



AGENDA

GENERAL MEETING

Tuesday 12 November 2019

commencing at 10.30am

Caboolture Chambers
2 Hasking Street, Caboolture

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a General Meeting of the Moreton Bay Regional Council will be held on Tuesday 12 November 2019 commencing at 10.30am in Caboolture Chambers, 2 Hasking Street, Caboolture to give consideration to the matters listed on this agenda.

Graeme Kanofski
Acting Chief Executive Officer

7 November 2019

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

LIST OF ITEMS

1. OPENING PRAYER	4
2. ATTENDANCE & APOLOGIES	4
3. MEMORIALS OR CONDOLENCES	4
4. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING	4
General Meeting - 6 November (Pages 19/2286 - 19/2306)	4
Attachment #1 Unconfirmed Minutes - General Meeting 6 November 2019	
5. PRESENTATION OF PETITIONS	4
<i>(Addressed to the Council and tabled by Councillors)</i>	
6. CORRESPONDENCE	4
7. COMMUNITY COMMENT	5
7.1. Community Comment: Mr Derek Catterall - Objection to DA16705/2007VCHG/3 - Gayundah Esplanade, Woody Point (A19308233)	
8. NOTIFIED MOTIONS	5
9. NOTICES OF MOTION (Repeal or amendment of resolutions)	5
<i>(s262 of the Local Government Regulation 2012)</i>	
10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)	5
<i>(as referred by the Chief Executive Officer)</i>	
1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)	6
ITEM 1.1	6
DISCRETIONARY FUNDS - DIVISION 12	
REPORT DETAIL	
ITEM 1.2	8
DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5	
REPORT DETAIL	
2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)	11
3 CORPORATE SERVICES SESSION (Cr M Constance)	11
4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)	12
ITEM 4.1	12
ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10	
REPORT DETAIL	
SUPPORTING INFORMATION	
Confidential #1 Tender Evaluation	

Moreton Bay Regional Council

GENERAL MEETING - 494
12 November 2019

PAGE 3
Agenda

ITEM 4.2	19
PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7	
REPORT DETAIL	
SUPPORTING INFORMATION	
Confidential #1 Tender Evaluation	
ITEM 4.3	25
DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5	
REPORT DETAIL	
SUPPORTING INFORMATION	
Confidential #1 Tender Evaluation	
5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)	33
6 LIFESTYLE & AMENITY SESSION (Cr D Sims)	33
7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)	33
8 REGIONAL INNOVATION SESSION (Cr D Grimwade)	33
11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE	33
12. CLOSED SESSION	34
<i>(s275 of the Local Government Regulation 2012)</i>	
12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL	34
ITEM C.1 – CONFIDENTIAL	34
PROPOSED LEASE - TELECOMMUNICATIONS FACILITY - DIVISION 12	
REPORT DETAIL	
SUPPORTING INFORMATION	
ITEM C.2 – CONFIDENTIAL	41
PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL - DIVISION 7	
REPORT DETAIL	
12b. CONFIDENTIAL GENERAL BUSINESS	45

1. OPENING PRAYER

2. ATTENDANCE & APOLOGIES

Attendance:

Cr Allan Sutherland (Mayor) (Chairperson)

Apologies:

Cr Matt Constance who is representing Council at the 2019 LGx Conference in Brisbane.

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Council to observe a moment's silence for residents who have passed away.

4. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 6 November (Pages 19/2286 - 19/2306)

RESOLUTION that the minutes of the General Meeting held 6 November 2019, be confirmed.

Attachment #1 Unconfirmed Minutes - General Meeting 6 November 2019

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

Receipt of petitions addressed to the Council and tabled by Councillors.

6. CORRESPONDENCE

Receipt of correspondence addressed to the Council and tabled by the Chief Executive Officer

7. COMMUNITY COMMENT

The following residents/ratepayers, having made the appropriate application in accordance with Council's Community Comment Session Policy (2150-062), have been approved to participate in the Community Comment session.

CHAIRPERSON'S REMINDER TO PARTICIPANTS

Participants of the Community Comment session are reminded that the speaker must provide an overview or dot-point of their presentation prior to making the presentation.

Speakers are allowed a maximum of 5 minutes and must act and speak with decorum. If the address is considered irrelevant, offensive or unduly long, the speaker will be required to cease.

Speakers must also note that at the conclusion of the presentation, no debate will be entered into.

7.1. Community Comment: Mr Derek Catterall - Objection to DA16705/2007VCHG/3 - Gayundah Esplanade, Woody Point (A19308233)

As part of the Community Comment session, Mr Derek Catterall, as approved by the Acting Chief Executive Officer, has been invited to address the Council in respect of Objection to DA16705/2007VCHG/3 - Gayundah Esplanade, Woody Point.

8. NOTIFIED MOTIONS

Consideration of any motion notified by a Councillor to the Chief Executive Officer at least 5 days before the meeting at which the motion is to be moved.

9. NOTICES OF MOTION (Repeal or amendment of resolutions)

(s262 of the Local Government Regulation 2012)

Consideration of any notice of motion to repeal or amend a resolution of the Council which is to be given to each Councillor at least 5 days before the meeting at which the proposal is to be made.

10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)

(as referred by the Chief Executive Officer)

Consideration of officers' reports as referred by the Chief Executive Officer, to be conducted in Sessions.

The Session Chairperson and designated Spokesperson for the respective portfolio, is 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 Kolianna Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

**ITEM 1.1
DISCRETIONARY FUNDS - DIVISION 12**

Meeting / Session: 1 GOVERNANCE
Reference: A19305921 : 5 November 2019
Responsible Officer: LK, Executive Support Officer (CORP Executive Services)

Executive Summary

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Under section 182A of the *Local Government Act 2009* the Councillor for Division 12, Cr Adrian Raedel, is currently suspended from office and is unable to approve the allocation of discretionary funds. An eligible application for discretionary funds has been received for Division 12 as follows:

- Lions Club of Wamuran Inc in the amount of \$500 for the 'Wamuran Christmas Carnival'.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider this application for discretionary funds, the funding request should be considered by Council at its General Meeting.

This report seeks Council's direction in relation to the application for Division 12 discretionary funds from the Lions Club of Wamuran Inc.

OFFICER'S RECOMMENDATION

Council direction is required in relation to the application by Lions Club of Wamuran Inc for \$500 from Division 12 discretionary funds for the 'Wamuran Christmas Carnival'.

ITEM 1.1 DISCRETIONARY FUNDS - DIVISION 12 - A19305921 (Cont.)

REPORT DETAIL

1. Background

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Unless otherwise approved by Council, each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3,000 in discretionary funds to the Mayor and Councillors respectively. Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

2. Explanation of Item

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office and is unable to approve the allocation of discretionary funds.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider this application for discretionary funds, the funding request should be considered by Council at its General Meeting.

Council direction is sought in relation to the following eligible application for Division 12 discretionary funds.

Lions Club of Wamuran Inc

Lions Club of Wamuran Inc has applied for \$500 under the Discretionary Funds Policy for the 'Wamuran Christmas Carnival'. The festive event will provide an opportunity for community involvement within the Moreton Bay Region.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications
Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications
Appropriate funds have been provided in the 2019/20 budget and the applications for funding are eligible under the 2019/20 Discretionary Funds guidelines.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication
Councillors, the Acting Chief Executive Officer, Director Finance and Corporate Services and Manager Executive Services have been consulted in relation to the preparation of this report.

ITEM 1.2
DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5

Meeting / Session: 1 GOVERNANCE
Reference: A19281896 : 30 October 2019
Responsible Officer: LK, Executive Support Officer (CORP Executive Services)

Executive Summary

The Council makes discretionary funds available each financial year to community organisations for community purposes in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

An eligible application for discretionary funds has been received as follows:

- Redcliffe PCYC in the amount of \$5000 for the annual Santa Sleigh event.

Cr Allan Sutherland (Mayor), Cr Houghton (Division 5) and Cr Winchester (Division 6) would like to support this initiative through the discretionary funds program.

Cr Houghton and Cr Winchester have allocated \$1500 each to this project for a total contribution of \$3000.

A perceived conflict of interest has been declared by Cr Allan Sutherland (Mayor) in relation to this application.

This report seeks Council's direction in accordance with Council's adopted procedure. Where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting.

OFFICER'S RECOMMENDATION

Council direction is required in relation to the application by Redcliffe PCYC for support through the Mayor's discretionary funds for the Santa Sleigh event for the remaining \$2000.

ITEM 1.2 DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5 - A19281896 (Cont.)

REPORT DETAIL

1. Background

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Unless otherwise approved by Council, each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3000 in discretionary funds to the Mayor and Councillors respectively. Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

In accordance with Council's adopted procedure, where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting.

2. Explanation of Item

A perceived conflict of interest has been declared by Cr Allan Sutherland (Mayor) in relation to this application.

As mentioned above, in accordance with Council's adopted procedure, where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting. Therefore, Council direction is sought in relation to the Mayor's support of the Redcliffe PCYC's annual sleigh event.

Redcliffe PCYC

Redcliffe PCYC has applied for \$5000 under the discretionary funds policy in support of the event. This application is for the annual Santa Sleigh which is a long-standing event held in the Redcliffe area whereby Santa visits multiple locations on the Redcliffe Peninsula through to Rothwell. The sleigh is staffed by a range of volunteers from community groups and organisations who contribute a large number of volunteer hours to enable the success of the event.

3. Strategic Implications

3.1 Legislative / Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications
Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications
Appropriate funds have been provided in the 2019/20 budget and the application for funding is eligible under the 2019/20 Discretionary Funds guidelines.

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

ITEM 1.2 DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5 - A19281896 (Cont.)

3.10 Consultation / Communication

Councillors, the Acting Chief Executive Officer, Interim Director Finance and Corporate Services and Manager Executive Services have been consulted in relation to the preparation of this report.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

No items for consideration.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19189864 : 25 October 2019 - Refer **Confidential** Supporting Information
A19186057
Responsible Officer: SC, Project Manager (ECM Project Management)

Executive Summary

Tenders were invited for the 'Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement (MBRC008990)' project. The request for tenders closed on 10 October 2019 with a total of six conforming tenders received.

It is recommended that Council award the contract to Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the sum of \$451,441 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

1. That the tender for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) be awarded to Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the sum of \$451,441 (excluding GST).
2. That the Council enters into an agreement with Kane Constructions (QLD) Pty Ltd (trading as arete 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 agreement with Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) and any required variations of the agreement on Council's behalf.

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont.)

REPORT DETAIL

1. Background

The project is located at the Arana Hills Library, 63 Cobbity Crescent, Arana Hills. The project scope comprises two main elements, being the internal refurbishment of the library, as well as the replacement of part of the roof structure and replacement of the existing external roof lining.

Internal refurbishment - this element's project scope includes creating new internal spaces, with connections to the existing parkland. The project will reconfigure the internal layout for the placement of shelving, furniture and functional areas and redesign the functionality of the staff areas and customer service counter. Existing external and internal door and window openings, as well as other alterations to the structure, will maximise connectivity with the exterior landscape.

Roof replacement - this element's project scope includes the replacement of the tiled roofing and damaged roofing structures. Specifically, works will include replacing the existing external roof lining with a new metal roof lining.

The objective of the overall project is to ensure the Arana Hills Library maintains relevance as a highly valued and well utilised library, meeting the needs of the community by creating welcoming and appealing spaces for all library customers, keeping the library's appearance modern and inviting and to address the serviceability issues associated with the roof.

The project has been tendered as one contract to minimise the disruption to library users due to the need for the library to be closed during the works.

The proposed timing of the works has been scheduled to minimise inconvenience to the users of the facility. The project work will commence in April 2020, taking up to ten weeks to complete and will require the library to close for the construction period. The relatively long lead time allows the recommended tenderer to procure materials well ahead of the works commencing.



Figure 1: Location of works - Arana Hills Library

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont.)

2. Explanation of Item

Tenders were invited for the 'Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement project (MBRC008990)' and closed on 10 October 2019, with six 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.

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

RANK	TENDERER	EVALUATION SCORE
1	Kane Constructions (QLD) Pty Ltd (trading as arete Australia)	98.15
2	NF Corbett Pty Ltd	97.95
3	J&D Contracting	91.86
4	Premis Solutions Pty Ltd	88.32
5	Modus Projects Pty Ltd	85.41
6	Leaf Building Group Pty Ltd	83.66

Kane Constructions Pty Ltd trading as arete Australia (Kane) submitted a comprehensive tender. A tender clarification meeting was held on 25 October 2019, at which Kane demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. Kane has recently undertaken construction work for the Sunshine Coast Council at the Caloundra Events Centre refurbishment valued at \$5,000,000, the Noosa Council Noosaville Library refurbishment and extension valued at \$2,100,000 and the Gold Coast City Council Waterside West Building fitout valued at \$1,100,000. The panel evaluated the tender from Kane as the best overall value tender, despite it not being the lowest priced tender.

NF Corbett Pty Ltd (NFC) submitted a comprehensive tender. A tender clarification meeting was held on 25 October 2019 at which NFC demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. The tendered price was the lowest tender received; however, the panel evaluated NFC's offer as the second-best tender received.

J&D Contracting submitted a well-presented tender, demonstrating relevant similar project experience; 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 - Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

3.3 Policy Implications

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

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

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont.)

3.4 Risk Management Implications

A detailed Risk Management Plan has been prepared. 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 'strong'.

Construction Risks:

- a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental plan as part of the contract to identify and detail how it will manage and mitigate project construction risks.
- b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and the ability for the community to access the park.
- c. The recommended contractor has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works efficiently.
- d. Inclement weather may impact on the duration of the works due to a major component of the work being the external roof lining replacement where care will be required to mitigate the potential for water damage to the building and the library book collection.
- e. There is some risk associated with roof structural elements where the existing tile roof has a history of water ingress over time which may have caused damage to the roof structure. The heavy roof has also impacted on the integrity of the roof truss/framing system where sagging is evident. An invasive investigation of the roof structure has been undertaken to assist with establishing the likely structural condition. In addition, 'hold points' during the work will be implemented to enable the structural engineer to review the condition of the roof structure prior to the new external roof lining being installed.
- f. Other risks may include termite/white ant infestation and potentially unsafe electrical works; again hold point inspections will occur.
- g. There are no development approval risks relating to this contract.
- h. There are no procurement risks relating to this contract. The timeframe from awarding the contract and commencement of works has been clarified with the contractor and there is sufficient lead time for material procurement so as not to delay the project.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated a total of \$579,000 in Capital funding in the 2019/20 FY. The combined funding comes from projects 108116 and 101970. All financials below exclude GST.

Tender price (construction)	\$ 451,441.00
Contingency (20%)	\$ 90,288.20
Consultancy services	\$ 5,000.00
QLeave (0.475%)	\$ 2,144.35

Total project cost	\$ 548,873.55
	=====
 Estimated ongoing operational/maintenance costs	 \$2,400 per F/Y

The budget amount for this project is sufficient.

3.7 Economic Benefit Nil identified

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont.)

3.8 Environmental Implications

The recommended contractor is required to submit an environmental management plan and comply with relevant regulatory requirements. The contractor will be required to manage noise and dust associated with the works.

3.9 Social Implications

The project will provide refurbished internal spaces that will improve the visitor experience at the library as well as reducing the short and long-term effects of water ingress to the building and its resultant potential damage to the structure and library collection.

3.10 Consultation / Communication

A detailed communication plan has been prepared. Project signage will be displayed four weeks prior and throughout the works including project notices distributed two weeks prior to the commencement of works to the surrounding residents.

Project notices will also be available from the library counter in January 2020 and library staff will communicate with regular users and user/school groups.

Weekly project updates via email will be provided to the Divisional Councillor. The Divisional Councillor has been consulted and is supportive of the project.

SUPPORTING INFORMATION

Ref: [A19186057](#)

The following list of supporting information is provided for:

ITEM 4.1

**ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF
REPLACEMENT - DIVISION 10**

Confidential #1 Tender Evaluation

ITEM 4.2

**PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL
ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19009678 : 27 August 2019 - Refer **Confidential** Supporting Information
A19003239
Responsible Officer: HT, Project Engineer (ECM Major Projects - Petrie Mill Development)

Executive Summary

This report seeks Council approval to enter into arrangements with specialist environmental consultants to provide environmental construction support and advice services to Council regarding the decommissioning works being undertaken by Orora Limited (Orora). Under the terms of the Contract of Sale for the purchase of the former Petrie Mill site, Orora, the former owner of the site, are required to decommission the site.

Three companies were invited to provide tenders from the Local Buy Engineering & Environmental Consultancy Services Panel (contract number BUS 262-0317) for *VP147028 - Provision of Environmental Advice and Construction Support*. Tenders closed on 21 June 2019 and three conforming submissions were received.

It is recommended that Council enters into an arrangement with Cardno Pty Ltd for the sum of \$1,515,599 (excluding GST) from the date of signing the agreement until 31 December 2022 for the *Provision of Environmental Advice and Construction Support (VP147028)* for the Petrie Mill Redevelopment project as the offer represents the best overall offer to Council as assessed by the evaluation panel.

OFFICER'S RECOMMENDATION

1. That the tender for the '*Provision of Environmental Advice and Construction Support (VP147028)*' be awarded to Cardno Pty Ltd for the total sum of \$1,515,599 (excluding GST) from the date of signing the agreement until 31 December 2022, or approximately \$505,199.66 per annum (excluding GST).
2. That the Council enters into an agreement with Cardno Pty Ltd 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 agreement with Cardno Pty Ltd for the '*Provision of Environmental Advice and Construction Support (VP147028)*' and any required variations of the agreement on Council's behalf.

ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont.)

REPORT DETAIL

1. Background

Council have previously engaged the services of specialist environmental consultants to assist with independent advice by way of inspection of works performed on site and reviews and recommendations surrounding documentation issued to Council (MBRC) by Orora as a part of the decommissioning process.

Council has previously commissioned the engineering firm Cardno Pty Ltd (Cardno) to undertake these works (Coordination Committee recommendation of 28 June 2016 - Item C.2 - Petrie Mill Development - site decommissioning - specialist consultancy services). The initial piece of work has now been completed. MBRC requires ongoing services to continue with this scope and meet the time frames and deliverables associated with the Deed of Variation of the Contract for Sale and Extension Deed as executed by MBRC and Orora on 11 June 2019.

2. Explanation of Item

The land Council procured for the Petrie Mill Redevelopment project contains areas that require advice from industry experts. These areas include historical landfills, engineered landfills, contaminated land and sites that are governed by stringent and complex management plans. MBRC requires specialist environmental advice and support to cover three key roles with expertise in the following areas:

- **Engineer / Environmental Technician** - assistance for part-time onsite construction support, primarily focusing on testing, data collection, monitoring and enabling ongoing construction in line with governing documentation and legislation. The technician will work directly with MBRC's construction and decommissioning team to provide technical and construction support.
- **Senior Engineer / Suitably Qualified Person (SQP)** - assistance for onsite and remote construction support to provide technical expertise and advice to MBRC's management, construction and decommissioning team. The SQP will assist the technician, as required, by ensuring legislative requirements are met and provide advice/direction to MBRC considering contractual and legislative requirements.
- **Specialist / Principal Engineering** - will assist the SQP and Environmental Technician, as required, by providing technical expertise and legislative direction. The Specialist will also work with MBRC's management team to provide formal direction and documentation to MBRC for a range of matters, including site parameters, professional opinion, legislation, management plans and industry benchmarking.

The level of commitment for each role is based on the respective workload associated with achieving milestones and construction programs. The Project Director - Petrie Mill will be required to balance the procurement of the necessary environmental construction personnel as required by construction demand.

Council requested tenders through *Vendor Panel Local Buy BUS 262-0317 Engineering & Environmental*. Three companies were invited to tender to fulfil the required roles. The tenders closed on 21 June 2019 and three submissions were 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 request for quotation documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Cardno Pty Ltd	99.56
2	Arcadis Australia Pacific Pty Limited	96.36
3	Advisian Pty Ltd	93.31

ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont.)

Cardno Pty Ltd (Cardno) received the highest overall ranking. Subsequent to tender clarification, Cardno indicated that the original candidates may no longer be available. As a result, Cardno elected to update their proposal. Cardno's submission demonstrated comprehensive understanding of the project requirements and capability to complete the works in an efficient manner. Cardno's submission met the mandatory criteria, and presented, in the panel's assessment, the best overall offer by way of value for money and the nominated personnel with technical expertise for the requirements unique to the Petrie Mill Redevelopment project.

Arcadis Australia Pacific Pty Limited (Arcadis) received the second highest overall ranking. Arcadis submitted a similarly comprehensive tender demonstrating detailed understanding of the project requirements and experience of personnel. Subsequent to tender clarification, Arcadis indicated that the original candidates may no longer be available. As a result, Arcadis updated their proposal. Arcadis met the mandatory criteria, submitted a competitive price and nominated personnel with good experience; however, they were not as experienced as those provided in Cardno's submission.

Advisian Pty Ltd (Advisian) received the third overall ranking. Advisian submitted a competitive price and satisfactorily responded to the mandatory criteria. The tender submission demonstrated a reasonable understanding of the project requirements and their capability to complete the works. While Advisian met the mandatory criteria and submitted a competitive price, the panel's assessment was that the team offered by Advisian was not to the same level as that of that of the two other tenders.

3. Strategic Implications

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council called for tenders for the work through Vendor Panel Local Buy BUS 262-0317 Engineering & Environmental in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

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

Continuity - personnel changes:

Potential risk is for changes in Environmental Advice and Construction Support team personnel throughout the duration of the project. MBRC will work with the successful consultant to establish and implement a communication management plan to mitigate the risk of impact to MBRC. MBRC and the successful consultant will conduct regular meetings to ensure the relevant personnel are up to date on project status and requirements. The consultant has specified and allowed for several backup personnel to ensure Council has adequate resources committed to the project.

Legislative and regulatory requirements:

The Petrie Mill Redevelopment project works are governed by the requirements of the Environmental Protection Act (1994), Environmental Protection Regulation (2008) and relevant management plans developed for individual lots. The successful consultant has vast experience and knowledge of relevant legislation, regulations and management plans and will be engaged to provide MBRC with technical expertise and direction.

ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont.)

Accepting Owner's Consent for Land:

MBRC is presented with *Owner's Consent* documents that specify requirements for managing land. The Senior Specialist and SQP will work directly with MBRC's management team to ensure risks are identified and appropriate strategies are implemented to mitigate risk to MBRC.

Achieving specified milestone dates:

With the assistance of the Environmental Advice and Construction Support team, the management of legislative requirements that impact construction works will be effectively anticipated and managed.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

The arrangement will be based on a schedule of rates basis for a period of approximately three years, from date of signing the agreement until 31 December 2022. The estimated total cost of the specialist service and advice for this period is \$1,515,599 (excluding GST), or approximately \$505,199.66 (excluding GST) per annum. The estimated total cost is within the Petrie Mill Redevelopment project budget.

3.7 Economic Benefit

The expert advice will assist MBRC with ensuring that Orora meets its contractual obligations in relation to the decommissioning of the site. Further, this engagement will enable ongoing delivery of the Petrie Mill Redevelopment which has significant economic benefits for the region.

3.8 Environmental Implications

The Environmental Advice and Construction Support team will assist MBRC in ensuring all environmental aspects across the Petrie Mill Redevelopment project are appropriately managed.

3.9 Social Implications

The overall Petrie Mill Redevelopment project will provide significant positive social benefits and will facilitate construction of a university campus.

3.10 Consultation / Communication

The works will be managed by the Major Projects team in line with communication policies and protocols.

SUPPORTING INFORMATION

Ref: A19003239

The following list of supporting information is provided for:

ITEM 4.2

**PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND
CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7**

Confidential #1 Tender Evaluation

ITEM 4.3

DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19300958 : 5 November 2019 - Refer **Confidential Supporting Information A19308748**
Responsible Officer: MK, Principle Engineer Buildings and Facilities (IP Infrastructure Planning)

Executive Summary

Tenders were invited for the “*Deception Bay Scouts Hall Construction (MBRC008989)*” project. The tender closed on 10 September 2019 with a total of 14 conforming tenders received.

The project scope includes the construction of a new Scout’s Hall on the corner of Bonton Avenue and George Street in Deception Bay. The reason for this project is that the old Scout’s Hall was in very poor condition, and it was determined to be more financially feasible to demolish and re-construct the building rather than to completing remedial works.

It is recommended that the Council awards the contract for the “*Deception Bay Scouts Hall Construction (MBRC008989)*” to Ri-Con Contractors Pty Ltd for the sum of \$361,000.05 (excluding GST), as this tender submission was shown to have the best value for money.

OFFICER’S RECOMMENDATION

1. That the tender for “*Deception Bay Scouts Hall Construction (MBRC008989)*” be awarded to Ri-Con Contractors Pty Ltd for the amount of \$361,000.05 (excluding GST).
2. That the Council enters into an agreement with Ri-Con Contractors Pty Ltd 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 agreement with Ri-Con Contractors Pty Ltd for “*Deception Bay Scouts Hall Construction (MBRC008989)*” and any required variations of the agreement on Council’s behalf.

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont.)

REPORT DETAIL

1. Background

Deception Bay Scouts is one of (16) Scout groups that operate on Moreton Bay Regional Council owned or controlled land. The existing Scout group are subject to the standard lease clauses under the current MBRC policy. This policy states that Scouts are responsible for internal maintenance and MBRC are responsible for external and structural maintenance. Since 2002, the Queensland branch of the Scout Association of Australia, has held a lease with Council over a building at 18 George Street, Deception Bay. The Deception Bay Scout group have been operating out of the old Scout's Hall since 1981/1982. The building had been well utilised by the 47 Scouts and nine leaders up to its demolition in July 2019.

On 11 May 2017 FSA Consulting Engineers were engaged to conduct an inspection of the structural defects on the Deception Bay Scout Hall, located at 18 George Street, Deception Bay QLD on behalf of Moreton Bay Regional Council. The inspection identified significant structural damage due to termite activity in the sub-floor members, timber floor boards, wall framing members and roof framing members. It also included structural damage to bearer ends resulting from water ingress via failed or non-existent water proofing systems. There was also a loss of structural capacity of roof framing due to defects in purlins and defective connection detail between purlins and bracing.

Following a detailed report and subsequent workshops with Council, it was decided that the best course of action was to demolish the building and construct a new facility for the Scouts to use. A budget allocation was provided in the 2019/20 Council budget to progress the design and construction of the new facility.

The site of Deception Bay Scouts Hall is at the corner of George Street and Bonton Avenue, Deception Bay, as shown in Figure 1 below.

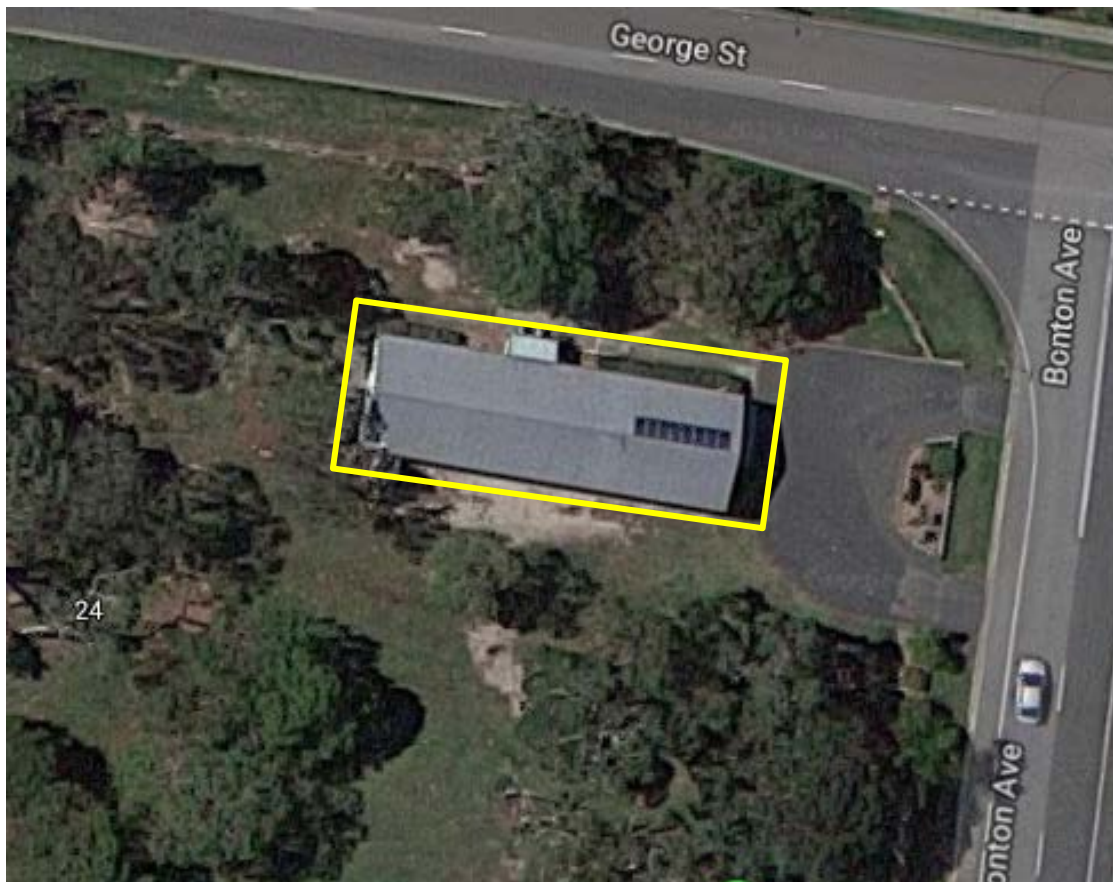


Figure 1 - Deception Bay Scouts Hall

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont.)

The original Scout's Hall has now been demolished and a building has been designed to take its place. The new building will consist of a concrete floor with a steel framed construction. The new building will include PWD amenities, a kitchen-utility room, meeting room, store room and male and female toilets. The design also provides fully compliant access to all areas of the building.

The floor plan of the new building is shown below in Figure 2 and a north elevation in Figure 3.

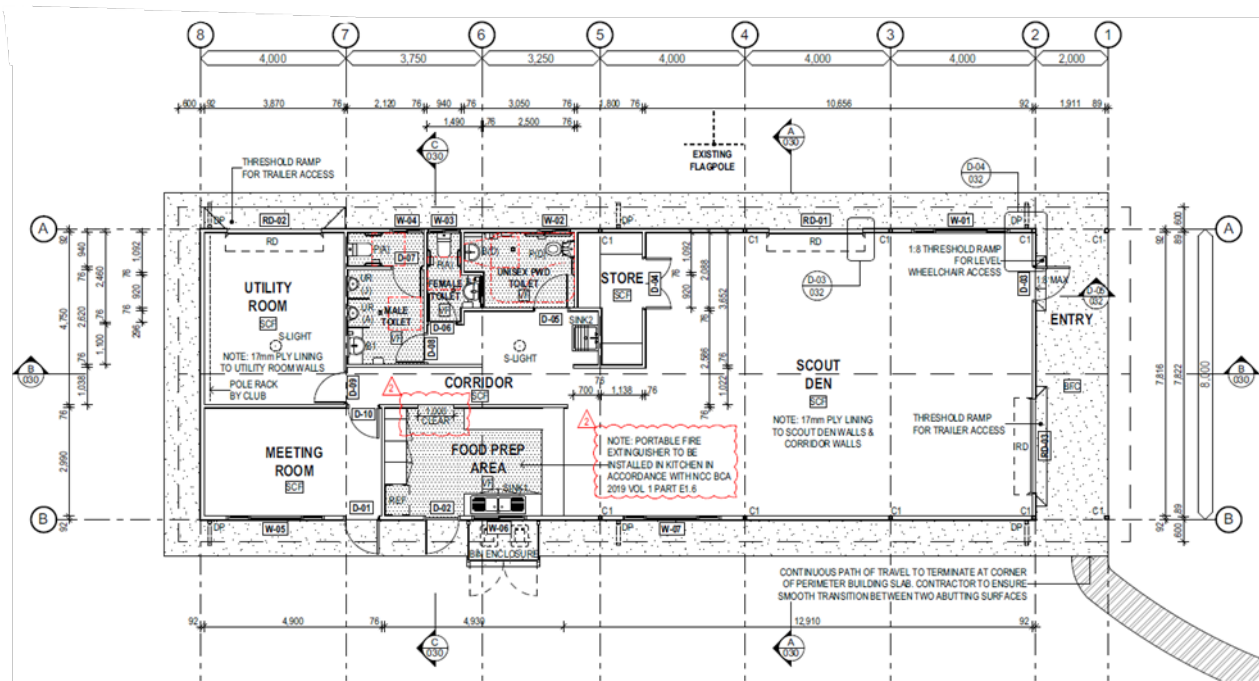


Figure 2 - Floor Plan of Scouts Hall

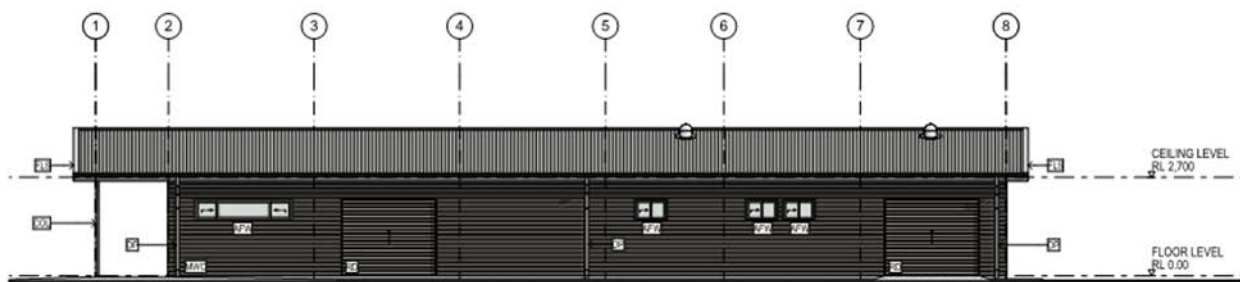


Figure 3 - North Elevation of new Hall

2. Explanation of Item

Tenders for the "Deception Bay Scouts Hall Construction (MBRC008989)" project closed on the 10th of September with a total of 14 conforming tenders and one non-conforming 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.

Moreton Bay Regional Council

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont.)

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

Rank	Tenderer	Evaluation Score
1	Ri-Con Contractors	100.00
2	Murphy Builders	95.25
3	Main Constructions	94.76
4	Midson Constructions	90.20
5	A Dart & Co	89.90
6	Hawley Constructions	88.85
7	NF Corbett	88.77
8	Verve Constructions	86.92
9	Anchor Building Services	82.37
10	Leaf Building Group	82.22
11	Caspian Building Services	81.22
12	Rork Projects	79.05
13	Goris Co Projects	72.77
14	KDR Build & Construct	66.89
-	Mint Construction	Non-conforming

Ri-con Contractors submitted a tender which extensively covered all evaluation criteria and all mandatory criteria. This included a detailed methodology and strategy, Gantt chart, and details of 3 previous relevant projects. These projects included works with both the Gympie Regional Council and the Sunshine Coast Regional Council, which demonstrates that they have experience working with local government. Two of these projects were the construction of community halls, which will be a similar type of construction to the Deception Bay Scouts Hall. Ri-Con Contractors attended a clarification meeting which was held on the 15th of October 2019. In this meeting Ri-Con Contractors confirmed all aspects of their tender which the MBRC enquired about, including their proposed schedule of works. They also confirmed that they understood all points raised in the MBRC standard document: *"Tender Clarification Meeting Agenda - AS2124"*.

Ri-con Contractors have provided a Gantt Chart which indicates that works will be completed by mid-March 2020, if they are awarded the contract by mid-November. This Gantt chart only includes rain-days until the lock-up stage of the project. This means that rain days are only included in November and December and Ri-Con have confirmed that this is correct in a clarification meeting. Ri-con agreed during tender clarification meeting that the construction program will be 15.1 weeks.

Murphy Builders submitted a comprehensive tender and demonstrated their methodology and experience on projects of a similar scale and complexity. Murphy Builder's tendered construction program was 17.1 weeks duration including wet weather allowance; however, there were no additional benefit for the higher price.

Main Constructions submitted a comprehensive tender and demonstrated their methodology and experience on projects of a larger scale and increased complexity. This was considered less appropriate to this project, as a larger contract value requires a different approach. Main Construction's tendered construction program was 19.6 weeks duration including wet weather allowance; however, there were no additional benefit for the higher price.

The non-conforming tender did not provide the mandatory documentation.

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont.)

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

3.3 Policy Implications

This project/contract/initiative has been procured/sourced in accordance with the provisions of the following documents:

- Council's Procurement Policy 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 Risk:

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

Construction Risks:

- a. The recommended contractor will provide a detailed program of works, a staging plan, site specific traffic management, environmental management and safety plans. Work areas will be isolated to protect site personnel, the public, and to meet workplace health and safety requirements.
- b. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works at this location.

Wet weather delays

- a. The tender document required tenderers to include an allowance for inclement weather within their tendered construction time line. The allowance is based upon the Bureau of Meteorology Rainfall Graph for the Brisbane area. The contractor has provided an initial program of works with an inclusion of estimated wet weather days for the months of November and December. After these months the lock-up stage will be reached and as such no more wet weather days will be allowed for.

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications

Council has allocated \$489,526 in this FY for the Deception Bay Scouts Hall project. \$58,998 has been carried over from the 18/19 FY and was used to pay for the remaining design and demolition costs. This leaves \$430,528 for the construction of the Scout's hall in this financial year.

Tender Price (Construction)	\$361,000.05	
Contingency (10%)	\$ 36,100.05	

Total Project Cost	\$397,100.10	
	=====	
Estimated ongoing operational/maintenance costs	\$3,000.00	per F/Y.

This project will be debited to job/project number 105787.907.22004

The budget amount for this Project is sufficient.

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont.)

3.7 Economic Benefit Implications

The project provides Council with a leasable facility and will bring the building back to full utilisation for the Scouts.

3.8 Environmental Implications

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

3.9 Social Implications

The social implications for this project in relation to the Council are positive. By re-constructing this building, we will be providing the Scouts with a brand-new building to run activities in.

3.10 Consultation / Communication

Building & Facilities Planning will be in continuous communication with the Principal Contractor. Communication strategies include weekly site visits to gather updates from the contractor. In addition to this, Community Services Sports & Recreation will be given consistent updates on the projects progress which can then be passed on to the Scouts.

SUPPORTING INFORMATION

Ref: [A19308748](#)

The following list of supporting information is provided for:

ITEM 4.3

DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5

Confidential #1 Tender Evaluation

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

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 SESSION

(Cr D Grimwade)

No items for consideration.

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

Consideration of general business matters as raised at the meeting, or responses to questions taken on notice.

12. CLOSED SESSION

(s275 of the Local Government Regulation 2012)

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PROPOSED LEASE - TELECOMMUNICATIONS FACILITY - DIVISION 12

Meeting / Session: *7 Economic Development, Events & Tourism (Cr P Flannery)*

Reference: *A19260817 : 28 October 2019 - Refer **Confidential** Supporting Information
A19260809*

Responsible Officer: *JH, Technical Officer - Property Services (CES Property & Commercial Services)*

Basis of Confidentiality

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

This report seeks Council's approval for the provision of a trustee lease to Telstra Corporation Limited (ABN 33 051 775 556) (**Telstra**), for the purpose of a telecommunications facility on the terms outlined in this report.

ITEM C.2 – CONFIDENTIAL

**PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL -
DIVISION 7**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19070524 : 22 July 2019
Responsible Officer: PC, Project Director, The Mill

Basis of Confidentiality

Pursuant to s275(1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

A Master Plan review of stage 1 of the redevelopment project was recently undertaken by Archipelago under Local Buy contract BUS265 for Planning, Surveying, Design and Architectural Services.

The Master Planning now needs to be undertaken for the broader Mill Central. This plan will guide future stages of site development across the wider Mill Central.

This report recommends that Council enter into a new contractual arrangement with Archipelago to progress *Master Planning for Mill Central*.

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.



MINUTES

GENERAL MEETING

Wednesday 6 November 2019
commencing at 10.36am

Strathpine Chambers
220 Gympie Road, Strathpine

UNCONFIRMED

LIST OF ITEMS

1.	OPENING PRAYER	2286
2.	ATTENDANCE & APOLOGIES	2286
3.	MEMORIALS OR CONDOLENCES	2286
4.	A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING	2286
	General Meeting - 29 October 2019 (Pages 19/2257 - 19/2285)	2286
	RESOLUTION	
5.	PRESENTATION OF PETITIONS	2287
	<i>(Addressed to the Council and tabled by Councillors)</i>	
6.	CORRESPONDENCE	2287
7.	COMMUNITY COMMENT	2287
8.	NOTIFIED MOTIONS	2287
9.	NOTICES OF MOTION (Repeal or amendment of resolutions)	2287
	<i>(s262 of the Local Government Regulation 2012)</i>	
10.	OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)	2287
	<i>(as referred by the Chief Executive Officer)</i>	
	1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)	2288
	ITEM 1.1	2288
	ADOPTION OF COUNCIL POLICY - REGIONAL	
	RESOLUTION	
	REPORT DETAIL	
	ITEM 1.2 - DECLARATION OF INTEREST	2291
	<i>Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)</i>	2291
	<i>Conflict of Interest - Declaration - Cr Peter Flannery</i>	2291
	<i>Conflict of Interest - Declaration - Cr Adam Hain</i>	2291
	<i>Conflict of Interest - Declaration - Cr Julie Greer</i>	2291
	<i>Conflict of Interest - Declaration - Cr James Houghton</i>	2292
	<i>Conflict of Interest - Declaration - Cr Denise Sims</i>	2292
	<i>Conflict of Interest - Declaration - Cr Mick Gillam</i>	2292
	<i>Conflict of Interest - Declaration - Cr Mike Charlton (Deputy Mayor)</i>	2292
	<i>Conflict of Interest - Declaration - Cr Matt Constance</i>	2293
	<i>Conflict of Interest - Declaration - Cr Darren Grimwade</i>	2293
	MATTER UNABLE TO BE DECIDED	

Moreton Bay Regional Council

GENERAL MEETING - 493
6 November 2019

PAGE b
Minutes

ITEM 1.2	2294
DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL	
<i>MATTER UNABLE TO BE DECIDED</i>	
REPORT DETAIL	
2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)	2297
3 CORPORATE SERVICES SESSION (Cr M Constance)	2297
4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)	2297
5 PARKS, RECREATION & SPORT SESSION (Cr K Winchester)	2298
ITEM 5.1	2298
NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11	
<i>RESOLUTION</i>	
REPORT DETAIL	
6 LIFESTYLE & AMENITY SESSION (Cr D Sims)	2300
7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)	2301
ITEM 7.1	2301
CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6	
<i>RESOLUTION</i>	
REPORT DETAIL	
8 REGIONAL INNOVATION SESSION (Cr D Grimwade)	2303
11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE	2304
ITEM 3.1	2304
CABOOLTURE SNAKES JUNIOR RUGBY LEAGUE CLUB - ANNUAL GENERAL MEETING	
ITEM 3.2	2304
IPWEAQ AWARDS	
ITEM 3.3	2304
OLD REDCLIFFE FIRE STATION - 70 TH BIRTHDAY	
<i>RESOLUTION</i>	
12. CLOSED SESSION	2305
<i>(s275 of the Local Government Regulation 2012)</i>	
12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL	2305
ITEM C.1 – CONFIDENTIAL	2305
PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL - DIVISION 7	
<i>Procedural Motion</i>	

Moreton Bay Regional Council

GENERAL MEETING - 493
6 November 2019

PAGE c
Minutes

ITEM C.2 – CONFIDENTIAL

2306

ACQUISITION OF LAND FOR ROAD PURPOSES - KALLANGUR - DIVISION 7

Procedural Motion

12b. CONFIDENTIAL GENERAL BUSINESS

2306

UNCONFIRMED

1. OPENING PRAYER

The Mayor recited the Opening Prayer and invited Councillors to join him in the recitation of the Lord's Prayer.

2. ATTENDANCE & APOLOGIES

Attendance:

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

Officers:

Acting Chief Executive Officer	(Mr Graeme Kanofski)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Finance & Corporate Services	(Ms Donna Gregory)
Director Planning	(Mr Mike Pickering)
Director Infrastructure Planning	(Mr Andrew Ryan)
Meeting Support	(Hayley Kenzler)

Apologies:

Cr Brooke Savige
Cr Koliana Winchester

Suspended:

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

3. MEMORIALS OR CONDOLENCES

Councillors observed a moment's silence in memory of residents who had passed away, noting Council's sympathy.

4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

General Meeting - 29 October 2019 (Pages 19/2257 - 19/2285)

RESOLUTION

Moved by Cr Mick Gillam

Seconded by Cr James Houghton

CARRIED 10/0

That the minutes of the General Meeting held 29 October 2019, be confirmed.

5. PRESENTATION OF PETITIONS

(Addressed to the Council and tabled by Councillors)

There were no petitions tabled.

6. CORRESPONDENCE

There was no correspondence tabled.

7. COMMUNITY COMMENT

There were no participants in the Community Comment session for this meeting.

8. NOTIFIED MOTIONS

Consideration of any motion notified by a Councillor to the Chief Executive Officer at least 5 days before the meeting at which the motion is to be moved.

9. NOTICES OF MOTION (Repeal or amendment of resolutions)

(s262 of the Local Government Regulation 2012)

Consideration of any notice of motion to repeal or amend a resolution of the Council which is to be given to each Councillor at least 5 days before the meeting at which the proposal is to be made.

10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)

(as referred by the Chief Executive Officer)

Consideration of officers' reports as referred by the Chief Executive Officer, to be conducted in Sessions.

The Session Chairperson and designated Spokesperson for the respective portfolio, is 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 Kolia Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

ADOPTION OF COUNCIL POLICY - REGIONAL

Meeting / Session: GOVERNANCE
Reference: A19278447 : 30 October 2019 **Refer Supporting Information A19277928**
Responsible Officer: GK, Acting Chief Executive Officer (CEO, CEO's Office)

Executive Summary

Council regularly reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

The purpose of this report is to seek Council's consideration of the following policy, as appearing in the supporting information to this report:

- Policy 2150-112 - Executive Performance Review

This policy was prepared in accordance with Recommendation 3 of the Grassroots Connections Australia Outcomes Report for Moreton Bay Regional Council:

- *"That the Council develop a formal performance appraisal process to govern the review of the performance of the CEO and senior executive officers.*
- *This should include guidelines for implementing the Mayor's responsibility in conducting the performance appraisal of the CEO, under Section 12(4) of the Local Government Act."*

RESOLUTION

Moved by Cr Matt Constance
Seconded by Cr Denise Sims

CARRIED 10/0

That the following policy be adopted, as appearing in the supporting information to this report:

- **Policy 2150-112 - Executive Performance Review**

ITEM 1.1 ADOPTION OF COUNCIL POLICY - REGIONAL - A19278447 (Cont.)

OFFICER'S RECOMMENDATION

That the following policy be adopted, as appearing in the supporting information to this report:

- Policy 2150-112 - Executive Performance Review

REPORT DETAIL

1. Background

In accordance with the review triggers, Council reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

2. Explanation of Item

An explanation of the objective, policy summary, and any amendments made to the identified policies is outlined below:

Policy 2150-112 - Executive Performance Review

Objective: To strengthen Council's commitment to Good Governance by ensuring clarity of direction to Council's CEO and senior executive officers and a robust system of performance accountability in alignment with the Local Government principles.

This policy is to establish an executive performance review framework to satisfy the requirements of Section 194 (3) of the Local Government Act 2009 which provides that a person who is appointed as the chief executive officer must enter into a written contract of employment with the local government, which amongst other things must provide for the chief executive officer to meet performance standards set by the local government.

Policy Summary: Moreton Bay Regional Council considers responsible Performance review to be an essential ingredient of good governance. It sees effective performance review as the continuous process of establishing clear performance expectations for Executive Staff, followed by regular monitoring and measurement of performance against those expectations.

Summary of amendments: Nil. This policy was prepared in accordance with Recommendation 3 of the Grassroots Connections Australia Outcomes Report for Moreton Bay Regional Council:

- *"That the Council develop a formal performance appraisal process to govern the review of the performance of the CEO and senior executive officers.*
- *This should include guidelines for implementing the Mayor's responsibility in conducting the performance appraisal of the CEO, under Section 12(4) of the Local Government Act."*

3. Strategic Implications

3.1 Legislative/Legal Implications

These policies have been developed in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Council regularly reviews its Policies for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents.

ITEM 1.1 ADOPTION OF COUNCIL POLICY - REGIONAL - A19278447 (Cont.)

3.4 Risk Management Implications Nil identified

3.5 Delegated Authority Implications Nil identified

3.6 Financial Implications Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications Nil identified

3.10 Consultation / Communication

Councillors, the Executive Management team and relevant Council officers have been consulted in the preparation of this report.

ITEM 1.2 - DECLARATION OF INTEREST

Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item 1.2 as he is a member of the Redcliffe Leagues Club, and has also received the following from the club:

- gifts of entry to the local football games; and
- Travel, Accommodation & Ticket to State of Origin Game in Melbourne; and Travel and accommodation to Papua New Guinea (6 June 2014 & returned 9 June 2014) for Redcliffe Dolphins representative game (flights \$1120.24, accommodation \$2125.99)

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Allan Sutherland (Mayor) has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Peter Flannery

Pursuant to s175E of the *Local Government Act 2009*, Cr Peter Flannery declared a perceived conflict of interest in Item 1.2 as he received complimentary tickets to home games from the Redcliffe Dolphins Rugby League Club.

The Redcliffe Dolphins Rugby League Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Peter Flannery has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Adam Hain

Pursuant to s175E of the *Local Government Act 2009*, Cr Adam Hain declared a perceived conflict of interest in Item 1.2 as he received 2 season passes from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Adam Hain has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Julie Greer

Pursuant to s175E of the *Local Government Act 2009*, Cr Julie Greer declared a perceived conflict of interest in Item 1.2 as she received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Julie Greer has considered her position and is firmly of the opinion that she could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr James Houghton

Pursuant to s175E of the *Local Government Act 2009*, Cr James Houghton declared a perceived conflict of interest in Item 1.2 as he is a member of the Redcliffe Leagues Club, and has also received the following from the club:

- gifts of complimentary tickets to the home football games; and
- Travel and accommodation to Papua New Guinea (6 June 2014 & returned 9 June 2014) for Redcliffe Dolphins representative game (Flights \$1120.24. Accommodation \$2125.99)

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr James Houghton has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Denise Sims

Pursuant to s175E of the *Local Government Act 2009*, Cr Denise Sims declared a perceived conflict of interest in Item 1.2 as she received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Denise Sims has considered her position and is firmly of the opinion that she could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Mick Gillam

Pursuant to s175E of the *Local Government Act 2009*, Cr Mick Gillam declared a perceived conflict of interest in Item 1.2 as he received gifts of entry to local football games from the Redcliffe Leagues Club.

The Redcliffe Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Mick Gillam has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Mike Charlton (Deputy Mayor)

Pursuant to s175E of the *Local Government Act 2009*, Cr Mike Charlton declared a perceived conflict of interest in Item 1.2 as he received gifts of entry to local football games from the Redcliffe Dolphins League Club.

The Redcliffe Dolphins League Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Mike Charlton (Deputy Mayor) has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Matt Constance

Pursuant to s175E of the Local Government Act 2009, Cr Matt Constance declared a perceived conflict of interest in Item 1.2 because he has received a gift of entry from the Redcliffe Dolphins when attending events at Dolphins Stadium as a result of invitations to himself and Council to attend functions and events in an official capacity as a Councillor of the Moreton Bay Region.

The Redcliffe Dolphins is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Matt Constance has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

Conflict of Interest - Declaration - Cr Darren Grimwade

Pursuant to s175E of the *Local Government Act 2009*, Cr Darren Grimwade declared a perceived conflict of interest in Item 1.2 as he was provided with game day tickets and hospitality to numerous home games from the Redcliffe Dolphins Leagues Club.

The Redcliffe Dolphins Leagues Club is associated with the Redcliffe District Rugby League Football Club Inc. The Redcliffe District Rugby League Football Club Inc. is seeking a funding contribution from Council.

However, Cr Darren Grimwade has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

All Councillors remained in the meeting.

MATTER UNABLE TO BE DECIDED

This matter is unable to be decided by Council as the majority of Councillors at the meeting have informed the meeting about personal interests in Item 1.2 under section 175E(2) of the Act, and s175E(6) (that would otherwise have permitted the matter to be delegated under s257), does not apply as a community grant of this type can only be granted under Council's Community Grants Policy by resolution of Council.

To this end, the matter is held in abeyance to seek Ministerial approval under s175F to allow conflicted councillors to participate or be present to decide the matter.

**ITEM 1.2
DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT -
REGIONAL**

Meeting / Session: 1 GOVERNANCE
Reference: A19271587 : 30 October 2019 - **Refer Supporting Information A19281704**
Responsible Officer: MM, Manager Community Services, Sport and Recreation (CES Community Services, Sport & Recreation)

Executive Summary

Council's financial support has been instrumental in enabling the development of Stages 1 and 2 (the Des Webb Stand and the Eastern Grandstand) of the Dolphin Stadium Project, which has provided seating for nearly 7000 spectators. Since the official opening of Stage 1 in August 2016, Dolphin Stadium has played host to a range of sporting events, attracting thousands of participants and spectators to the area.

Council has received a request from the Redcliffe District Rugby League Football Club Inc. to provide a further funding contribution of \$2.5 million towards a third and final stage of the development, being construction of the Northern Grandstand, additional and upgraded change facilities, a field upgrade (field 1) and ancillary items such as scoreboard displays. Estimated at a total cost of \$6 million, the project will increase the seating capacity of Dolphin Stadium to 10,000.

Funding commitments towards the project totalling \$3.5 million have been received by the club from the Federal Government. The proposed Council contribution referred to in this report would be contingent upon the Redcliffe District Rugby League Football Club Inc. receiving this funding in the full amount.

This report seeks Council's consideration of the requested \$2.5 million funding contribution (grant) towards the delivery of Stage 3 of the Dolphin Stadium project. Should Council wish to provide this funding contribution, this report also seeks Council's approval to provide this grant under Council's Community Grants Policy as a Regional Community Project Grant. Furthermore, Council would be required to make provision for this grant in its 2019/20 budget.

MATTER UNABLE TO BE DECIDED

This matter is unable to be decided by Council as the majority of Councillors at the meeting have informed the meeting about personal interests in Item 1.2 under section 175E(2) of the Act, and s175E(6) (that would otherwise have permitted the matter to be delegated under s257), does not apply as a community grant of this type can only be granted under Council's Community Grants Policy by resolution of Council.

To this end, the matter is held in abeyance to seek Ministerial approval under s175F to allow conflicted councillors to participate or be present to decide the matter.

*ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)*

OFFICER'S RECOMMENDATION

1. That having taken into account the matters for consideration under Council's Community Grants Policy, Council considers that Stage 3 of the Dolphin Stadium Project will deliver significant regional public benefits.
2. That subject to recommendation 3, Council provide a \$2,500,000 grant to Redcliffe District Rugby League Football Club Inc. towards the delivery of Stage 3 of the Dolphin Stadium Project.
3. That the grant (referred to in recommendation 2) be provided under Council's Community Grants Policy as a Regional Community Project Grant, noting that the grant is contingent upon the Redcliffe District Rugby League Football Club Inc. securing a \$3,500,000 contribution towards the project from the Federal Government.
4. That provision be made in the 2019/20 financial year budget for the grant referred to in recommendation 2.
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 funding agreement and any required variations of the funding agreement on the Council's behalf, as described in this report.

REPORT DETAIL

1. Background

The Dolphin Stadium Project was originally conceived to bring a facility to the Moreton Bay Region capable of hosting National Rugby League fixtures, and to fill the gap of mid-sized boutique stadiums in Queensland. The aim for the stadium is to be a year-round venue of choice, not only for rugby league, but soccer, rugby union, touch football, gridiron and any other event that can be played on a rectangular surface.

After an Expression of Interest process, Dolphin Stadium was successful in securing the Rugby League Intrust Super Cup Grand Final for 2019-2021. This is the first time the Grand Final has been held away from Suncorp Stadium in seven years, and the event was at capacity with over 8000 tickets sold. Supporting Information #1 of this report provides a more detailed list of significant sporting events (not including Intrust Super Cup Fixtures) held at Dolphin Stadium between 2017 and 2019, as well as events secured by the club to-date for 2020.

The Redcliffe District Rugby League Football Club Inc. has advised that the completion of the third and final stage on the Dolphin Stadium Project will bring seating capacity to 10,000 and enable the club to be a contender for larger and more diverse sporting events, including NRL fixtures, Women's State of Origin and larger scale soccer events such as FFA Cup finals. Importantly, the stage will also enable events to be hosted with suitable amenities for female athletes, a priority for the club given the significant growth of female participation.

Further to the improved capacity to attract major sporting events and fixtures to the Region, the club have also advised of their intent to explore diversifying the range of events at Dolphin Stadium to include entertainment and leisure content.

ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)

2. Explanation of Item

Council has received a request from Redcliffe District Rugby League Football Club Inc. for Council to provide a \$2.5M financial contribution (grant) towards the third and final stage of the Dolphin Stadium Project. This stage will include:

- A 3170 seat grandstand at the northern end of the stadium;
- Additional change facilities suitable for female athletes with direct access to Dolphin Stadium and the second field behind Dolphin Stadium;
- Upgrade to existing change facilities to make them suitable for female athletes;
- Amenities to cater for additional patrons;
- Upgrade of field 1 to enable use as a playing field, rather than a warm-up field; and
- Ancillary items such as scoreboard displays.

Under the provision of Council's Community Grants Policy, Council may, by resolution, provide a 'Regional Community Project Grant' to a community organisation where it determines there is significant regional public benefit. In determining regional public benefit, Council is required to give consideration to the following:

- Relevance of the proposed project to Council's vision for the Moreton Bay Region;
- Alignment of the proposed project to the role and functions of Council, including demonstrated economic, community, cultural, sporting or environmental benefits to the Moreton Bay Region;
- Capacity of the community organisation to successfully deliver the proposed project;
- The community organisation's financial contribution towards the project;
- Availability of funds and value for money; and
- The specific circumstance associated with the need for Council support.

With consideration to the community, sporting and economic contributions that Dolphin Stadium makes to the Moreton Bay Region, Council may consider that the project will deliver significant regional public benefits.

Should Council wish to provide a Regional Community Project Grant to Redcliffe District Rugby League Football Club Inc. in support of Stage 3 works, it is recommended that:

- the grant be contingent upon the club's receipt of \$3.5 million in funding from the Federal Government; and
- a funding agreement be executed between the two parties, and a full funding acquittal undertaken for all funded works.

3. Strategic Implications

3.1 Legislative / Legal Implications

Council's Community Grants Program is administered in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Council's Community Grants Program is administered in accordance with its Community Grants Policy (2150-030).

ITEM 1.2 DOLPHIN STADIUM PROJECT - REGIONAL COMMUNITY PROJECT GRANT - REGIONAL - A19271587
(Cont.)

3.4 Risk Management Implications Nil identified

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 funding agreement between Council and Redcliffe District Rugby League Football Club Inc.

3.6 Financial Implications

As per Recommendation 4 of this report, Council will be required to make provision in its 2019/20 budget for the proposed \$2,500,000 Regional Community Project Grant to Redcliffe District Rugby League Football Club Inc. towards the third and final stage of Dolphin Stadium Project.

3.7 Economic Benefit Implications

Dolphin Stadium provides significant economic benefit to the Moreton Bay Region. The stadium has the ability to host significant sporting events that contribute to increased tourism and expenditure in the Moreton Bay Region.

Moreton Bay Industry and Tourism (MBRIT) have estimated an average spend of \$278 per day for each visitor to Dolphin Stadium.

3.8 Environmental Implications Nil identified

3.9 Social Implications

Dolphin Stadium provides a significant contribution towards both the social and sports offering of the Moreton Bay Region. Further, the Redcliffe District Rugby League Football Club Inc provides support and sporting pathways for various clubs and their members throughout the region, including: Albany Creek Crushers; North Lakes Kangaroos; Moreton Bay Raiders; Burpengary Jets; Dayboro Cowboys; Narangba Rangers; Beachmere Juniors; Pine Rivers Bears; Bribie Island & District Junior Rugby League; and Caboolture Snakes.

3.10 Consultation / Communication

Redcliffe District Rugby League Football Club Inc.
Correspondence from Redcliffe District Rugby League Football Club Inc. to Council.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

No items for consideration.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

ITEM 5.1

NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A18815368 : 29 October 2019 - **Refer Supporting Information A18815366**
Responsible Officer: CM, Supervisor Community Leasing (CES Community Services, Sport & Recreation)

Executive Summary

This report seeks Council's approval for the provision of a lease to Samford Golden Valley Pony Club Inc. at Harold Brown Park, 23 Richards Road, Wights Mountain (refer Supporting Information #1). The proposed lease would take effect following the departure of the Samford Sporting Association Inc. from the site and subsequent demolition of the existing clubhouse.

RESOLUTION

Moved by Cr Darren Grimwade

Seconded by Cr Matt Constance

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, Samford Golden Valley Pony Club Inc. be granted a lease over an area at 23 Richards Road, Wights Mountain (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 May 2022).
3. That the grant of this lease be subject to Samford Sporting Association Inc. surrendering its existing lease at this location.
4. 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.
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 - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11 - A18815368 (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, Samford Golden Valley Pony Club Inc. be granted a lease over an area at 23 Richards Road, Wights Mountain (refer Supporting Information #1) for a period aligning with the expiry of its existing lease at this location (31 May 2022).
3. That the grant of this lease be subject to Samford Sporting Association Inc. surrendering its existing lease at this location.
4. 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.
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 July 1997, the Samford Golden Valley Pony Club Inc. has held leases over areas at Harold Brown Park (refer Supporting Information #1). Directly adjacent to these lease areas, the Samford Sporting Association Inc. has historically held tenure over a clubhouse and associated soccer field which is due to expire 30 November 2020 (refer Supporting Information #1).

Council is currently carrying out a capital works project to build two additional soccer fields at Samford Parklands, which will enable the Samford Sporting Association Inc. to transition all operations to Samford Parklands from mid-2020. Therefore, this organisation will no longer require the use of Harold Brown Park.

It is anticipated that following the departure of Samford Sporting Association Inc. from Harold Brown Park, that Council will carry out works to demolish the existing clubhouse at this location due to its deteriorated condition and reinstate the area as open space.

2. Explanation of Item

Council's Sport and Recreation Unit has undertaken an investigation to identify and assess suitable sports which could be based at Harold Brown Park following the transition from the site by the Samford Sports Association Inc. in mid-2020. The following matters were considered as part of this investigation:

- facilities and infrastructure at the site;
- Council's Sports Facility Development - Service Standards and Responsibilities;
- sports mapping data and trend analysis;
- sports currently operating in the area near the site;
- opportunities to introduce new sports to the area; and
- budgetary considerations.

As an outcome of these investigations, the site is not considered appropriate for the introduction of another site user group.

Council has been requested by the Samford Golden Valley Pony Club Inc. to provide an additional lease area to support growth in club membership numbers and activities. The club is one of the few remaining equestrian clubs in Queensland with a cross country course in natural surroundings, which is considered a unique characteristic that attracts events and competitions to the club. An expansion to the club's existing lease areas would enable the hosting of additional events, encourage further membership growth and improve the long-term sustainability of the club.

ITEM 5.1 NEW LEASE - SAMFORD GOLDEN VALLEY PONY CLUB INC - DIVISION 11 - A18815368 (Cont.)

Accordingly, this report recommends that Council approves the provision of a lease to the existing site user group, Samford Golden Valley Pony Club Inc. over the area identified in Supporting Information #1 following the surrender of the existing lease at this location by the Samford Sporting Association Inc. Further, it is recommended that the terms and conditions of this lease be in accordance with Council's Community Leasing Policy, with an expiry aligning with that of its existing lease at this location (31 May 2022).

3. Strategic Implications

3.1 Legislative / Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications Nil identified

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 Nil identified

3.7 Economic Benefit Implications Nil identified

3.8 Environmental Implications Nil identified

3.9 Social Implications

The issuing of a lease to Samford Golden Valley Pony Club Inc. will provide the club with additional land to support its operations.

3.10 Consultation / Communication

Councillor Grimwade (Division 11)
Relevant Council departments
Samford Golden Valley Pony Club Inc

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

ITEM 7.1

CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6

Meeting / Session: 7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM
Reference: A19260960 : 25 October 2019
Responsible Officer: AS, Manager Property Services (CES Property & Commercial Services)

Executive Summary

The purpose of this report is to finalise the Request for Tender process undertaken for the operation of Council owned caravan parks and to undertake a new Request for Tender process for park operators to be appointed under Management Agreements.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 10/0

1. That Council not accept any tenders received in response to the Request for Tender (MBRC09024) for the management of Council owned Caravan Parks.
2. That Council undertakes a new Request for Tender process for the operation of Council owned Caravan Parks under Management Agreements.
3. That the Chief Executive Officer be authorised to:
 - a) award the tenders for the operation of Council owned Caravan Parks under Management Agreements;
 - b) enter into agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements; and
 - c) be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements and any required variations of the agreements on Council's behalf.

ITEM 7.1 CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6 - A19260960 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council not accept any tenders received in response to the Request for Tender (MBRC09024) for the management of Council owned Caravan Parks.
2. That Council undertakes a new Request for Tender process for the operation of Council owned Caravan Parks under Management Agreements.
3. That the Chief Executive Officer be authorised to:
 - (a) award the tenders for the operation of Council owned Caravan Parks under Management Agreements;
 - (b) enter into agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements; and
 - (c) be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging agreements with the successful tenderers for the operation of Council owned Caravan Parks under Management Agreements and any required variations of the agreements on Council's behalf.

REPORT DETAIL

1. Background

At its General Meeting on 4 June 2019, Council resolved to invite Expressions of Interest (EOI) for the management of its Beachmere, Bells, Bongaree, Donnybrook and Toorbul Caravan Parks. The EOI was finalised and subsequently a Request for Tender was issued with seven respondents submitting tenders.

2. Explanation of Item

Council sought submissions to operate its caravan parks with no specific tenure requirements and provided respondents with the opportunity to nominate single or multiple sites, term duration, agreement fee structures, operating conditions such as capital improvements and either a lease or a management agreement structure.

Seven submissions were received providing a variety of options and terms. The submissions have been reviewed by Council officers, having specific regard for financial benefit for Council, no submissions were considered appropriate for acceptance.

The EOI achieved its desired outcome of testing the market. As a result, the approach most beneficial to Council is to retain control of the caravan parks and enter into structured Management Agreements with external operators for day to day management of the facilities.

3. Strategic Implications

3.1 Legislative/Legal Implications Nil identified

3.2 Corporate Plan / Operational Plan
Strengthening Communities: Strong local governance - a council connected with its community.

3.3 Policy Implications Nil identified

3.4 Risk Management Implications

The primary risk is probity however the tender process will be conducted in accordance with the relevant legislation and policies.

ITEM 7.1 CARAVAN PARK TENDER RESULT - DIVISIONS 1, 2 & 6 - A19260960 (Cont.)

- 3.5 Delegated Authority Implications Nil identified
- 3.6 Financial Implications
Council will continue to receive revenue from the facilities under the management agreements.
- 3.7 Economic Benefit Nil identified
- 3.8 Environmental Implications Nil identified
- 3.9 Social Implications Nil identified
- 3.10 Consultation / Communication
Council Workshop held 22 October 2019.

8 REGIONAL INNOVATION SESSION

(Cr D Grimwade)

No items for consideration.

11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE

ITEM 3.1**CABOOLTURE SNAKES JUNIOR RUGBY LEAGUE CLUB - ANNUAL GENERAL MEETING**

Cr Adam Hain reported he had attended the **Caboolture Snakes Junior Rugby League Club Annual General Meeting** (AGM) held Wednesday 30 October 2019. The meeting had attracted a number of attendees, with the club voting in favour of combining the **Junior Rugby League Club** and the **Senior Rugby League Club** into one club - an outcome that had been two-years in the making. Cr Hain extended his thanks to the staff for their efforts saying this was terrific news.

ITEM 3.2**IPWEAQ AWARDS**

Cr Adam Hain provided his congratulations to Council officers who received awards at the Public Works Engineering, IPWEAQ conference recently held in Brisbane. Cr Hain made special mention of Manager Integrated Transport Planning & Design, Mr Syd Jerram and Senior Environmental Planner, Ms Bernadette May who received the **Excellence Award** for their submission, *'Fauna Movement Standard Drawings'* in the Environment and Sustainability category, and Senior Engineer - Stormwater Infrastructure, Clarissa Campbell who was awarded the **Geoff Wilmoth Award** for her paper entitled *'Stormwater Pipe Condition Assessment - If only Animals Could Talk'*. It was noted that letters of congratulation had been provided to the officers from the Mayor and Acting Chief Executive Officer for their hard work and contribution.

ITEM 3.3**OLD REDCLIFFE FIRE STATION - 70TH BIRTHDAY**

Cr James Houghton advised that the Old Redcliffe Fire Station celebrated 70 years since construction on 1 November 2019. After being decommissioned as a fire station, the Council refurbished and redeveloped this heritage-listed building as a community centre for arts and volunteering. In 2015, the Redcliffe Art Society took up residence in the centre and holds regular exhibitions of local and international interest.

RESOLUTION

Moved by Cr James Houghton

Seconded by Cr Peter Flannery

CARRIED 10/0

That a Mayoral letter of congratulation be sent to the Redcliffe Art Society in celebration of the Old Redcliffe Fire Station's 70th birthday.

12. CLOSED SESSION

(s275 of the Local Government Regulation 2012)

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

The meeting remained in open session and the following procedural motions were moved.

12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL

ITEM C.1 – CONFIDENTIAL

PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL - DIVISION 7

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A19070524 : 22 July 2019
Responsible Officer: PC, Project Director, The Mill

Basis of Confidentiality

Pursuant to s275(1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

Executive Summary

A Master Plan review of stage 1 of the redevelopment project was recently undertaken by Archipelago under Local Buy contract BUS265 for Planning, Surveying, Design and Architectural Services.

The Master Planning now needs to be undertaken for the broader Mill Central. This plan will guide future stages of site development across the wider Mill Central.

Procedural Motion

Moved by Cr Mick Gillam that the matter be referred to the next General Meeting.

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 10/0

ITEM C.2 – CONFIDENTIAL

ACQUISITION OF LAND FOR ROAD PURPOSES - KALLANGUR - DIVISION 7

Meeting / Session: 4 Asset Construction & Maintenance (Cr A Hain)

Reference: A19071160 : 11 October 2019 Refer **Confidential Supporting Information - A19071805 & A19233474**

Responsible Officer: SJ, Manager Integrated Transport Planning (ECM Integrated Transport Planning & Design)

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

This report seeks Council approval to acquire land for road purposes to facilitate a future road transport network upgrade.

Procedural Motion

Moved by Cr Denise Sims that the matter be referred to a Council Workshop for discussion.

Seconded by Cr Julie Greer

CARRIED 10/0

12b. CONFIDENTIAL GENERAL BUSINESS

No items for consideration.

13. CLOSURE

There being no further business the meeting closed at 11.05am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 19/2286 to 19/2306 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 6 November 2019.

Graeme Kanofski
Acting Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 12 November 2019.

Graeme Kanofski
Acting Chief Executive Officer

Councillor Allan Sutherland
Mayor