



REPORT

Coordination Committee Meeting

Tuesday 9 October 2018
commencing at 10.47am

Strathpine Chambers
220 Gympie Road, Strathpine

ENDORSED GM20181009

CHAIRPERSON'S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 9 October 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)
CHAIRPERSON
COORDINATION COMMITTEE

Membership = 13
Mayor and all Councillors

Quorum = 7

Adoption Extract from General Meeting – 9 October 2018 (Page 18/2026)

**12.2 Coordination Committee Meeting - 9 October 2018
(Pages 18/2028 to 18/2115)**

RESOLUTION

Moved by Cr Adrian Raedel

Seconded by Cr Julie Greer

CARRIED 10/0

That the report and recommendations of the Coordination Committee meeting held 9 October 2018 be adopted.

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

ITEM 2.1 **2030**
COUNCIL OF MAYORS (SEQ) - PEOPLE MASS MOVEMENT STUDY - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 2.2 **2033**
DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT
PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING
SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6
COMMITTEE RECOMMENDATION

ITEM 2.3 (ITEM C.1 NOW DEEMED NON-CONFIDENTIAL AND RE-NUMBERED) **2087**
MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

3 CORPORATE SERVICES SESSION (Cr M Constance)

ITEM 3.1 **2090**
SUPPLY OF BANKING SERVICES - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 3.2 **2093**
RATES PENSIONER REMISSION - BACKDATE REQUEST - DIVISION 12
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 3.3 **2096**
ENTERPRISE GIS SOFTWARE RENEWAL - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

ITEM 4.1 **2100**
BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS CONSTRUCTION
- DIVISION 10
COMMITTEE RECOMMENDATION
REPORT DETAIL

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
9 October 2018

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ITEM 4.2 **2105**
ELIMBAH - MIFAWNY ROAD AND LERAY ROAD STORMWATER RENEWAL - DIVISION
12

COMMITTEE RECOMMENDATION

REPORT DETAIL

**5 PARKS, RECREATION & SPORT SESSION (Mayor Sutherland in absence of Cr K
Winchester)**

ITEM 5.1 **2109**
NEW LEASE - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC -
DIVISION 8

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 **2113**
REGIONAL EVENTS

COMMITTEE RECOMMENDATION

COMMITTEE RECOMMENDATION

CLOSED SESSION (Confidential items)

OPEN SESSION

ITEM C.2 – CONFIDENTIAL **2115**
ACQUISITION OF LAND TO FACILITATE ROAD AND DRAINAGE PROJECT - DIVISION 2

COMMITTEE RECOMMENDATION

CLOSURE

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)
Cr Peter Flannery
Cr Adam Hain
Cr Julie Greer
Cr James Houghton
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)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Manager Infrastructure Planning	(Mr David Meyer)
Manager Financial & Project Services	(Mr Keith Pattinson)
Manager Development Services	(Ms Kate Isles)
Team Leader Planning - Development Services	(Ms Amy White)
Team Leader Meeting Support	(Kathrine Crocker)

Apologies:

Cr Brooke Savige
Cr Koliانا Winchester
Cr Denise Sims

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

No items for consideration.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

COUNCIL OF MAYORS (SEQ) - PEOPLE MASS MOVEMENT STUDY - REGIONAL

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A17644489 : 27 September 2018
Responsible Officer: DM, A/Director ECM (ECM Integrated Transport Planning & Design)

Executive Summary

The Council of Mayors (SEQ) has requested Council participation in completion of a South East Queensland People Mass Movement Study including an associated financial contribution of \$158,000 towards the study.

The People Mass Movement Study will provide a region-wide overview of people movement, in order to develop a strategy that best addresses current and future demands and reduces the current high level of car dependency within SEQ.

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Matt Constance

CARRIED 10/0

- 1. That having regard for the importance of this study, Council participate in the South East Queensland People Mass Movement Study being undertaken by the Council of Mayors (SEQ).**
- 2. That the associated financial contribution of \$158,000 for the study, be sourced from a future quarterly budget review.**

ITEM 2.1 COUNCIL OF MAYORS (SEQ) - PEOPLE MASS MOVEMENT STUDY - REGIONAL - A17644489 (Cont.)

OFFICER'S RECOMMENDATION

1. That having regard for the importance of this study, Council participate in the South East Queensland People Mass Movement Study being undertaken by the Council of Mayors (SEQ).
2. That the associated financial contribution of \$158,000 for the study, be sourced from a future quarterly budget review.

REPORT DETAIL

1. Background

In late 2016, the Council of Mayors (SEQ) sought submissions from suitably qualified consultants to undertake a South East Queensland People Mass Movement Study. The Council of Mayors website notes that this *"significant study will play a crucial role in planning for South East Queensland and is a primary activity to support a feasibility study and bid for the 2028 Olympic Games and Paralympic Games"*.

The web-site also provides an outline of a *"Olympic Pre-feasibility Analysis Report"*. In part the web-site notes:

"The SEQ Mayors endorsed the conclusions of the pre-feasibility study, which determined there are sufficient economic, social and cultural benefits to warrant further investigation. The Report also highlighted the need for the region to be better equipped to meet its future growth challenges, regardless of an Olympic bid.

Specifically, the Report shows that the region requires a detailed program of work to support SEQ's future growth, including a People Mass Movement study, a review of sporting and performing arts venues, and a full Olympic feasibility study".

Advice received from the Council of Mayors advises that of the 10 SEQ councils, only Moreton Bay Regional Council and Logan City Council are not currently involved with the People Mass Movement Study.

In an email to the Mayor dated 9 April 2018, Mr Scott Smith, current CEO, Council of Mayors (SEQ), advised that he was seeking both Moreton Bay Regional Council and Logan City Council to become involved with the People Mass Movement Study. This would then have the 'whole region involved' with the exception of Gold Coast, who would no longer be involved with the Council of Mayors from 1 July.

In respect of the People Mass Movement Study, the Council of Mayors is seeking a financial commitment of \$158,000 from Council.

2. Explanation of Item

Correspondence received from the Council of Mayors provides the following background advice in relation to this matter.

The population covered by the Council of Mayors represents 1 in 7 Australians and transport in the region is predominantly car based. Solving of the mass movement of people around the region, particularly on high commuter routes is a key priority for the region and for the Mayors of SEQ. The existing road and rail network is inadequate to support current growth projections and investment decisions need to be made to provide a balance of new links and existing network upgrades.

The People Mass Movement Study is seeking a region wide overview of people movement to combine multiple transport studies (local, state and national) into a 'single roadmap and action plan'. The study will consider region-wide people movement, in order to develop a strategy that best addresses current and future demands.

ITEM 2.1 COUNCIL OF MAYORS (SEQ) - PEOPLE MASS MOVEMENT STUDY - REGIONAL - A17644489 (Cont.)

In support of future advocacy campaigns at a State and Federal level, the study will provide data and information, including:

- Patronage patterns and forecasts;
- Daily model outputs;
- Summary patronage outputs for different investment scenarios;
- Network Enhancements opportunities;
- Model-based regional mobility analysis;
- Cost savings and economic development opportunities

The study will incorporate a number of projects that are considered to impact on MBRC including:

- Bruce Highway Upgrade;
- North-South Urban Arterial and Crossing Project;
- North-Coast Faster Rail - with connections into key rail stations within MBRC.

3. Strategic Implications

3.1 Legislative/Legal Implications

No legal or legislative issues have been identified.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Diverse transport options - an integrated regional transport network.

3.3 Policy Implications

No policy issues have been identified.

3.4 Risk Management Implications

The project is intended to provide a coordinated approach to people movement within SEQ both now and into the future. If the aims of the project are realised, then it will minimise the risk of ad-hoc and disjointed transport decisions.

3.5 Delegated Authority Implications

No delegated authority implications have been identified.

3.6 Financial Implications

The Council of Mayors is seeking a financial contribution of \$158,000 towards the People Mass Movement Study. No budgetary provisions have been made within the current financial year for this project. Consideration will need to be given to a funding allocation at a quarterly review.

3.7 Economic Benefit

There is potential for strong economic benefit if the study is successful in securing future funding for projects from both the State and Federal governments and if a coordinated and integrated regional transport network can be achieved.

3.8 Environmental Implications

No environmental implications have been identified at this time.

3.9 Social Implications

Positive social outcomes could be realised through the provision of a coordinated and integrated regional transport network.

3.10 Consultation / Communication

The matter was raised at a Council workshop held 25 September 2018.

ATTENDANCE

Kate Isles and Amy White attended the meeting at 10.58am for discussion on Item 2.2.

ITEM 2.2

**DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE -
DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS)
(SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE
CRESCENT, WOODY POINT - DIVISION 6**

**APPLICANT: IOANNA PHILIPPIDES C/- VICTOR G FEROS TOWN PLANNING
CONSULTANTS**

OWNER: IOANNA PHILIPPIDES

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A17512610 : 9 October 2018 – Refer Supporting Information A17512614,
A17562384, A17562386, A17562389, A17562372, A17562371
Responsible Officer: GH, Principal Planner (Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Ioanna Philippides C/-Victor G Feros Town Planning
Lodgement Date:	28 August 2017
Properly Made Date:	6 September 2017
Confirmation Notice Date:	20 September 2017
Information Request Date:	4 October 2017
Info Response Received Date:	27 February 2018
Public Notification Dates:	6 March 2018 until 27 March 2018
No. of Submissions:	Properly Made: Seven (7) Not Properly Made: One (1)
Decision Due Date:	12 October 2018
Prelodgement Meeting Held:	No

PROPERTY DETAILS	
Division:	Division 6
Property Address:	16-20 Woodcliffe Parade, Woody Point
RP Description	Lot 1 on RP195591
Land Area:	2,456m ²
Property Owner	Ms. Ioanna Philippides

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	Redcliffe City Planning Scheme (2005) (now superseded)
Planning Locality / Zone	Retail Core Zone
Level of Assessment:	Impact Assessment

This application seeks a Material Change of Use - Development Permit for Multiple Dwelling (33 Dwellings) (Superseded Planning Scheme) located at 16-20 Woodcliffe Crescent, Woody Point on land described as Lot 1 on RP195591. The application is made pursuant to a Superseded Planning Scheme Request and accordingly is assessable against the Redcliffe City Planning Scheme 2005 (now superseded).

It is proposed to construct a new nine (9) storey building and having an overall maximum building height of 26.2m, measured in accordance with the administrative definitions of the Redcliffe City Planning Scheme. The proposed building will contain a total of thirty-three (33 dwellings) including a mix of two, three and four bedroom dwellings.

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

The application was publicly advertised with eight (8) submissions received, including seven (7) properly made submissions. The proposed development is considered to accord with the intent of the Redcliffe City Planning Scheme, and is recommended to be approved, subject to conditions.

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 9/1

Cr Adrian Raedel voted against Committee's Recommendation

That the Officer's Recommendation be adopted as detailed in the report, noting correction to Condition 3, to now read as follows:

3	Extent of Unit Development	
	Develop dwelling units on the site as follows: 1. One (1) dwelling containing two (2) bedrooms; 2. Thirty (30) dwellings containing three (3) bedrooms; 3. Two (2) dwellings containing four (4) bedrooms.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for Multiple Dwelling (33 Dwellings) (Superseded Planning Scheme) located at 16-20 Woodcliffe Crescent, Woody Point on land described as Lot 1 on RP195591, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Development Schedule	DA102, Revision I	Mark Williams Architects	18/07/2018
Contextual Profile	DA201a, Revision I	Mark Williams Architects	18/07/2018
Street View Study	DA201b, Revision I	Mark Williams Architects	18/07/2018
Basement Floor Plan	DA202, Revision I	Mark Williams Architects	18/07/2018
Level One (Ground Floor Plan)	DA203, Revision I	Mark Williams Architects	18/07/2018
Typical Level (Level 2-8)	DA204, Revision I	Mark Williams Architects	18/07/2018
Level Nine	DA205, Revision I	Mark Williams Architects	18/07/2018
Roof Top Terrace	DA206, Revision J	Mark Williams Architects	09/08/2018
East Elevation	DA211, Revision I	Mark Williams Architects	18/07/2018
North Elevation	DA212, Revision I	Mark Williams Architects	18/07/2018
South Elevation	DA213, Revision I	Mark Williams Architects	18/07/2018
West Elevation	DA214, Revision I	Mark Williams Architects	18/07/2018
Section A	DA215, Revision I	Mark Williams Architects	18/07/2018
Section A2	DA216, Revision I	Mark Williams Architects	18/07/2018
GFA Calculation	DA217, Revision I	Mark Williams Architects	18/07/2018
Open Space Diagram	DA218, Revision I	Mark Williams Architects	18/07/2018
Landscape Calculation	DA219, Revision I	Mark Williams Architects	18/07/2018
Waste Management Plan	DA220, Revision C	Mark Williams Architects	18/07/2018
Acoustic Assessment	17BRA0083 L01_1	TTM	26/2/2018
Acoustic Report	17BRA0083 L02_1	TTM	22/8/2018
Stormwater Response Additional Information Requirements	620.12227-L03-V0.1.docx	SLR Consulting	17 May 2018

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and documents	
	Undertake development generally in accordance with the approved plans and document. These plans will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
2	Community Management Statement	
	Ensure that the Community Management Statement for the development reflects the following: 1. Car parking provisions; 2. Landscaping requirements; 3. Communal Open Space and Recreation areas (including unrestricted access to all recreation areas for all units with the development); 4. Bin storage requirements and collection locations; and 5. Stormwater Management requirements;	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
3	Extent of Unit Development	
	Develop dwelling units on the site as follows: 4. One (1) dwelling containing one (1) bedroom; 5. Thirty (30) dwellings containing two (2) bedrooms; 6. Two (2) dwellings containing two (2) bedrooms.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
4	On-Site Car Spaces	
	1. Provide vehicle spaces on site as generally shown on the approved plans. 2. Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
5	Bicycle Parking	
	Install secure bicycle parking for a minimum of one (1) bicycle space for each dwelling.	Prior to submitting to the Council any request for

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
<p>All works are to comply with:</p> <ul style="list-style-type: none"> • Schedule 2 – car parking 7.2.1 of the Redcliffe City Planning Scheme. 	<p>approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
6	Water and Sewerage
<p>Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming:</p> <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied. 	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
7	Electricity
<ol style="list-style-type: none"> 1. Provide an underground electricity supply connection to the building. 2. Submit certification from a licensed surveyor, Registered Professional Engineer of Queensland (RPEQ) or registered building surveyor that any electricity connections and infrastructure made redundant by the development is removed with the land reinstated. 	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
8	Electrical Transformer
<p>Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following;</p> <ol style="list-style-type: none"> 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. <p>Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site.</p> <p>Note: The use of barbed wire or metal prongs is not permitted</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
9	Clothes Drying Facilities – Above Ground Units
<p>Provide a communal clothes drying court having a minimum area of 35 metres, that is screened from adjoining properties and the street, or provide an electric clothes dryer within each dwelling unit.</p>	<p>Prior to submitting to the Council any request for approval of a plan of</p>

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
	subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
10 Clothes Drying – Ground Floor Units	
Provide external clothes drying facilities within private courtyards. Such facilities are to be screened from adjoining properties and the street.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
11 Private Screening	
<p>Provide privacy screening or alternate treatments where:</p> <ol style="list-style-type: none"> 1. Habitable room windows or balconies of above ground floor dwelling units directly face another habitable room or balconies on the same site or an adjoining site; and/or 2. Habitable room windows or balconies that overlook private recreation areas of other dwelling units on the same site or an adjoining site. <p>Treatments may consist of one or more of the following:</p> <ul style="list-style-type: none"> • Sill heights at a minimum of 1.5 metres above floor level; or • Fixed, tinted or opaque glazing in at least any part of the fixed window or balcony balustrading between the floor level of the dwelling unit or balcony and 1.5m for windows and 1.2m for balconies; or • Sliding external screens (e.g. louvered panels), of durable weather resistant materials and with a maximum of 50% transparency. <p>Note: Balcony screening for the full height of the balcony is not to exceed 40% of the balcony.</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
12 Materials and Finishes to Driveway and External Car Parking Spaces (Residential)	
Construct the driveway and visitor parking spaces of materials and finishes to soften the visual impact of these areas. In order to achieve the above, one or a combination of the following is to be used:	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
<ol style="list-style-type: none"> 1. coloured aggregate; 2. coloured asphalt; 3. brick pavers; 4. approved porous surfacing; and/or 5. banding patterns in the surface design. 	

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CONDITION	TIMING	
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
<p>Note: The Council may approve other materials and finishes that are compatible with the objectives of this requirement.</p> <p>Note: Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them.</p> <p>Note: The use of a plain concrete finish for the driveways and parking areas is not acceptable.</p>		
13	Street Numbering and Building Names (All Developments)	
	<p>Prominently display street numbers and any building names at the road frontage of the site, to enable identification by emergency services.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
14	Unit Numbering	
	<p>Install unit numbering prominently located at the entrance to each individual unit.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
15	Internal Fire System – Residential	
A	<p>Provide an internal Fire Hydrant System with fire hydrants placed at intervals of no more than 120 metres from each other. Hydrants may have a single outlet and be located above or below ground.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>
B	<p>Maintain the Fire Hydrant System at no cost to Council or Unitywater.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and</p>

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		to be maintained at all times.
C	Identify hydrants as specified in 'Identification of street hydrants for fire fighting purposes' available under 'Publications' on the Department of Transport and Main Roads website www.tmr.qld.gov.au/~media/busind/techstdpubs/trum/125Amend18.pdf or as amended.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
16	Front Fencing (Residential)	
	Ensure that any front fencing is constructed to a maximum height of 1.5 metres. Note: This excludes fencing/screening elements required for plant equipment including transformers, pump rooms, booster pumps and the like).	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
17	Fencing – Park Boundaries	
	Provide semi-transparent fencing to eastern boundary (adjoining Woodcliffe Crescent park and to the Southern boundary (adjoining Moreton Bay) at ground level to enable passive surveillance of public areas. Fencing is to have a minimum height of 1.2 metres and a maximum height of 1.8 metres and a minimum 50% transparency.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
18	External Lighting	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times..
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting), or as amended.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		commencement of use, whichever occurs first and to be maintained at all times.
19	Lighting – Pedestrian Areas	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use.
20	Waste Management Plan	
A	Implement the approved waste management program; Note: This development will use 4 x 1.1m ³ bins serviced at the kerbside of Woodcliffe Crescent.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use.
B	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
C	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
21	Landscaping	
A	Carry out landscaping on site in accordance the approved site plan and all of the Probable Solutions of the Landscaping Code as well as the requirements listed in Schedule 4 and Planning Scheme Policy 7 of the Redcliffe City Planning Scheme. Where there is no Probable Solution listed for a corresponding Specific Outcome, submit certification from a suitably qualified person that the landscaping complies with the Specific Outcome.	Prior to works commencing on site and to be maintained.
B	Submit certification from a landscape designer or other suitably qualified person that the landscaping works have been installed on site in accordance with (a) above.	Prior to works commencing on site and to be maintained.
22	Vehicle Encroachment	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
23	Screening	
	Screen all pump rooms, transformers, refuse storage areas and the like on the site from direct view from any adjoining road or public space.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
24	On Site Services	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are; <ol style="list-style-type: none"> 1. located in the rear setback; or 2. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 3. entirely underground where located in the front setback. Note: Rainwater tanks are not permitted within easements.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.
25	Telecommunications External Infrastructure - Material Change of Use	
	Ensure that any radio transceivers, satellite dishes and the like that are installed external to the building are limited to a maximum of one (1) per building.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
26	Infrastructure to the Site – MCU - Multi	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline MDU Building Design Guide as amended, that: <ol style="list-style-type: none"> 1. Includes a suitable building entrance facility (lead-in) from the property boundary to the building entrance; and 2. Has suitable space and access for the installation, maintenance and repair of all elements up to and including the Network Termination Device (NTD) and Power Supply Unit 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
<p>(PSU) or the likely location of a NTD and PSU for each dwelling; and</p> <p>3. A conduit with draw string, from either the telecommunication room or riser/closet location to each NTD or the likely location of each NTD.</p>	
<p>B Provide certification to Council from the Installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (a) above has been done.</p> <p>Note: The location or the likely location of the NTD is determined by the owner in consultation with the electrician/electrical engineer. NBN Co have guidelines available to help determine the best location.</p> <p>Note: A template for certification is available from Council for the purpose of this condition.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.</p>
27	Internal Wiring - MCU
<p>A Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide OR New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.</p>	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.</p>
<p>B Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (a) above has been done.</p> <p>Note: A template for certification is available from Council for the purpose of this condition.</p> <p>Note: Installers are recommended to be a registered cabler.</p>	<p>Prior to commencement of use or Council's endorsement of any Community Management Statement, whichever occurs first.</p>
28	Acoustic Attenuation
<p>A Provide the following acoustic attenuation measures as specified in the approved acoustic assessments by TTM:</p> <ol style="list-style-type: none"> 1. Acoustic awning to the driveway entrance doors. 2. Installation of the roller door motor to the inside of the basement. 3. Appropriately designed speed bumps. 4. Rigidly fixed grates and protective covers in carpark areas to prevent rattling. 5. 1.8 metre high acoustic barriers to the Western communal area and pool area. 6. Limit use of the rooftop communal areas to between 7am and 10pm only. 	<p>Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first and to be maintained at all times.</p>

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
B	Provide certification from a suitably qualified acoustic consultant that: <ol style="list-style-type: none"> 1. The above attenuation measures have been installed/implemented in accordance with the specifications of the acoustic assessments by TTM and approved plans; and 2. Installed mechanical plant and equipment operates within the required noise limits. Note - certification of mechanical plant and equipment is to include results of attended noise monitoring 	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
DEVELOPMENT ENGINEERING		
29	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to turf, trees, pavement and footpaths) that is damaged as part of works carried out in association with the development to Council's standards.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
30	Alterations and Relocation of Existing Services	
	Ensure any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of an entity engaged in the provision of public utility services is to be carried out with the development and at no cost to Council unless agreed to in writing by the Council.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
31	Stormwater	
	Carry out the development to ensure that adjoining properties, reserves and roads are protected from ponding or nuisance from stormwater as a result of any works undertaken.	To be maintained at all times.
32	Stormwater Management	
A	Submit and have approved by Council, a development application for operational works for stormwater infrastructure to service the development. <p>The development is to discharge stormwater to Council's underground infrastructure in Woodcliffe Crescent Park east of the site. It must be demonstrated through design drawings that the receiving infrastructure possess capacity to convey existing and post-development flows. If required, Council's receiving infrastructure must be upgraded to convey the increase in peak flows from the development.</p> <p>Design drawings are to be prepared and certified by a suitably qualified Registered Professional Engineer Queensland (RPEQ) and in accordance with the approved plans and documents of</p>	Prior to commencement of works associated with this condition.

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
	development current at the time of the operational works application.
B	Construct stormwater infrastructure to service the development at no cost to Council and in accordance with the approved plans and documents of development. This condition has been imposed under section 145 of the Planning Act 2016.
	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
33	Construction Management Plan
A	Submit and have approved by Council, a Construction Management Plan (CMP) prepared by the Principal Contractor. The CMP is to outline, in sufficient detail, the processes that will be employed to minimise impacts on the surrounding community during construction. These processes are to cover the following: <ol style="list-style-type: none"> 1. Material delivery and storage locations; 2. Waste locations and collection details; 3. Construction office accommodation; 4. Contractor / tradesman vehicle parking arrangements; 5. Works that may make audible noise outside of 6:30am to 6:30pm any business day or Saturday. <p>The CMP may include a site layout drawing identifying these areas.</p> <p>The CMP needs to reflect any staging requirements.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. Council will generally only approve early starts for large concrete pours during summer (e.g. monolithic concrete pours for basements and suspended floor slabs) 2. Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable 3. Materials unloading and loading must occur on-site unless prior written approval is given by Council. 4. All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.
	Not less than two (2) weeks prior to commencement of works. To be maintained current at all times.
B	Implement the approved Construction Management Plan (CMP) and keep a copy of the approved CMP on site at all times during construction.
	At all times during construction of the development.
34	Erosion and Sediment Control
A	Implement an Erosion and Sediment Control Plan prepared by an experienced Certified Professional in Erosion and Sediment Control (CPESC) in accordance with the International Erosion Control Association Australasia (IECA) Best Practice and Sediment Control document.
	Prior to commencement of works and to be maintained current at all times during construction.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
35	Acid Sulfate Soils	
A	Prepare an Acid Sulfate Soil Investigation Report and if required an Acid Sulfate Soils Management Plan. The reports and analysis are to be undertaken in accordance with the Redcliffe City Planning Scheme and prepared by a suitably qualified person.	Prior to the commencement of works.
B	Implement the requirements and recommendations of the Acid Sulfate Soil Management Plan. All testing and monitoring is to be undertaken in accordance with the Redcliffe City Planning Scheme.	While site works are occurring.
C	Provide certification from a suitably qualified person that all works have been undertaken in accordance with the Acid Sulfate Soil Management Plan.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
	Note: Council will only accept a 'suitably qualified person' as being either a Registered Professional Engineer of Queensland (RPEQ) or Environmental/Soil Scientist with current professional membership status at a relevant organisation (e.g. ASSSI, AIG; EIANZ; GSA) and has obtained a minimum of five (5) years professional experience in the field of acid sulfate soils.	
36	Earth Retaining Structures	
A	Design all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and Redcliffe City Planning scheme current the time of the building works application and the following: 1. The minimum design life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure that is specified in Table 3.1 of Australian Standard AS4678; 2. Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy use.	Prior to commencement of works associated with this condition.
B	Construct all earth retaining structures within private land in accordance with Australian Standards, Building Code requirements and approved plans and documents of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
C	Provide written certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that the design, construction and materials comply with this condition.	Prior to submitting to the Council any request for approval of a plan of

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
37	Driveway Crossover	
A	Construct a driveway crossover in accordance with the approved plans and documents of development and Standard Drawing IPWEAQ RS-051.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
38	Existing Driveway Crossover	
	Remove completely all redundant driveway crossovers fronting the development site on Woodcliffe Crescent. Reinstate all disturbed areas (including kerb and channel) to Council's standards current at the time of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
39	Access, Internal Roadways, Parking and Servicing Areas	
A	Design and construct sealed (concrete or bitumen) accesses, internal roadways, parking and servicing areas (and associated works), in accordance with the approved plans and documents of development, the Department of Transport and Main Roads Manual of Uniform Traffic Control Devices (MUTCD), Australian Standards and the Redcliffe City Planning Scheme current at the time of the building works application.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
B	Provide certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ) that all works have been designed and constructed in accordance with this permit condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
40	Minimum Flood Planning Level	
A	Design and construct the habitable floor level to at least the Council adopted Flood Planning Level (FPL). The FPL for this site at the time of approval is 3.4m AHD.	Prior to submitting to the Council any request for approval of a plan of

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
		subdivision (i.e. a survey plan) or prior to commencement of use, whichever occurs first.
CONCURRENCE AGENCY		
41	Concurrence Agency	
A	Comply with the conditions of the Department of State Development, Manufacturing, Infrastructure and Planning dated 15 March 2018 (reference: 1709-1586-SRA) or as amended.	At all times.
B	Provide certification to Council prepared by a suitably qualified person or the agency demonstrating the requirements of the Department of State Development, Manufacturing, Infrastructure and Planning have been met.	Prior to commencement of use or endorsement of any community management statement, whichever occurs first.

PROPERTY NOTES	
1	DS10 Odour
	<p>The following property note will be attached to Council's database:</p> <p><i>"This lot is in proximity to an existing source of odour.</i></p> <p><i>Further details can be found in the development permit creating the lot or the development approval for the use, and the associated Council report (Delegated or Council Meeting) or approval letter. This information is available through the PD Online facility on Council's website www.moretonbay.qld.gov.au."</i></p>

ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. The Act provides blanket protection of Aboriginal cultural heritage sites and places, including significant areas and objects, as well as archaeological remains. The Act also recognises that Aboriginal cultural heritage parties are key stakeholders in the assessment and management of Aboriginal cultural heritage.</p> <p>Under the Act, if a proposed activity involves disturbance of the ground surface, cultural heritage Duty of Care must be considered. This involves consideration of whether an activity is <i>likely</i> to harm Aboriginal cultural heritage. This may require involvement from the relevant Aboriginal cultural heritage party.</p> <p>Cultural heritage Duty of Care compliance ultimately lies with the person or entity conducting the activity, and penalty provisions apply for failing to fulfil this Duty of Care.</p> <p>Council strongly advises that before undertaking the land use activity, you refer to the cultural heritage duty of care - Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government) for further information regarding the responsibilities of the developer.</p>

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2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 8) dated 14 August 2018 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>

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

Decision Notice information

	Details to Insert
Application Type	Material Change of Use - Development Permit for Multiple Dwelling (33 dwellings) (superseded planning scheme).
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme Request	Redcliffe City Planning Scheme (2005) (now superseded)
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none"> • Operational Works – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	Department of State Development, Manufacturing, Infrastructure and Planning.
Submissions	There were seven (7) properly made submissions about this application.

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REPORT DETAIL

1. Background

On 23 October 2006, Council approved a Material Change of Use - Development Permit for a Multiple Dwelling (containing thirty-three (33) dwelling units within a nine (9) storey building with a basement car park). This application was made under the *Redcliffe Consolidated Planning Scheme 1996*. (Council Reference: DA/24031/2009/DA (formerly 416/532)).

On 23 June 2010, Council's Delegate approved a Request for Extension of Relevant Period relating to a Material Change of Use - Development Permit for a Multiple Dwelling (containing thirty-three (33) dwelling units within a nine (9) storey building with a basement car park). The approval extended the relevant period for an additional two (years) until 23 October 2012. (Council Reference: DA/34031/2009/EXT).

On 18 October 2012, Council's Delegate approved a Request for Extension of Relevant Period relating to a Material Change of Use - Development Permit for a Multiple Dwelling (containing thirty-three (33) dwelling units within a nine (9) storey building with a basement car park). The request to the relevant period for an additional two (years) until 23 October 2014. (Council Reference: DA/34031/2009/EXT/1).

On 22 October 2014, Council's Delegate approved a Request for Extension of Relevant Period and Change to the Development Approval relating to a Material Change of Use - Development Permit for a Multiple Dwelling (containing thirty-three (33) dwelling units within a nine (9) storey building with a basement car park). The request to Change to the Development Approval related to Condition 32 and updated the minimum habitable floor level to be 3.5m AHD and basement car park to 3.2m AHD. The request to the relevant period was for an additional two (years) until 23 October 2016. (Council Reference: DA/34031/2009/VEXT/1).

On 23 August 2016, Council's Delegate refused a Request for Extension of Relevant Period. The grounds for the refusal was that the approval, originally issued on 26 October 2006) was inconsistent with the current MBRC Planning Scheme requirements, specifically the General residential zone code - Urban neighbourhood precinct, Coastal hazard overlay code and Flood hazard overlay code. (Council Reference: DA/24031/2009/VEXT/2).

On 22 September 2016, a notice of appeal was filed with the Planning and Environment Court (P & E Court Appeal no. 3844/16) regarding Council's Delegate's decision to refuse the extension to Currency Period Application (DA/24031/2009/VEXT/2).

On 2 March 2017, Council's Delegate gave written notice, agreeing to a Request to Apply the Superseded Planning Scheme (Redcliffe City Planning Scheme) to assess and decide a proposal for Material Change of Use - Development Permit for Multiple dwelling (33 dwellings) and Building Works - Preliminary Approval. (Council Reference: DA/33464/2017/V9).

This current application has been lodged pursuant to this superseded planning scheme request and was accepted as 'properly made' by Council on 6 September 2017, within the six (6) month timeframe specified in the written notice.

It should be noted that during the application process, the applicant made requests to 'stop the current period' on two occasions to allow additional time to respond to outstanding matters:

- Period stopped between 27 February 2018 and 5 March 2018 (6 business days) to address outstanding Concurrence Agency matters; and
- Period stopped between 26 April 2018 and 31 July 2018 (66 business days) to address Council's outstanding issues, after the conclusion of public notification of the application.

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2. Explanation of Item

2.1 Proposal Details

This application seeks a Material Change of Use - Development Permit for Multiple Dwelling (33 Dwellings) (Superseded Planning Scheme) located at 16-20 Woodcliffe Crescent, Woody Point on land described as Lot 1 on RP195591. The application is made pursuant to a Superseded Planning Scheme Request and accordingly is assessable against the Redcliffe City Planning Scheme 2005 (now superseded). The site is included within the Woody Point Urban Village and the Retail Core Zone of the Redcliffe City Planning Scheme (now superseded) and has an area of 2,456m².

A Multiple Dwelling (as a standalone use, not associated with retail and commercial uses) is listed as a 'consistent' land use activity within the Retail Core Zone of the Redcliffe City Planning Scheme. Despite being listed as a 'consistent' land use, any development under the Redcliffe City Planning Scheme that exceeds the maximum building height as shown on the Building Heights Map becomes an 'inconsistent' land use. By virtue of the proposed building having a height of 26.2m, exceeding the maximum height limit of 21m, the proposal is therefore an 'inconsistent' use.

It is proposed to construct a new residential building containing thirty-three (33) dwellings over nine (9) levels. Of the thirty-three (33) dwellings, one (1) dwelling is proposed to contain two-bedrooms, thirty (30) contain three-bedrooms and two (2) contain four-bedrooms. The proposed building has a height of 26.2m and exceeds the height shown on Building heights map of the Redcliffe City Planning Scheme 2005, being a maximum of 21m and six-storeys. Despite exceeding the mapped building height and number of storeys, the proposed building is a consistent height, bulk and scale with adjoining buildings to the west and is consistent (in some cases lower) than many established or approved buildings within the Woody Point Urban Village. An assessment of the proposed building height, bulk and scale is contained within section 2.4.2 of this report.

Each unit is provided with a private open space area in the form of a balcony ranging in area from 44m² to 248m². In addition, each unit would have access to communal landscaped recreation and open space areas at either ground level or on the roof top terrace totalling 1,141m². The proposed roof top terrace level is proposed to contain a lap swimming pool, spa, change rooms, sitting area under an open pergola and grassed lawn space. The roof top terrace is also divided to provide additional private open space areas to Unit 32 (175m²) and Unit 33 (108m²). An average of 102m² of open space is provided per dwelling within the development, exceeding the suggested minimum of 50m² within the Residential Uses Code of the Redcliffe City Planning Scheme.

Vehicular access to the site is proposed via a new 6.2m wide vehicular cross over from Woodcliffe Crescent. An internal driveway provides access to a ramp down to a basement level of car park containing sixty-three (63) car spaces. An additional eleven (11) car parking spaces are provided on ground level. Pedestrian access to the building is proposed via a pathway, centrally located along the Woodcliffe Crescent frontage, providing access to an entry foyer at ground level.

The site is mapped as being within a 'geotechnical constraint area' under the Natural Features or Resources Overlay of the Redcliffe City Planning Scheme and is also mapped under the State Planning Policy (SPP) as being within the Coastal Management District and the Erosion prone area. The application was referred to the State Assessment and Referral Agency (SARA) for matters relating to tidal works or work within a coastal management district. To address SARA's requirements, the applicant amended the architectural plans to incorporate a 300mm thick reinforced concrete vertical wall on the basement level at the south of the site to form a 'sea wall' to resist wave loads and water loads, positioned 0.5m within the site boundary within the property. Council received SARA's referral agency response on 15 March 2018, advising the Department has no objection to the proposal, subject to conditions. In addition, the proposed building is designed to achieve flood immunity by ensuring all habitable floor levels are above the defined Flood Panning Level.

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2.2 Description of the Site and Surrounds

Under the Redcliffe City Planning Scheme 2005 (now superseded), the site is included within Woody Point Urban Village, the Retail Core Zone and is mapped as having a maximum building height of 21m and six (6) storeys.

The site is currently vacant and has a land area of 2,456m². The site is bound by public open space to the East (Woodcliffe Crescent Park), Bramble Bay to the South and by two (2) residential high-rise buildings to the West, known as 'Infinity Blue' (6-12 Oxley Avenue) and 'Point Plaza' (14 Oxley Avenue).

Directions	Redcliffe City Planning Scheme Zone	Current Land Use
North	Retail Core Zone, Mixed Residential zone	Belvedere Hotel, Bottle Shop
South	N/A	Bramble Bay
East	Open Space and Recreation	Woodcliffe Crescent park
West	Retail Core Zone	Multiple dwelling (High-rise building know as Point Plaza and Infinity Blue).

The wider locality contains a mix of land uses and a range of building heights. Notably there are a number of existing or approved buildings which exceed the mapped maximum six storeys (21m) height including:

Address/Building Name	Number of Storeys
6 Oxley Avenue, Woody Point (Infinity Blue)	8 Storeys
14 Oxley Avenue, Woody Point (Point Plaza)	9 Storeys
36 Woodcliffe Crescent, Woody Point (Water's Edge)	9 Storeys
5 Lilla Street, Woody Point (Double Bay)	8 Storeys
1 Lilla Street, Woody Point	9 Storeys
2 and 8 Gayundah Esplanade, Woody Point	9/10 Storeys

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

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

These Assessment Benchmarks are prescribed as being contained in:

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

Applicable Assessment Benchmarks:	<u>Regional Plan</u> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Urban Footprint

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Koala Habitat Designation:	Nil
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2.3.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently. (2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied. (3) Fire hydrants are suitable identified so that fire services can locate them at all hours.	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply, subject to a recommended condition.
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	Erosion prone areas within a coastal management district: (1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been

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	<p>feasibly be located elsewhere as is:</p> <ul style="list-style-type: none"> (a) coastal dependent development; or (b) temporary, readily relocatable or able to be abandoned development; or (c) essential community infrastructure; or (d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned. <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <ul style="list-style-type: none"> (4) Development supports and does not hinder disaster management response or recovery capacity and capabilities. (5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties. (6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided. (7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced. 	<p>determined to comply. Council has received Concurrence Advice from SARA in support of the proposal having regard to coastal management considerations. The proposal includes the construction of a seawall.</p>
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment

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No	None	Not applicable
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2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint designation.

The development proposal is for an urban activity in the Urban Footprint, and there are no requirements in the State Planning Regulatory Provisions applicable to the development proposal.

2.4 Assessment Against Local Categorising Instrument - Redcliffe City Planning Scheme 2005 (now superseded)

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

2.4.1 Desired Environmental Outcomes

An assessment against the Desired Environmental Outcomes is not required by the development proposal.

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Specific Outcomes assessment is required
Zone/ Local Plan Code		
Citywide Code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	SO31, SO48, SO49, SO67, SO131, SO132
Retail Core Zone	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO4, SO5
Overlay Codes		
Natural Features or Resources Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	N/A
Development Codes		
Residential Uses Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO2, SO21,

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Business and Commercial Code Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO2, SO3, SO8,
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The assessment of the development proposal against the Specific Outcomes of the applicable code(s) is discussed below in section 2.3.3.

2.4.3 Performance Outcome Assessment

Performance Outcome	Example
Citywide Code	
<p>SO31 The height of buildings is in keeping with the character, amenity and location in the City, having a variation and range of building heights in the Urban Villages and foreshore in order to allow access to breeze, sunlight and views for the properties to the rear and complies with the Building Heights Plan.</p> <p>Note: Refer to the relevant Zone Code and use Code for further provisions relating to building height.</p>	No solution provided.
<i>Performance Outcome Assessment</i>	
<p>The site is mapped as having a maximum height of 21m and a maximum of six (6) storeys as shown on Building Heights Plan of the Redcliffe City Planning Scheme. The proposed building has an overall height of 26.2m, measured in accordance with the administrative definitions of the Redcliffe City Planning Scheme and contains nine (9) storeys.</p> <p>Despite the non-compliance with the Building Heights Plan, the proposed building is consistent with the established character of the area and the additional height and storeys sought above the 21m height limit would not unduly compromise the amenity of the area, access to breeze and sunlight or views for properties to the rear.</p> <p>As the proposal, cannot comply with the building heights plan as referenced within Specific Outcome SO31, an assessment against the Overall Outcomes of the Citywide Code is required.</p>	
<p>SO48 Building mass for buildings above 3 storeys step in at the middle and the top of the building as illustrated in Figure 6 – Building Scale and Mass.</p>	No solution provided.
<i>Performance Outcome Assessment</i>	
<p>Figure 6 of the Citywide Code requires that building above 3 storeys, incorporate vertical massing through stepping in the middle (storeys 3-6) and top (above 6 storeys) sections of the building to create a three 'tiered' structure.</p> <p>The proposed building contains a consistent floor plate across storeys 2-9 and therefore does not achieve the building scale and mass depicted in Figure 6. Despite this, the proposed building exhibits a similar building mass and scale of the adjoining two (2) buildings to the west and other recent buildings in the wider Woody Point Urban Village.</p>	

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Performance Outcome	Example
<p>As the proposal does not comply with Figure 6 of the Citywide Code, the proposal cannot comply with Specific Outcome SO48. An assessment against the Overall Outcomes of the Citywide Code is required.</p>	
<p>SO49 Development acknowledges the contextual elements of building character elements and incorporates:</p> <ul style="list-style-type: none"> a) vertical massing from articulation of building form with steps and recesses as illustrated on Figure 7; b) vertical blade feature walls and double blades as illustrated on Figure 8; c) articulation in the wall plane with engaged piers and modelling with small steps in the wall plane as illustrated in Figure 8; d) parapet walls that accentuate the vertical wall plane in Redcliffe Seaside Village as illustrated on Figure 9; e) use of curves and 'S' shapes in plan and elevation, particularly for verandah roofs, awnings and windows hoods as illustrated on Figures 8 and 10; f) shallow skillion roofs and propped eaves, particularly for verandah roofs, awnings and windows hoods as illustrated on Figure 11; g) tensile structures (materials that are capable of being stretched or are slender in form), particularly for verandah roofs, awnings and windows hoods, and shade structures as illustrated on Figure 12; h) balconies and verandahs and combined with window or wall enclosed balcony rooms; i) roof top look-outs and belvederes as illustrated in Figure 12; j) light colours with bright colours on elements; k) structures that are made of lightweight materials as illustrated on Figure 13. 	<p>No solution provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed building does not contain the following elements as specified within the Specific Outcome:</p> <ul style="list-style-type: none"> • vertical massing from articulation of building form with steps and recesses as illustrated on Figure 7; • use of curves and 'S' shapes in plan and elevation, particularly for verandah roofs, awnings and windows hoods as illustrated on Figures 8 and 10; <p>Despite the proposed building being of a similar building mass and scale as adjoining buildings and other recent buildings in the wider Woody Point Urban Village as well as utilising pointed and regular shaped balconies as commonly utilised in the locality, the proposal does not comply with Figures 7, 8 and 10 of the Citywide Code</p> <p>As the proposal cannot comply with Specific Outcome SO49, an assessment against the Overall Outcomes of the Citywide Code is required.</p>	

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Performance Outcome	Example
<p>SO67 Development is not more visually prominent through the vegetation than the existing buildings seen from the beach and foreshore parklands around Bramble Bay.</p>	<p>PS 67.1 The width of buildings or structures facing the Bay is not wider than 20m; OR PS 67.2 Screening vegetation limits the visibility of the built structure to a maximum of width of 20m.</p>
<i>Performance Outcome Assessment</i>	
<p>The application includes an alternative solution against Probable Solution PS67.1 as the proposed length of the building facing the bay exceeds 20m in width. The proposed building has a width of approximately 30m.</p> <p>The proposal complies with the Specific Outcome as the proposed building is not more visually prominent than existing buildings in the immediate vicinity. The adjoining 'Infinity Blue' to the west of the site adjoining the foreshore has a width of approximately 35m. In addition, the proposed building contains significant recesses along the southern elevation to reduce the visual bulk of the building.</p> <p>Furthermore, despite directly adjoining the bay, the southern interface of the site does not contain vegetation and is not considered an active parkland or beach area, given the limited accessibility of this part of Woody Point between the jetty (Crockatt Park) and the HMQS Gayundah shipwreck.</p> <p>The alternative solution is recommended to be accepted in this instance.</p>	
<p>SO131 Development facilitates the elements shown on Figure 20 including: a) active frontages (in the Retail Core and Frame Business zones this includes shop fronts, in residential zones this means buildings address the street); b) awnings; c) pedestrian routes; d) streetscape improvements; e) focal places; f) pedestrian gathering places; g) building landmarks; h) car parking; i) access routes; and j) retention of Norfolk Pines.</p>	<p>No solution provided.</p> <p>NOTE: The elements shown in Figure 20, and their location, are not final but are only a strategic indication of appropriate locations which will be subject to further investigation and revisions as development in the Urban Village takes place. A review of such elements and locations would also be undertaken as part of the preparation of any future Urban Renewal Master Plan for this Urban Village.</p>
<i>Performance Outcome Assessment</i>	
<p>This site is shown on Figure 20 as indicatively containing an 'active frontage with continuous awning' for the western most frontage of Woodcliffe Crescent with the remainder of the site shown as 'active frontage with buildings setback from the street'. Figure 20 also indicatively shows a 'pedestrian route' linking the Woody Point Jetty with Woodcliffe Crescent park.</p> <p>The proposal is unable to satisfy Specific Outcome PO131 as the proposed development does not include a continuous awning adjoining Woodcliffe Crescent and does not propose a pedestrian link along the southern boundary, linking the Woody Point Jetty (Crockatt Park) with Woodcliffe Crescent Park.</p>	

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Performance Outcome	Example
<p>Having regard to the current MBRC Planning Scheme, the site is included within the General Residential Zone, Urban neighbourhood precinct and despite requiring the development actively address the street, it does not require awnings to be provide over the footpath for a Multiple Dwelling development. Similarly, the Active transport route overlay no longer identifies a pedestrian connection along the southern boundary of the site, but rather identifies the southern side of Woodcliffe Crescent as a secondary access transport route.</p> <p>Despite the above, as the proposed development does not include identified elements as shown on Figure 20 - Woody Point and the proposed development is unable to satisfy Performance Outcome PO131.</p>	
<p>SO132 There is a network of pedestrian routes that: a) are readily identified; b) are comfortable and convenient to use; and c) connect major pedestrian destinations.</p>	<p>PS 132.1 Pedestrian routes are provided in the locations shown on Figure 20</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>As discussed in Performance Outcome PO131 above, the application does not propose the pedestrian connection between Crockatt Park and Woodcliffe Crescent Park. It is noted that the Active transport route overlay of the current MBRC Planning Scheme (commenced 1 February 2016) no longer identifies a pedestrian connection along the southern boundary of the site, but rather identifies the southern side of Woodcliffe Crescent as a secondary access transport route. In addition, the southern boundary of the site is mapped as an erosion prone area and infrastructure within this area (forward of the proposed seawall on the subject site) would be vulnerable to coastal processes.</p> <p>The existing network of pedestrian routes in the locality are readily identifiable, are comfortable and convenient and connect to major pedestrian destinations.</p> <p>It is recommended the alternative solution be accepted in this instance.</p>	
<p>Retail Core Zone Code</p>	
<p>SO4 Building work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and</p>	<p>PS 4.1 In respect of building height only, a building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan</p>

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<p>b) has an attractive and functional appearance; and c) is oriented towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) is integrated with existing buildings and refurbished if it is in respect of an existing building; and h) provides a cohesive and legible built form; and i) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.</p>	
<p><i>Performance Outcome Assessment</i></p>	
<p>The application includes an alternative solution against Probable Solution PS4.1. The site is mapped on the Building Heights Plan as having a maximum of six storeys and a maximum height of 21m. The proposed development has a height of 26.2m and contains nine (9) storeys.</p> <p>The proposal complies with the Specific Outcome as the proposed building:</p> <ul style="list-style-type: none"> • is of an appropriate scale and form that is consistent with existing and planned buildings within the locality. The proposed building is of a similar height to the adjoining two buildings to the immediate west of the site as well as other existing and approved buildings within the Woody Point Urban Village Area. • has an attractive and functional appearance and includes a high level of architectural merit. • is oriented towards the road network and includes appropriate streetscape treatments and is not dominated by access driveways or parking spaces. • contributes positively to the streetscape and includes streetscape improvements including landscaping, seating and water feature within the front setback. • provides a positive relationship between the adjoining public places including Woodcliffe Crescent Park and the foreshore. • Is integrated with existing buildings to the greatest extent possible and is sensitively designed with respect to established buildings. • Provides a cohesive and legible built form; and • Is integrated with the physical attributes and topography of the premises including appropriate provision for access to natural light and ventilation, privacy, drainage and outlook, both internal and external to the site. <p>Based on the above, the proposed alternative solution complies with the Specific Outcome.</p>	
<p>SO5 The bulk, scale and density of development is suitable for its location and the scale and character of the urban village in which it is located.</p>	<p>PS 5.1 The gross floor area of development has a maximum plot ratio of: a) 1.0: 1 for storey 1 (ground); and b) 0.5: 1 for storey 2 if residential uses are proposed at that storey; or</p>

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	c) 1.0:1 for storey 2 where non-residential uses only are proposed for that storey; and d) 0.4 : 1 for storeys 3 to 6; and e) 0.35 : 1 for storeys 7 to 8; and f) 0.25 : 1 for storeys above 8 storeys.			
Performance Outcome Assessment				
The application includes an alternative solution for exceeding the maximum plot ratio for Storeys 3-6. The suggested maximum GFA and the proposed GFA by storey is as follows:				
Storey	Requirement	Suggested maximum GFA	Proposed GFA	Complies with suggested ratio
Storey 1 (ground)	1 :1	2,456m ²	500m ²	Yes
Level 2	0.5 : 1	1,228m ²	805m ²	Yes
Level 3 - 6	0.4 : 1	982.4m ²	3220m ²	No
Level 7 - 8	0.35 : 1	859.6m ²	1610m ²	No
Level 9	0.25 : 1	614m ²	654m ²	No
The proposal would however comply with Specific Outcome as the proposed building is consistent with the bulk, scale and density of surrounding established development within the Woody Point Urban Village, including adjoining buildings on the adjacent sites to the west. It is noted that adjoining buildings as well as others in the locality do not incorporate vertical massing or tiering as the building increases with height as suggested within the probable solution and therefore Gross Floor Area coverage of the development is consistent with the established built form.				
It is recommended the alternative solution be accepted in this instance.				

Performance Outcome	Example
Residential Uses Code	
SO2 Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or structures in the zone and preferred use area having regard to: (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and	PS 2.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan.

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Performance Outcome	Example
<p>(viii) existing buildings, structures and plants; and b) has an attractive and functional appearance; and c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and e) contributes positively to the streetscape and the built form of the zone and preferred use area; and f) provides a positive relationship between the development and adjacent public places; and g) provides a cohesive and legible built form; and g) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.</p>	
<i>Performance Outcome Assessment</i>	
<p>The application includes an alternative solution against Probable Solution PS2.1. The site is mapped on the Building Heights Plan as having a maximum of six storeys and a maximum height of 21m. The proposed development has a height of 26.2m and contains nine (9) storeys.</p> <p>The proposal complies with the Specific Outcome as the proposed building:</p> <ul style="list-style-type: none"> • is of an appropriate scale and form that is consistent with existing and planned buildings within the locality. The proposed building is of a similar height to the adjoining two buildings to the immediate west of the site as well as other existing and approved buildings within the Woody Point Urban Village Area. • has an attractive and functional appearance and includes a high level of architectural merit. • is oriented towards the road network and includes appropriate streetscape treatments and is not dominated access driveways or parking spaces. • contributes positively to the streetscape and includes streetscape improvements including landscaping, seating and water feature within the front setback. • provides a positive relationship between the adjoining public places including Woodcliffe Crescent Park and the foreshore. • is integrated with existing buildings to the greatest extent possible and is sensitively designed with respect to established buildings. • provides a cohesive and legible built form; and • is integrated with the physical attributes and topography of the premises including appropriate provision for access to natural light and ventilation, privacy, drainage and outlook, both internal and external to the site. <p>Based on the above, the proposed alternative solution complies with the Specific Outcome.</p>	
<p>SO21 Setbacks to front, side and rear boundaries: a) ensure visual privacy for adjoining residences and recreation areas; b) reduce the bulk of the building;</p>	<p>PS 21.1 Front, side and rear boundary setbacks for storey 1 (ground) are; a) 6.0m to the front boundary; and b) 1.5m to the side boundaries; and</p>

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Performance Outcome	Example
<p>c) reduce overshadowing; d) reduce wind turbulence; e) permit a break in building facades in the street; f) permit planting of substantial vegetation on the site; g) ensure audible privacy; h) permit useable recreation space at ground level; i) permit separation of development; and j) permit a break in building facades to the side boundary.</p>	<p>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. PS 21.4 Front, side and rear boundary setbacks for storeys 7 and 8 are: a) 7.5m to the front boundary; and b) 5.5m to side boundaries; and c) 6.0m to rear boundary PS 21.5 Front, side and rear boundary setbacks for storeys 9 and above are: a) 9m to the front boundary; and b) 7.5m to side boundaries; and c) 6.0m to rear boundary.</p>
<i>Performance Outcome Assessment</i>	
<p>The application includes an alternative solution with respect to the following suggested boundary setbacks:</p> <ul style="list-style-type: none"> • Storeys 3-6 - Eastern side boundary setback (adjoining Woodcliffe Crescent Park), proposed to be setback 3m in lieu of the suggested 4.5m; • Storeys 7-8 - Front boundary setback, proposed to be 6m for part of the site frontage in lieu of the suggested 7.5m • Storeys 7-8 - Eastern side boundary setback (Woodcliffe Crescent park), proposed to be 3m in lieu of the suggested 5.5m • Storeys 7-8 - Rear boundary setback (foreshore), proposed to be 5m in lieu of the suggested 6m. • Storey 9 - Front boundary setback, proposed to be 6.6m for part of the frontage, in lieu of the suggested 9m • Storey 9 - Eastern side boundary setback (Woodcliffe Crescent Park), proposed to be 3m to OMP and 6.6m to wall, in lieu of the suggested 7.5m. • Storey 9 - Western side boundary setback, proposed to be 6.16m to OMP and 7.927m to wall, in lieu of the suggested 7.5m • Storey 9 - Rear boundary setback (foreshore), proposed to be 5m to OMP and 8.7m to wall in lieu of the suggested 6.0m. <p>The proposed encroachments on the suggested boundary setbacks are considered minor and in most instances relate to balconies encroaching the suggested setback which will remain semi-open in nature, with compliance achieved to the wall of the building. The proposed encroachment of the suggested setbacks would not; compromise the privacy of adjoining residences, significantly add to the bulk of the building or increase overshadowing.</p>	

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Performance Outcome	Example
<p>The proposed eastern boundary setbacks are considered acceptable in this instance as the proposed encroachment is adjoining Woodcliffe Crescent park and would not compromise the privacy or amenity of adjoining residents and would result in only minor overshadowing of the park (typically not beyond the access driveway within Woodcliffe Crescent Park).</p> <p>It is recommended the alternative solution be accepted in his instance.</p>	

Business and Commercial Uses Code	
<p>SO2 Development addresses the street and contributes to active street frontages</p>	<p>PS 2.1 In the Retail Core or Frame Business Zones the setback to street alignments is a maximum of 3m; or</p> <p>PS 2.2 Open air plazas are incorporated into the building design.</p> <p>PS 2.3 Pedestrian entrances to buildings are clearly visible from the pedestrian and vehicle access points to the site.</p> <p>PS 2.4 Windows and balconies address the street and any public areas.</p> <p>PS 2.5 Buildings on corner sites are designed to emphasise their location.</p> <p>PS 2.6 Buildings address street frontages and public space</p>
<i>Performance Outcome Assessment</i>	
<p>Probable solution S2.1 of the Business and Commercial Uses Code suggests that buildings in the Retail Core Zone are setback a maximum of 3m from the street alignment. The application includes an alternative solution for the proposed Multiple Dwelling building to be setback 6m.</p> <p>The proposal complies with the Specific Outcome as the building has been designed to address the street and the proposed streetscape improvements including seating areas adjacent to the frontage would contribute to an active street frontage. In addition, it is noted that the application does not propose retail and commercial uses which would typically be required to adjoin the street frontage. A stand-alone Multiple dwelling development (not including retail and commercial uses) is listed as a consistent uses within the Retail Core zone. In addition, it is noted that the Residential uses code suggest that a Multiple dwelling building is to setback a minimum of 6m from the street frontage.</p> <p>It is recommended that the alternative solution be accepted in this instance.</p>	
<p>SO3 Building Work is consistent with the scale and form of development intended for the zone and preferred use area by providing that the development: a) is of a scale and form which is compatible with the existing and planned buildings or</p>	<p>PS 3.1 A building and a structure does not exceed the number of storeys and height specified on the Building Heights Plan; and</p>

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Performance Outcome	Example
<p>structures in the zone and preferred use area having regard to:</p> <ul style="list-style-type: none"> (i) height, mass and proportion; and (ii) roof form and pitch; and (iii) building materials, patterns, textures and colours and other decorative elements; and (iv) windows and doors; and (v) verandas, towers and eaves; and (vi) fencing, landscaping and entry treatments; and (vii) parking, manoeuvring and access areas; and (viii) existing buildings, structures and plants; and <p>b) has an attractive and functional appearance; and</p> <p>c) is orientated towards the road network; and d) provides a positive frontage with access and parking areas not a dominant feature of the frontage; and</p> <p>e) contributes positively to the streetscape and the built form of the zone and preferred use area; and</p> <p>f) provides a positive relationship between the development and adjacent public places; and</p> <p>g) provides a cohesive and legible built form; and</p> <p>g) is integrated with the physical attributes and topography of the premises, including appropriate provisions for access to natural light and ventilation, privacy, drainage and outlook.</p>	
<i>Performance Outcome Assessment</i>	
<p>The application includes an alternative solution against Probable Solution PS3.1. The site is mapped on the Building Heights Plan as having a maximum of six storeys and a maximum height of 21m. The proposed development has a height of 26.2m and contains nine (9) storeys.</p> <p>The proposal complies with the Specific Outcome as the proposed building:</p> <ul style="list-style-type: none"> • is of an appropriate scale and form that is consistent with existing and planned buildings within the locality. The proposed building is of a similar height to the adjoining two buildings to the immediate west of the site as well as other existing and approved buildings within the Woody Point Urban Village Area. • has an attractive and functional appearance and includes a high level of architectural merit. • is oriented towards the road network and includes appropriate streetscape treatments and is not dominated access driveways or parking spaces. • contributes positively to the streetscape and includes streetscape improvements including landscaping, seating and water feature within the front setback. • provides a positive relationship between the adjoining public places including Woodcliffe Crescent Park and the foreshore. 	

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Performance Outcome	Example
<ul style="list-style-type: none"> Is integrated with existing building to the greatest extent possible and is sensitively designed with respect to established buildings. Provides a cohesive and legible built form; and Is integrated with the physical attributes and topography of the premises including appropriate provision for access to natural light and ventilation, privacy, drainage and outlook, both internal and external to the site. 	
Based on the above, the proposed alternative solution complies with the Specific Outcome.	
Performance Outcome	Example
<p>SO8 The use contributes to pedestrian access and amenity.</p>	<p>PS 8.1 The external works provide: a) footpaths/cyclepaths; and b) access for people with disabilities; and c) pram crossings at road intersections. and PS 8.2 A cantilevered awning is provided across the full frontage of the footpath; and PS 8.3 There is a concrete pedestrian pavement: a) 3.6m wide for the full length of the road frontage; or b) for the full width of the footpath under any awning of building cantilevers.</p>
Performance Outcome Assessment	
<p>The application proposes an alternative solution against Probable Solution PS8.2 and PS8.3 as the application does not propose a cantilevered awning across the full frontage of the footpath and does not propose a 3.6m wide pedestrian pavement (beneath the awning).</p> <p>It is noted that the application does not propose retail and commercial uses which would typically be required to adjoin the street frontage and provided with a cantilevered awning above the pedestrian areas. A stand-alone Multiple dwelling development (not including retail and commercial uses) is listed as a consistent use within the Retail Core zone. In addition, it is noted that the Residential uses code suggest that a Multiple dwelling building is to setback a minimum of 6m from the street frontage.</p> <p>As the proposal is for a residential use only, a cantilevered awning is not considered warranted in this instance. The frontage of the site is currently provided with a 2m wide pedestrian pathway which is considered sufficient to promote pedestrian access and amenity.</p> <p>It is recommended the alternative solution is accepted in this instance.</p>	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Specific Outcome SO31, SO48 and SO49 of the Citywide Code, therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

Citywide Code		
Overall Outcomes	Complies Y/N	Comments

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A) General Citywide Overall Outcomes		
i) There are 6 urban villages in Redcliffe City, identified on the Zoning Plan, that support a mix of uses including convenience retail, a range of housing styles and employment opportunities, being – (a) Redcliffe Seaside Village; (b) Kippa-Ring Village; (c) Margate Village; (d) Clontarf Gateway Village; (e) Scarborough Seaside Village; and (f) Woody Point Village.	Yes	The site is included within the Woody Point Urban Village.
ii) An Employment Node is located at Rothwell, identified on the Zoning Plan, that provides employment opportunities through a range of industry and business uses.	N/A	The site is not located within the Rothwell Employment Node.
iii) Development supports the role and function of the urban villages and the employment node with commercial development outside of these areas not detracting from economic vitality of the urban villages and the employment node.	Yes	The proposed development does not include a commercial development. The proposed residential development would support the role of function and economic viability of the Woody Point Urban Village.
iv) Open spaces associated with natural systems including waterways or creeks and the foreshore are linked through open space corridors, or appropriate landscape treatments.	Yes	The site adjoins the foreshore and the proposed development does not include public open space. The proposed development would maintain existing pedestrian connections within the locality and will not compromise the existing access to the foreshore that is currently afforded through Woodcliffe Crescent Park. It is acknowledged that the Redcliffe City Planning Scheme 2005 (now superseded) identifies an indicative pedestrian connection along the southern boundary linking Crockatt Park with Woodcliffe Crescent Park. This pedestrian link no longer forms part of Council's active transport planning and is no longer shown within the current MBRC Planning Scheme (commenced 1 February 2016). In addition, this pathway would become a Council asset within an erosion prone area in site subject to storm tide inundation. It is considered that appropriate pedestrian connection exists along Woodcliffe Crescent.
v) Ecological processes, natural systems, economic development and	Yes	The proposed development would maintain ecological processes and

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A) General Citywide Overall Outcomes		
cultural, economic, physical and social well-being of people and communities are maintained and enhanced.		natural systems through appropriate stormwater management, a proposed seawall to mitigate coastal erosion and management of potential acid sulfate soils. The proposed development would contribute to economic development and economic well-being of communities through an increased residential population supporting existing commercial and retail sectors. The proposed development would provide appropriately located and designed residential development and contribute to housing choice in the locality.
vi) Development contributes positively to the amenity of the locality and does not cause adverse effects at levels beyond those commonly accepted for the adjoining use or zone by emission of ash; dust; fumes; grit; light; noise; odour; oil; radio or electrical interference; smoke; soot; steam; vapour; vibration; waste water; waste products; and other materials or substances.	Yes	The proposed development would not result in adverse impacts by way of emission of ash; dust; fumes; grit; light; noise; odour; oil; radio or electrical interference; smoke; soot; steam; vapour; vibration; waste water; waste products; and other materials or substances. The proposed building has been designed to address the street and reduce potential impacts on surrounding residential properties.
vii) The social impacts of development are positive through maintaining and enhancing the amenity and providing appropriate community services and facilities.	Yes	The proposed building contains architectural features such as a mix of materials, recesses, projections, vertical blade features and fenestrations to provide visual interest. The building is appropriately designed to manage the social impacts of amenity to the extent that can be reasonably expected within an urban environment. A condition is recommended that the building be fitted with privacy treatments to manage the perception of loss of privacy and overlooking. The proposed development does not include community services or facilities.
viii) A sense of community and cultural identity is enhanced through	Yes	The proposed building would result in an appropriate urban design and landscaping outcome. The

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A) General Citywide Overall Outcomes		
landscaping, urban design, and streetscape works.		dwellings are also designed to address and activate the street.
ix) Development provides equitable access for the aged and people with disabilities.	Yes	The proposed building will be required to comply with the relevant legislation at the time of a building works application, which will provide sufficient access for the aged and people with disabilities.
x) The City and individual developments have adequate transport, water, drainage, sewerage, electricity and telecommunications infrastructure.	Yes	The proposed development would have appropriate access to transport, water, drainage, sewerage, electricity and telecommunications infrastructure.
xi) Development does not create a traffic problem or increase an existing traffic problem.	Yes	The proposed development would not result in a traffic problem as Woodcliffe Crescent has adequate capacity to cater for the development. The proposed development would provide an appropriate level of off-street car parking, exceeding the minimum requirements of the Redcliffe City Planning Scheme.
xii) Development provides safe access from the road, on-site parking, loading and manoeuvring areas.	Yes	The proposed development provides safe access from the road, on-site parking, loading and manoeuvring areas consistent with the provisions of the Redcliffe City Planning Scheme.
xiii) Buildings, the spaces around them and landscaping are attractive and contribute to the character and amenity of the City.	Yes	The proposed building and associated landscaping would result in attractive development and contribute to the character and amenity of the City.
xiv) Development is designed to mitigate its impacts on adjacent zones and land uses.	Yes	The site and the surrounding area are located within the Woody Point Urban Village and the Retail Core Zone. The proposed development has been designed to mitigate its impacts on adjacent properties.
xv) Development is of a scale and form which: (a) enhances the amenity and attractiveness of the zone and preferred use area in which the development is located; (b) protects and enhances the City's scenic landscapes, bayside location and low to medium density development; (c) supports the preferred pattern of development for the City where	Yes	The proposed development would: (a) enhance the amenity and attractiveness of the zone through high quality urban design; (b) not impact on the scenic landscape or bayside location and low-medium density development; (c) support the preferred pattern of residential development by resulting in a consistent land

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A) General Citywide Overall Outcomes		
<p>medium density development and community infrastructure is located within urban villages, low density development is located within residential areas and industrial development is located in the Employment Node; and (d) integrates with the existing and planned transport infrastructure including roads, public transport corridors and services, cycleways and pathways to maximise the efficient use and accessibility of the transport infrastructure.</p>		<p>use that is compatible with the established character of the area; and (d) integrate with the existing and planned transport infrastructure in the locality.</p>
<p>xvi) Development contributes to the creation of pedestrian links and connections throughout urban villages and to major destinations such as schools and hospitals.</p>	Yes	<p>The proposed development would maintain existing pedestrian connections within the locality and will not compromise the existing access to the foreshore that is currently afforded through Woodcliffe Crescent Park. It is acknowledged that the Redcliffe City Planning Scheme 2005 (now superseded) identifies an indicative pedestrian connection along the southern boundary linking Crockatt Park with Woodcliffe Crescent Park. This pedestrian link no longer forms part of Council's active transport planning and is no longer shown within the current MBRC Planning Scheme (commenced 1 February 2016). In addition, this pathway would become a Council asset within an erosion prone area in site subject to storm tide inundation. would be located within an erosion prone area. It is considered that appropriate pedestrian connection exist along Woodcliffe Crescent.</p>
<p>xvii) Development contributes to safe environments.</p>	Yes	<p>The proposed development would contribute to safe environments by increasing opportunities for passive surveillance over Woodcliffe Crescent and the foreshore area. .</p>
<p>xviii) Areas with indigenous cultural heritage significance are appropriately managed.</p>	N/A	<p>The site has no known cultural heritage significance.</p>
<p>xix) Development is designed to complement topography and land form for drainage, soil suitability and stability.</p>	Yes	<p>The proposed development addresses the existing topography of the site. Excavation works would be required on site for the construction of the basement car</p>

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A) General Citywide Overall Outcomes		
		park. The proposed development would not result in a drainage problem. Soil suitability and stability would be the subject of a building works application if the development were to be approved. A seawall is proposed within the confines of the property boundary in response to potential coastal erosion processes
xx) All development, including structures is sited so as not to impede the flow of stormwater or the natural functions of a waterway.	Yes	The applicant has provided a stormwater management plan demonstrating the proposed development would not impede flow or natural function of a waterway.
xxi) Renewable energy devices, water harvesting systems and other environmental design and construction techniques are incorporated into new development to address the effects of climate change.	Yes	The proposed building will be required to meet all legislated energy efficiency ratings through a building works application.
B) Landscape Framework		
i) Scenic coastal landscapes and their contribution to the distinctive Redcliffe Peninsula landscape identity are maintained and enhanced.	Yes	The proposed building will not impact on the landscape identity of the peninsula. The proposed building contains significant architectural merit to enhance the character and amenity of the area.
ii) Redcliffe City has a distinctive and memorable coastal architectural scale and character.	Yes	The proposed building demonstrates high architectural merit through the use of distinctive wall articulation and a mix of materials. The proposed building is consistent with the established character of the area and in context of its coastal location. The proposed building would not detract from the distinctive and memorable coastal architectural scale and character of the Redcliffe City
C) Urban Villages		
i) The function of the urban villages in supporting a mix of uses including convenience retail, a range of housing styles and employment opportunities is suitable for the scale, location and role of the individual urban village without adversely affecting the function of other urban villages.	Yes	The site is included within The Woody Point Urban Village. The proposed development does not include a commercial development. The proposed residential development would support the role of function and economic viability of the Woody Point Urban Village.

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A) General Citywide Overall Outcomes		
		The proposal would not affect the function of other Urban Village locations.
ii) Urban Villages have attractive, interesting, vibrant, comfortable and accessible streets, public places, open spaces, active shopfronts and streetscapes with visual interest and public safety.	Yes	The proposed development does not include a commercial development. The proposed residential development would support the role of the Urban Village has an attractive, interesting and vibrant Place through appropriate building design and increased residential densities. The proposed development would contribute to an attractive, accessible and comfortable streetscape through streetscape improvements including landscaping, seating areas and a water feature adjacent to the street frontage.
iii) Urban Villages create a sense of place and identity for its residents.	Yes	The proposed development would contribute to a sense of place and identity of the Urban Village.
iv) The identity and attractiveness of the urban village is enhanced by a high standard of design, landscaping and streetscape works.	Yes	The proposed development would contribute to a high standard of design through streetscape improvements including landscaping, seating areas and a water feature adjacent to the street frontage.
v) Urban villages foster community interaction.	Yes	The proposed development would foster community interaction.
D) The Employment Node		
i) The employment node provides employment opportunities in the City through a range of industry and business opportunities.	N/A	The site is not located within an Employment Node location.
ii) Convenience retailing facilities are provided for the local residential community.	N/A	The site is not located within an Employment Node location.
iii) The environmentally significant areas in and near the node are protected.	N/A	The site is not located within an Employment Node location.
iv) The employment node is developed to promote effective links to the future Rothwell Public Transport Corridor.	N/A	The site is not located within an Employment Node location.

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

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2.5 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution No. 8 commencing on 14 August 2018 (CR).

2.5.1 *Levied Charge*

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

2.5.2 *Levied Charge Credit*

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

(a) Payment of previous charges or contributions

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

(b) Lawful use of land

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

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

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

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

The credit available under this option is \$17,215.35 for the equivalent of a vacant allotment, based on the proportional split stated in Table 3 of the CR.

2.5.3 *Levied Charge Offset or Refund*

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

2.5.4 *Additional Trunk Infrastructure Costs*

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

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

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

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

2.6 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

2.7 Referrals

2.7.1 *Council Referrals*

2.7.1.1 *Development Engineering*

Traffic, Access & Parking

In review of the proposed plans and the traffic impact assessment, it was found that the proposed car parking and access arrangements for the proposed development have been designed in accordance with the superseded Redcliffe City Planning Scheme and AS2890. An existing 2m wide concrete pedestrian path is constructed for the frontage of the site and is considered sufficient.

Stormwater / Flooding

The site has the potential to be inundated by the 1% AEP flood event for Storm tide. Council's flooding information indicates that the site would be subject to a defined flood level of 3.1m AHD. The superseded Redcliffe City Planning Scheme indicates a freeboard requirement of 0.3m AHD. All habitable units are at a minimum elevation of 3.4m AHD to ensure that they have a suitable freeboard to the 1% AEP Storm tide event. The entrance/exit to the basement car park is designed to be bunded at the same immunity level to minimise the risk of the hazard flooding the basement. Basement stairs are also bunded to the same immunity.

The development is located within the erosion prone area of state and MBRC mapping. The site is also within a coastal management district (CMD), therefore assessment of the erosion prone hazard has been undertaken by the State referral through the CMD trigger.

The site must lawfully discharge to Woodcliffe Crescent and connect to existing infrastructure prior to discharging into Moreton Bay. It will be required through Conditions that the development connect to existing infrastructure as part of detailed design and through an Operational Works permit.

Earthworks

Given the site's low elevation (2-2.5m AHD) and proposed cutting to accommodate basement parking, the development will require acid sulfate soils investigation and management which is to be enforced through conditions.

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2.7.1.2 Environmental Health

Acoustic Amenity

Noise impact assessments by TTM were provided in response to requests by Council to address impacts from the proposed development. Matters considered in the reports include noise from the roller door, driveway and rooftop communal areas. The assessment acknowledged the potential for disturbance to the existing adjacent sensitive uses to the west. Measures to ameliorate noise from the driveway and roller door were recommended and include the construction of an awning above the driveway entrance roller door, installation of the roller door motor inside the basement structure, fixed speed bumps and grates.

Evaluation of the rooftop communal areas led to an amended layout including restricted use hours of 7am - 10pm only, the removal of the proposed outdoor cinema, further separation of communal areas and 1.8m high acoustic screening to the western edge of the pool and communal areas.

As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the acoustic report.

Waste Management

A waste management program has been provided and is acceptable for the proposed use. This development will use 4 x 1.1m³ bins serviced at the kerbside of Woodcliffe Crescent. The arrangements appear acceptable. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

Air Quality

The development is adjacent to a sewerage pumping station and in the infrastructure buffer overlay of the current Moreton Bay Planning Scheme. Future residents will potentially be impacted by odour from the pumping station. It is appropriate that a property note is applied to all dwellings facing east.

2.7.2 Referral Agencies

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

The application was referred to the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) for the following:

- (a) Matters relating to tidal work or work in a coastal management district. Council was advised on 15 March 2018 (Reference 1709-1586 SRA) that DSDMIP has no objection to the development application subject to a number of conditions being attached to Council's Decision Notice.

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

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2.8 Public Consultation

2.8.1 *Public Notification Requirements under the Development Assessment Rules*

- (a) Public Notification was served on all adjoining landowners on 6 March 2018.
- (b) The development application was advertised in the Redcliffe and Bayside Herald on 7 March 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 6 March 2018 and maintained for a period of 15 business days until 27 March 2018.

2.8.2 *Submissions Received*

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

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		7
	Petition		
Not Properly Made	Letter, Email, Fax		1
	Petition		
Total			8

Note:- The eight (8) submissions received relate to previous proposal plans (Revision F dated 22/02/2018) received as part of the applicant's response to Council's Information Request which are now superseded.

The public notification period of this application was between 6 March and 27 March 2018 with all submissions received during this period. On 19 April 2018, having regard to the submissions received, Council Officers' issued an 'outstanding matters letter' to the applicant. The letter requested further justification/amendments on several matters including boundary setbacks (particularly the western side boundary), building height/scale and potential noise impacts relating to the roof top terrace. On 27 July 2018, amended plans were received by Council (Revision I, dated 18/7/2018).

All submissions received were from residents/owners or the body corporate of the adjoining two buildings to the west of the site, known as the 'Point Plaza' and 'Infinity Blue' high rise buildings. All submissions raised concerns with the western side boundary setbacks and separation between the high-rise buildings. The amended plans have addressed the western side boundary setback as follows:

Storey	Side boundary setbacks suggested by Redcliffe City Planning Scheme	Original Setback Proposed (Plans dated February 2018)	Amended Setbacks to Western side Boundary (Plan dated July 2018)
Storey 3-6	4.5m	4m	6.1m
Storey 7-8	5.5m	4m	6.1m
Storey 9	7.5m	4m	To external wall - 7.9m To balcony - 6.1m

The proposed setbacks to the western boundary now comply with the suggested setbacks of the Redcliffe City Planning Scheme (now superseded) with the exception of a minor encroachment to the balcony setback at Storey 9 of the building (complies when measured to the wall). In addition, it should be noted that the applicant has since removed the 'open air cinema' with the roof-top terrace level which attracted amenity concerns from submitters.

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A summary of the matters raised within the submissions is provided below:

Assessment of Submissions
<p>Issue - Building height/scale</p> <ul style="list-style-type: none"> • The proposed building exceeds the maximum building height limit. • Building height measurement has not accounted for the structures on the roof top. • The measurement of building height measured to the underside of the uppermost floor is not a legitimate approach. • The proposed building height exceeds the height of buildings at 6-12 Oxley Avenue and 14 Oxley Avenue. • The proposed building exceeds the scale of adjoining buildings. • The Building Heights Plan subscribes a limit of 6 storeys and 21 metres height limit. The proposed development is 9 storeys and a height of 27 metres which will dramatically reduce the natural light and ventilation, privacy and outlook for residents on the eastern side of "Point Plaza". • The proposed building will cast a significant shadow over the Woodcliffe Crescent Park as well as the foreshore on the southern boundary. • Shadow diagrams were not supplied with the application to illustrate the impact on the adjoining residents to the west (particularly sunlight in the morning). Therefore, the possible overshadowing impacts are not known and as such, have not been properly assessed. • The applicant is relying on the adjoin existing buildings of Point Plaza and Infinity Blue to justify the increase in height. These buildings are on a prominent corner site which forms part of the Woody Point precinct. These buildings are considered more as landmark buildings and shouldn't be the only reason to justify high density all the way along the waterfront. • The proposed building is trying to mimic a bulk and scale of adjoining buildings that exceed what is intended for the site. As such, it does not provide a suitable transition to the smaller scale surrounding uses.
<p><u>Discussion</u></p> <p>This application is made under the Redcliffe City Plan 2005 (now superseded). The site is mapped as having a maximum building height of 21m and a maximum of 6 storeys as shown on the Building Heights Map of the Redcliffe City Planning Scheme.</p> <p>Under the Administrative Definitions of the Redcliffe City Planning Scheme, 'height' and storey are defined as follows:</p> <p>Height: - <i>means the distance measured in a vertical plane between the natural ground level or basement podium level and the uppermost ceiling of the building where the wall connects with roof or where there is no ceiling, the highest part of the wall connects with the roof, whichever is the greater.</i></p> <p>Storey: - <i>means a space within a building the vertical limits of which are delineated by a floor and the surface immediately above the floor, whether that surface is a ceiling, the floor of the storey next above or a roof. A Storey does not include;</i></p> <p>a) a mezzanine; or b) a rooftop terrace; or c) a space that contains only:</p> <p style="margin-left: 20px;">(i) a lift shaft, stairway or meter room; or (ii) a bathroom, shower room, laundry, water closet, or other sanitary compartment; or (iii) lift motor, air conditioning or other mechanical or electrical plant at roof top level; or</p>

ITEM 2.2 DEVELOPMENT APPLICATION FOR MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (33 DWELLINGS) (SUPERSEDED PLANNING SCHEME) LOCATED AT 16-20 WOODCLIFFE CRESCENT, WOODY POINT - DIVISION 6 - A17512610 (Cont.)

- (iv) accommodation intended for not more than 3 vehicles; or
- (v) a basement car park where any part of the basement podium level is not higher than 1.5m above natural ground level; or
- (vi) a combination of (i) to (v) above.

In accordance with the administrative definitions of the Redcliffe City Planning Scheme, the proposed building has a height of 26.2m and contains nine (9) storeys. Despite the building exceeding the maximum height and number of storeys, the proposed building is of a similar height and scale to the adjoining two buildings located at 6-12 Oxley Avenue (Infinity Blue) and 14 Oxley Avenue (Point Plaza) which both have a height of approximately 27m. In addition, the proposed building is of a similar height and scale to existing and approved buildings along Woodcliffe Parade and in the surrounding area (including a number of buildings with heights between 27-30m). In addition, it is noted that the proposed building is 0.8m lower than the previous building approved over this site in 2006 (this application lapsed 23 October 2016 however is subject to appeal in the Planning and Environment Court).

Specific Outcome SO31 of the Citywide Code of the Redcliffe City Planning Scheme requires that: *“the height of buildings is in keeping with the character, amenity and location in the City, having a variation and range of building heights in the Urban Villages and foreshore in order to allow access to breeze, sunlight and views for the properties to the rear and complies with the Building Heights Plan”.*

As the proposal does not comply with the Building Heights Plan of the Redcliffe City Planning Scheme, an assessment against the Overall Outcomes of the Citywide Code is required. Specifically, Overall Outcome XV of the Citywide Code relates to the built form of development and requires that:

“Development is of a scale and form which:

- (a) *enhances the amenity and attractiveness of the zone and preferred use area in which the development is located;*
- (b) *protects and enhances the City’s scenic landscapes, bayside location and low to medium density development;*
- (c) *supports the preferred pattern of development for the City where medium density development and community infrastructure is located within urban villages, low density development is located within residential areas and industrial development is located in the Employment Node; and*
- (d) *integrates with the existing and planned transport infrastructure including roads, public transport corridors and services, cycleways and pathways to maximise the efficient use and accessibility of the transport infrastructure.*

The proposal is considered to comply with Overall Outcome XV of the Citywide Code as the development would enhance the amenity and attractiveness of zone and preferred use area through attractive built form and providing an acceptable level of amenity to adjoining properties. The proposal would protect and enhance the scenic landscapes, bayside location and existing development. The proposal is consistent with the preferred form of development within the urban village and would be of a consistent height and scale of existing and approved buildings in the locality. The proposal would integrate with the existing and planned transport infrastructure within the area.

With respect to overshadowing as raised in the submissions, since the public notification period concluded (29 March 2018), the applicant has submitted amended plans which have increased the side boundary setback on the western side (adjoining existing high rise buildings) by an additional 2m and thereby reduced the overshadowing impact on adjacent properties. Shadow diagrams have also been submitted as part of the amended plan package and show a minor overshadowing impact on the southern extent of 6-12 Oxley Avenue (Infinity Blue) in the morning (both summer and winter) and a minor overshadowing impact on Woodcliffe Crescent Park in the afternoon (both summer and winter). The extent of overshadowing is consistent with what could be reasonably

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expected within the urban village location in a precinct that contains existing and approved buildings with a height of up to 30m.

It should be noted that the site is included within the same zone, urban village and preferred use area as the adjoining two high rise buildings to the immediate west. The proposed building would maintain a similar height, bulk and scale of these adjoining two buildings.

This is not sufficient grounds for refusal of the application.

Issue - Boundary setbacks

- The proposed building setbacks are inadequate
- Adjoining owners have a reasonable expectation that building setbacks should not be relaxed.
- The reduced boundary setbacks will restrict views and increase overshadowing.
- The proposed boundary setbacks do not comply with the planning scheme.
- The proposed building should be shifted closer to the eastern boundary adjoining the park to increase the setback to the western boundary to improve the amenity of adjoining properties.

Discussion

Since the time the application underwent public notification (to which the submissions received relate) the applicant has provided amended plans to address the matters raised in the submissions. Accordingly, the applicant has increased the side boundary setbacks to the western boundary (adjoining the Point Plaza and Infinity Blue buildings) as follows:

Storeys	Side boundary setbacks suggested by PS21.1-21,4 of the Redcliffe City Planning Scheme	Original Setback Proposed (Plans dated February 2018)	Amended Setbacks to Western side Boundary (Plan dated July 2018)
Storey 3-6	4.5m	4m	6.1m
Storey 7-8	5.5m	4m	6.1m
Storey 9	7.5m	4m	To external wall - 7.9m To balcony - 6.1m

With respect to the western side boundary setback, the proposal complies with all suggested setbacks with the exception of Level 9 which is proposed to be setback 7.92m to the wall and predominantly 6.16m to the outermost projection, in lieu of the suggested 7.5m. The proposed encroachment is considered minor in nature and the extent of the encroachment will not; compromise the privacy of adjoining residences, significantly add to the bulk of the building or increase overshadowing. Furthermore, the proposed encroachment relates a balcony within the side setback that will remain semi-open in nature.

It is noted that the proposed building has been shifted further to the east, adjoining Woodcliffe Crescent Park in response to the submissions received. As a result, the proposal includes alternative solutions with respect to the eastern side boundary setback (adjoining the park) as follows:

- Levels 3 to 6 - 3m to OMP and wall, in lieu of the suggested 4.5m;
- Level 7 to 8 - 3m to OMP and wall, in lieu of the suggested 5.5m; and
- Level 9 - 3m to OMP and typically 6.5m to wall, in lieu of the suggested 7.5m.

The proposed eastern boundary setbacks are considered acceptable in this instance as the proposed encroachment adjoins Woodcliffe Crescent park and would not compromise the privacy or amenity of adjoining residents and would result in only minor overshadowing of the park (typically not beyond the access driveway within Woodcliffe Crescent Park).

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As discussed in section 2.4.3 of this report, minor encroachments of the suggested setbacks are also proposed for front and rear boundary setback at Storeys 7-9. These minor encroachments would not compromise the privacy of adjoining residences, significantly add to the bulk of the building or increase overshadowing.

This is not sufficient grounds for refusal of the application.

Issue - Consistency with the Planning Scheme

- The proposal is inconsistent with the planning scheme and relevant planning instruments
- The proposal does not comply with the Desired Environmental Outcomes (DEOs), Citywide Outcomes and Specific Outcomes of the Redcliffe City Planning Scheme.
- The proposal does not comply the Citywide Outcomes of the Redcliffe City Planning Scheme.
- The proposal is inconsistent with the intent of the Retail Core Zone and the Woody Point Precinct in terms of land use (being solely residential), bulk and scale;
- The proposal does not have sufficient planning grounds to overcome the conflicts with the planning scheme and to justify the potential impacts on adjoining properties.

Discussion

The proposal is considered to comply with the Redcliffe City Planning Scheme 2005 (now superseded). It is acknowledged that the proposed building does not comply with the building height and number of storeys as shown on the Building Heights Plan and therefore the proposal becomes an inconsistent land use. The proposed building is however of a similar height and scale to existing buildings within the locality and is not considered to compromise the character of the area. The site is included within the Retail Core Zone of the Redcliffe City Planning Scheme and is seeking approval for Multiple Dwellings. Specific Outcome SO31 of the Retail Core Zone nominates Multiple Dwellings as a consistent uses within preferred Use Area 9 - Woody point Village of the Retail Core Zone. The Retail Core Zone Code does not explicitly require retail and commercial uses to be provided as part of a mixed-use building, but rather requires the ground floor level to result in 'active frontages'. The proposal has been designed to include an active frontage by including streetscape improvements including a water feature, landscaping and seating within the frontage of the development.

The proposal is considered to comply with the Overall Outcomes of the Relevant Codes of the Redcliffe City Planning Scheme (now superseded).

This is not sufficient grounds for refusal of the application.

Issue - Amenity

- The proposal would adversely, materially and unreasonably impact the amenity of adjoining properties
- The proposal is overdevelopment to maximise developers returns at the expense of amenity of adjoining properties
- The rooftop terrace, particularly given its design including an open air cinema and recreation/entertainment areas will have a significant adverse effect on the amenity of adjoining owners
- The proposed rooftop terrace will create disturbances for 'Point Plaza residents.
- The rooftop terrace is not visually or acoustically attenuated.
- The proposed development will not contribute to the visual amenity or streetscape of the area.
- The proposal will result in various adverse noise impacts on the adjoining residents to the west, including (but not limited to) the following:
 - Rooftop cinema and entertainment area; and
 - Plant, services and equipment (i.e. air-conditioning units, car park ventilation).
 The above have not been properly assessed in the application.
- An additional high-rise tower of 9 storeys at the waterfront along Woodcliffe Crescent will create a 'crowded' effect. This will detract from the bayside identity and will not complement the scale and character of the foreshore landscape.

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- There will be a negative impact on the social well-being of people in “Point Plaza” through the loss of views and access to natural light on the eastern facing side of the existing building.
- The proposed building will result in substantial overshadowing on “Point Plaza” apartments on the eastern side and the adjacent park.

Discussion

Since the time that the application was publicly notified, the proposal plans have been amended to increase the western side boundary setback to which the submissions relate. The amended western side boundary setbacks complies with all suggested setbacks of the planning scheme, with the exception of Level 9 which is proposed to be setback 7.92m to the wall and predominantly 6.16m to the outermost projection, in lieu of the suggested 7.5m. This encroachment at level 9 is considered minor in nature and the extent of the encroachment will not compromise the privacy of adjoining residences, will not significantly add to the bulk of the building, will not increase overshadowing or result in loss of views or natural light. Furthermore, it should be noted that proposed encroachment relates to a balcony within the side setback that will remain semi-open in nature and the setback as measured to the wall of the building achieves the suggested setback.

It is also noted that the amended plans have removed the outdoor cinema from the rooftop floor level. In addition, an acoustic assessment of the proposed noise impacts from the rooftop level has been undertaken. The recommendations of the report identify the use a number of acoustic barriers (solid walls) and limiting the hours of use of the rooftop level between 7am and 10pm.

The proposed building is considered to complement the existing streetscape of Woodcliffe Crescent and the landscaped character of the foreshore. The proposed building is of a similar height, bulk and scale to the adjoining buildings to the west. It is acknowledged that the proposed building will be setback further from Woodcliffe Crescent than the adjacent buildings and is not proposed to contain retail and commercial uses at ground level. Despite this, the proposed building would provide an active frontage at street level through streetscape and landscape improvements including a water feature, landscaped seating area and prominent building entrance. The proposed building is also setback further from the foreshore than the adjacent buildings and would not compromise the bayside identify of the area.

This is not sufficient grounds for refusal of the application.

Issue - Previous Approval/Community Expectations

- The proposal exceeds the parameters of the existing October 2006 approval
- The proposal differs substantially from the previous approval
- Owners of the adjoining property purchased on the basis of the 2006 development approval over the site
- Boundary setbacks to the western and southern boundaries have been reduced from the previous approval.

Discussion

It is acknowledged that there was a previous approval over the site for a Material Change of Use - Development Permit for Multiple Dwelling (33 units) approved by council on 23 October 2006 (Council Reference 416/517). This building contained nine (9) levels and had a height of 27m. This application subsequently lapsed on 23 October 2016.

A new development application has been made over the site and must be assessed on its merits in accordance with the planning scheme and all common material, including any submissions received. Regard to a lapsed development approval is not a relevant planning consideration.

It should be noted that the applicant has submitted amended plans since the time of public notification. The amended plans now show an increased side boundary setback on western

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boundary, similar to the setbacks of the previous approval over the site. In addition, the proposed building is lower (0.8m lower) than the previous approval over the site.

This is not sufficient grounds for refusal of the application.

Issue - Miscellaneous

- The rooftop common area has been provided to meet required open space areas.
- The building contains no commercial or retail space on the grounds floor. The local area needs additional commercial/retail space.
- The development will not contribute to a strong leisure and arts and crafts focus as it does not contain any retail or public spaces.
- The development site is within an area zoned “Retail Core Zone” but does not include any retail uses. Additional retail uses such as a supermarket or other retail outlets together with additional car parking would be advantageous to the local residents and the many visitors to the Woody Point Village. In addition, this will stifle opportunities for the future development of retail outlets in Woody Point Village.
- The proposal does not achieve the intent of the Retail Core zone (specifically in the Woody Point Village Area). The intent of the zoning/precinct is to achieve a range of commercial and retail facilities with integrated accommodation, community uses and entertainment. Buildings that are exclusively residential are not intended to occur in this zone. With extra units in this area, additional commercial and retail space would be expected to accommodate the increase in residents.
- Object to the extinguishment of Easement A over the lot. The applicant has not provided any reason as to why the easement purpose is now redundant.
- The proposed building does not provide any level of public pedestrian accessibility, connectivity, legibility and comfort
- The close proximity of the proposed building to “Point Plaza” may result in increased wind turbulence, by creating a ‘wind tunnel’ effect between the two buildings as the prevailing winds are southerly to south easterly.
- Wind tunnelling is typically reduced by providing adequate setbacks between buildings that are of a considerable height. Increasing the setbacks to the western boundary will further reduce the likelihood of any wind tunnelling effects given the proximity to the buildings on the adjoining site.
- This development will not maintain pedestrian access to foreshore and beaches. It will also will not maintain glimpses or full views of the bays for both residents of “Point Plaza” and the community.
- The current speed limit for vehicular traffic in the Woody Point Village is 40kpm with regular heavy traffic being experienced in the area. Many drivers and motor cycle riders very often disregard this speed limit.
- “Point Plaza” residents have witnessed many near misses between vehicles, motor cycles, bicycles and pedestrians along Woodcliffe Crescent as there are currently no Pedestrian Crossings or Speed Humps

Discussion

A roof top terrace area is included within the calculation of private open space. Probable Solution of the Residential Uses identifies that useable balconies, roof top terrace, podiums, outdoor recreation areas (swimming pools, tennis courts etc.), indoor recreation areas (games room, spa/sauna, gymnasium etc.) and turfed areas available to residents are included in the calculation of recreation areas. The total recreation area provided is 3,486m² which equates to 106m² per unit.

The site is included within the Retail Core Zone of the Redcliffe City Planning Scheme and is seeking approval for Multiple Dwellings. Specific Outcome SO31 of the Retail Core Zone nominates Multiple Dwellings as a consistent use within preferred Use Area 9 - Woody Point Village of the Retail Core Zone. The Retail Core Zone Code does not explicitly require retail and commercial uses to be provided as part of a mixed-use building, but rather requires the ground floor level to result in ‘active frontages’. The proposal has been designed to include an active

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frontage by including streetscape improvements including a water feature, landscaping and seating within the frontage of the development. With respect to the current Moreton Bay Regional Council Planning Scheme, the site is included within the General residential zone, Urban neighbourhood precinct. Within the General residential zone, Urban neighbourhood precinct, a Multiple dwelling would be a consistent land uses. It is acknowledged the site is mapped as being within a Neighbourhood hub on Overlay map - Community activities and neighbourhood hubs under the MBRC Planning Scheme, however there is no requirement in the current MBRC Planning scheme that would require retail and commercial uses at ground level of a Multiple dwelling building.

The suggestion of other alternative land uses that could be established on the site is not a relevant planning consideration. on the site. The submitted application for Multiple Dwellings must be assessed on its merits against the Redcliffe City Planning Scheme and all common material.

An existing easement, Easement A on RP87281 is registered over the property. This easement was registered in 1957 for access purposes, burdening 16 Woodcliffe Crescent (the subject site) in favour of the adjoining site to the west (now occupied by the 'Point Plaza' development). This access easement is considered to be now made redundant as the Point Plaza site has been fully developed and contains its vehicle and pedestrian access fully contained within its own land. In addition, a solid block work wall has been erected on the common boundary of the sites which would prevent cross movements between the sites. The owner of the property may seek to extinguish the existing easement, however consent from the adjoining owner (Body Corporate 'Point Plaza') would likely be required.

No evidence has been provided that the proposed building will contribute to increased wind turbulence or 'wind tunnel effect'. Furthermore, it is noted that the setback of the proposed building from the western boundary has since been increased, thereby increasing the separation between buildings and reducing the potential for wind turbulence.

It is acknowledged that Figure 20 - Woody Point Village of the Citywide Code of the Redcliffe City Planning Scheme (now superseded), identified a pedestrian route linking Crockatt Park to Woodcliffe Crescent Park, via the foreshore. This figure was included within the Redcliffe City Plan 2005 and does not reflect contemporary open space and transport planning. Under the current Moreton Bay Regional Council Planning Scheme, this pedestrian link is no longer mapped in the planning scheme. Instead, on Overlay map - Active transport, a primary active transport route is mapped along Woodcliffe Crescent only. The location of the pedestrian route mapped within the Redcliffe City Planning Scheme (2005) is in a location that is subject to coastal hazard and an erosion prone area. It is recommended that the pedestrian route is not required to be provided as part of this application. It is noted that the site current does not provide access to the foreshore through the site. Foreshore access through Woodcliffe Crescent Park will not be affected as a result of this proposal.

A Traffic Impact Assessment was not undertaken for the development as the development is within acceptable development thresholds for traffic generation (<100 peak hour trips/<50 dwellings). The increase in vehicular trips is therefore expected to have minimal impact on Council's road network.

Road users accessing the site are unlikely to be operating at speeds exceeding 40kp/h given the site access location is near the Woodcliffe Cr/Oxley Ave intersection. Drivers that disobey the posted speed limit is not a relevant planning consideration and is a matter for the police.

A concrete pedestrian path of approximate 2 metres in width currently exists along the frontage of the site. An existing pedestrian crossings and refuge island (in all directions) is provided at the intersection of Oxley Avenue and Woodcliffe Parade. An additional pedestrian crossing in this location is unwarranted.

This is not sufficient grounds for refusal of the application.

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2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 3 April 2018. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.9 Other Matters

2.9.1 Consistency with MBRC Planning Scheme.

2.9.1.1 Land Use, Zoning and Level of Assessment

Under the current Moreton Bay Regional Council Planning Scheme (commenced 1 February 2016), the site is included within the General residential zone, Urban neighbourhood precinct.

The proposal would be defined as a Material Change of Use - Development Permit for Multiple dwelling. The proposal would be subject to Impact Assessment as the proposal would exceed the maximum height as shown on Overlay map - Building Height (min. 5m and max. 21m).

A Multiple Dwelling is a consistent land use within the Urban neighbourhood precinct and the proposal for 33 dwellings would achieve the minimum density target of 45 dwellings per hectare (134.3 dwelling per hectare proposed).

2.9.1.2 General residential zone code

Under the MBRC Planning Scheme, building height (max. 21m) is listed as an example only. The proposal would comply with Performance Outcome PO3 of the of the General residential zone code, Urban neighbourhood precinct as the proposed building has a height that:

- Is consistent with the medium to high rise character of the Urban neighbourhood precinct as the proposed building is of a similar height and scale of adjoining buildings and other buildings within the Woody Point locality.
- The proposed building responds to the topographic features of the site;
- The proposed building is not visually dominant or over bearing with respect to the streetscape. The proposed building is setback 6m from Woodcliffe Crescent and incorporates landscaped treatments within the frontage of the site. The proposed building is of a consistent height and scale of established and approved buildings within the locality.
- The building responds to the height of development on adjoining land where contained within another precinct or zone. The adjoining site to the west is included within the same zone and precinct, however the adjoining site to the east is included within the Recreation and open space zone. The proposed building presents an appropriate interface to Woodcliffe Crescent Park and has been designed to address and overlook the park.

Performance Outcome PO26 requires that upgrade works are required where necessary to [in part] ensure the orderly and efficient continuation of the Active transport network. It is noted that Overlay map - Active transport identifies the Woodcliffe Crescent frontage of the site has a 'secondary active transport route'. The Overlay map does not identify any required connections only the southern boundary, adjacent to the foreshore.

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2.9.1.3 Flood hazard and Coastal hazard Overlay codes

The site is mapped as being within a Drainage investigation area and within the Medium risk flood hazard area under the Flood hazard overlay code. The proposal would be unable to comply with the overall outcomes of the Flood hazard overlay code, specifically overall outcome (c)(i) which does not include Multiple dwellings as a 'consistent' uses within a Medium risk area. With respect to the drainage investigation area, Council has prepared a Drainage Master Plan for the Woody Point Area. The requirements of the Drainage Master Plan recommend Council works to increase the capacity of drainage infrastructure and to allow for filling of allotments to Flood Planning Level to achieve flood immunity. The subject site has not been identified for any drainage infrastructure. The proposal is not in conflict with or compromises the outcomes of the Drainage Master plan for Woody Point.

The site is mapped as containing Medium risk storm tide and erosion prone areas under Overlay map - Coastal hazard. The proposal would be able to address the requirements of the code by ensuring the risk to people, property and infrastructure located on the premises and other premises is avoided or mitigated through achieving minimum Flood Planning Levels and mitigating coastal impacts process through the implementation of a sea wall within the property boundary.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The proposal is consistent with the planning provisions and relevant policies.

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.
- b) Infrastructure Charges in accordance with Council's Charges Resolution are applicable.

3.7 Economic Benefit

Appropriate development supports the growing Moreton Bay region.

3.8 Environmental Implications

New development contributes to sustainable management and protection of the natural environment in the region through compliance with the planning schemes policies and provisions.

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3.9 Social Implications

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

3.10 Consultation / Communication

Refer to clause 2.8.

ATTENDANCE

Kate Isles and Amy White left the meeting at 11.19am after Item 2.2.

David Meyer attended at this time for Item C.1 (now deemed non-confidential and renumbered as Item 2.3).

ITEM 2.3 (Item C.1 now deemed non-confidential and re-numbered)
MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A17620994 : 24 September 2018 - **Refer Supporting Information A17620997**
Responsible Officer: SJ, Manager Integrated Transport Planning (ECM Integrated Transport Planning and Design)

Executive Summary

The Department of Transport and Main Roads (DTMR) are commencing a three-year route planning study for a high traffic capacity western arterial road within the Moreton Bay Region. The DTMR Regional Director - North Coast has written to Council seeking a funding contribution of \$300,000 towards this study on the basis that study timeframes will be compressed. The outcomes of this study will assist both Council and DTMR to proceed with more accurate land use and transport modelling within the region.

COMMITTEE RECOMMENDATION

Moved by Cr Peter Flannery

Seconded by Cr Matt Constance

CARRIED 10/0

1. That having regard for the timing and importance of this study, a financial contribution of \$300,000 towards completion of the Moreton Bay Western Arterial Study be approved, on the basis that the study will be completed within a compressed timeframe.
2. That \$200,000 be sourced from the 2018/19 Quarter 1 budget review process, as Council's contribution for the 2018/19 financial year.
3. That \$100,000 be allocated within the 2019/20 Operational budget, to finalise Council's contribution towards the project.
4. That the report be now deemed non-confidential.

ITEM 2.3 (Item C.1 now deemed non-confidential and re-numbered) MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL - A17620994 (Cont.)

OFFICER'S RECOMMENDATION

1. That having regard for the timing and importance of this study, a financial contribution of \$300,000 towards completion of the Moreton Bay Western Arterial Study be approved, on the basis that the study will be completed within a compressed timeframe.
2. That \$200,000 be sourced from the 2018/19 Quarter 1 budget review process, as Council's contribution for the 2018/19 financial year.
3. That \$100,000 be allocated within the 2019/20 Operational budget, to finalise Council's contribution towards the project.

REPORT DETAIL

1. Background

In 2013/14, Council officers worked closely with DTMR on the development of the Moreton Bay West Corridor Study. This study identified the need for a higher capacity strategic road network west of the Bruce Highway to facilitate the forecast increased traffic demands resulting from developments within the region. The agreed strategic road network resulting from the 2013/14 study has been used for the basis of land use and transport planning both by Council and DTMR.

In December 2017, DTMR advised that the latest population growth forecasts for the region indicated that the planned strategic road network west of the Bruce Highway had insufficient forecast traffic capacity and as a result, DTMR proposed a new Moreton Bay Western Arterial Corridor Study to commence in financial year 2018/19.

2. Explanation of Item

The Moreton Bay Western Arterial Corridor Study is proposed to be undertaken over a three-year time period concluding in mid-2021. The scope of the study extends between Petrie in the south and Beerburrum in the north. DTMR have allocated \$800,000 to complete this study which commenced in August 2018.

DTMR have indicated that the study timelines could be accelerated if additional funding is made available. Council has expressed the desire for DTMR to bring forward the timeframe to identify a preferred option to no later than the end of calendar year 2019.

DTMR has written to Council (refer supporting information # 1) requesting funding support of \$300,000 to meet the earlier timeframes requested by Council. DTMR has advised that the funding could be apportioned with \$200,000 in 2018/19 and \$100,000 in 2019/20. The funding would enable DTMR to compress the schedule and deliver a preferred option by the end of calendar year 2019. DTMR has committed to work closely with Council and has invited council officers to be present on the study technical working group.

3. Strategic Implications

3.1 Legislative/Legal Implications

The preferred corridor option may impact areas that are identified as "Emerging Community". Awaiting the outcomes of the study may impact on the delivery timelines of private developments invoking legal appeals.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Diverse transport options - an integrated regional transport network.

3.3 Policy Implications

The MBRC Planning Scheme Strategic Framework will require amendment pending identification of the new transport corridor.

ITEM 2.3 (Item C.1 now deemed non-confidential and re-numbered) MORETON BAY WESTERN ARTERIAL CORRIDOR STUDY - REGIONAL - A17620994 (Cont.)

3.4 Risk Management Implications

A number of property owners within the region are aware that future strategic road corridors impact on their ability to sell their properties. The study may culminate in outcomes that significantly amend the future strategic road network to the west of the Bruce Highway which may reduce previously identified impacts on some properties but increase the impact on others.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

It is proposed to seek \$200,000 operational funding within the upcoming 2018/19 Quarter 1 budget review 2018/19 and to allocate \$100,000 operational funding in the draft 2019/20 budget.

3.7 Economic Benefit

A high capacity state-controlled road/transport corridor to the west of the Bruce Highway will provide additional capacity for forecast regional population growth and reduce demand on the Bruce Highway. More detailed economic impacts will be identified in the study.

3.8 Environmental Implications

Environmental impacts of road/transport corridor are not yet known and will be identified in the study.

3.9 Social Implications

Social impacts of road/transport corridor are not yet known and will be identified in the study.

3.10 Consultation / Communication

The route planning study is identified on page 67 of the 2018 publication of Queensland Transport Road Investment Program (North Coast). DTMR has asked that any route planning concepts remain confidential at this time due until the study is finalised. The matter was included within a recent DTMR update to Councillors.

ATTENDANCE

David Meyer left the meeting at 11.27am after Item 2.3.

Keith Pattinson attended the meeting at this time for Items 3.1 to 3.3.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

**ITEM 3.1
SUPPLY OF BANKING SERVICES - REGIONAL**

Meeting / Session: 3 CORPORATE SERVICES
Reference: A17630575 : 27 September 2018
Responsible Officer: DC, Accounting Services Manager (CEO Accounting Services)

Executive Summary

This report seeks authorisation for the banking services contract between the Council and the National Australia Bank, which commenced on 1 July 2014, to be extended for a period of up to two (2) years.

COMMITTEE RECOMMENDATION

Moved by Cr Adam Hain

Seconded by Cr Julie Greer

CARRIED 10/0

That the Chief Executive Officer be authorised to extend the banking services contract between the Council and the National Australia Bank (NAB), which commenced on 1 July 2014, for a period of up to two (2) years, including negotiating the extension with NAB and executing any necessary documentation.

ITEM 3.1 SUPPLY OF BANKING SERVICES - REGIONAL - A17630575 (Cont.)

OFFICER'S RECOMMENDATION

That the Chief Executive Officer be authorised to extend the banking services contract between the Council and the National Australia Bank (NAB), which commenced on 1 July 2014, for a period of up to two (2) years, including negotiating the extension with NAB and executing any necessary documentation.

REPORT DETAIL

1. Background

The National Australia Bank (NAB) is currently contracted to supply Council a range of banking services for a five-year period which is due to expire on 30 June 2019. The contract already contains an option to extend for a fixed period of two years. However, for operational reasons, the Council prefers to enter into negotiations with NAB to extend the contract for a period of up to two years. Accordingly, this report seeks authority for the Chief Executive Officer to negotiate such an extension with NAB.

2. Explanation of Item

On completion of the existing contract with NAB (including any extension period), it is intended that a tender for a new contract be undertaken.

The proposed extension would allow time for the Council to integrate its information technology (IT) platforms prior to carrying out the tender process. It is considered that the fixed two-year option currently contained in the contract is too long, and it is recommended that an extension of up to two years at the discretion of the CEO would better support the systems implementation project.

Additionally, the conditions within the banking sector have changed considerably in recent months and it is prudent to test the market as soon as is practicable, to ensure Council continues to get best value for its banking spend and benefits from the most innovative services available to it given the new technology platform Council is investing in.

3. Strategic Implications

3.1 Legislative/Legal Implications

The proposed extension of the contract term would constitute a variation of the existing contract.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The original banking tender awarded to NAB in 2014 was procured in accordance with Councils Procurement Policy. The extension of the existing contract is a variation in accordance with that contract.

3.4 Risk Management Implications

The relationship Council has with its banking services provider is operationally very critical as it involves the transference of funds and confidential information both in and out of Council on a daily basis. Financial liquidity and information is the lifeblood of any organisation and Council has in place a number of procedures and systems to assist in managing the risk associated with financial transactions.

The extension period will mitigate risks associated with Councils integration project of information technology platforms and allow a smoother transition.

3.5 Delegated Authority Implications

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

ITEM 3.1 SUPPLY OF BANKING SERVICES - REGIONAL - A17630575 (Cont.)

3.6 Financial Implications

The extension of the contract may include an agreed change in prices for current services. The CEO will negotiate such price changes if required.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

CEO, Legal Services, Manager Financial and Project Services.

ITEM 3.2

RATES PENSIONER REMISSION - BACKDATE REQUEST - DIVISION 12

Meeting / Session: 3 CORPORATE SERVICES
Reference: A17597111 : 24 September 2018
Responsible Officer: JL, Financial Operations Manager (CEO Financial & Project Services)

Executive Summary

The property owner of Lot 2 RP187715 has recently been granted a pension from their pension provider with their eligibility backdated until 21 November 2011. The decision to backdate their eligibility was a result of extenuating circumstances and followed a prolonged assessment process by the pension provider.

The current Council Pensioner Rebate conditions contained in the 2018/19 Annual Budget do not allow for the backdating of the concession.

This report seeks a resolution from Council to grant a one-off concession to the property owner of Lot 2 RP187715 on the basis that there are extenuating circumstances related to the assessment and granting of the property owners pension entitlement.

COMMITTEE RECOMMENDATION

Moved by Cr Mick Gillam

Seconded by Cr Peter Flannery

CARRIED 10/0

- 1. In accordance with section 122 of the Local Government Regulation 2012, a one-off concession be granted to the property owner of Lot 2 RP187715.**
- 2. The one-off concession will be calculated by assessing the property owner's eligibility for the Council Pensioner Rebate for the period 21 November 2011 to 30 June 2018 in accordance with the conditions of the Council Pensioner Rebate contained in the Revenue Statement applicable at the time. Any condition precluding the backdating of the concession will be disregarded during this assessment.**

ITEM 3.2 RATES PENSIONER REMISSION - BACKDATE REQUEST - DIVISION 12 - A17597111 (Cont.)

OFFICER'S RECOMMENDATION

1. In accordance with section 122 of the Local Government Regulation 2012, a one-off concession be granted to the property owner of Lot 2 RP187715.
2. The one-off concession will be calculated by assessing the property owner's eligibility for the Council Pensioner Rebate for the period 21 November 2011 to 30 June 2018 in accordance with the conditions of the Council Pensioner Rebate contained in the Revenue Statement applicable at the time. Any condition precluding the backdating of the concession will be disregarded during this assessment.

REPORT DETAIL

1. Background

A pension remission application was received from the property owner of Lot 2 RP187715 on 27 August 2018. As part of the application, the property owner requested that the pension remission be backdated to 21 November 2011.

In support of their request for the remission to be backdated, the property owner provided a letter from the pension provider advising of their recent decision to backdate the property owners pension entitlement back to 21 November 2011. The property owner advised that this decision was as a result of extenuating circumstances and followed a prolonged assessment process by the pension provider.

2. Explanation of Item

In accordance with the requirements of the section 172 of the Local Government Regulation 2012, the Revenue Statement, incorporated in the 2018/19 Annual Budget, includes details of the concessions on rates and charges that will be provided by Council. Section 1.7.1 of the Revenue Statement contains the conditions of the Council pensioner rebate, including:

- *The rebate will not be applied retrospectively to any rating period prior to the rating period in which the application for the rebate was made.*

In accordance with this condition of the Council pensioner rebate, Council officers assessing the pensioner application have denied the property owner's request to have the Council pensioner rebate backdated and the Council Pensioner Rebate was granted from 1 July 2018.

It should be noted, following representation by Council officers on behalf of the property owner, the Department of Communities, who administer the State Government Pensioner Rebate, have agreed to backdate the State Government Pensioner Rebate to 21 November 2011 as a result of the extenuating circumstances surrounding the granting of the pension.

Following notification of the denial of the backdate request for the Council remission, the property owner has made a further request to have the decision reviewed.

In addition to the concessions contained in the Revenue Statement, Chapter 4, Part 10 of the *Local Government Regulation 2012* empowers Council to grant a concession by resolution, subject to satisfying the criteria contained in section 120. Section 120 (1) (a) allows the Council to grant a concession by resolution if the land is owned or occupied by a pensioner.

The granting of a special 'one-off' concession to the property owner under the provisions of Chapter 4 Part 10 of the *Local Government Regulation 2012* will allow the property owner to receive the benefit from having the pensioner remission backdated to 21st November 2011.

ITEM 3.2 RATES PENSIONER REMISSION - BACKDATE REQUEST - DIVISION 12 - A17597111 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

Resolution to grant the concession must be made in accordance with section 122 of the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan

Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The cost associated with the backdating of the pensioner remission can be funded within the current budget for the Council Pensioner Rebate.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

The Legal Services Department were consulted in the preparation of this report.

ITEM 3.3
ENTERPRISE GIS SOFTWARE RENEWAL - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A17649941 : 3 October 2018
Responsible Officer: SA, ICT Infrastructure and GIS Coordinator (CEO Information & Communication Technology)

Executive Summary

Council has a significant investment in software licensing for Geographic Information Software (GIS). There are emerging opportunities to apply GIS technology to many additional operational and technical areas within Council. For this reason, Council greatly benefits from its Enterprise License Agreement (ELA) with ESRI (Council's GIS solution provider). An ELA provides Council with numerous benefits including:

- A lower cost per unit for licensed software
- Substantially reduced administrative and procurement expenses
- Maintenance on all ESRI software deployed under this agreement which includes:
 - Unlimited access to technical support for key personnel
 - Latest releases of software from ESRI for products included in this offer
 - Discounted training
 - ESRI Inc.'s International User Conference Entry
- Complete flexibility to deploy software products when and where needed.

Due to Council's continually expanding use of GIS it is considered an appropriate investment in this software. The three-year time frame secures the price, and the Enterprise License Agreement (ELA) gives Council the flexibility for future deployment options including Cloud.

COMMITTEE RECOMMENDATION

Moved by Cr Darren Grimwade

Seconded by Cr James Houghton

CARRIED 10/0

1. That in accordance with section 235(a) of the Local Government Regulation, Council is satisfied that there is only one supplier (ESRI Australia) that is reasonably available to provide an Enterprise License Agreement for Council's GIS system.
2. That Council enters into an Enterprise License Agreement for Council's GIS system with ESRI Australia, as described in this report.
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 Enterprise License Agreement with ESRI Australia for Council's GIS system and any required variations of the agreement on the Council's behalf.

ITEM 3.3 ENTERPRISE GIS SOFTWARE RENEWAL - REGIONAL - A17649941 (Cont.)

OFFICER'S RECOMMENDATION

1. That in accordance with section 235(a) of the Local Government Regulation, Council is satisfied that there is only one supplier (ESRI Australia) that is reasonably available to provide an Enterprise License Agreement for Council's GIS system.
2. That Council enters into an Enterprise License Agreement for Council's GIS system with ESRI Australia, as described in this report.
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 Enterprise License Agreement with ESRI Australia for Council's GIS system and any required variations of the agreement on the Council's behalf.

REPORT DETAIL

1. Background

In 2015, Council entered into an Enterprise Licence Arrangement (ELA) with ESRI Australia for its GIS software provision and maintenance. At this time Council resolved that ESRI was the only supplier that could offer this type of arrangement for its GIS system.

The following resolution appears on Minute Page 15/1937 of the General Meeting of Council held 17 November 2015:

Ex. Coordination Committee Meeting held 17 November 2015 (MP. 15/1943):

COMMITTEE RECOMMENDATION

1. That Council resolves that it is satisfied that ESRI is the only supplier of an enterprise licensing agreement for its GIS system.
2. That Council authorise the Chief Executive Officer to enter into a contract with ESRI for the Enterprise Licensing Agreement as outlined within this report.

The ELA established in 2015 was for a period of three years and is about to expire. It is proposed that Council agrees to a similar arrangement with ESRI Australia for the next three years to maintain and improve its GIS system.

2. Explanation of Item

The ESRI Local Government Enterprise License Agreement (ELA) is a three-year agreement that will grant Council access to, maintenance of, and vendor support on the nominated ESRI software for the term of the agreement. The ELA will be effective from the date executed and will require a firm, three-year commitment. ESRI Australia is the exclusive distributor for ESRI software within Australasia. As such, ESRI Australia is the only company that can offer this type of agreement for the software of Council's GIS system.

The ELA includes unlimited access for to the ESRI Enterprise Software listed below. Licenses are valid under the terms of the applicable 3-year Local Government Enterprise Agreement.

Enterprise License Software—Unlimited Quantities

- ArcGIS Desktop Advanced
- ArcGIS Desktop Extensions
(3D, Spatial, Geostatistical, Network, Schematics, Workflow Manager, Publisher, Data Reviewer)
- ArcGIS for Server

ITEM 3.3 ENTERPRISE GIS SOFTWARE RENEWAL - REGIONAL - A17649941 (Cont.)

- ArcGIS for Server Extensions
(3D, Spatial, Geostatistical, Network, Schematics, Workflow Manager)
- ArcGIS Image Server
- ArcGIS GeoEvent Server
- ArcGIS Runtime

The following software items are included in the ELA as limited quantities.

Enterprise License Software —Limited Quantities

- CityEngine (1)
- Insights for ArcGIS Enterprise (6)
- Insights for ArcGIS Online (6)
- Drone2Map (2)
- ArcGIS Enterprise Level 2 Users (250)
- ArcGIS Monitor (12 Cores)

Payment terms for the ELA are as follows:

	Year 1	Year 2	Year 3	Total ELA Fee
ELA Fee Payments (\$AUD Ex. GST)	\$408,300	\$416,100	\$424,000	\$1,248,400

All current Council departments, employees, and in-house contractors will be eligible to use the software and services listed above.

3. Strategic Implications

3.1 Legislative/Legal Implications

Pursuant to the Local Government Regulation 2012 ('Regulation'), Council is obliged to seek tenders prior to entering into a contract for the supply of goods or services involving a cost of more than \$200,000.

An exception to this general requirement is contained in s. 235(a) of the Regulation which allows Council to contract directly with a supplier without first inviting tenders if the Council resolves that it is satisfied that there is only one supplier of the product reasonably available to it.

As ESRI is the owner and supplier of Council's GIS systems, Council is only able to license its product with this company. As such, Council will need to resolve that it is satisfied that ESRI is the only supplier of these products and services reasonably available to it in order to avail itself of the exception available at s. 235(a) of the Regulation.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Nil

3.4 Risk Management Implications

Nil

3.5 Delegated Authority Implications

Council authorise the Chief Executive Office to enter into a contract with ESRI to finalise the licensing consolidation and ongoing annual software maintenance for the ESRI GIS system.

ITEM 3.3 ENTERPRISE GIS SOFTWARE RENEWAL - REGIONAL - A17649941 (Cont.)

3.6 Financial Implications

Council's 2018/19 budget for ESRI GIS software is \$418,000 (Project 20095 – ICT Corporate Systems). The proposed year 1 ELA cost falls within council's budget for this software.

3.7 Economic Benefit

NA

3.8 Environmental Implications

NA

3.9 Social Implications

NA

3.10 Consultation / Communication

The following staff were consulted in the preparation of this report:

Manager Financial and Project Services
Information and Communication Technology Manager

ATTENDANCE

Keith Pattinson left the meeting at 11.33am after Item 3.1.
David Meyer attended the meeting at this time for Item 4.1.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

**BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS
CONSTRUCTION - DIVISION 10**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A17053160 : 28 September 2018 - Refer **Confidential Supporting
Information A16873872**
Responsible Officer: AH, Manager Waste Services and BB, Manager Project Management

Executive Summary

Tenders were invited for the 'Bunya - Bunya Waste Management Facility - Landfill Cells Construction (MBRC007385)' project. The tender closed on 1 May 2018 with a total of nine conforming tenders received.

It is recommended that Council award the contract to Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining) for the sum of \$2,606,580.00 (excl. GST) as this tender was evaluated as representing the best overall value to Council.

COMMITTEE RECOMMENDATION

Moved by Cr Matt Constance
Seconded by Cr Mick Gillam

CARRIED 10/0

That the tender for 'Bunya - Bunya Waste Management Facility - Landfill Cells Construction (MBRC007385)' project be awarded to Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining) for the sum of \$2,606,580.00 (excluding GST).

ITEM 4.1 BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS CONSTRUCTION - DIVISION 10
- A17053160 (Cont.)

OFFICER'S RECOMMENDATION

That the tender for 'Bunya - Bunya Waste Management Facility - Landfill Cells Construction (MBRC007385)' project be awarded to Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining) for the sum of \$2,606,580.00 (excluding GST).

REPORT DETAIL

1. Background

The project is located within the Bunya Waste Management Facility, 384 Bunya Road, Bunya. The project scope involves the construction of a new landfill cell, Cell 6L. The objective of the project is to extend the life of the Bunya Waste Management Facility.

The works are expected to commence in October 2018, and take 28 weeks to complete, which includes an allowance for wet weather.



Figure 1 - Bunya Waste Management Facility - new cell location

2. Explanation of Item

Tenders for the 'Bunya - Bunya Waste Management Facility - Landfill Cells Construction (MBRC007385)' project closed 1 May 2018 with a total of 9 conforming tenders received. 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. Through the tender evaluation process there was a change to the cell liner for which the tenderers were required to re-tender.

All tenderers with their evaluation scores are tabled below (ranked from highest to lowest)

ITEM 4.1 BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS CONSTRUCTION - DIVISION 10 - A17053160 (Cont.)

RANK	TENDERER	EVALUATION SCORE
1	Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining)	96.28
2	Allroads Pty Ltd	95.53
3	BMD Urban Pty Ltd	91.57
4	HEH Civil Pty Ltd	87.98
5	Moggill Constructions Pty Ltd	84.23
6	Hazell Bros QLD Pty Ltd	82.40
7	G&H Plant Hire Pty Ltd (trading as Civil Contractors)	73.44
8	PENTACON Pty Ltd	63.94
9	JS Williams Earthmoving Contractors Pty Ltd	35.68

Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining) submitted a tender and demonstrated some experience on projects of a similar scale and complexity. At the 20 September 2018 tender clarification meeting, Alexanderson Earthmover Pty Ltd (trading as AE Group Civil & Mining) provided clarification on their construction methodology; confirmed an overall project duration of 28 weeks (including an allowance of two weeks for wet weather) and demonstrated a strong understanding of all the project requirements.

Allroads Pty Ltd submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At the 19 September 2018 tender clarification meeting, Allroads Pty Ltd demonstrated their understanding and experience in similar projects; however, there were no additional benefits for the higher price.

BMD Urban Pty Ltd submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. At the 20 September 2018 tender clarification meeting, BMD Urban Pty Ltd demonstrated their understanding and experience in similar projects; however, there were no additional benefits for the higher price.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to the value of the 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/sourced in accordance with the provisions of the following documents:

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

ITEM 4.1 BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS CONSTRUCTION - DIVISION 10 - A17053160 (Cont.)

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.

Financial Risks:

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

Construction Risks:

- a. The proposed works will occur within an operating Waste Services Facility. The management of the construction works around the operational requirements of the facility, including traffic management, will be supervised by Waste Services officers. A traffic management plan will be required to be submitted, by the successful tenderer, for approval prior to works commencing.
- b. Prior to mobilising to site, the contractor will be required to submit to Council project management plans including workplace health and safety, blasting, pedestrian and traffic management plans. Regular audits of these plans will be undertaken by Council inspectors and an independent construction quality assurance contractor throughout the construction period to ensure compliance.
- c. The Bunya Waste Management Facility has a current Environment Authority with conditions which include discharge from the site. The successful tenderer will be required to submit an environmental management plan for approval, prior to commencing works, to ensure the licence conditions are not compromised.
- d. The project requires stringent parameters that have been identified in a technical specification and construction quality assurance plan. An independent construction quality assurance contractor will be appointed to manage compliance and quality assurance testing, as defined in the technical specification and construction quality assurance plan.

3.5 Delegated Authority Implications

There are no delegated authority implications associated with this project.

3.6 Financial Implications

Council has allocated \$3.7M in the 2018/19 Capital Projects Program for construction, budget number 102118.

Adjusted Tender Price (Construction)	\$2,606,580
Contingency (10%)	\$ 260,658
Qleave	\$ 12,500
Consultant construction supervision	\$ 200,000

Total Project Cost	\$3,079,738
	=====

Estimated ongoing operational/maintenance costs \$208,000 per F/Y.

The budget amount for this Project is sufficient. The ongoing operational/maintenance costs include leachate removal and will be absorbed into Bunya Waste Management Facility's operation budget.

3.7 Economic Benefit

The project provides additional air space for ongoing cost-effective disposal of waste generated by the Moreton Bay Regional Council community.

*ITEM 4.1 BUNYA - BUNYA WASTE MANAGEMENT FACILITY - LANDFILL CELLS CONSTRUCTION - DIVISION 10
- A17053160 (Cont.)*

3.8 Environmental Implications

A site specific environmental management plan will be required to be submitted to Council for approval prior to work commencing on site. This plan will be monitored throughout the construction phase to ensure compliance.

The successful tenderer will provide a site-specific based environmental management plan which takes into consideration the Waste Facility's Environmental Authority conditions to ensure the conditions are not compromised. This plan will be monitored by Council officers and independent construction quality assurance contractor throughout the construction phase to ensure compliance.

3.9 Social Implications

The project has positive social implications by maintaining services that the community expect.

3.10 Consultation / Communication

The Divisional Councillor has been consulted regarding this project and is supportive of the project and its outcomes.

ITEM 4.2

**ELIMBAH - MIFAWNY ROAD AND LERAY ROAD STORMWATER RENEWAL -
DIVISION 12**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A17593856 : 19 September 2018 - Refer **Confidential Supporting
Information A17587768**
Responsible Officer: CB, Project Engineer (ECM Project Management & Construction)

Executive Summary

Tenders were invited from the Council's Civil Construction Panel (MBRC005990) for the 'Elimbah - Mifawny Road and Leray Road Stormwater Renewal (VP118614)' project. The tender closed on 18 September 2018, with a total of four tenders received, all of which were conforming.

It is recommended that Council award the contract to G&H Plant Hire Pty Ltd for the sum of \$464,081.84 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Darren Grimwade

CARRIED 10/0

That the tender for the 'Elimbah - Mifawny Road and Leray Road Stormwater Renewal (VP118614)' project be awarded to G&H Plant Hire Pty Ltd for the sum of \$464,081.84 (excluding GST).

ITEM 4.2 ELIMBAH - MIFAWNY ROAD AND LERAY ROAD STORMWATER RENEWAL - DIVISION 12 - A17593856
(Cont.)

OFFICER'S RECOMMENDATION

That the tender for the 'Elimbah - Mifawny Road and Leray Road Stormwater Renewal (VP118614)' project be awarded to G&H Plant Hire Pty Ltd for the sum of \$464,081.84 (excluding GST).

REPORT DETAIL

1. Background

This project is located on Mifawny Road and Leray Road, Elimbah. The project scope includes the upgrade and replacement of concrete pipes with HDPE (high density polyethylene) pipes, due to severe corrosion of the existing pipe inverts.

Council officers have been unable to establish a cause for the corrosion that has occurred within this section of the pipe network. To avoid the potential for corrosion to occur with the replacement stormwater pipes, the project has been designed using HDPE pipes.

Works include upgrading 18m of 300mm concrete pipe to 375mm HDPE pipe, the replacement with HDPE pipe of 173m of 750mm concrete pipe, 13m of 675mm concrete pipe, 73m of 450mm concrete pipe, 88m of 375mm concrete pipe, replacing 5 manholes and 11 catchpits, and the relining of 6m of 450mm pipe and 73m of 375mm pipe. The existing pipes, catchpits and manholes are in poor condition.

It is expected the works will take 10 weeks, with an allowance for wet weather.

The objective of this project is to renew failed or end of life stormwater assets identified via CCTV investigations returning these parts of Council's stormwater network to a serviceable condition.



Figure 1 - Mifawny and Leray Road, Elimbah - Locality Plan

ITEM 4.2 ELIMBAH - MIFAWNY ROAD AND LERAY ROAD STORMWATER RENEWAL - DIVISION 12 - A17593856 (Cont.)

2. Explanation of Item

Tenders for the 'Elimbah - Mifawny Road and Leray Road Stormwater Renewal (VP118614)' project closed on 18 September 2018, with a total of four 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	G&H Plant Hire Pty Ltd	97.07
2	GRC Civil Pty Ltd	92.66
3	Auzcon Pty Ltd	89.15
4	Allencon Pty Ltd	82.49

G&H Plant Hire Pty Ltd submitted a competitively priced tender and appropriate accompanying documentation. A tender clarification meeting was held on 20 September 2018 at which G&H Plant Hire Pty Ltd detailed their experience on road and drainage projects of a similar scale, type and complexity. G&H Plant Hire Pty Ltd confirmed their capability and methodology to complete the project.

GRC Civil 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.

Auzcon 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 manner in which the possible impact of these risks are minimised is detailed below.

Financial Risks:

The project has been procured via the Council's Civil Construction Panel (MBRC005990).

ITEM 4.2 ELIMBAH - MIFAWNY ROAD AND LERAY ROAD STORMWATER RENEWAL - DIVISION 12 - A17593856
(Cont.)

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.
- 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.

3.6 Financial Implications

Council has allocated a total of \$554,000 (excluding GST) in the 18-19 Capital Projects Program, budget number 106719.

Adjusted Tender Price (Construction)	\$ 464,081.84
Contingency (10%)	\$ 50,000.00
QLeave	\$ 2,500.00

Total Project Cost	\$ 516,581.84
	=====
Estimated ongoing operational/maintenance costs	\$ 450.00 per F/Y.

The budget amount for this Project is sufficient.

3.7 Economic Benefit

The stormwater renewal improvements are expected to reduce the overall maintenance costs for the area.

3.8 Environmental Implications

There are no negative environmental impacts associated with this project. Street trees will be planted as part of these works and will improve the local environment.

3.9 Social Implications

No social implications have been identified as a result of this project.

3.10 Consultation / Communication

A detailed communication plan has been prepared and involves project notices, signage, door knocking and online updates. Signage will be placed to advise motorist of the works, including any detour signage as required. Weekly project updates via email will be provided to the councillor. The Divisional Councillor has been consulted and is supportive of the project.

ATTENDANCE

David Meyer left the meeting at 11.39am after Item 4.2.

5 PARKS, RECREATION & SPORT SESSION (Mayor Sutherland in absence of Cr K Winchester)

ITEM 5.1

NEW LEASE - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 8

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A17616766 : 25 September 2018 - **Refer Supporting Information A17616725**
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 lease to Pine Central Holy Spirit Rugby League Football Club Inc. at Les Hughes Sporting Complex, 119 Francis Road, Bray Park (refer Supporting Information #1). The proposed lease would take effect following the group securing sufficient funding to complete the construction of an equipment storage shed and prior to the commencement of construction works.

COMMITTEE RECOMMENDATION

Moved by Cr Julie Greer

Seconded by Cr Adam Hain

CARRIED 10/0

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, Pine Central Holy Spirit Rugby League Football Club Inc. be granted a lease over an area at 119 Francis Road, Bray Park (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 March 2022).
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 Pine Central Holy Spirit Rugby League Football Club Inc. securing sufficient funding to undertake the 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 - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 8 - A17616766 (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, Pine Central Holy Spirit Rugby League Football Club Inc. be granted a lease over an area at 119 Francis Road, Bray Park (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 March 2022).
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 Pine Central Holy Spirit Rugby League Football Club Inc. securing sufficient funding to undertake the 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

Since 1 April 2017, the Pine Central Holy Spirit Rugby League Football Club Inc. has held a lease with Council over an equipment storage shed at 119 Francis Road, Bray Park (refer Supporting Information #1). Due to its dilapidated condition, the club has identified a need to demolish the existing shed and replace it with a new and larger shed to accommodate the existing and future storage needs of the club.

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

2. Explanation of Item

The Pine Central Holy Spirit Rugby League Football Club Inc. has lodged an IWA to Council for the demolition of the existing equipment storage shed and the construction of a new shed, which is proposed to extend beyond their existing lease area (refer Supporting Information #1). This application has been assessed by Council's key stakeholder departments, with no objections received.

To enable Pine Central Holy Spirit Rugby League Football Club Inc. to proceed with its proposed project, Council would need to provide the group with a new lease over the area where the new shed is to be constructed (refer Supporting Information #1).

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 aligned with the term of the group's existing lease at this location (31 March 2022).

3. Strategic Implications

3.1 Legislative/Legal Implications

The Council must comply with the *Local Government Act 2009* and the 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.

ITEM 5.1 NEW LEASE - PINE CENTRAL HOLY SPIRIT RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 8 - A17616766 (Cont.)

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The terms and conditions of the proposed 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 Pine Central Holy Spirit Rugby League Football Club Inc. will provide the club with facilities to support its operations.

3.10 Consultation / Communication

Councillor Gilliam (Division 8)
Relevant Council departments
Pine Central Holy Spirit Rugby League Football 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 Adam Hain mentioned that Ms Lily Postlethwaite had been awarded the **AFL Queensland's QFWA Division 1 Best & Fairest**, which was an amazing feat for a young woman who is just shy of turning 17 and is a member of the Lions training squad.

COMMITTEE RECOMMENDATION

Moved by Cr Adam Hain

Seconded by Cr Mick Gillam

CARRIED 10/0

That the Mayor write a letter of congratulations to Ms Lily Postlethwaite on outstanding achievement in her chosen sport.

Cr Mick Gillam and Cr Mike Charlton (Deputy Mayor) reported that the weather had held out to ensure the **Moreton Kids Festival**, conducted in Pine Rivers Park on Sunday, was an outstanding success. This Moreton Bay Region Industry and Tourism Limited (MBRIT) run event had been well attended with between 8-10,000 people participating in the hands-on activities and enjoying the stage entertainment.

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Julie Greer

CARRIED 10/0

That the Mayor write a letter of thanks and congratulations to Moreton Bay Region Industry and Tourism Limited (MBRIT) and its team of volunteers for producing such a successful event.

Cr Peter Flannery reported that he had represented the Mayor at the **Australian National Roller Derby Championships** held recently at the Morayfield Sport and Events Centre with teams from most States competing. This three-day event was very interesting, being a complicated game of scoring and rules, that provided a great atmosphere for spectators and competitors alike.

Cr James Houghton made mention of the **many events which had occurred in the Redcliffe region** over the past few weeks centred around the Dolphins Oval - events included the Queensland Murri Rugby League Carnival, 2018 YP Threads Touch Rugby League State of Origin Series and Christian Football Federation Australia National Titles as well as Padres Baseball hosting the Baseball Queensland U16's State Titles.

The popularity of these events was evidenced with 35 teams comprising 700 players and supporters participating in the Christian Football Federation event, 85 teams with over 1000 participants and supporters participating in the Touch Rugby League series, including some 140 persons staying at Mon Komo making accommodation very scarce on the peninsula. Cr Houghton was pleased to say that Council's input of funding into sporting ovals and facilities in the region is money well-spent, deriving economic and community benefits.

CLOSED SESSION (Confidential items)

(Resolution the meeting be closed under s275 of the Local Government Regulation 2012)

CLOSED SESSION

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Adrian Raedel

CARRIED 10/0

That Committee move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Item C2.

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.51am.

ATTENDANCE

David Meyer attended the meeting at 11.51am for discussion on Item C.2.

OPEN SESSION

COMMITTEE RECOMMENDATION

Moved by Cr Peter Flannery

Seconded by Cr Mick Gillam

CARRIED 10/0

That Committee resume in open session and that the following recommendations be made.

The open session resumed at 11.57am.

ITEM C.2 – CONFIDENTIAL

**ACQUISITION OF LAND TO FACILITATE ROAD AND DRAINAGE PROJECT -
DIVISION 2**

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)
Reference: A17639265 : 28 September 2018 - Refer **Confidential Supporting
Information A17639314**
Responsible Officer: SY, Planning Engineer Stormwater (ECM Infrastructure Planning)

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (h), as the matter involves other business for which a public discussion would be likely to prejudice the interests of the Council or someone else or enable a person to gain a financial advantage.

Executive Summary

The purpose of this report is to detail the land to be acquired by Council, to facilitate the necessary expansion of existing road reserve for the construction of new stormwater drainage and road infrastructure.

COMMITTEE RECOMMENDATION

Moved by Cr Peter Flannery

Seconded by Cr Mick Gillam

CARRIED 10/0

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.

CLOSURE

There being no further business the Chairperson closed the meeting at 11.58am.