Portion 1, service providers (Telstra, NBN and Unitywater) will relocate their affected assets along Samsonvale Road over the extended culvert.

Following the service relocations, the road widening of Samsonvale Road can be undertaken as Separable Portion 2.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Mick Gillam**

**Seconded by Cr Koliana Winchester**

**CARRIED 13/0**

**That the tender for 'Bray Park - Samsonvale Road - Road Upgrade (VP115456) - Separable Portion 1 be awarded to Allencon Pty Ltd for the sum of \$276,476.10 (excluding GST).**



ITEM 4.2 BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8 - A17576940 (Cont.)

### OFFICER'S RECOMMENDATION

That the tender for 'Bray Park - Samsonvale Road - Road Upgrade (VP115456) - Separable Portion 1 be awarded to Allencon Pty Ltd for the sum of \$276,476.10 (excluding GST).

### **REPORT DETAIL**

#### **1. Background**

This project is located on Samsonvale Road between Dundee Street and Elmwood Drive, Bray Park. The scope of works includes landscaping, widening and reconstruction of Samsonvale Road from Dundee Street to Elmwood Drive, as well as major drainage work, intersection upgrade at Kentwood Drive and Elmwood Drive, pathway construction, street lighting and bus shelter relocation. This project will also include realignment of existing line markings to link cycle facilities along this section of Samsonvale Road.

Through the design phase, it was determined that a number of services were required to be relocated. To complete the project, the construction works have been split into two separable portions to mitigate potential construction delay costs associated with the relocation of the underground services.

Separable Portion 1 (stage 1 construction), includes tree clearing, removal of existing pedestrian and bus stop facilities, earthworks, extension of the drainage culverts, retaining walls and associated works and is the subject of this report. Upon completion of Separable Portion 1, service providers (Telstra, NBN and Unitywater) will relocate their affected assets along Samsonvale Road over the extended culverts.

Separable Portion 2 includes the widening the section of Samsonvale Road from two lanes to four traffic lanes, new bus stop, new pedestrian connections, landscaping, fauna infrastructure and associated works and will be subject of a future tender award. Separable Portion 2 will be awarded following the service relocations.

The works for Separable Portion 1, are expected to commence in October 2018 and take 8 weeks to complete weather permitting. Subject to progress with Separable Portion 1 and the subsequent service relocations, it anticipated that Separable Portion 2 will be awarded around late March 2019.

ITEM 4.2 BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8 - A17576940 (Cont.)



Figure 1: Location plan - Samsonvale Road, Bray Park

**2. Explanation of Item**

Tenders were invited from Council’s Civil Construction Prequalified Suppliers - MBRC005990 for the construction of the ‘Bray Park - Samsonvale Road - Road Upgrade (VP115456)’ project separable portion 1 and 2. The tender closed on 28 August 2018 with a total of three tenders received, all of which were conforming. The tenders were assessed by the evaluation panel in accordance with Council’s Purchasing Policy and the selection criteria set out in the tender documentation.

RANK	TENDERER	EVALUATION SCORE
1	Allencon Pty Ltd	100.00
2	G & H Plant Hire Pty Ltd	93.07
3	Auzcon Pty Ltd	91.83

**Allencon Pty Ltd** submitted a complete tender and have completed similar projects for Council. At a tender clarification meeting on 3 September 2018, Allencon Pty Ltd confirmed their experience and methodology to complete the project. The construction duration identified was 8 weeks weather permitting.

**G & H Plant Hire Pty Ltd** submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At a tender clarification meeting on 12 September 2018 they confirmed their experience; however, there were no additional benefits for the higher cost.

*ITEM 4.2 BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8 - A17576940 (Cont.)*

**Auzcon Pty Ltd** submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar nature. At a tender clarification meeting held on the 12 September 2018 they demonstrated their experience; however, there were no additional benefits for the higher cost.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Due to value of work being greater than \$200,000, Council called tenders for the work through MBRC's panel of *Civil Construction Prequalified Suppliers - MBRC005990* in accordance with the *Local Government Act 2009*.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

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

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

**3.4 Risk Management Implications**

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

**Construction Risks**

- a. The widening of Samsonvale Road is to be delivered in 3 stages, Separable Portion 1, tree clearing, removal of existing pedestrian facilities, earthworks, extension of the drainage culverts, retaining wall and associated works. Service Authorities will then relocate their services. Upon completion of the service relocation, the widening of Samsonvale Road can be undertaken. There is a potential delay risk to council in awarding Separable Portion 1 and 2, from the impact of the service authorities' relocation of their assets. As a consequence, it is proposed that Separable Portion 2 will be awarded once the service authorities are nearing the completion of their works and any construction delay risk to council is mitigated.
- b. The recommended contractor will provide a program of works, environmental management plan, and safety plan and will be required to fence off the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract.
- c. The recommended contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works.

**3.5 Delegated Authority Implications**

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

**3.6 Financial Implications**

Council has allocated a total of \$1,425,000 (excluding GST) in the 18-19 FY Capital Projects Program for this project (101630).

Tender Price (Construction) Separable Portion 1	\$ 276,476.10
Telstra Relocation	\$176,962.05
NBN Relocation	\$ 61,918.35
Unitywater Relocation	\$ 90,479.00
Energex Street Lighting Upgrade	\$ 88,710.83
Contingency (10%)	\$ 30,000.00
QLeave	\$ 3,299.00

ITEM 4.2 BRAY PARK - SAMSONVALE ROAD - ROAD UPGRADE - DIVISION 8 - A17576940 (Cont.)

Total Project Cost (Separable Portion 1 and Service Relocation)	----- \$727,845.33 =====
Estimated ongoing operational/maintenance costs	\$1,879.73 per F/Y.

This project will be debited to job/project number 101630.  
The budget amount for this Project is sufficient.

- 3.7 Economic Benefit  
The project will ensure the facilities are consistent with Council's desired standards of service, reduce maintenance costs and extend the life of the road infrastructure
- 3.8 Environmental Implications  
An Environmental Management Plan will be provided to Council by the successful tenderer, detailing the management of environmental matters affecting the project during construction.
- 3.9 Social Implications  
The project, once completed, will improve the safety and operation of this section of Samsonvale Road, Bray Park for users.
- 3.10 Consultation / Communication  
A detailed communications plan has been prepared. The use of two Variable Message Boards, Project Notices and project signs will be implemented two weeks prior to any site works. Project notices and project signs will notify nearby residents and pathway users of the works. Monthly updates by Council's project manager will occur, to inform on progress during the 8-week construction duration weather permitting. The Divisional Councillor has been consulted and is supportive of the project and the consultation plan.

**ITEM 4.3**

**MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS  
AND ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A17041757 : 10 September 2018  
*Responsible Officer:* RS, Senior Project Manager (ECM Project Management & Construction)

**Executive Summary**

This report seeks Council approval to enter into a contract with APT O&M Services (QLD) Pty Ltd ('APA Gas') for the relocation of a major gas main in Brays Road, Murrumba Downs as part of a future road widening and intersection upgrade project. APA Gas is the owner of this gas main and has provided an estimate for the works.

**COMMITTEE RECOMMENDATION**

Moved by Cr Denise Sims

Seconded by Cr Julie Greer

CARRIED 13/0

1. That in accordance with section 235(a) of the Local Government Regulation 2012, Council is satisfied that APT O&M Services (QLD) Pty Ltd ('APA Gas') is the only supplier who is reasonably available to undertake the relocation of the gas main on Brays Road, Murrumba Downs, as described in this report.
2. That the Council enters into the contract with APT O&M Services (QLD) Pty Ltd as described in this report, for the amount of \$1,500,150.00 (excluding GST) as per the estimate of works.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the contract with APT O&M Services (QLD) Pty Ltd and any required variations of the agreement on the Council's behalf.

*ITEM 4.3 MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS AND ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7 - A17041757 (Cont.)*

## OFFICER'S RECOMMENDATION

1. That in accordance with section 235(a) of the Local Government Regulation 2012, Council is satisfied that APT O&M Services (QLD) Pty Ltd ('APA Gas') is the only supplier who is reasonably available to undertake the relocation of the gas main on Brays Road, Murrumba Downs, as described in this report.
2. That the Council enters into the contract with APT O&M Services (QLD) Pty Ltd as described in this report, for the amount of \$1,500,150.00 (excluding GST) as per the estimate of works.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the contract with APT O&M Services (QLD) Pty Ltd and any required variations of the agreement on the Council's behalf.

## **REPORT DETAIL**

### **1. Background**

Prior to undertaking a road upgrade project in Brays Road, Murrumba Downs, it is necessary to relocate an existing gas main. Relocation of the APA Gas owned main is wholly dependent upon APA Gas to design and program its works. It is expected that once engaged, APA Gas will confirm the design and construction program. Desirably, the relocation of the gas main would occur during the 2018-19 financial year with the current APA construction window after December 2018.

The proposed road upgrade project is located over the section of Brays Road between the recent Moreton Bay Rail Link (MBRL) construction north of Moreton Street, extending through to the bridge over the Bruce Highway, and along McClintock Drive from Brays Road to Black Duck Creek, Murrumba Downs. The objective of the project is to improve safety for all users, reduce traffic congestion and future-proof transport demands to 2031.

The scope of the road project includes the widening and upgrading of all road pavement to provide additional turn lanes and bike facilities, upgraded stormwater drainage infrastructure, pathways, median islands, landscaping and signalised intersections at Moreton Street, Normanby Road and McClintock Drive, a new roundabout at Twin Lakes Drive and associated service relocations including APA Gas.

The road and intersections construction works are currently planned to be constructed over the 2019-20, 2020-21 and 2021-22 financial years, commencing in April 2020.

ITEM 4.3 MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS AND ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7 - A17041757 (Cont.)



Figure 1 Location of works

**2. Explanation of Item**

As the asset owner, only APA Gas is permitted to design and undertake work on the relocation of this gas main. This work is necessary to facilitate the proposed road upgrade project.

APA Gas has provided an estimate of the cost of the works required and Council will be required to fund the actual cost of the works. A deposit of 75% of the estimated cost will be required to be paid, in advance. As the estimated cost of the relocation is \$1,500,150.00 (excluding GST) a deposit amount of \$1,125,112.50 (excluding GST) will be required. Council is required to sign the APA Gas Recoverable Works Agreement to engage APA Gas to complete the gas main relocation works.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Under the Local Government Regulation 2012, the Council must tender works of this value in an open tender arrangement to determine tenderers that can meet Council’s requirements at competitive prices before Council enters into a large sized contractual arrangement, unless a relevant exception to this general requirement under the Regulation is applicable.

The Council can enter into a large sized contractual arrangement without first inviting tenders if it resolves that it is satisfied there is only one supplier who is reasonably available.

ITEM 4.3 MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS AND ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7 - A17041757 (Cont.)

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Roads and transport - roads and other transport infrastructure across the region. 'Safe, efficient, reliable and integrated transport network'.

3.3 Policy Implications

Section 235 'Other Exceptions' of the Local Government Regulation 2012, part (a) states that "*the local government resolves it is satisfied that there is only 1 supplier who is reasonably available*". APA Gas is the asset owner and the only supplier who manages all works associated with this asset.

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

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

3.4 Risk Management Implications

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

Traffic Management:

- a) APA Gas will manage traffic related matters as part of its normal processes for undertaking works on its assets within the road reserve. APA Gas will submit a Land Access request to Council to open the road reserve as per the normal process for authorities to undertake works on its assets.
- b) To minimise traffic impacts for commuters and the local school, the APA Gas proposal allows for normal work hours during school holidays and night works during the school term.

Tree Root Impacts:

- a) APA Gas has sought expert advice from an independent arborist and Council's arborist to ensure that the gas main relocation works will minimise impacts on existing tree roots as much as possible. The proposed alignment of the gas main has been moved to the opposite side of Brays Road - furthest away from the existing stand of trees. In addition, a mix of construction techniques including non-destructive vacuum excavation, directional boring and trenching will be utilised.

3.5 Delegated Authority Implications

There are no delegated authority implications associated with this project.

3.6 Financial Implications

Council has allocated \$1,500,000 (excluding GST) for service relocations in the 18-19 FY Capital Projects Program for this project 101237.

A total of \$12,500,000 for road and intersection construction has been identified across the draft 2019-20, 2020-21 and 2021-22 Capital Projects Program for the Murrumba Downs - Brays Road / McClintock Drive - Intersections and Road Upgrade project.

Quoted (APA Gas) Price	\$1,500,150.00
Contingency (5%)	\$ 75,007.50
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Total project cost	\$1,575,157.50
	=====

There are no ongoing operational/maintenance costs associated with these works. The asset is operated and maintained by APA Gas.



*ITEM 4.3 MURRUMBA DOWNS - BRAYS ROAD / MCCLINTOCK DRIVE - INTERSECTIONS AND ROAD UPGRADE - RELOCATION OF GAS MAIN - DIVISION 7 - A17041757 (Cont.)*

The current budget amount for this project is insufficient. Additional funds will only be sought at a quarterly budget review should the contingency value be required.

3.7 Economic Benefit

The relocation of the APA Gas main will allow the road and intersections upgrade project to progress. The upgrade project will improve safety for all users, reduce traffic congestion by providing additional capacity and future-proof transport demands to 2031. The project will extend the life of the road pavement and reduce recurrent maintenance costs.

3.8 Environmental Implications

An Environmental Management Plan will be submitted by the contractor to Council for approval, detailing how the surrounding area will be protected during construction, and how sediment run-off will be managed.

Community consultation has identified that the existing stand of trees along Brays Road is of great value to the local community. Council wishes to preserve as many of these trees as possible. APA Gas has responded to this requirement by moving the proposed gas main alignment to the opposite side of Brays Road - furthest away from the existing trees. This proposal will minimise damage to the existing tree roots. Refer to item 3.4.

3.9 Social Implications

The relocation of the APA Gas main will allow the road upgrade works to follow. The upgrade works will decrease the need for disruptive road maintenance and improve rideability of the road surface for vehicles. The new traffic signals will also improve safety to road users and pedestrians.

3.10 Consultation / Communication

The gas main relocation works will be managed by APA Gas in line with normal traffic management associated with works on its asset. A Communication Plan has been prepared and includes Project Notices, online updates, meetings with the school and variable message boards placed along Brays Road. Weekly project updates via email will be provided to the school and councillor. The Divisional Councillor has been consulted and is supportive of the project.

**5 PARKS, RECREATION & SPORT SESSION**

(Cr K Winchester)

**ITEM 5.1**

**NEW LEASE - MORETON DISTRICT INVITATION RACING PIGEON CLUB INC - DIVISION 2**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT

*Reference:* A17562295 : 12 September 2018 - **Refer Supporting Information A17562353**

*Responsible Officer:* CM, Acting Supervisor Community Leasing (CES Community Services, Sport & Recreation)

**Executive Summary**

This report seeks Council's approval for the provision of a trustee lease (lease) to Moreton District Invitation Racing Pigeon Club Inc. at Burpengary Sports Complex, 65 Henderson Road, Burpengary (Refer Supporting Information #1). The proposed lease would take effect following the group securing sufficient funding to complete the construction of a storage shed and prior to the commencement of construction works.

**COMMITTEE RECOMMENDATION**

Moved by Cr Peter Flannery

Seconded by Cr Adam Hain

CARRIED 13/0

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Moreton District Invitation Racing Pigeon Club Inc. be granted a trustee lease over an area at 65 Henderson Road, Burpengary (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease is subject to Moreton District Invitation Racing Pigeon Club Inc. securing sufficient funding to undertake the storage shed project referred to in this report and that the grant of this lease is prior to the commencement of construction works.
5. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf as described in this report.

*ITEM 5.1 NEW LEASE - MORETON DISTRICT INVITATION RACING PIGEON CLUB INC - DIVISION 2 - A17562295 (Cont.)*

## OFFICER'S RECOMMENDATION

1. That the exception contained in section 236(1)(b)(ii) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the land referred to in this report.
2. That, subject to recommendations 3 and 4, Moreton District Invitation Racing Pigeon Club Inc. be granted a trustee lease over an area at 65 Henderson Road, Burpengary (refer Supporting Information #1) for a period of five years.
3. That the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with annual rental commencing at \$1.00 per annum.
4. That the grant of this lease is subject to Moreton District Invitation Racing Pigeon Club Inc. securing sufficient funding to undertake the storage shed project referred to in this report and that the grant of this lease is prior to the commencement of construction works.
5. That the Chief Executive Officer be authorised to take all action necessary including but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf as described in this report.

## **REPORT DETAIL**

### **1. Background**

Formed in June of 2017, the Moreton District Invitation Racing Pigeon Club Inc. (MDIRPC) is a small club of approximately 18 members with a common interest in keeping and racing pigeons. The club hold monthly meetings, as well as weekly race nights (Fridays and Saturdays) between May and October each year. The club is currently conducting these activities from member's homes.

MDIRPC has an affiliation with two other pigeon clubs which allows members to participate in interclub race events. Currently, MDIRPC attracts approximately 40 participants to its race nights.

In addition to its standard group activities, MDIRPC also supports the community through the provision of educational sessions to schools regarding the history of pigeons, as well as releasing pigeons at local commemorative events.

The 1club has identified a need for a shed in a central location to alleviate challenges associated with basketing pigeons for its race nights, as well as storage and transportation of club equipment from member's private residences. Burpengary Sports Complex (refer Supporting Information #1) has been identified as a suitable location for such a facility.

Potential community group tenants of Council land or facilities must submit an Improvement Works Application (IWA) to obtain Council approval for any improvements to a site where they hold or intend to hold a lease, licence or permit. Council may approve, approve with conditions or refuse applications at its sole discretion.

### **2. Explanation of Item**

The MDIRPC has lodged an IWA to Council for the construction of a storage shed at the Burpengary Sports Complex. This application has been assessed by Council's key stakeholder departments, with no objections received.

To enable MDIRPC to proceed with its proposed project, Council would need to provide the group with a lease over the area where the facility is to be constructed. This report recommends that Council approve the provision of a lease, under the terms and conditions of Council's Community Leasing Policy, over the area identified in Supporting Information #1. Further, it is recommended that the term of this lease be five (5) years.

ITEM 5.1 NEW LEASE - MORETON DISTRICT INVITATION RACING PIGEON CLUB INC - DIVISION 2 - A17562295 (Cont.)

### **3. Strategic Implications**

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

The proposed lease will be registered with the Department of Natural Resources, Mines and Energy in accordance with the *Land Act 1994*.

The Council must comply with the *Local Government Act 2009* and Local Government Regulation 2012 when it disposes of valuable non-current assets. Resolving to rely on the exception provided under section 236(1)(b)(ii) of the Regulation will allow the Council to complete the disposal to a community organisation by means other than tender or auction.

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

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

#### **3.3 Policy Implications**

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

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

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

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

As per Officer's Recommendation 5 of this report, it is proposed that the Chief Executive Officer be authorised to take all action necessary to execute the new lease.

#### **3.6 Financial Implications**

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

#### **3.7 Economic Benefit**

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

#### **3.8 Environmental Implications**

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

#### **3.9 Social Implications**

The issuing of a lease to Moreton District Invitation Racing Pigeon Club Inc. will provide the club with facilities to support their operations.

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

Councillor Flannery (Division 2)  
Relevant Council departments  
Moreton District Invitation Racing Pigeon Club Inc.

**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

### ITEM 9.1 REGIONAL EVENTS

Cr Peter Flannery reported that he had attended the **Bribie Island Volunteer Marine Rescue** event over the preceding weekend in the company of Cr Brooke Savige (Divisional Councillor) and Ms Simone Wilson (Member for Pumicestone) to celebrate the **recommissioning of 'Bribie Three'**, that had been rebuilt as a fit-for-purpose vessel. Cr Flannery noted that the service had recently completed beautification works around their headquarters, for which Council had provided funding support, and that the service would be hosting the upcoming Emergency Services Expo in October.

Cr Savige echoed Cr Flannery's report, advising that the service had come a long way since its inception, and that the members are very thankful for the support they receive.

Cr Matt Constance congratulated **The Hills District & Bunya Community Garden Committee** on the conduct of its **Awards Ceremony** over the past weekend. The Committee was celebrating its 50<sup>th</sup> year - that was a testament to the Committee. A number of well-known locals were in attendance with 36 entries being received for this year's event - a significant improvement on last year.

Cr Adrian Raedel responded to a suggestion that a **'big' strawberry** should be located in Caboolture as a tribute to the strawberry industry in the area, reporting that Wotif was currently looking to provide the next 'big' thing for Australia and a proposal had been put forward for the location of a 'big strawberry' at Wamuran. The list of proposals will be short-listed and it is hoped that the Wamuran proposal would be successful.

On Wednesday 19 September 2018, Cr Denise Sims represented the Mayor at a **Land for Wildlife Open Property Tour** at Stony Creek. The event celebrated 20 years of Land for Wildlife in South East Queensland which attracted a bus-load of participants and incorporated a guided walk through the property including highlights on the environmentally significant features, examples of Council grant-funded projects and long term revegetation and weed management efforts.

Cr Adrian Raedel stated that it was great to see acknowledgement of Land for Wildlife activities and 'what they are about' as their achievements are often overlooked. Cr Raedel expressed his view that although parts of the Moreton Bay region were amongst the fastest-growing in Australia, it was important to have a balance with different lifestyles, as appreciated by groups such as Land for Wildlife.

### COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims

Seconded by Cr Adrian Raedel

CARRIED 13/0

**That a Mayoral letter of congratulation be sent to Land for Wildlife on the successful showcase of their activities conducted on Wednesday 19 September, 2018 at Stony Creek, and for those scheduled for other properties during the upcoming week.**

ITEM 9.1 - REGIONAL EVENTS (Cont'd)

Cr Adam Hain referred to the staging of the **Under 17 Girl's State Softball Championships** at the Caboolture Sports Softball Association's facility on Dances Road, Caboolture over the preceding weekend. The competition was well-received and comprised of a number of teams from throughout Queensland as well as a team from New Zealand.

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**COMMITTEE RECOMMENDATION**

Moved by Cr Adam Hain

Seconded by Cr Adrian Raedel

CARRIED 13/0

**That a Mayoral letter of congratulation be sent to the Caboolture Sports Softball Association on the successful hosting of the Under 17 Girl's State Softball Championships.**

Cr Adam Hain also reported that the **Caboolture Sports Football Club Senior Men's** team have secured a spot in the 2019 Brisbane Premier League - which is a great achievement for the Club.

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**COMMITTEE RECOMMENDATION**

Moved by Cr Adam Hain

Seconded by Cr Adrian Raedel

CARRIED 13/0

**That a Mayoral letter of congratulation be sent to the Caboolture Sports Football Club on achieving representation in the Brisbane Premier League in the 2019 competition.**

Cr Allan Sutherland (Mayor) reported on his attendance at the **2018 Intrust Super Cup Grand Final** match between Redcliffe Dolphins and Easts Tigers on Sunday 23 September 2018, at Suncorp Stadium. Although the game got off to a slow start, the Dolphins took advantage of every opportunity displaying some excellent ball skills to take out the win.

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**COMMITTEE RECOMMENDATION**

Moved by Cr Allan Sutherland (Mayor)

Seconded by Cr Peter Flannery

CARRIED 13/0

**That a Mayoral letter of congratulation be sent to the President of the Redcliffe Dolphins congratulating the Club on its magnificent win in the 2018 Intrust Super Cup on Sunday 23 September 2018, defeating Easts Tigers.**

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**CLOSURE**

There being no further business the Chairperson closed the meeting at 11.07am.