



SUPPORTING INFORMATION

for respective items considered at

General Meeting

21 January 2020

SUPPORTING INFORMATION

Ref: [A19536404](#), [A19536414](#) & [A19565060](#)

The following list of supporting information is provided for:

ITEM 1.1

DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL

#1 Letter from Minister for State Development, Manufacturing, Infrastructure and Planning

#2 Instrument of Delegation and Direction - Economic Development Act 2012

#3 Delegation by Moreton Bay Regional Council

#1 Letter from Minister for State Development, Manufacturing, Infrastructure and Planning



The Hon. Cameron Dick MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Our ref: MBN19/1798

17 October 2019

Councillor Allan Sutherland
Mayor
Moreton Bay Regional Council
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Dear Councillor Sutherland

I refer you to the collaborative partnership for managing planning and development assessment within The Mill at Moreton Bay Priority Development Area (PDA) in the form of an instrument of delegation and direction (IoDD), made by me as Minister for Economic Development (MEDQ) in favour of the Moreton Bay Regional Council (the council). As a result of amendments to the *Economic Development Act 2012* (ED Act) I have signed a new IoDD in favour of the council (enclosed) which comes into effect when the amendments take effect with the anticipated proclamation date being 9 December 2019.

The *Economic Development and Other Legislation Amendment Act 2019* (EDOLAA) was passed on 11 April 2019 and included amendments to the plan making and development assessment provisions under the ED Act. The plan making amendments commenced when the EDOLAA was assented to, while amendments related to development assessment will commence on a date to be fixed by a proclamation regulation. A new IoDD, signed by the MEDQ in favour of each current delegate, is necessary to reflect the amendments to the ED Act and to ensure current delegations remain in effect. The delegations need to be in place, together with any instruments of sub-delegation, by the proclamation date.

In relation to development assessment powers and functions, new powers under EDOLAA are delegated to issue PDA exemption certificates and to undertake enforcement actions. For the assessment of PDA development applications, the relevant division in the ED Act is delegated in its entirety, including the new EDOLAA provisions.

I draw your attention to the delegation of the MEDQ's entire decision-making powers for a PDA development application, including the consideration of state interests and determining whether to impose conditions on an approval or to refuse an application. A direction in the IoDD requires consultation regarding state interests, in accordance with the process described in a practice note published by Economic Development Queensland (EDQ). The process in *Practice Note 14: State interests in development assessment in priority development areas* (draft enclosed) has been revised and the final version of the practice note will apply from the date the IoDD takes effect.

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It is my expectation that as a delegate of the MEDQ, the council will exercise these and all other delegated powers and functions judiciously, as a representative of the State, in accordance with the ED Act. As a delegate, the council must ensure that when sub-delegating the MEDQ's powers, all sub-delegates are appropriately qualified and that suitable training and operational arrangements are in place for all sub-delegates.

The delegation of the MEDQ's powers and functions does not prevent me from giving a direction on a specific matter. This delegation also does not prevent me from choosing to perform a delegated function or exercise a delegated power myself. You will note that the directions in the IoDD identify circumstances when a delegate must notify or consult EDQ. These communications, in addition to six-monthly reporting, provide me with the opportunity to oversee delegate performance and monitor delegate decision making. A new format for reporting will be provided to delegates for the June 2020 report.

Furthermore, in circumstances where the council is carrying out development in the PDA, appropriate arrangements must be in place to clearly separate the respective functions of the council as the MEDQ delegate and as the development proponent.

I would also like to emphasise that EDQ plays an important role in assisting delegates execute delegated powers and functions under the ED Act. This includes providing guidance on administrative aspects (such as forms, fees and registers); bringing delegates together to share learning and experiences; and working with applicants and delegates to resolve disputes. All communications with EDQ may be sent to: MEDQdelegations@dsdmip.qld.gov.au.

As the development scheme has been prepared for the Mill at Moreton Bay PDA, delegations in this regard are no longer relevant. However, powers and functions related to development scheme amendments have been delegated.

I encourage the council's ongoing collaboration with EDQ to achieve the outcomes sought under the ED Act for The Mill at Moreton Bay PDA.

If you require any further information, please contact my office on (07) 3719 7200 or email statedevelopment@ministerial.qld.gov.au.

Yours sincerely



CAMERON DICK MP
Minister for State Development, Manufacturing,
Infrastructure and Planning

Enc (2)

#2 Instrument of Delegation and Direction - Economic Development Act 2012

Instrument of Delegation and Direction

Economic Development Act 2012

Minister for Economic Development Queensland

to

Moreton Bay Regional Council

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Parties:

By:

Minister for Economic Development Queensland
(MEDQ)

In favour of:

Moreton Bay Regional Council
(Delegate)

Recitals:

- A. Under section 8 of the Act, a corporation sole constituted by the Minister is established under the name 'Minister for Economic Development Queensland'.
- B. Under section 169(1) of the Act, MEDQ proposes to delegate some of MEDQ's functions and powers to the Delegate.
- C. Under section 170 of the Act, MEDQ proposes to give directions to the Delegate about the performance of the functions or exercise of the powers delegated to the Delegate under this Instrument.

Terms:

1 Definitions and interpretation

1.1 Definitions

In this Instrument:

Act means the *Economic Development Act 2012*

Administrative Arrangements means the administrative arrangements from time to time made by the Governor in Council under section 44 of the *Constitution of Queensland 2001*

Delegate's website means the website found at <https://www.moretonbay.qld.gov.au/>

Department means the department that is the administrative unit for the Act in accordance with the Administrative Arrangements

Department website means the website of the Department

Development Charges and Offset Plan means the document named The Mill at Moreton Bay Priority Development Area Development Charges and Offset Plan, published by EDQ and currently dated 19 October 2017, as amended from time to time, or any document that overrides or replaces it with respect to development charges for the provision of infrastructure or infrastructure charging for The Mill at Moreton Bay PDA

Development scheme has the meaning given to that term in the Act

Directions means the directions given to the Delegate by MEDQ as specified in column 4 of the Schedule

EDQ means Economic Development Queensland, the business unit of that name within the Department, including the officers and employees employed within the business unit

Fund means the Economic Development Fund continued in existence under section 25 of the Act

GOC means a Government Owned Corporation

Government Owned Corporation has the meaning given to that term in the *Government Owned Corporations Act 1993*

Instrument means this Instrument of Delegation and Direction, including the Schedule to it

Minister means the Minister of the State responsible for the administration of the Act in accordance with the Administrative Arrangements

PDA means **priority development area**, and has the meaning given to that term in the Act

PDA-associated development has the meaning given to that term in the Act

PDA-associated land has the meaning given to that term in the Act

PDA development offence has the meaning given to that term in the Act

Planning Act means the *Planning Act 2016*

Previous Instrument is an instrument of delegation or other instrument in so far as it delegates, or purports to delegate, any of the functions or powers of MEDQ under the Act to the Delegate in respect of The Mill at Moreton Bay PDA, which instrument is in effect immediately prior to this Instrument taking effect

Regulation means the *Economic Development Regulation 2013*

Remaining provisions means those provisions of the *Economic Development and Other Legislation Amendment Act 2019* which have not commenced on the day that this Instrument is made

State interests has the meaning given to that term in the Act

The Mill at Moreton Bay PDA means the PDA of that name declared by regulation under the Act.

1.2 Interpretation

The following rules apply in interpreting this Instrument unless the context requires otherwise:

- (a) headings are for convenience only and do not affect interpretation;
- (b) the singular includes the plural, and the converse also applies;
- (c) if a word or phrase is defined, its other grammatical forms have a corresponding meaning;

- (d) a reference to legislation or to a provision of legislation includes a modification or re-enactment of it, a legislative provision substituted for it and a regulation or statutory instrument issued under it;
- (e) a reference to a Schedule is a reference to the Schedule to this Instrument;
- (f) if a word or phrase in the Schedule is defined in the Act, the word or phrase has the meaning given to it by the Act;
- (g) 'includes' in any form is not a word of limitation; and
- (h) a reference to a practice note or guideline published by EDQ relevant to the performance of a function or exercise of a power by the Delegate, is a reference to the practice note or guideline that is in effect at the time the function is performed, or the power exercised, by the Delegate.

2 Delegation

2.1 Functions and powers

- (a) MEDQ delegates to the Delegate those functions and powers of MEDQ under the Act specified in column 2, and generally described in column 3, of the Schedule.
- (b) Where the Delegate performs a function or exercises a power under this Instrument and in so doing receives an amount that, had it been received by MEDQ, would be payable to the Fund under section 26(1)(d) or section 26(1)(g) of the Act:
 - (i) in respect of an amount of the type referred to in section 26(1)(d), the Delegate may retain that amount less any amount notified by, and to be remitted to, EDQ in respect of its consideration of State interests;
 - (ii) in respect of an amount of the type referred to in section 26(1)(g), the Delegate may retain that amount.

2.2 Power to sub-delegate

The Delegate may sub-delegate any of the functions and powers delegated under this Instrument to an appropriately qualified employee of the Delegate.

3 Directions

3.1 Direction and control

In its performance of the functions and exercise of the powers specified in the Schedule, the Delegate is subject to:

- (a) the general direction and control of MEDQ; and
- (b) the Directions.

3.2 Timeframe for actions required by Directions

Where an action is required to be undertaken by the Delegate under the Directions and no timeframe for that action is specified, the Delegate must undertake that action as soon as is reasonably practicable.

3.3 Method of communication required by Directions

Where the Directions require the Delegate to notify, consult or otherwise communicate with, EDQ the Delegate shall direct those communications via email to MEDQdelegations@dsdmip.qld.gov.au, or such other email address or method of communication as EDQ may from time to time require.

4 Limitations and conditions

4.1 Conditions

All of the requirements set out in this clause 4 operate as conditions on the grant of the delegated functions and powers under this Instrument.

4.2 Limitation

The Delegate may only perform the functions or exercise the powers delegated to it under this Instrument in respect of The Mill at Moreton Bay PDA, including PDA-associated development and PDA-associated land for The Mill at Moreton Bay PDA.

4.3 MEDQ may exercise powers

This Instrument does not prevent the performance of a function or exercise of a power under the Act:

- (a) by MEDQ; or
- (b) by another delegate of MEDQ acting under an instrument of delegation; or
- (c) by a sub-delegate of MEDQ acting under an instrument of sub-delegation.

4.4 Reporting

The Delegate is subject to the following reporting requirements:

- (a) The Delegate must create and preserve full and proper records concerning the performance of the functions and exercise of the powers delegated to the Delegate under this Instrument.
- (b) The Delegate must as soon as reasonably practicable comply with any request by EDQ for access to any record in the Delegate's custody or control concerning the performance of the functions and the exercise of any of the powers delegated to the Delegate under this Instrument.
- (c) The Delegate must provide a written report to EDQ, in the form required regarding the performance and exercise of, and compliance with, the functions and powers delegated to the Delegate under this Instrument, every six (6) months from the date this Instrument takes effect.

5 Revocation

5.1 Revocation of previous delegation

Subject to clause 5.2, MEDQ revokes any Previous Instrument.

5.2 Partial revocation of previous delegation

If:

- (a) the Delegate has, immediately prior to this Instrument taking effect, commenced the performance of a function or the exercise of a power under the Act under a Previous Instrument; and
- (b) this Instrument no longer delegates the performance of the function or the exercise of the power to the Delegate,

the Previous Instrument is revoked except to the extent that it allows the Delegate to perform the function or exercise the power.

5.3 Revocation of previous direction

MEDQ revokes any previous directions given to the Delegate under the Act, except those directions which apply to the performance of a function or exercise of a power referred to in clause 5.2.

5.4 Future revocation of Delegation

MEDQ may revoke or amend this Instrument, in whole or in part, upon the giving of written notice to the Delegate.

6 Effective date

This Instrument takes effect on the date the Remaining Provisions commence.

Made by:



**The Honourable Cameron Dick
Minister for State Development Manufacturing Infrastructure and Planning as
the corporation sole under the name
Minister for Economic Development Queensland**

Date: 17 / 10 / 2019

Schedule

Delegated functions and powers, and directions to the Delegate

Column 1	Column 2	Column 3	Column 4
Item No.	Section of Act	Nature of Function / Power	Direction
Legal capacity			
1.	10(1)(a)	MEDQ's power to enter into contracts, infrastructure agreements and other agreements.	<p>Infrastructure agreements must be entered into in the name of MEDQ, although the Delegate may negotiate and execute an infrastructure agreement as the Delegate of MEDQ. The Delegate must:</p> <ul style="list-style-type: none"> (a) before drafting of the infrastructure agreement commences, give written notice to EDQ that the Delegate proposes to enter into an infrastructure agreement together with details of the proposal, and provide EDQ with at least 10 business days from when the notice is given to respond to the Delegate about the proposal; (b) before entering into an infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the land; (c) not enter into an infrastructure agreement unless a copy of the agreement has been provided to EDQ and confirmed by EDQ as in order for execution by the Delegate; (d) provide a copy of the signed infrastructure agreement to EDQ as soon as practicable after the infrastructure agreement has been signed by all parties to it; and (e) comply with any subsequent direction given by MEDQ. <p>Note: see also delegation of functions under s 122(2) of the Act.</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) consult with EDQ before entering into any other contract or agreement (i.e. other than an infrastructure agreement) as delegate of MEDQ; and (b) comply with any further directions from MEDQ in relation to that contract or agreement.
2.	10(1)(f)	MEDQ's power to fix charges, and other terms, for the performance of a function, or exercise of a power, under the Act.	The Delegate may not fix charges for infrastructure.
3.	10(1)(g)	MEDQ's power to do anything necessary or convenient to be done in the performance of its functions, or exercise of its powers, under the Act or another Act.	Nil

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Functions			
4.	13(1)	MEDQ's main function to give effect to the main purpose of the Act.	Nil
5.	13(2)(b)	MEDQ's function to facilitate economic development and development for community purposes, including coordinating the provision of, or providing, infrastructure and other services.	Nil
6.	13(2)(c)	MEDQ's function to facilitate economic development and development for community purposes, including planning for, and developing and managing land in or for, priority development areas.	Nil
7.	13(2)(d)	MEDQ's function to facilitate economic development and development for community purposes, including deciding PDA development applications under the Act.	Nil
8.	13(3)	MEDQ's function to consult with each relevant local government in planning for, or developing land in, priority development areas.	Nil
Amendment of Development schemes			
9.	66(a), (b)	MEDQ's power to amend a Development scheme if the amendment does not change the land use plan for the relevant priority development area in the Development scheme, or the amendment is a minor administrative amendment.	<p>The Delegate must:</p> <ul style="list-style-type: none"> (a) consult with EDQ before proposing any amendment of the type referred to in ss 66(a) and 66(b); and (b) comply with any further directions from MEDQ about the proposed amendment.
10.	58, 59(b), 61(1), 62(1), 62(2), 63(1)(b), 67(1)	MEDQ's functions of following the procedures in sections 58, 59(b), 61(1), 62(1), 62(2) and 63(1)(b) in respect of an amendment of a Development scheme to change the land use plan for the relevant priority development area.	<p>s 58</p> <p><u>Consultation</u></p> <p>Before preparing the proposed amended Development scheme, the Delegate must provide written evidence to EDQ of:</p> <ul style="list-style-type: none"> (a) consultation with any relevant local government; and (b) consultation with, or if that was not possible, the reasonable endeavours made by the Delegate to consult with, any of the following the Delegate considers will be likely to be affected by an amended Development scheme for the area: <ul style="list-style-type: none"> (i) a government entity or GOC; or (ii) another person or entity.

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			<p><u>MEDQ comment</u></p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) provide to EDQ the proposed amended Development scheme at least 30 business days prior to commencing public notification; and (b) include any changes required by EDQ to the proposed amended Development scheme. <p><u>State interests</u></p> <p>The Delegate must also:</p> <ul style="list-style-type: none"> (a) consult with EDQ regarding the Delegate's consideration of State interests in preparing the proposed amended Development scheme; (b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and (c) comply with any further directions from MEDQ. <p>s 59(b)</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) not publish the newspaper notice until the Delegate has complied with all directions by MEDQ; (b) provide to EDQ any revised copy of the proposed amended Development scheme prior to publishing the newspaper notice, which may be subject to further directions by MEDQ; (c) ensure that the newspaper notice states that the proposed amended Development scheme is published on the Delegate's website; (d) provide a copy of the proposed amended Development scheme to the Department to be published on the Department website under s 59(a) of the Act; and (e) publish the proposed amended Development Scheme on the Delegate's website. <p>Note: the proposed amended Development scheme will also be published on the Department website.</p> <p>s 62(1), (2)</p> <p>The Delegate must submit the proposed amendment to the proposed amended Development scheme to EDQ and advise whether the Delegate intends to re-notify the proposed amendment and:</p> <ul style="list-style-type: none"> (a) not proceed to re-notification unless the Delegate complies with any additional directions from MEDQ; (b) comply with any direction from MEDQ not to re-notify the proposed amended Development scheme where MEDQ considers the amendment does not

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			<p>significantly change the proposed amended Development scheme;</p> <p>(c) comply with any direction from MEDQ to re-notify the proposed amended Development scheme where MEDQ considers the amendment significantly changes the proposed amended Development scheme; and</p> <p>(d) if re-notifying the amendment of the proposed development scheme, publish the amendment of the proposed amended Development scheme on the Delegate's website.</p> <p>s 63(1)(b)</p> <p>The Delegate must:</p> <p>(a) provide to EDQ for MEDQ endorsement the report prepared under s 63 of the Act;</p> <p>(b) comply with any subsequent direction given by MEDQ in relation to the report; and</p> <p>(c) publish the final report endorsed by MEDQ on the Delegate's website.</p> <p>Note: the report will also be published on the Department website.</p>
11.	69	MEDQ's function to, as soon as practicable after an amendment of a Development scheme takes effect, publish a notice at least once in a newspaper circulating in the area of the relevant local government stating that the Development scheme has been amended and the amended Development scheme is published on the Department website.	<p>The Delegate must:</p> <p>(a) ensure that the newspaper notice also states that the amended Development scheme is published on the Delegate's website; and</p> <p>(b) publish the amended Development scheme on the Delegate's website.</p> <p>Note: the amended Development scheme will also be published on the Department website.</p>
PDA exemption certificates			
12.	71A	MEDQ's power to give a PDA exemption certificate for the carrying out of stated PDA assessable development.	<p><u>State interests</u></p> <p>The Delegate must:</p> <p>(a) consult with EDQ prior to issuing a PDA exemption certificate;</p> <p>(b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and</p> <p>(c) comply with any further directions from MEDQ.</p> <p><u>Fees</u></p> <p>In deciding the fee in respect of an application for a PDA exemption certificate, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the</p>

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			<p>Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering not giving a PDA exemption certificate, notify EDQ in writing before any final decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>
13.	71B(2)	MEDQ's function, if it gives a PDA exemption certificate for the carrying out of PDA assessable development, to give the owner of the land the subject of the PDA exemption certificate a copy of the certificate.	<p>The Delegate must publish a notice stating the information set out in s 71B(3) of the Act on the Delegate's website.</p> <p>Note: the notice will also be published on the Department website.</p>
PDA development applications			
14.	Chapter 3, Part 4, Division 3	MEDQ's functions and powers in respect of PDA development applications.	<p><u>Fees</u></p> <p>In deciding the fee under s 82(1)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Notice of application</u></p> <p>The Delegate must advise the applicant that the notice under s 84(4)(a)(ii) of the Act must state that the application may also be inspected on the Delegate's website.</p> <p><u>PDA development condition relating to infrastructure</u></p> <p>In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing a PDA development application, or considering approving only part of the PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>State interests</u></p> <p>The Delegate must also:</p>

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Item No.	Section of Act	Nature of Function / Power	Direction
			<p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>Appeal against PDA development conditions</u></p> <p>In respect of MEDQ's power under s 90(6) of the Act to lodge a notice of election to become a party to a Planning and Environment Court appeal against MEDQ's decision to impose a PDA development condition (delegated to the Delegate as part of Chapter 3, Part 4, Division 3 of the Act), the Delegate must:</p> <p>(a) consult with EDQ before joining the proceeding and comply with any further directions from MEDQ; and</p> <p>(b) join the proceeding in its own name as the delegate of MEDQ.</p>
PDA development approvals			
15.	98(1)	MEDQ's power to cancel a PDA development approval, if the owner of the relevant land consents in writing to the cancellation and the relevant development has not substantially commenced.	Nil
16.	99(1), 99(2), 99(3)	MEDQ's power to receive and decide an application to amend a PDA development approval if MEDQ is satisfied the change would not result in the relevant development being substantially different.	<p><u>Fees</u></p> <p>In deciding the fee under s 99 of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>PDA development condition relating to infrastructure</u></p> <p>In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act as applied by s 99(3) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application to amend a PDA development approval, or considering approving only part of the amended PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>

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Column 1	Column 2	Column 3	Column 4
Item No.	Section of Act	Nature of Function / Power	Direction
			<p><u>State interests</u></p> <p>The Delegate must also:</p> <p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p>
17.	99(4), 84(1)(c)	MEDQ's power to require the applicant to give public notice of an application to amend a PDA development approval.	Nil
18.	100(2)(b)	MEDQ's power to receive a plan for reconfiguration of a lot for approval before the currency period ends.	Nil
19.	101(1)	MEDQ's power to receive an application to extend the currency period of a PDA development approval from a person having an interest in the relevant land.	Nil
20.	101(3)(c)	MEDQ's power to decide a fee for an application to extend the currency period of a PDA development approval.	<p><u>Fees</u></p> <p>In deciding the fee under s 101(3)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to MEDQ.</p>
21.	102(2), (3)	MEDQ's function to decide an application for extension after consulting with each nominated assessing authority under the PDA development approval.	<p><u>Refusal</u></p> <p>The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application for an extension, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>
22.	102(4)	MEDQ's function to give notice of the decision under s 102(3) of the Act to the applicant and each nominated assessing authority under the PDA development approval.	Nil
Plans of subdivision			
23.	104(1), (2)	MEDQ's power to approve a plan of subdivision in accordance with the process prescribed by regulation for approving plans of subdivision.	Nil

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Column 1	Column 2	Column 3	Column 4
Item No.	Section of Act	Nature of Function / Power	Direction
Enforcement and declaratory proceedings and related matters			
24.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence, a show cause notice under s 167 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the show cause notice; and (b) comply with any further directions from MEDQ.
25.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence an enforcement notice under s 168 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the enforcement notice; and (b) comply with any further directions from MEDQ.
26.	104A	MEDQ's function to consult with a private certifier engaged in relation to development about the giving of an enforcement notice under s 169 of the Planning Act.	The Delegate must: (a) notify EDQ prior to consulting with the private certifier; and (b) comply with any further directions from MEDQ.
27.	104A	MEDQ's function, if it withdraws a show cause notice or enforcement notice, to give of the notice of withdrawal under s 170(4) of the Planning Act.	The Delegate must: (a) notify EDQ prior to withdrawing a show cause notice or enforcement notice; and (b) comply with any further directions from MEDQ.
28.	104A	MEDQ's power under s 173 of the Planning Act, if an enforcement notice is contravened, to: (a) do anything reasonably necessary to ensure the notice is complied with; and (b) recover any reasonable costs and expenses incurred in doing so as a debt owing by the recipient.	The Delegate must: (a) notify EDQ prior to taking steps to ensure that the notice is complied with; and (b) comply with any further directions from MEDQ.
29.	105(1)(a), 105(1)(b)	MEDQ's power to start a proceeding in the Planning and Environment Court for: • an enforcement order to remedy or restrain the commission of a PDA development offence; or • if MEDQ has started a proceeding under s 105(1) of the Act for an enforcement order and the court has not decided the proceeding, an order under s 106 (interim enforcement order) of the Act.	The Delegate must: (a) consult with EDQ before starting the proceeding and comply with any further directions from MEDQ; and (b) start the proceeding in its own name as the delegate of MEDQ.
30.	109(3)	MEDQ's power to apply to the Planning and Environment Court to cancel or change an enforcement order.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and

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Item No.	Section of Act	Nature of Function / Power	Direction
			(b) make application in its own name as the delegate of MEDQ.
31.	112B(1)(b)	MEDQ's power to apply to the Magistrates Court for an order against a defendant convicted of a PDA development offence for the payment of expenses reasonably incurred by MEDQ in taking a sample or conducting an inspection, test, measurement or analysis during the investigation of the offence.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.
32.	113(2)(a)	MEDQ's power, where a person against whom an enforcement order or an order under s 111 of the Act has been made does not comply with the order within the period stated in the order, to take the action required under the order.	The Delegate must: (a) notify EDQ prior to taking the action referred to in s 113(2)(a) of the Act; and (b) comply with any further directions from MEDQ.
33.	113(2)(b)	If action is taken under s 113(2)(a) of the Act, MEDQ's power to recover from a person who contravenes an enforcement order or an order under s 111 the reasonable costs of taking the action as a debt.	The Delegate must: (a) notify EDQ prior to taking the steps referred to in s 113(2)(b) of the Act; and (b) comply with any further directions from MEDQ.
34.	114(1)(a), 114(1)(b), 114(1)(c)	MEDQ's power to bring a proceeding in the Planning and Environment Court for a declaration about: <ul style="list-style-type: none"> • a matter done, to be done or that should have been done for Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; • the construction of Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act</i>; and • the lawfulness of land use or development relating to a priority development area. 	The Delegate must: (a) consult with EDQ before bringing any proceeding and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ.
Infrastructure agreements			
35.	122(2)	MEDQ's function to, before entering into a proposed infrastructure agreement, consult about the terms of the agreement with the entities MEDQ considers will be superseding public sector entities for the infrastructure the subject of the agreement.	Before entering into the infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the infrastructure.

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Item No.	Section of Act	Nature of Function / Power	Direction
Investigation powers and enforcement of PDA development offences			
36.	122B	MEDQ's power, under s 182(1) of the Planning Act, to appoint an MEDQ agent, an MEDQ employee or another person prescribed by regulation as an inspector.	Nil
37.	122B	MEDQ's function under s 184(1) of the Planning Act to issue identity cards to inspectors.	Nil
38.	122B	MEDQ's function, under s 211(2) of the Planning Act, to return a thing seized by an inspector to its owner if MEDQ stops being satisfied there are reasonable grounds for keeping the thing.	Nil
39.	122B	MEDQ's function, under ss 211(3) and (4) of the Planning Act, to accept and decide an application for the return of a thing seized by an inspector from the owner of the thing.	Nil
40.	122B	MEDQ's power, under s 212(1) of the Planning Act, to decide that a thing seized by an inspector is forfeited to the State if an inspector: <ul style="list-style-type: none"> (a) after making reasonable inquiries, cannot find an owner; or (b) after making reasonable efforts, can not return it to an owner; or (c) reasonably believes it is necessary to keep the thing to prevent the thing being used to commit the offence for which the thing was seized. 	Nil
41.	122B	MEDQ's power under s 212(4) of the Planning Act to decide to forfeit a thing and its function, under that section, to give a decision notice about that decision to a person who owned the thing immediately before the thing was forfeited.	Nil
42.	122B	MEDQ's power, under s 213(1)(b) of the Planning Act, to agree in writing with the owner of a thing to transfer the ownership of the thing to the State.	Nil
43.	122B	MEDQ's power, under s 213(4) of the Planning Act, to return the proceeds of a thing sold by MEDQ to the owner of	Nil

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Column 1	Column 2	Column 3	Column 4
Item No.	Section of Act	Nature of Function / Power	Direction
		the thing, after deducting the costs of the sale.	
Roads and road closures			
44.	124(1)	MEDQ's power to perform functions or exercise powers for a road that MEDQ considers necessary or desirable to perform its other functions in relation to a priority development area, or PDA-associated development for a priority development area.	The power or function may be exercised with respect to local roads only, and not State-controlled roads.
45.	124(2)	MEDQ's power to permanently or temporarily close all or part of a road.	The power may be exercised with respect to local roads only, and not State-controlled roads.
46.	124(3)	MEDQ's function, before the closing of the road takes effect, to publish a notice MEDQ considers appropriate about the closure in a newspaper circulating in the relevant local government area.	The function may be exercised with respect to local roads only, and not State-controlled roads.
47.	124(5)	MEDQ's power to do everything necessary to stop traffic using a road or part of a road closed under s 124.	The power may be exercised with respect to local roads only, and not State-controlled roads.
48.	126(2)	MEDQ's function to, if MEDQ performs a function or exercises a power relating to a road or former road, give the relevant local government the information MEDQ has to allow the local government to comply with its obligations for its map and register of roads under s74 of the <i>Local Government Act</i> or, for the Brisbane City Council, s 81 of the <i>City of Brisbane Act</i> .	Nil
Miscellaneous provisions			
49.	129A(1)(a), 129A(1)(b)	MEDQ's power to: <ul style="list-style-type: none"> • refund all or part of a fee for an application under Chapter 3 of the Act; or • waive all or part of a required fee for an application under Chapter 3 of the Act. 	Nil
50.	166	MEDQ's power to bring a proceeding for an offence against the Act.	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceedings and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ.

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Item No.	Section of Act	Nature of Function / Power	Direction
51.	168(a), 168(b), 168(c), 168(d), 168(e), 168(f)	<p>MEDQ's power to issue a certificate which is evidence:</p> <ul style="list-style-type: none"> • of a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>; • of a thing that must or may be included in a register kept under the Act; • that a stated document is another document kept under the Act; • that a stated document is a copy of, or an extract from or part of, a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a thing that must or may be included in a register kept under the Act; • that on a stated day a stated person was given a stated decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a stated direction or requirement under the Act or the repealed <i>Urban Land Development Authority Act</i> was made of a stated person; • that on a stated day, or during a stated period, a PDA development approval was, or was not, in force. 	Nil
52.	172	<p>MEDQ's function to keep a register for each of the matters listed in s 172 of the Act.</p>	<p>The Delegate must:</p> <ul style="list-style-type: none"> (a) provide to EDQ the information necessary for MEDQ to meet the requirements of s 172(4) of the Act in the form required by MEDQ; and (b) publish the documents included in the registers on the Delegate's website.
53.	173	<p>MEDQ's function to:</p> <ul style="list-style-type: none"> • keep each register open for inspection by the public during office hours on business days at the places MEDQ considers appropriate; • allow a person to search and take extracts from the register; and • give a person who asks for it a copy of all or part of a document or 	Nil

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Item No.	Section of Act	Nature of Function / Power	Direction
		information held in the register, on payment of the fee decided by MEDQ and MEDQ's power to decide that fee.	
54.	175	MEDQ's power to approve forms for use under the Act.	Nil

#3 Delegation by Moreton Bay Regional Council



Delegation by Moreton Bay Regional Council

ECONOMIC DEVELOPMENT ACT 2012

The Moreton Bay Regional Council (the Council), having been delegated powers of the Minister for Economic Development Queensland (MEDQ) pursuant to Section 169(1) of the *Economic Development Act 2012*, hereby delegate, pursuant to Section 169(3) of the *Economic Development Act 2012*, authority to carry out tasks and associated actions while also assessing and deciding Development Applications under the *Economic Development Act 2012* to the specified Council Officers below in accordance with the directions given in the instrument of delegation and direction from the MEDQ dated 17 October 2019:

Chief Executive Officer	CEO
Director Planning	DP
Director Community and Environmental Services	DCES
Manager Development Services	MDS
Manager Strategic Planning and Place Making	MSPPM
Manager Regulatory Services	MRS
Manager Legal Services	MLS
Building and Plumbing Services Manager	BPSM
Team Leader Planning Development Services	TLPDS
Team Leader Engineering Development Services	TLEDS
Team Leader Innovation Development Services	TLIDS
Principal Planner Development Services	PPDS
Principal Engineering Officer Development Services	PEODS



Register of Delegations - Council to Council Officers - Economic Development Act 2012

Delegation of the functions and powers under section 169(3) of the *Economic Development Act 2012*.

Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
Legal capacity				
1.	10(1)(a)	MEDQ's power to enter into contracts, infrastructure agreements and other agreements.	<p>Infrastructure agreements must be entered into in the name of MEDQ, although the Delegate may negotiate and execute an infrastructure agreement as the Delegate of MEDQ. The Delegate must:</p> <ul style="list-style-type: none"> (a) before drafting of the infrastructure agreement commences, give written notice to EDQ that the Delegate proposes to enter into an infrastructure agreement together with details of the proposal, and provide EDQ with at least 10 business days from when the notice is given to respond to the Delegate about the proposal; (b) before entering into an infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the land; (c) not enter into an infrastructure agreement unless a copy of the agreement has been provided to EDQ and confirmed by EDQ as in order for execution by the Delegate; (d) provide a copy of the signed infrastructure agreement to EDQ as soon as practicable after the infrastructure agreement has been signed by all parties to it; and (e) comply with any subsequent direction given by MEDQ. <p>Note: see also delegation of functions under s 122(2) of the Act.</p> <p>The Delegate must:</p> <ul style="list-style-type: none"> (a) consult with EDQ before entering into any other contract or agreement (i.e. other than an infrastructure agreement) as delegate of MEDQ; and (b) comply with any further directions from MEDQ in relation to that contract or agreement. 	CEO DP DCES MDS MSPPM MRS MLS BPSM TLPDS TLEDS
2.	10(1)(f)	MEDQ's power to fix charges, and other terms, for the performance of a function, or exercise of a power, under the Act.	The Delegate may not fix charges for infrastructure.	
3.	10(1)(g)	MEDQ's power to do anything necessary or convenient to be done in the	Nil	

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		performance of its functions, or exercise of its powers, under the Act or another Act.		
Functions				
4.	13(1)	MEDQ's main function to give effect to the main purpose of the Act.	Nil	CEO DP DCES MDS MSPPM
5.	13(2)(b)	MEDQ's function to facilitate economic development and development for community purposes, including coordinating the provision of, or providing, infrastructure and other services.	Nil	MRS MLS BPSM TLPDS TLEDS TLIDS PPDS PEODS
6.	13(2)(c)	MEDQ's function to facilitate economic development and development for community purposes, including planning for, and developing and managing land in or for, priority development areas.	Nil	
7.	13(2)(d)	MEDQ's function to facilitate economic development and development for community purposes, including deciding PDA development applications under the Act.	Nil	
8.	13(3)	MEDQ's function to consult with each relevant local government in planning for, or developing land in, priority	Nil	CEO DP MDS MSPPM

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		development areas.		
Amendment of Development schemes				
9.	66(a), (b)	MEDQ's power to amend a Development scheme if the amendment does not change the land use plan for the relevant priority development area in the Development scheme, or the amendment is a minor administrative amendment.	The Delegate must: (a) consult with EDQ before proposing any amendment of the type referred to in ss 66(a) and 66(b); and (b) comply with any further directions from MEDQ about the proposed amendment.	CEO DP MSPPM
10.	58, 59(b), 61(1), 62(1), 62(2), 63(1)(b), 67(1)	MEDQ's functions of following the procedures in sections 58, 59(b), 61(1), 62(1), 62(2) and 63(1)(b) in respect of an amendment of a Development scheme to change the land use plan for the relevant priority development area.	<p>s 58</p> <p><u>Consultation</u> Before preparing the proposed amended Development scheme, the Delegate must provide written evidence to EDQ of: (a) consultation with any relevant local government; and (b) consultation with, or if that was not possible, the reasonable endeavours made by the Delegate to consult with, any of the following the Delegate considers will be likely to be affected by an amended Development scheme for the area: (i) a government entity or GOC; or (ii) another person or entity.</p> <p><u>MEDQ comment</u> The Delegate must: (a) provide to EDQ the proposed amended Development scheme at least 30 business days prior to commencing public notification; and (b) include any changes required by EDQ to the proposed amended Development scheme.</p> <p><u>State interests</u> The Delegate must also: (a) consult with EDQ regarding the Delegate's consideration of State interests in preparing the proposed amended Development scheme ; (b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and (c) comply with any further directions from MEDQ.</p> <p>s 59(b) The Delegate must:</p>	CEO DP MSPPM

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
			<p>(a) not publish the newspaper notice until the Delegate has complied with all directions by MEDQ;</p> <p>(b) provide to EDQ any revised copy of the proposed amended Development scheme prior to publishing the newspaper notice, which may be subject to further directions by MEDQ;</p> <p>(c) ensure that the newspaper notice states that the proposed amended Development scheme is published on the Delegate's website;</p> <p>(d) provide a copy of the proposed amended Development scheme to the Department to be published on the Department website under s 59(a) of the Act; and</p> <p>(e) publish the proposed amended Development Scheme on the Delegate's website.</p> <p>Note: the proposed amended Development scheme will also be published on the Department website.</p> <p>s 62(1), (2)</p> <p>The Delegate must submit the proposed amendment to the proposed amended Development scheme to EDQ and advise whether the Delegate intends to re-notify the proposed amendment and:</p> <p>(a) not proceed to re-notification unless the Delegate complies with any additional directions from MEDQ;</p> <p>(b) comply with any direction from MEDQ not to re-notify the proposed amended Development scheme where MEDQ considers the amendment does not significantly change the proposed amended Development scheme;</p> <p>(c) comply with any direction from MEDQ to re-notify the proposed amended Development scheme where MEDQ considers the amendment significantly changes the proposed amended Development scheme; and</p> <p>(d) if re-notifying the amendment of the proposed development scheme, publish the amendment of the proposed amended Development scheme on the Delegate's website.</p> <p>s 63(1)(b)</p> <p>The Delegate must:</p> <p>(a) provide to EDQ for MEDQ endorsement the report prepared under s 63 of the Act;</p> <p>(b) comply with any subsequent direction given by MEDQ in relation to the report; and</p> <p>(c) publish the final report endorsed by MEDQ on the Delegate's website.</p> <p>Note: the report will also be published on the Department website.</p>	
11.	69	MEDQ's function to, as soon as practicable after an amendment of	<p>The Delegate must:</p> <p>(a) ensure that the newspaper notice also states that the amended Development scheme is published on the Delegate's website; and</p>	CEO DP MSPPM

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		a Development scheme takes effect, publish a notice at least once in a newspaper circulating in the area of the relevant local government stating that the Development scheme has been amended and the amended Development scheme is published on the Department website.	(b) publish the amended Development scheme on the Delegate's website. Note: the amended Development scheme will also be published on the Department website.	
PDA exemption certificates				
12.	71A	MEDQ's power to give a PDA exemption certificate for the carrying out of stated PDA assessable development.	<p><u>State interests</u> The Delegate must:</p> <p>(a) consult with EDQ prior to issuing a PDA exemption certificate;</p> <p>(b) comply with any practice note or guideline published, or guidance given, by EDQ with respect to the consideration of State interests; and</p> <p>(c) comply with any further directions from MEDQ.</p> <p><u>Fees</u> In deciding the fee in respect of an application for a PDA exemption certificate, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Refusal</u> The Delegate must:</p> <p>(a) if the Delegate is considering not giving a PDA exemption certificate, notify EDQ in writing before any final decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p>	CEO DP MDS TLPDS TLEDS
13.	71B(2)	MEDQ's function, if it gives a PDA exemption certificate for the carrying out of PDA assessable development, to give the owner of the land the subject of the PDA exemption	The Delegate must publish a notice stating the information set out in s 71B(3) of the Act on the Delegate's website. Note: the notice will also be published on the Department website.	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		certificate a copy of the certificate.		
PDA development applications				
14.	Chapter 3, Part 4, Division 3	MEDQ's functions and powers in respect of PDA development applications.	<p><u>Fees</u> In deciding the fee under s 82(1)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ.</p> <p><u>Notice of application</u> The Delegate must advise the applicant that the notice under s 84(4)(a)(ii) of the Act must state that the application may also be inspected on the Delegate's website.</p> <p><u>PDA development condition relating to infrastructure</u> In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act), the Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u> The Delegate must: (a) if the Delegate is considering refusing a PDA development application, or considering approving only part of the PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and (b) comply with any further directions from MEDQ.</p> <p><u>State interests</u> The Delegate must also: (a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and (b) comply with any further directions from MEDQ.</p> <p><u>Appeal against PDA development conditions</u> In respect of MEDQ's power under s 90(6) of the Act to lodge a notice of election to become a party to a Planning and Environment Court appeal against MEDQ's decision to impose a PDA development condition (delegated to the Delegate as part of Chapter 3, Part 4, Division 3 of the Act) the Delegate must: (a) consult with EDQ before joining the proceeding and comply with any further directions from MEDQ; and (b) join the proceeding in its own name as the delegate of MEDQ.</p>	<p><i>All sections other than s85 Deciding application generally</i></p> <p>CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS</p> <p><i>s85 Deciding application generally</i></p> <p>For Material Change of Use, Reconfiguring a Lot and Building Works - CEO DP MDS TLPDS Except where; 1. An impact assessable MCU with submissions, unless the Divisional Councillor provides written authorisation that the Development Application can be determined under delegation; 2. An application for a PDA Preliminary Approval; or 3. A Request to Change or Cancel Conditions that were imposed by Council at a</p>

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
				Council Meeting. For Operational Works other than for Landscape Works, Advertising Signs or Vegetation Clearing - CEO DP MDS TLEDS PEODS For Operational Works being Landscape Works, Advertising Signs or Vegetation Clearing - CEO DP MDS TLPDS
PDA development approvals				
15.	98(1)	MEDQ's power to cancel a PDA development approval, if the owner of the relevant land consents in writing to the cancellation and the relevant development has not substantially commenced.	Nil	CEO DP MDS TLPDS TLEDS
16.	99(1), 99(2), 99(3)	MEDQ's power to receive and decide an application to amend a PDA development approval if MEDQ is satisfied the change would not result in the relevant development being	<u>Fees</u> In deciding the fee under s 99 of the Act, the Delegate must comply with s 129 of the Act. The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to EDQ. <u>PDA development condition relating to infrastructure</u> In deciding a PDA development condition that relates to the payment of charges for infrastructure (see s 88(b) of the Act as applied by s 99(3) of the Act), the	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		substantially different.	<p>Delegate must have regard to the charges fixed by MEDQ under s 10 of the Act, including the charges identified in the Development Charges and Offset Plan.</p> <p><u>Refusal</u> The Delegate must:</p> <p>(a) if the Delegate is considering refusing an application to amend a PDA development approval, or considering approving only part of the amended PDA development approval applied for, notify EDQ in writing before any final refusal decision is made; and</p> <p>(b) comply with any further directions from MEDQ.</p> <p><u>State interests</u> The Delegate must also:</p> <p>(a) consult in accordance with the process described in any practice note or guideline published by EDQ, or have regard to any guidance given by EDQ, with respect to identifying and considering State interests; and</p> <p>(b) comply with any further directions from MEDQ.</p>	
17.	99(4), 84(1)(c)	MEDQ's power to require the applicant to give public notice of an application to amend a PDA development approval.	Nil	CEO DP MDS TLPDS
18.	100(2)(b)	MEDQ's power to receive a plan for reconfiguration of a lot for approval before the currency period ends.	Nil	CEO DP MDS TLPDS TLIDS PPDS
19.	101(1)	MEDQ's power to receive an application to extend the currency period of a PDA development approval from a person having an interest in the relevant land.	Nil	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS
20.	101(3)(c)	MEDQ's power to decide a fee for an application to extend the currency period of a PDA development approval.	<p><u>Fees</u> In deciding the fee under s 101(3)(c) of the Act, the Delegate must comply with s 129 of the Act.</p> <p>The fee decided by the Delegate shall include a component for the cost of EDQ's consideration of any State interests, the amount of which is notified to the Delegate in writing by EDQ and must be remitted by the Delegate to MEDQ.</p>	CEO DP MDS
21.	102(2), (3)	MEDQ's function to decide an application for	<p><u>Refusal</u> The Delegate must:</p>	CEO DP MDS

Moreton Bay Regional Council

ITEM 1.1 DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL - A19536390



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		extension after consulting with each nominated assessing authority under the PDA development approval.	(a) if the Delegate is considering refusing an application for an extension, notify EDQ in writing before any final refusal decision is made; and (b) comply with any further directions from MEDQ.	TLPDS TLEDS PPDS PEODS
22.	102(4)	MEDQ's function to give notice of the decision under s 102(3) of the Act to the applicant and each nominated assessing authority under the PDA development approval.	Nil	CEO DP MDS TLPDS TLEDS TLIDS PPDS PEODS
Plans of subdivision				
23.	104(1), (2)	MEDQ's power to approve a plan of subdivision in accordance with the process prescribed by regulation for approving plans of subdivision.	Nil	CEO DP MDS TLPDS PPDS
Enforcement and declaratory proceedings and related matters				
24.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence, a show cause notice under s 167 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the show cause notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
25.	104A	MEDQ's power to give a person it reasonably believes has committed or is committing a PDA development offence an enforcement notice under s 168 of the Planning Act.	The Delegate must: (a) notify EDQ prior to issuing the enforcement notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
26.	104A	MEDQ's function to consult with a	The Delegate must:	CEO DP

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		private certifier engaged in relation to development about the giving of an enforcement notice under s 169 of the Planning Act.	(a) notify EDQ prior to consulting with the private certifier; and (b) comply with any further directions from MEDQ.	DCES MDS MRS MLS BPSM TLPDS TLEDS
27.	104A	MEDQ's function, if it withdraws a show cause notice or enforcement notice, to give of the notice of withdrawal under s 170(4) of the Planning Act.	The Delegate must: (a) notify EDQ prior to withdrawing a show cause notice or enforcement notice; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS BPSM TLPDS TLEDS
28.	104A	MEDQ's power under s 173 of the Planning Act, if an enforcement notice is contravened, to: (a) do anything reasonably necessary to ensure the notice is complied with; and (b) recover any reasonable costs and expenses incurred in doing so as a debt owing by the recipient.	The Delegate must: (a) notify EDQ prior to taking steps to ensure that the notice is complied with; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS
29.	105(1)(a), 105(1)(b)	MEDQ's power to start a proceeding in the Planning and Environment Court for: <ul style="list-style-type: none"> • an enforcement order to remedy or restrain the commission of a PDA development offence; or • if MEDQ has started a proceeding 	The Delegate must: (a) consult with EDQ before starting the proceeding and comply with any further directions from MEDQ; and (b) start the proceeding in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		under s 105(1) of the Act for an enforcement order and the court has not decided the proceeding, an order under s 106 (interim enforcement order) of the Act.		
30.	109(3)	MEDQ's power to apply to the Planning and Environment Court to cancel or change an enforcement order.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS
31.	112B(1)(b)	MEDQ's power to apply to the Magistrates Court for an order against a defendant convicted of a PDA development offence for the payment of expenses reasonably incurred by MEDQ in taking a sample or conducting an inspection, test, measurement or analysis during the investigation of the offence.	The Delegate must: (a) consult with EDQ before making the application and comply with any further directions from MEDQ; and (b) make application in its own name as the delegate of MEDQ.	CEO DP DCES MDS MRS MLS
32.	113(2)(a)	MEDQ's power, where a person against whom an enforcement order or an order under s 111 of the Act has been made does not comply with the order within the period stated in the order, to take the action required under the order.	The Delegate must: (a) notify EDQ prior to taking the action referred to in s 113(2)(a) of the Act; and (b) comply with any further directions from MEDQ.	CEO DP DCES MDS MRS MLS
33.	113(2)(b)	If action is taken under s 113(2)(a)	The Delegate must:	CEO DP



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		of the Act, MEDQ's power to recover from a person who contravenes an enforcement order or an order under s 111 the reasonable costs of taking the action as a debt.	(a) notify EDQ prior to taking the steps referred to in s 113(2)(b) of the Act; and (b) comply with any further directions from MEDQ.	DCES MDS MRS MLS
34.	114(1)(a), 114(1)(b), 114(1)(c)	MEDQ's power to bring a proceeding in the Planning and Environment Court for a declaration about: <ul style="list-style-type: none"> • a matter done, to be done or that should have been done for Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; • the construction of Chapter 3 of the Act or the repealed <i>Urban Land Development Authority Act 2007</i>; and • the lawfulness of land use or development relating to a priority development area. 	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceeding and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ. 	CEO DP DCES MDS MRS MLS
Infrastructure agreements				
35.	122(2)	MEDQ's function to, before entering into a proposed infrastructure agreement, consult about the terms of the agreement with the entities MEDQ considers will be	Before entering into the infrastructure agreement, the Delegate must provide EDQ with written evidence of the consultation undertaken with the entities the Delegate considers will be superseding public sector entities for the infrastructure.	CEO DP DCES MDS MRS MLS TLPDS TLEDS

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		superseding public sector entities for the infrastructure the subject of the agreement.		
Investigation powers and enforcement of PDA development offences				
36.	122B	MEDQ's power, under s 182(1) of the Planning Act, to appoint an MEDQ agent, an MEDQ employee or another person prescribed by regulation as an inspector.	Nil	CEO DP DCES
37.	122B	MEDQ's function under s 184(1) of the Planning Act to issue identity cards to inspectors.	Nil	CEO DP DCES
38.	122B	MEDQ's function, under s 211(2) of the Planning Act, to return a thing seized by an inspector to its owner if MEDQ stops being satisfied there are reasonable grounds for keeping the thing.	Nil	CEO DP DCES MDS MRS MLS
39.	122B	MEDQ's function, under ss 211(3) and (4) of the Planning Act, to accept and decide an application for the return of a thing seized by an inspector from the owner of the thing.	Nil	CEO DP DCES MDS MRS MLS
40.	122B	MEDQ's power, under s 212(1) of the Planning Act, to decide that a thing seized by an inspector is forfeited to the State if an inspector: (a) after making reasonable inquiries,	Nil	CEO DP DCES MDS MRS MLS

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		cannot find an owner; or (b) after making reasonable efforts, can not return it to an owner; or (c) reasonably believes it is necessary to keep the thing to prevent the thing being used to commit the offence for which the thing was seized.		
41.	122B	MEDQ's power under s 212(4) of the Planning Act to decide to forfeit a thing and its function, under that section, to give a decision notice about that decision to a person who owned the thing immediately before the thing was forfeited.	Nil	CEO DP DCES MDS MRS MLS
42.	122B	MEDQ's power, under s 213(1)(b) of the Planning Act, to agree in writing with the owner of a thing to transfer the ownership of the thing to the State.	Nil	CEO DP DCES MDS MRS MLS
43.	122B	MEDQ's power, under s 213(4) of the Planning Act, to return the proceeds of a thing sold by MEDQ to the owner of the thing, after deducting the costs of the sale.	Nil	CEO DP DCES MDS MRS MLS
Roads and road closures				
44.	124(1)	MEDQ's power to perform functions	The power or function may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP

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ITEM 1.1 DELEGATION - ECONOMIC DEVELOPMENT ACT 2012 - THE MILL AT MORETON BAY PDA - REGIONAL - A19536390



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		or exercise powers for a road that MEDQ considers necessary or desirable to perform its other functions in relation to a priority development area, or PDA-associated development for a priority development area.		MDS MLS TLPDS TLEDS
45.	124(2)	MEDQ's power to permanently or temporarily close all or part of a road.	The power may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS
46.	124(3)	MEDQ's function, before the closing of the road takes effect, to publish a notice MEDQ considers appropriate about the closure in a newspaper circulating in the relevant local government area.	The function may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS
47.	124(5)	MEDQ's power to do everything necessary to stop traffic using a road or part of a road closed under s 124.	The power may be exercised with respect to local roads only, and not State-controlled roads.	CEO DP MDS TLPDS TLEDS
48.	126(2)	MEDQ's function to, if MEDQ performs a function or exercises a power relating to a road or former road, give the relevant local government the information MEDQ has to allow the local government to comply with its obligations for its map and register of roads under s74 of the <i>Local</i>	Nil	CEO DP MDS TLPDS TLEDS TLIDS

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		<i>Government Act</i> or, for the Brisbane City Council, s 81 of the <i>City of Brisbane Act</i> .		
Miscellaneous provisions				
49.	129A(1)(a), 129A(1)(b)	MEDQ's power to: <ul style="list-style-type: none"> • refund all or part of a fee for an application under Chapter 3 of the Act; or • waive all or part of a required fee for an application under Chapter 3 of the Act. 	Nil	CEO DP MDS TLPDS TLEDS TLIDS
50.	166	MEDQ's power to bring a proceeding for an offence against the Act.	The Delegate must: <ul style="list-style-type: none"> (a) consult with EDQ before bringing any proceedings and comply with any further directions from MEDQ; and (b) bring the proceeding in its own name as the delegate of MEDQ. 	CEO DP DCES MDS MRS MLS
51.	168(a), 168(b), 168(c), 168(d), 168(e), 168(f)	MEDQ's power to issue a certificate which is evidence: <ul style="list-style-type: none"> • of a decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>; • of a thing that must or may be included in a register kept under the Act; • that a stated document is another document kept under the Act; • that a stated document is a copy of, or an extract from or part of, a decision, direction or notice under the Act or the 	Nil	CEO DP DCES MDS MSPPM MRS MLS BPSM TLPDS TLEDS TLIDS

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Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		repealed <i>Urban Land Development Authority Act</i> , or a thing that must or may be included in a register kept under the Act; <ul style="list-style-type: none"> • that on a stated day a stated person was given a stated decision, direction or notice under the Act or the repealed <i>Urban Land Development Authority Act</i>, or a stated direction or requirement under the Act or the repealed <i>Urban Land Development Authority Act</i> was made of a stated person; • that on a stated day, or during a stated period, a PDA development approval was, or was not, in force. 		
52.	172	MEDQ's function to keep a register for each of the matters listed in s 172 of the Act.	The Delegate must: <ul style="list-style-type: none"> (a) provide to EDQ the information necessary for MEDQ to meet the requirements of s 172(4) of the Act in the form required by MEDQ; and (b) publish the documents included in the registers on the Delegate's website. 	CEO DP MDS MSPPM TLPDS TLEDS TLIDS
53.	173	MEDQ's function to: <ul style="list-style-type: none"> • keep each register open for inspection by the public during office hours on business days at the places MEDQ considers appropriate; 	Nil	CEO DP MDS MSPPM TLPDS TLEDS TLIDS



Item No.	Section of ED Act	Nature of Delegated Function or Power	Direction from MEDQ in the instrument of Direction and Delegation dated 17 October 2019	Sub Delegation - Council to Council Officer
		<ul style="list-style-type: none"> allow a person to search and take extracts from the register; and give a person who asks for it a copy of all or part of a document or information held in the register, on payment of the fee decided by MEDQ and MEDQ's power to decide that fee. 		
54.	175	MEDQ's power to approve forms for use under the Act.	Nil	CEO DP MDS TLPDS TLEDS TLIDS

LIMITATION ON THE DELEGATION (IF ANY):

Where a matter can be dealt with under delegation but is a major project/challenges Council policy or has raised significant community concern the Mayor, Divisional Councillor, Director Planning, Manager Strategic Planning and Place Making or the Manager Development Services may request it be determined by Council.

In any other situation it is at the discretion of the Director Planning, Manager Strategic Planning and Place Making or the Manager Development Services to determine any other matter that should be decided by Council.

Where delegation of authority is exercised, the Council officer exercising the delegation is to ensure any applicable directions from the MEDQ aligning to the delegation are complied with.

SUPPORTING INFORMATION

Ref: [A19533633](#), [A19421930](#) & [A19537058](#)

The following list of supporting information is provided for:

ITEM 2.1

DA/37893/2017/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PARADE BONGAREE - DIVISION 1

#1 Locality Map

#2 Zoning Maps

#3 Proposal Plans

#4 Submissions

ITEM 2.1 DA/37893/2019/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLINGS AT 233 WELSBY PARADE, BONGAREE - DIVISION 1

#1 Locality Plan



ITEM 2.1 DA/37893/2019/V2M - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MULTIPLE DWELLINGS AT 233 WELSBY PARADE, BONGAREE - DIVISION 1

#2 Zoning Map



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

#3 Proposal Plans

Architectural Development Application Submission

233 WELSBY PARADE, BONGAREE QLD 4507



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PROJECT TEAM

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

1.0 ARCHITECTURAL STATEMENT

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

1.0 ARCHITECTURAL STATEMENT /
ARCHITECTURAL STATEMENT

The proposal comprises of 12 luxury apartments over four levels. The design is derived from an understanding of the local neighbourhood culture, climate, location, natural landscape and future development scope.

With both ocean and hinterland views and with its close proximity to Bribie Island bridge, the location has an opportunity to increase residential density whilst utilising existing infrastructure.

Careful analysis of the surrounding infrastructure, privacy, site orientation, solar access and wind directions have been undertaken. To take advantage of the site and all that it has to offer, the proposal integrates various subtropical design aspects such as expansive, covered balconies with shading screens benefitting from extensive views and prevailing breezes, resulting in increased resident comfort and decreased carbon footprint.

The proposal combines a visually engaging street interface along Welsby Parade and Ferguson Avenue, and provides a buffer of green space long its neighbouring perimeters. With a material palette inspired by the unique natural surroundings and built forms, the building lends itself as a reflection of the locale it sits within.

The result is a contemporary design which engages with the immediate streetscape and wider neighbourhood in a playful yet sophisticated and tactful manner, all whilst remaining sympathetic to existing built and natural fabric of Bribie Island.



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT

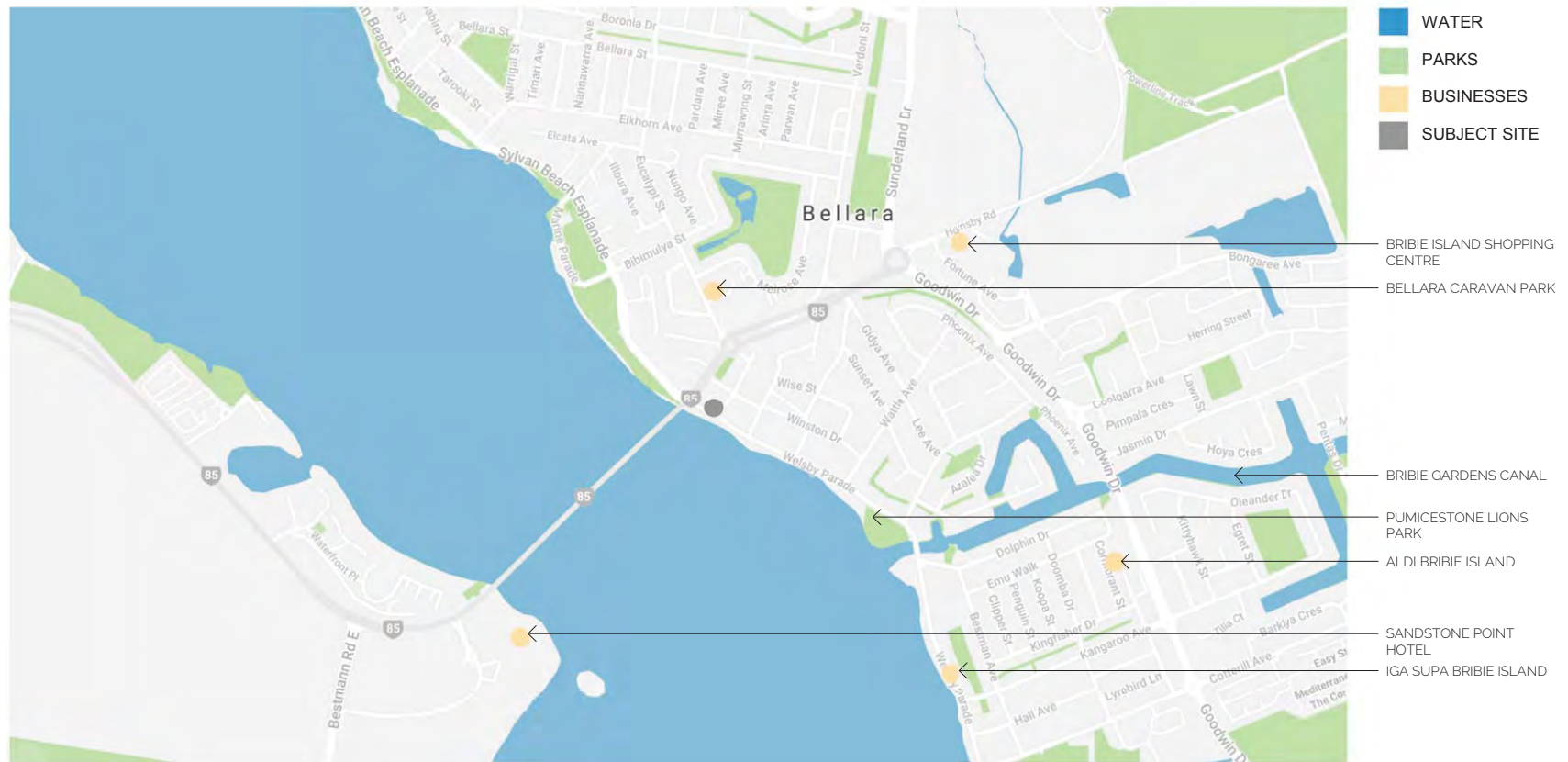
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT /
GREATER CONTEXT AERIAL - NOT TO SCALE



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT /
NEIGHBOURHOOD AND AMENITIES AERIAL - NOT TO SCALE



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 SITE ANALYSIS + URBAN CONTEXT /
PROXIMITY AERIAL - NTS



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2.0 URBAN CONTEXT /
URBAN DESIGN PRINCIPLES

Through the neighbourhood and urban streetscape analysis conducted, the following urban design principles have been realised and incorporated into the proposed building:

- Create an interesting building that fits within the existing urban fabric.
- Incorporate sub-tropical design principles to take advantage of the site's location.
- Provide useable outdoor spaces for residence.
- Provide safe access to and from the site for pedestrians and vehicles by separating the access locations.
- Provide an excess of landscaping and permeable area.
- Locate onsite screened parking zones away from viewing in the public realm.
- Maintain visual and acoustical privacy to and from neighbours.
- Maximise the opportunity for outlook to the public realm.
- Provide equitable access for those with impaired mobility.
- Achieve a high standard of design, build quality and finish quality.



BONGAREE JETTY



SANDSTONE POINT HOTEL, BRIBIE ISLAND



SANDSTONE POINT HOTEL, BRIBIE ISLAND



PUMICESTONE PASSAGE

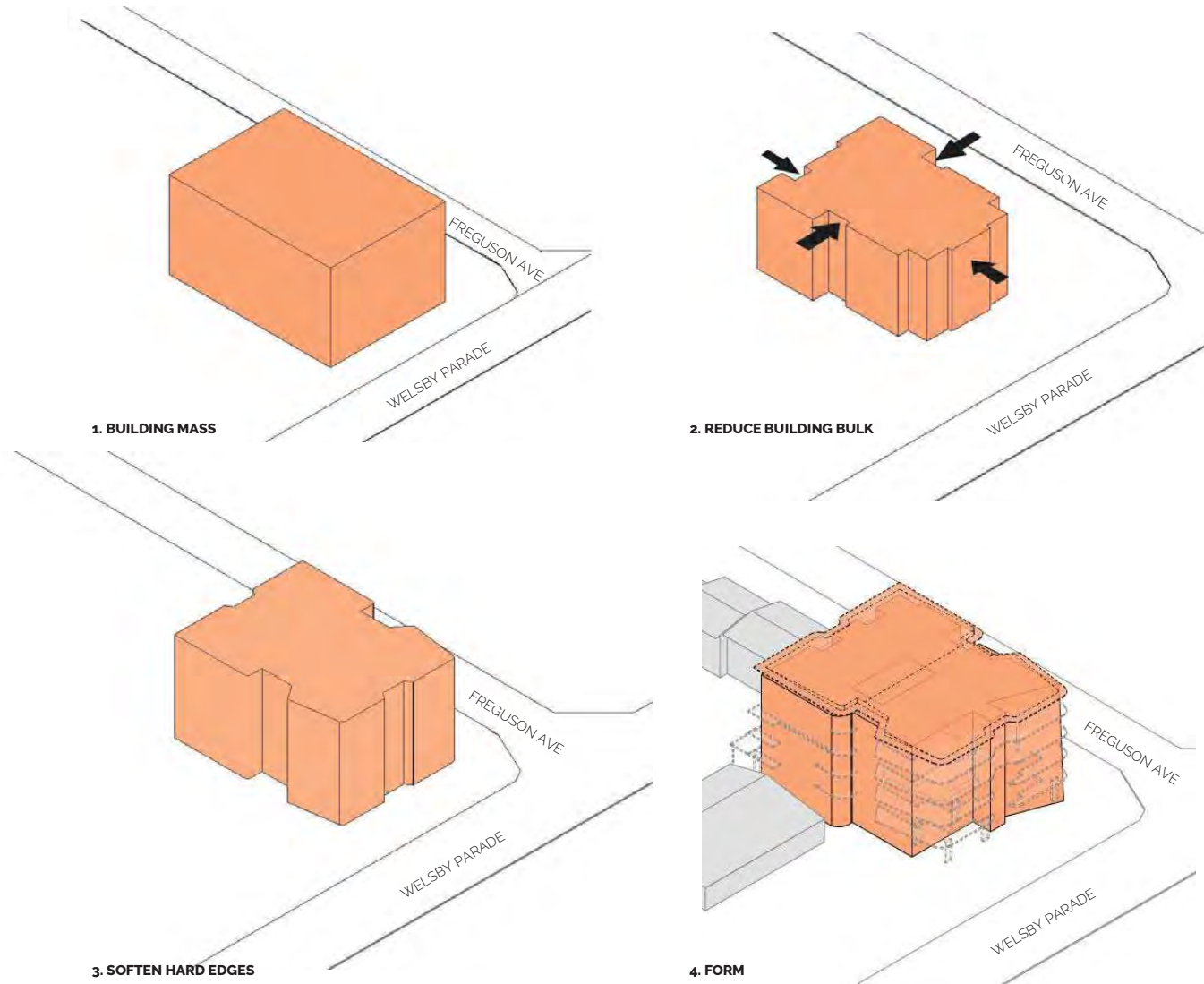


ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

3.0 DESIGN EVOLUTION + RESPONSE

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

3.0 DESIGN EVOLUTION + RESPONSE
MASSING DIAGRAM




ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
3D ARIAL VIEWS - NOT TO SCALE



LEGEND

-  2 - BEDROOM APARTMENTS x 4
-  3 - BEDROOM APARTMENTS x 8
-  OUTLINE OF ADJACENT BUILDINGS
-  BOUNDARY

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

3.0 DESIGN EVOLUTION + RESPONSE
ARCHITECTURAL DESIGN DRIVERS



BENCH SEATING OF NATURAL MATERIALS
ELEVATING GREEN VEGETATION AND FOLIAGE



TIMBER LOOK BALUSTRADE WITH CURVED BUILDING FORM



NATURAL LIGHT FILTERED THROUGH PEBBLE LIKE
ARCHITECTURAL SCREENS

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

4.0 MATERIALITY

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

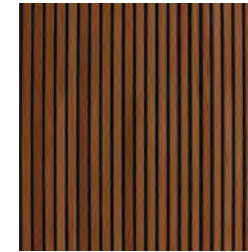
4.0 MATERIALITY /
MATERIAL PALETTE



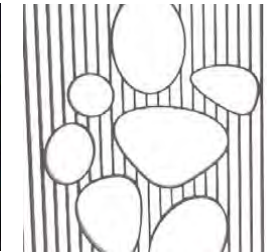
WALL COLOUR -
FEATURE SCREEN COLOUR



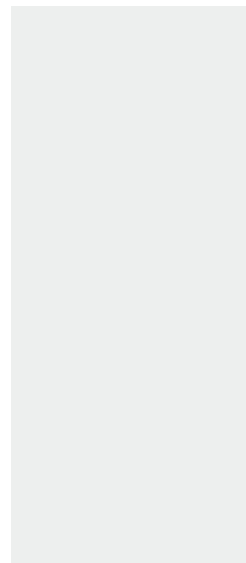
ROOF COLOUR -
FEATURE SCREEN COLOUR



VERTICAL SCREENING



FEATURE SCREENING



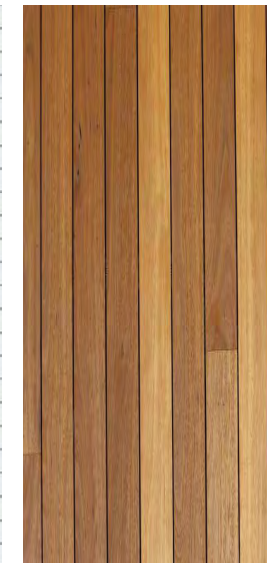
BASE COLOUR



METAL ROOF SHEETING



FEATURE MATERIAL



FEATURE MATERIAL

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

LOT 25 & 26 ON RP62926
233 WELSBY PARADE, BONGAREE

SITE AREA

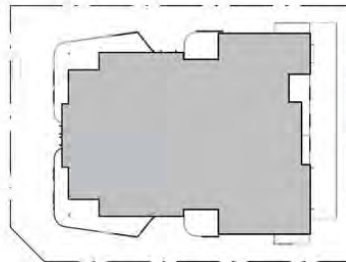
TOTAL SITE AREA	1204m ²	
SITE COVER		
LEVEL 1 & 2	567m ²	(47%)
LEVEL 3 & 4	486m ²	(40%)
TOTAL GFA	1976m ²	(164%)
OPEN SPACE	342m ²	(28%)
DEEP PLANTING	226m ²	(18%)
PERMEABLE AREA	333m ²	(27%)
COMMUNAL AREA	175m ²	(14%)

CAR PARKING DATA

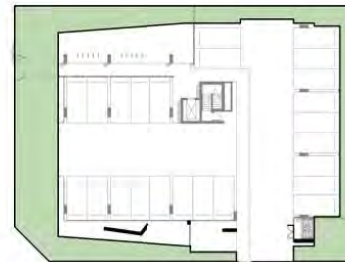
PARKING SPACES	24
CARWASH BAY	1
BICYCLE SPACES	20

BUILDING DATA

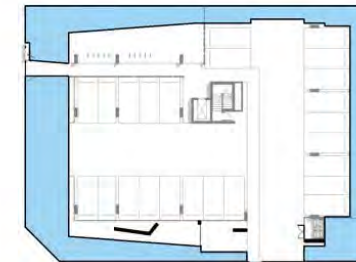
UNITS	12
GROUND FLOOR	0
LEVEL 1	4
LEVEL 2	4
LEVEL 3	2
LEVEL 4	2



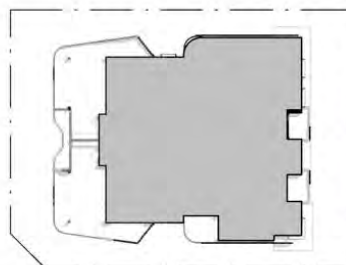
SITE COVER LEVEL 1 & 2
TOTAL AREA: 567.7m²
TOTAL PERCENTAGE: 47%



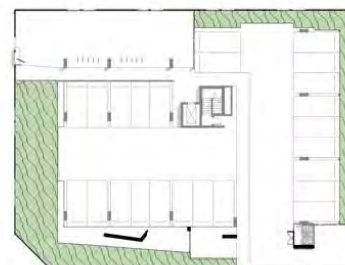
OPEN SPACE
TOTAL AREA: 342m²
TOTAL PERCENTAGE: 28%



PERMEABLE AREA
TOTAL AREA: 333m²
TOTAL PERCENTAGE: 27%



SITE COVER LEVEL 3 & 4
TOTAL AREA: 486.5m²
TOTAL PERCENTAGE: 40%

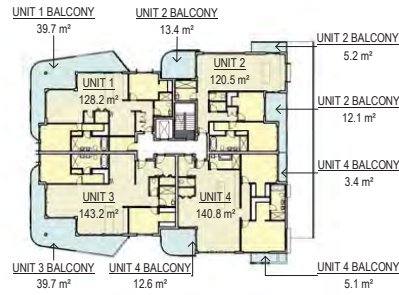


DEEP PLANTING
TOTAL AREA: 226.8m²
TOTAL PERCENTAGE: 18%

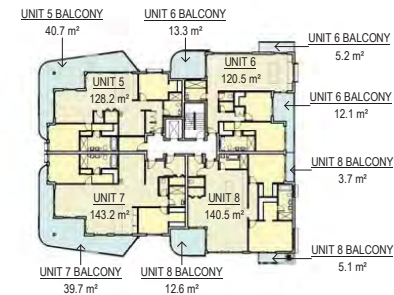
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
DEVELOPMENT DATA

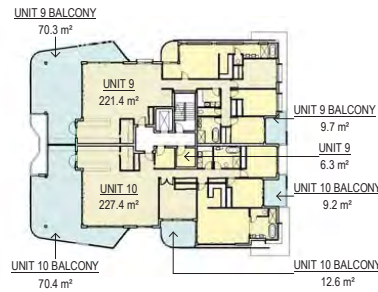
LEVEL 1 FLOOR PLAN	UNIT 1	128.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 2	120.5 m ²
LEVEL 1 FLOOR PLAN	UNIT 3	143.2 m ²
LEVEL 1 FLOOR PLAN	UNIT 4	140.8 m ²
LEVEL 2 FLOOR PLAN	UNIT 5	128.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 6	120.5 m ²
LEVEL 2 FLOOR PLAN	UNIT 7	143.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 8	140.5 m ²
LEVEL 3 FLOOR PLAN	UNIT 9	227.8 m ²
LEVEL 3 FLOOR PLAN	UNIT 10	227.4 m ²
LEVEL 4 FLOOR PLAN	UNIT 11	227.8 m ²
LEVEL 4 FLOOR PLAN	UNIT 12	227.4 m ²
		1975.6 m ²
LEVEL 1 FLOOR PLAN	UNIT 1 BALCONY	39.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 2 BALCONY	30.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 3 BALCONY	39.7 m ²
LEVEL 1 FLOOR PLAN	UNIT 4 BALCONY	21.2 m ²
LEVEL 2 FLOOR PLAN	UNIT 5 BALCONY	40.7 m ²
LEVEL 2 FLOOR PLAN	UNIT 6 BALCONY	30.6 m ²
LEVEL 2 FLOOR PLAN	UNIT 7 BALCONY	39.7 m ²
LEVEL 2 FLOOR PLAN	UNIT 8 BALCONY	21.4 m ²
LEVEL 3 FLOOR PLAN	UNIT 9 BALCONY	80.1 m ²
LEVEL 3 FLOOR PLAN	UNIT 10 BALCONY	92.1 m ²
LEVEL 4 FLOOR PLAN	UNIT 11 BALCONY	80.1 m ²
LEVEL 4 FLOOR PLAN	UNIT 12 BALCONY	92.1 m ²
		608.2 m ²



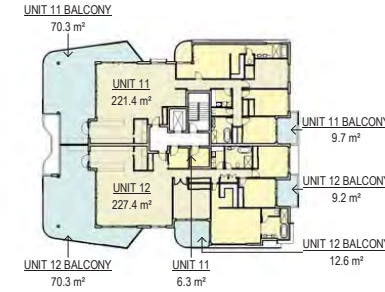
GFA LEVEL 1
TOTAL AREA: 532.7m²
TOTAL PERCENTAGE: 44%



GFA LEVEL 2
TOTAL AREA: 532.7m²
TOTAL PERCENTAGE: 44%



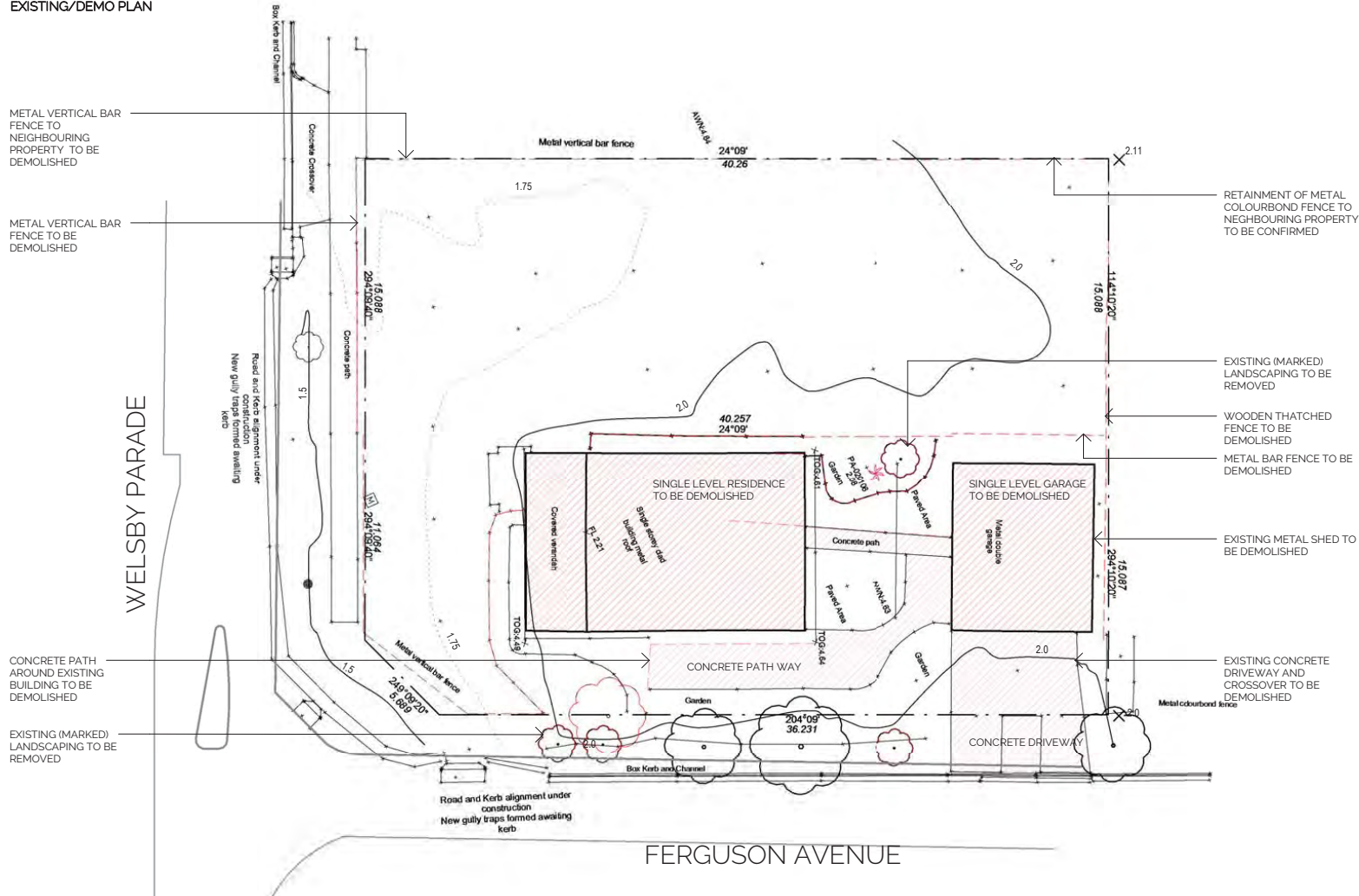
GFA LEVEL 3
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%



GFA LEVEL 4
TOTAL AREA: 455.1m²
TOTAL PERCENTAGE: 37%

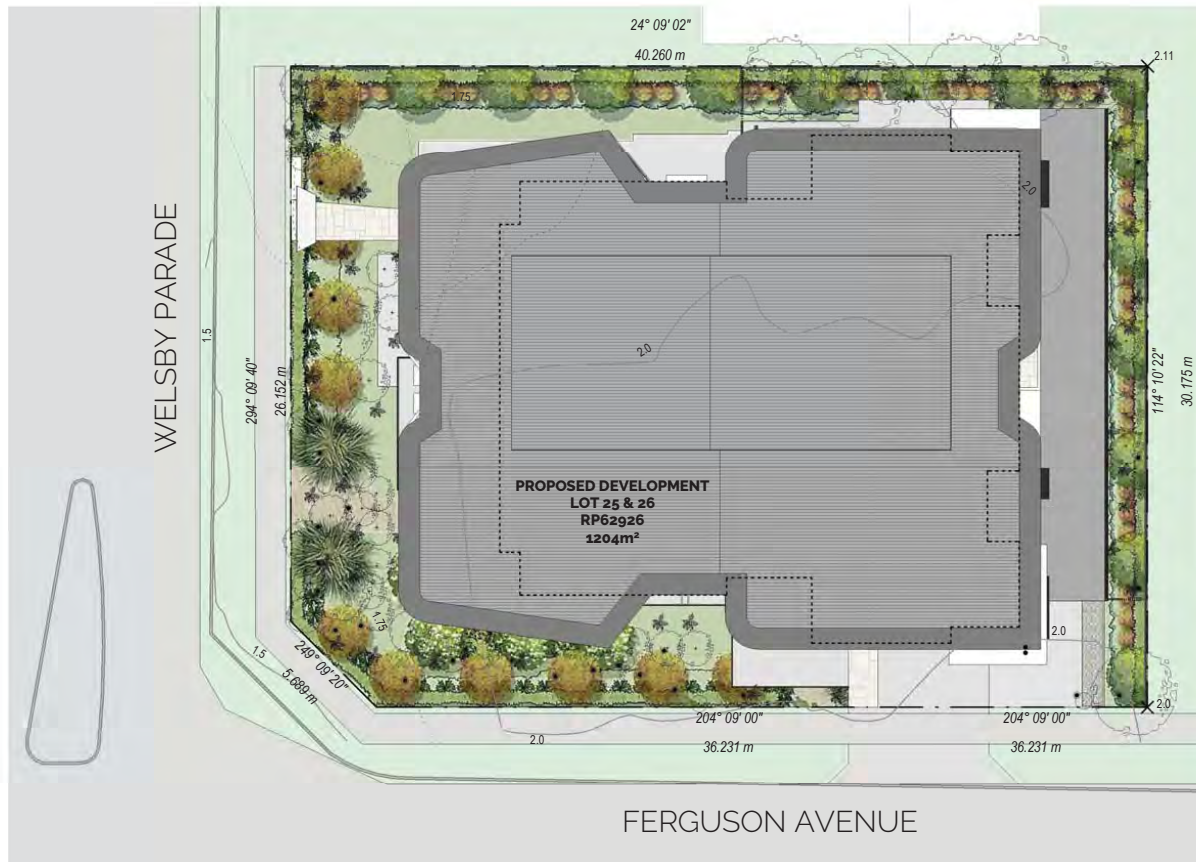
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
EXISTING/DEMO PLAN



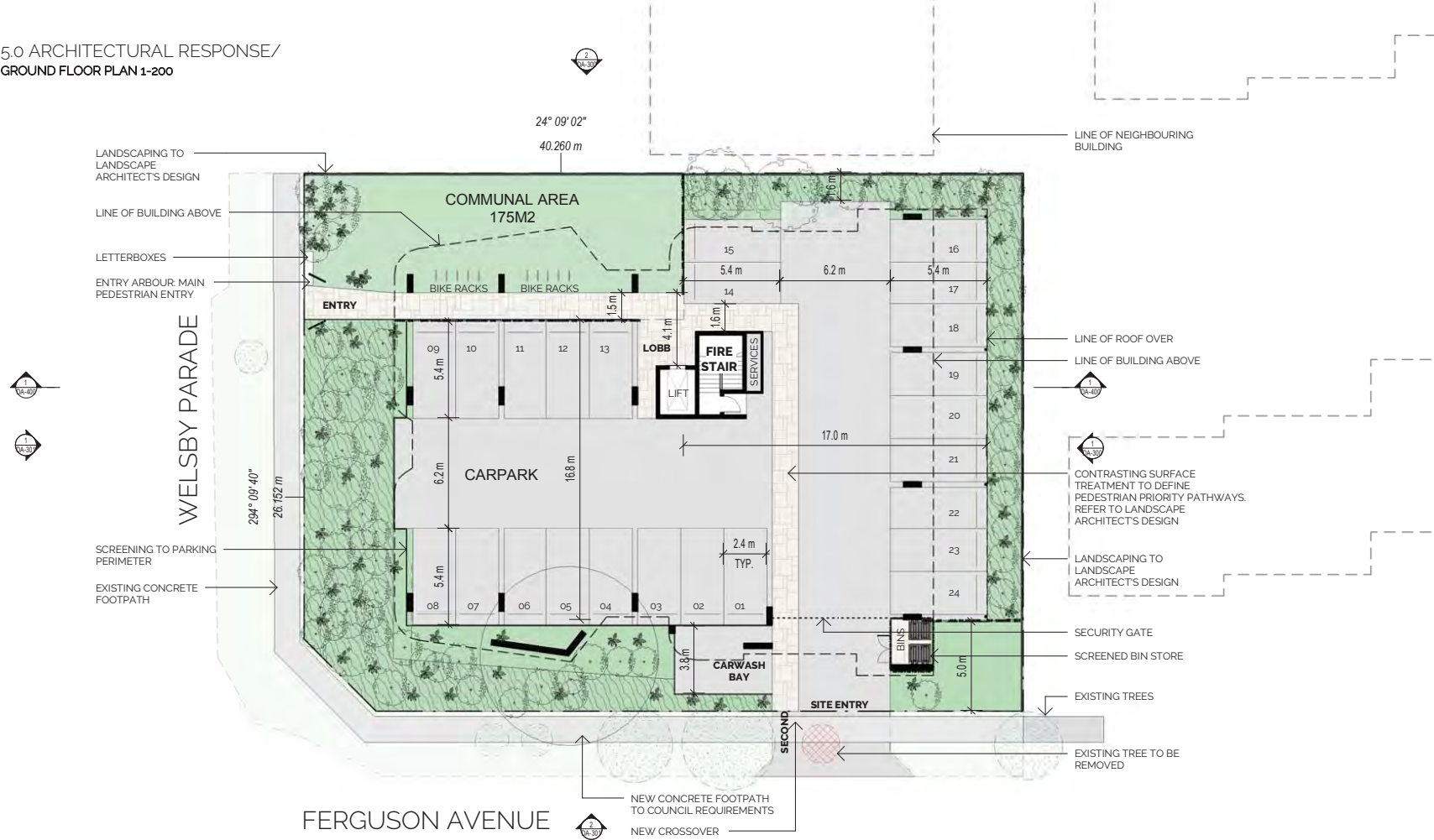
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PROPOSED SITE PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
GROUND FLOOR PLAN 1-200



- LEGEND**
- DP [Green hatched box] DEEP PLANTING
 - P [Green box] PLANTING

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 1 FLOOR PLAN 1-200



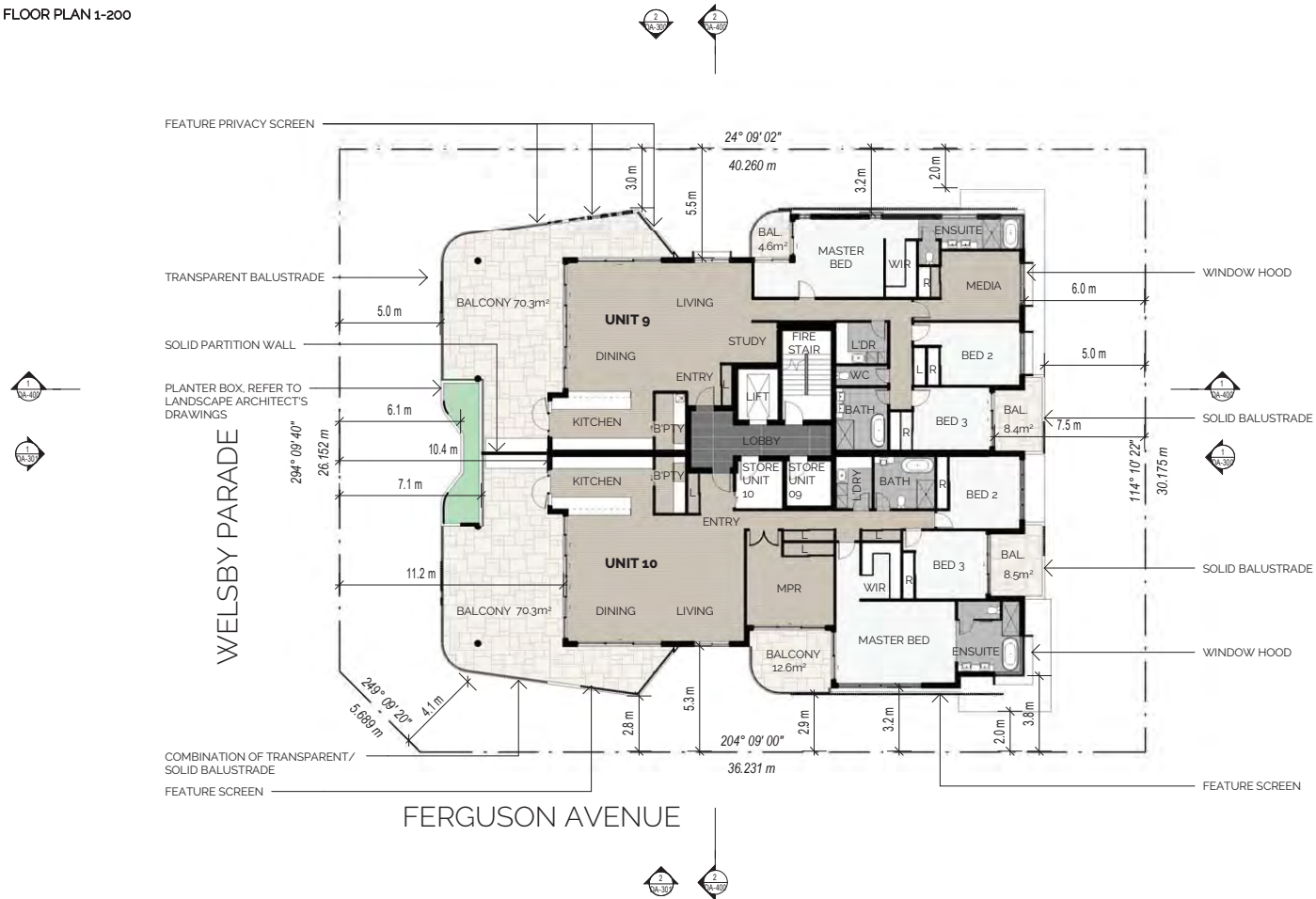
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 2 FLOOR PLAN 1-200



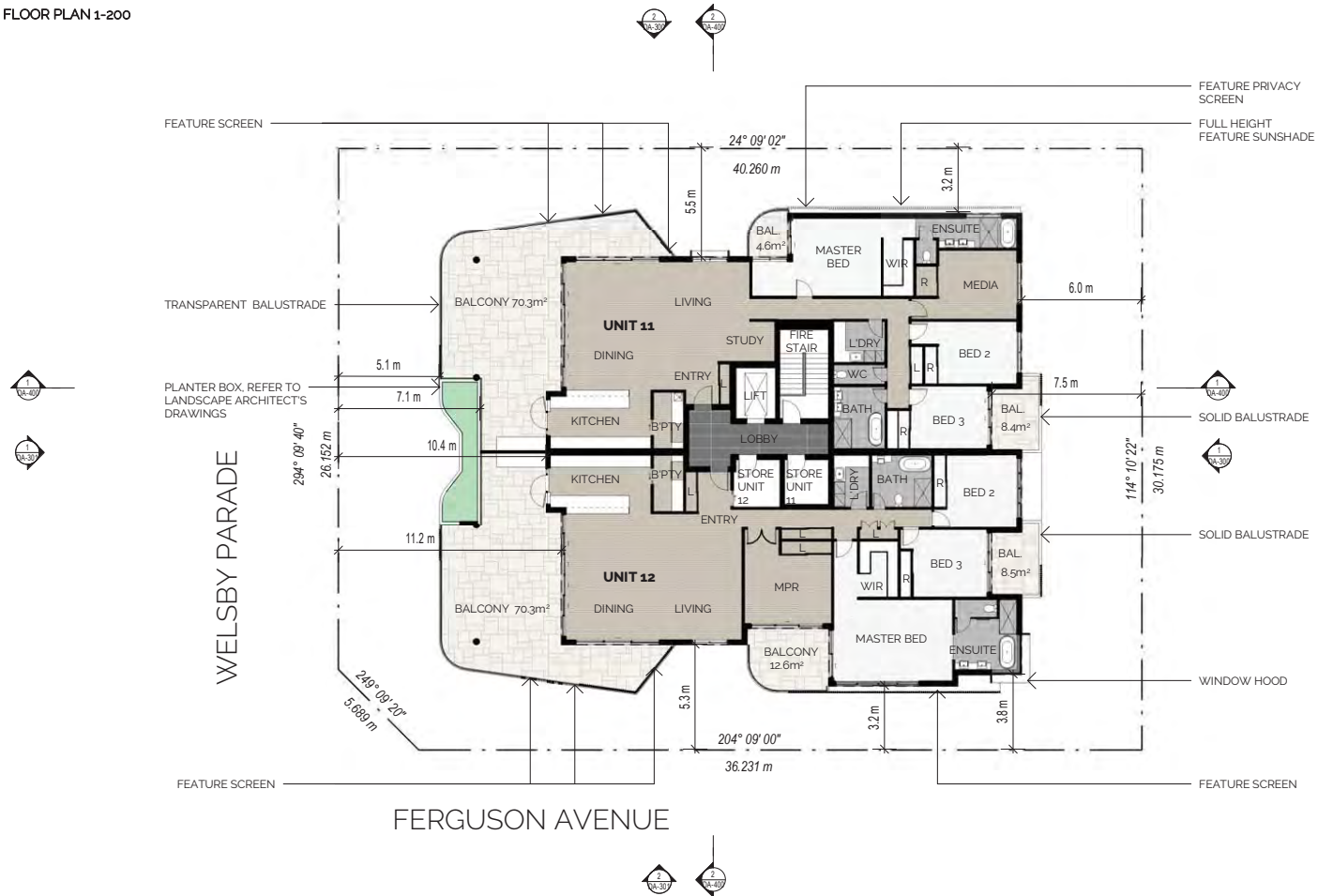
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 3 FLOOR PLAN 1-200



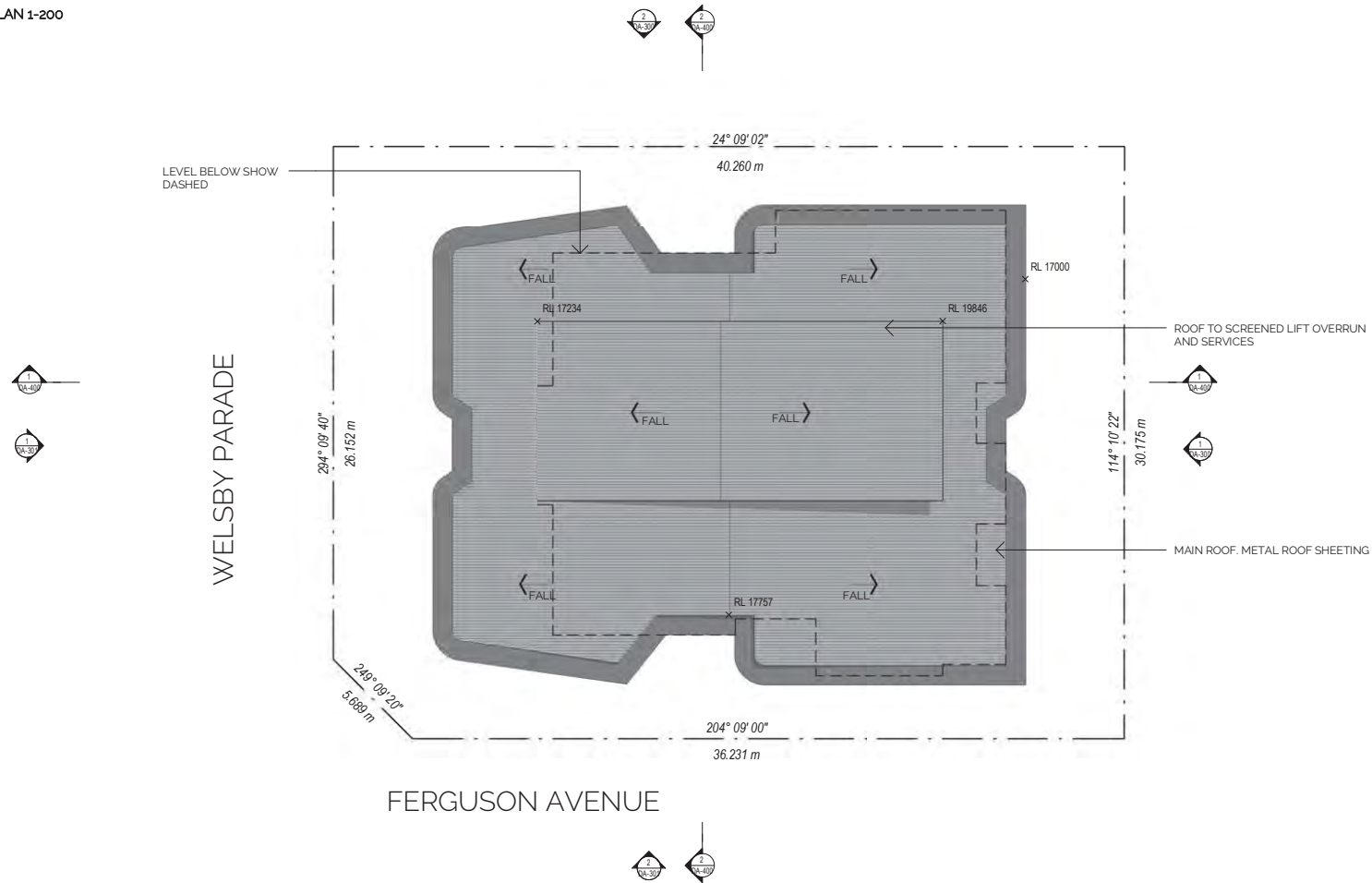
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
LEVEL 4 FLOOR PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ROOF PLAN 1-200



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ELEVATIONS - SHEET 1



01 ELEVATION 1

1 : 200



02 ELEVATION 2

1 : 200

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ELEVATIONS - SHEET 2



01 ELEVATION 3

1 : 200



02 ELEVATION 4

1 : 200

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVES 1



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 2



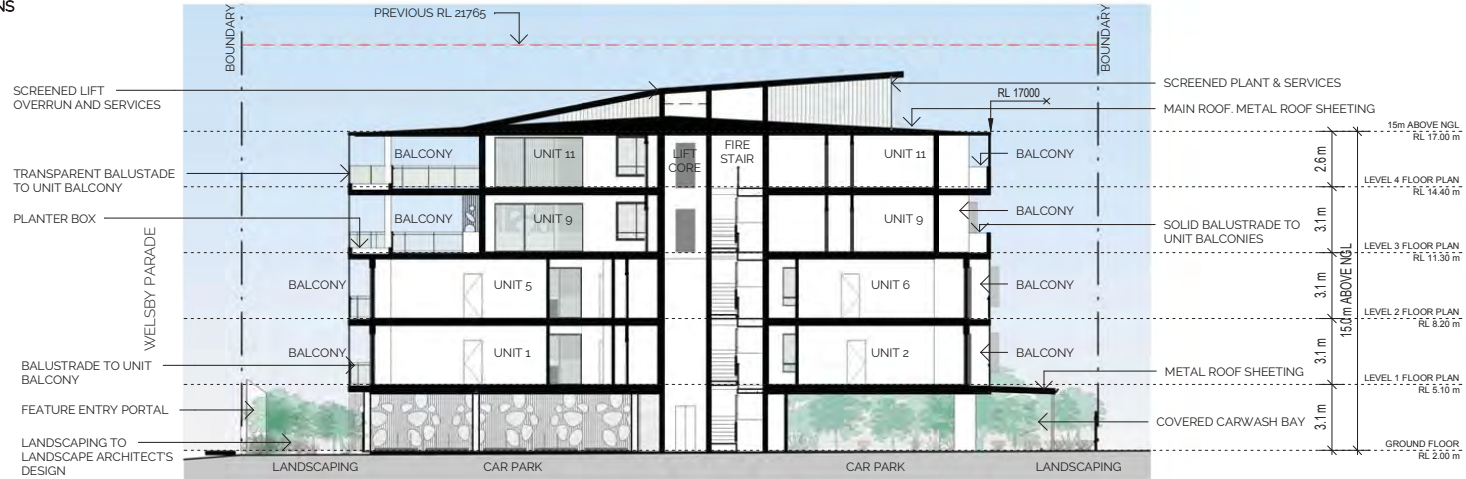
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
PERSPECTIVE 3



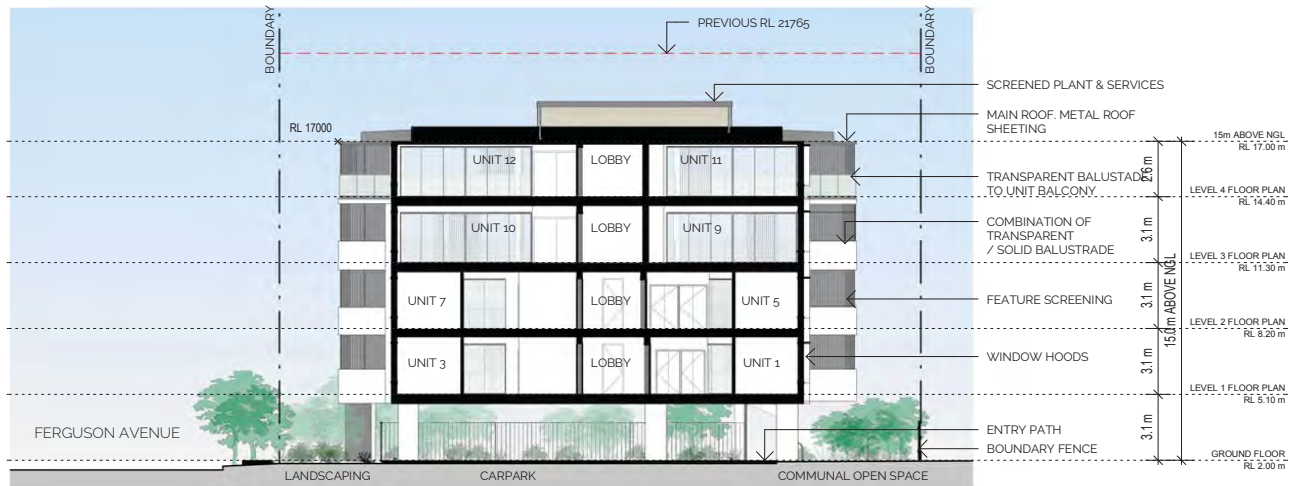
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
SECTIONS



01 SECTION 1

1 : 200



02 SECTION 2

1 : 200

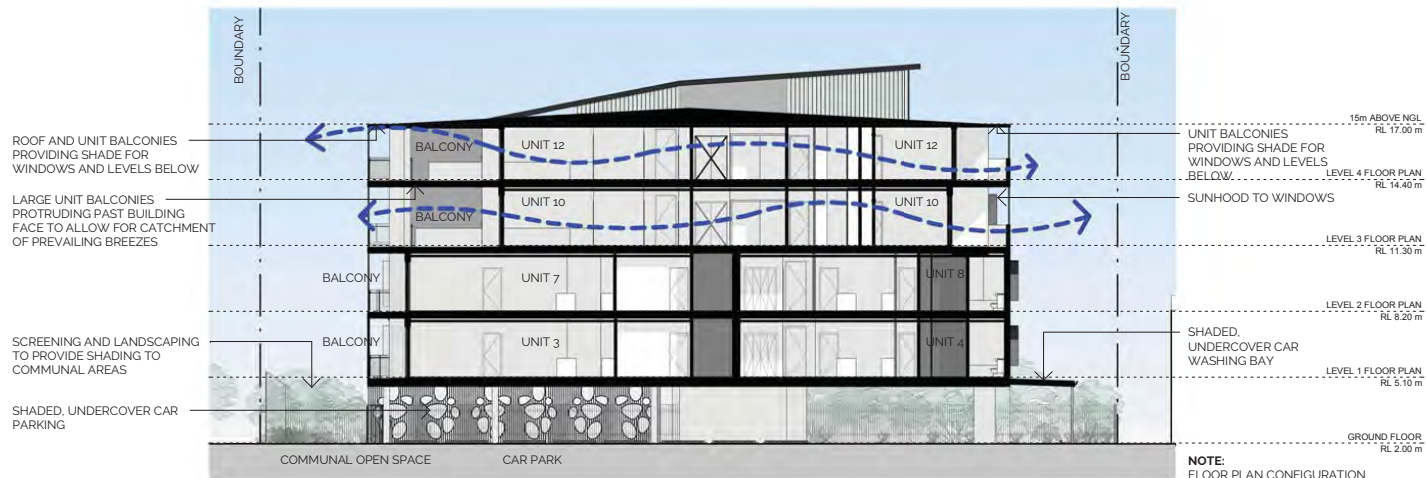
ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE /
SUBTROPICAL DESIGN



01 SOLAR ORIENTATION PLAN

1 : 500



02 SUBTROPICAL SECTION

1 : 200

NOTE:
FLOOR PLAN CONFIGURATION
ALLOWS FOR CROSS VENTILATION
THROUGH INDIVIDUAL UNITS

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

5.0 ARCHITECTURAL RESPONSE/
ILLUSTRATION



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

I am firmly against this submission for lot 25 and 26 rp62926 on bribie island. Regards Jody Lee-Harris

I am forwarding this email which a friend of mine sent to you as I also agree with everything she said.

Jeanette leard

From: Tim and Jeni Webb <timjeni@gmail.com>
Sent: Tuesday, April 2, 2019 9:27 AM
To: Jan Leard; Tony & Diane Carter
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M

----- Forwarded message -----

From: **Jeni** <timjeni@gmail.com>
Date: Mon, 1 Apr. 2019, 12:15 pm
Subject: Objection to Development Application Number DA/37893/2019/V2M
To: <mbrc@moretonbay.qld.gov.au>

To Whom it may concern.

This is a formal objection to the proposed High Rise development at

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

-----Original Message-----

From: sender@cuttlefish.oaf.org.au <sender@cuttlefish.oaf.org.au> On Behalf Of Dianne Firman
Sent: Friday, 29 March 2019 1:40 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Planning application at 233 Welsby Parade, Bongaree QLD 4507

I fully support the views of the Buchanan's. Having lived on the Gold Coast and experienced the horrendous traffic issues and frenetic pace, I strongly oppose any developers' proposals to build high rise units on Bribie. The infrastructure is already struggling to cope with the current increasing population on Bribie. If this application is approved, where does it stop?

Look at the impact of QM development on the Golf Course precinct and Pacific Harbour. The congested living, the traffic congestion and the impact on our wildlife in the area.

These types of development submissions need to be made public to allow concerned residents who want to retain the unique living environment, to voice their views against such developments.

-----Original Message-----

From: sender@cuttlefish.oaf.org.au <sender@cuttlefish.oaf.org.au> On Behalf Of Faye Falvey
Sent: Friday, 29 March 2019 8:40 PM
To: Brooke Savige <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Planning application at 233 Welsby Parade, Bongaree QLD 4507

I am concerned about the HEIGHT of buildings, residential or otherwise, being built on Bribie Island and Its surrounds. Bribie Island has been a place of peace and quite, where you can escape other places such as Cities, The Gold Coast, The Sunshine Coast, Redcliffe etc., where buildings dominate the skyline and motor vehicle fumes fill the air.

Why is anyone allowed to put in a Development Application to be considered, even if, in building it, it requires to go outside of the already stated rules & regulations? It is my understanding that the public are welcome to put in submissions against the proposal, if in fact they see the sign in front of the proposed building site and have the time & means of continually writing submissions in the hope that the rules and their wishes be met. Shouldn't it be the other way around? That the developer has to get the majority of the rate payers and residents to agree in writing with the changes they are making?

I am also concerned about infrastructure for future development on Bribie Island, there are already signs of pressure on roads, the bridge etc. leading onto and off of the island. We came to live on an Island and do not want it to turn into an over crowded and polluted City.

From Faye Falvey to local councillor Brooke Savige

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCCOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
LYNETTE COPELAND	3/118 WINSTON DR BONGAREE	Lynette Copeland
CHAUARD Isabelle	4/148 Winston Dr Bongaree	Isabelle Chauard
CHAUARD Patrick	4/148 Winston Dr Bongaree	Patrick Chauard
Emilie CHAUARD	4/148 Winston Dr Bongaree	Emilie Chauard
CORAL SAMAL	1/148 WINSTON DR Bongaree	Coral Samal
Frank Samal	1/148 Winston Drive, Bongaree	Frank Samal
Daniel Copeland	3/118 WINSTON DR BONGAREE	D. Copeland
ELIAS MATON	3/118 WINSTON DR Bongaree	E. Maton
E. Copeland	15 Sixth Ave Woorn	E. Copeland
P. Copeland	15 Sixth Ave Woorn	P. Copeland
R. Hills	13 SIXTH AVE Woorn	R. Hills
J. Wade	19 Sixth Ave Woorn	J. Wade
K. Wade	19 6th ave Woorn	K. Wade
Aue Grogan	42/1 BOSTMAN AVE Bongaree	Aue Grogan
Jessica Grogan	42/1 Bostman Ave Bongaree	J. Grogan
RICK O'NEILL	24/1 Bostman Ave Bongaree	R. O'NEILL
Barbara Hinn	7/48. Winston Drive Bongaree	B. Hinn
Mike Claxton	6/46 Winston Drive Bongaree	Mike Claxton
IRENE WILLIAMS	6/1, 6 WINSTON DRIVE BONGAREE	I. Williams

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

Attached to letter concerning DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

31

NAME	ADDRESS	SIGNATURE
P Davidson	6 Watson St Bongaree	[Signature]
J Rogers	9 Roscoe Pl Sandstone Pt	[Signature]
J JAMES	32 TARDU LANE BONGAREE	[Signature]
P. SCOTT	126 COTTERILL AV	P SCOTT
V Benge	4 TULIA CT BONGAREE	V Benge
V Thorpe	84 Campbell St	[Signature]
J CHAPMAN	8A SPINNAKER BWE	[Signature]
B RODMAN	7 LURIBIRD LANE	[Signature]
M Curry	13 Capstan Ct. Banksia Beach	M Curry
L Carter	13 Flamingo Dr. Banksia Beach	[Signature]
B CURRY	13 CAPSTAN CT BANKSIA BEACH	[Signature]
P LOMB	DAVAID DVE BONGAREE	[Signature]
Angela Somerville	45 Debrah Ave Bongaree	[Signature]
LINA NG	6 HIBISCUS CRT BONGAREE	[Signature]
MARJORINE CANNON	3 COBEA CT BONGAREE	[Signature]
JUDITH HUNCOCK	7 TREVALLY PLACE SANDSTONE PT	[Signature]
Mary O'Keilly	101 BESTMANN ST	[Signature]
Renee Morris	87 Bestmann Rd, Sandstone Point	[Signature]
Tamara Herbert	116 Warrigal St Bellara	[Signature]
Julius Toth	29 Sea Point Dr Sandstone Pt	[Signature]
Geoff Battersby	5 EMU Wk BONGAREE	[Signature]
VIC READING	45 SPOWERS ST BONGAREE	[Signature]
Ron McDONNELL	102 RANGAROO AV	[Signature]
Sandra Giles	26 Jacaranda Ave	[Signature]
Kenn. PELIK	9 Bonaun C Ningi	[Signature]
Melanie Walker	UNIT 41, 15/23 Redondo St Ningi	[Signature]
Marykela Walkom	Unit 41, 15-23 Redondo St Ningi	[Signature]
A. SPICER	SCHOONER CRT Banksia Beach	[Signature]
Yvonne McDonald	51 Dolphin Drive Bongaree	[Signature]
Rod Dominish	86 Protea Drive Bongaree	[Signature]
ROD: DOMINISH	86 Protea Drive Bongaree	[Signature]
Diane Firth	29 EMU WARK "B"	[Signature]
Paul Firth	29 EMU WARK "B"	[Signature]
Arcy Sands	21 Bonaun St Bongaree	[Signature]
Wendy Cook	22 PROTEA DR BONGAREE	[Signature]
Karsten Thomsen	17 McDowall St, Bongaree	[Signature]
Marylou Heath	121 Welsby Pde Bongaree	[Signature]
Robin Heath	121 Welsby Pde Bongaree	[Signature]
MARKUS MURPHY	3 MURPHY ST	[Signature]

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

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NAME	ADDRESS	SIGNATURE
HAZEL CROUCH	13 WARRIGAL ST BELLARA	
LEE JAMES	83 ELKHORN AV. BELLARA	L. James
BRUCE JAMES	83 ELKHORN AV. BELLARA	B. James
Margie Payton	10 Fairleigh CRT WOORIM	M. Payton
Maree McLean	19 TILIA CT Bongaree	M. McLean
LEON WARWICK	18 CLIPPER ST BONGAREE	L. Warwick
ALAN WARWICK	18 CLIPPER ST BONGAREE	A. Warwick
Kristy Tuffey	125 Welsby Pde Bongaree	K. Tuffey
SYN BLAIR II	129 Welsby Pde Bongaree	S. Blair
KRISTY WILSON	129 Welsby Pde Bongaree	K. Wilson

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



MORETON BAY
REGIONAL COUNCIL
- 5 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
DON VELLNAGEL	77 RAPTOR PDE BOWLSIA RCH	[Signature]
ALAN GATTY	43 MICHAEL ST. SANDSTONE MT	[Signature]
LELBA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JEWEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANICE MASON	42 HILL ST BONGAREE	[Signature]
MARG MCGARRY	111 85 COTTERILL AVE BONGAREE	[Signature]
MARJAREE FERGUSON	86 Kangaroo Ave Bongaree	[Signature]
JULY HINGWOOD	7-6-10 Wattle Ave Bongaree	[Signature]
DAVE FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBLILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 Kangaroo Ave BONGAREE	[Signature]
MIKE HANSEN	1137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1137/9 Dux Drive Bongaree	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

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NAME	ADDRESS	SIGNATURE
LYNETTE COPELAND	3/118 WINSTON DR BONGAREE	<i>Lynette Copeland</i>
CHAUARD Isabelle	4/148 Winston Dr Bongaree	<i>Isabelle Chauard</i>
CHAUARD Patrick	4/148 Winston Dr Bongaree	<i>Patrick Chauard</i>
Emilie CHAUARD	4/148 Winston Dr Bongaree	<i>Emilie Chauard</i>
CORAL SAMAL	1/148 WINSTON DR Bongaree	<i>Coral Samal</i>
Frank Samal	1/148 Winston Drive, Bongaree	<i>Frank Samal</i>
Daniel Copeland	3/118 WINSTON DR BONGAREE	<i>D. Copeland</i>
ELIAS MATON	3/118 WINSTON DR Bongaree	<i>E. Maton</i>
E. Copeland	15 Sixth Ave Woorn	<i>E. Copeland</i>
P. Copeland	15 Sixth Ave Woorn	<i>P. Copeland</i>
R Hills	13 SIXTH AVE Woorn	<i>R Hills</i>
J. Wade	19 Sixth Ave Woorn	<i>J. Wade</i>
K Wade	19 6th ave Woorn	<i>K Wade</i>
Aue Grogan	42/1 BOSTMAN AVE Bongaree	<i>Aue Grogan</i>
Jessica Grogan	42/1 Bostman Ave Bongaree	<i>J. Grogan</i>
RICK O'R	24/1 Bostman Ave Bongaree	<i>R O'R</i>
Barbara Hinn	7/48. Winston Drive Bongaree	<i>B. Hinn</i>
Mike Claxton	6/46 Winston Drive Bongaree	<i>Mike Claxton</i>
IRENE WILLIAMS	6/1, 6 WINSTON DRIVE BONGAREE	<i>I. Williams</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Naomi Steel @ MBRC DOM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

Attached to letter concerning DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

31

NAME	ADDRESS	SIGNATURE
P Davidson	6 Watson St Bongaree	[Signature]
J Rogers	9 Roscoe Pl Sandstone Pt	[Signature]
J JAMES	32 TARDON LAKE BONGAREE	[Signature]
P. SCOTT	126 COTTERILL AV	P SCOTT
V Benge	4 TULIA CT BONGAREE	V Benge
V Thorpe	84 Campbell St	[Signature]
J CHAPMAN	8A SPINNAKER BWE	[Signature]
J RODMAN	7 LURIBIRD LANE	J Rodman
M Curry	13 Capstan Ct. Banksia Beach	M Curry
L Carter	13 Flamingo Dr. Banksia Beach	[Signature]
B CURRY	13 CAPSTAN CT BANKSIA BEACH	Brian Curry
P LOMB	DAVAID DVE BONGAREE	[Signature]
Angela Somerville	45 Debra Ave Bongaree	[Signature]
ALVA NG	6 HIBISCUS CRT BONGAREE	[Signature]
MARJORINE CANNON	3 COBEA CT BONGAREE	[Signature]
JUDITH HUNCOCK	7 TREVALLY PLACE SANDSTONE PT	[Signature]
Mary O'Keilly	101 BESTMANN ST	[Signature]
Renee Morris	87 Bestmann Rd, Sandstone Point	[Signature]
Tamara Herbert	116 Warrigal St Bellara	[Signature]
Julius Toth	29 Sea Point Dr. Sandstone Pt	[Signature]
Geoff Battersby	5 EMU Wk BONGAREE	[Signature]
VIC READING	45 SPOWERS ST BONGAREE	[Signature]
Ron McDONNELL	102 RANGAROO AV	[Signature]
Sandra Giles	26 Jacaranda Ave	[Signature]
Wendy PELIK	9 BONGARAUNGINGI	[Signature]
Melanie Walker	UNIT 41, 15/23 Redondo St, Ningi	[Signature]
Marykela Walkom	Unit 41, 15-23 Redondo St Ningi	[Signature]
A. SPICER	SCHOONER CRT Banksia Beach	[Signature]
Yvonne McDonald	51 Dolphin Drive Bongaree	[Signature]
Rod Dominish	86 Protea Drive Bongaree	[Signature]
ROD: DOMINISH	86 Protea Drive Bongaree	[Signature]
Diane Firth	29 EMU WARK "B"	[Signature]
Paul Firth	29 EMU WARK "B"	[Signature]
Alicy Sands	21 BONGA ST BONGAREE	[Signature]
Wendy Cook	22 PROTEA DR BONGAREE	[Signature]
Karsten Thomsen	17 McDowall St, Bongaree	[Signature]
Marylou Heath	121 Welsby Pde Bongaree	[Signature]
Robin Heath	121 Welsby Pde Bongaree	[Signature]
SHARON MURPHY	3 MURPHY ST	[Signature]

GENERAL MEETING
21 January 2020

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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

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Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

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NAME	ADDRESS	SIGNATURE
HAZEL CROUCH	13 WARRIGAL ST BELLARA	
LEE JAMES	83 ELKHORN AV. BELLARA	L. James
BRUCE JAMES	83 ELKHORN AV. BELLARA	B. James
Margie Payton	10 Fairleigh CRT WOORIM	M. Payton
Maree McLean	19 TILIA CT Bongaree	M. McLean
LEON WARWICK	18 CLIPPER ST BONGAREE	L. Warwick
ALAN WARWICK	18 CLIPPER ST BONGAREE	A. Warwick
Kristy Tuffey	125 Welsby Pde Bongaree	K. Tuffey
SYN BLAIR II	129 Welsby Pde Bongaree	S. Blair
KRISTY WILSON	129 Welsby Pde Bongaree	K. Wilson

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Naomi Steele@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	[Signature]
T. Mastogiannis	9 Clement St Woorim	[Signature]
DENISE COGHILL	22 BENNY ST. WOORIM	[Signature]
J. MARTIN	4 BESTMAN AVE. BONGAREE	[Signature]
C. COGHILL	31 ROSE ST, Godwin beach	[Signature]
L. SILVER	24 SEABOARD ST	[Signature]
Rob Sulter	24/7 BARRACKS AVE	[Signature]
CHARC LOBERTON	18 RICKMAN PDE WOORIM	[Signature]
L. MICKELANDT	49 ALLAMANDA DR	[Signature]
V. WALLACE	12 FOLEY ST.	[Signature]
D. DAVIS	1316 Delphinus Dr Bongaree	[Signature]
C. Hawke	B17 Spinnaker Sound SP	[Signature]
R. Young	18 Charlotte Ave	[Signature]
L. Slater	Swainson Dr	[Signature]
STUART WOOD	10 PANORAMICS ST SP	[Signature]
CHRIS SMITH	16 MINZI WATERS DRUG	[Signature]
Jeanne Nielsen	5 Winglet Ct Banksia Bch	[Signature]
ERN DALGLIESH	2 CARPENTER WAY SANDSTONE PT	[Signature]
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH.	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteele@MBRC.ODOM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADULTURE SERVICE SIGNATURE
D. Rosenedor	16 Flamingo Drive Bl	
B. TRITCHMAN	99 WELSBY PARADE	
L WARD	16 BESTMAN AVE	
B Wade	16 Bestman Ave	
R. OPITKE	45 BESTMAN AV	
E CROSS	17/52 Bestman Ave	
C Cross	17/52 Bestman Ave	
K. SMITH	1/43 COOLGARRA AV	
B. GORDON	1 TRITON CRT NINGI	
P. JOHNSON	25 ALLAMANDA DRIVE BONGAREE	
P. Johnson	" "	
MILKA VUKSAN	23 ALLAMANDA DR BONGAREE	
Gillian ARBERY	23 ALLAMANDA DR BONGAREE	
T. SEIS	1/15 WELSBY PDE BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRANAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROSLYN KRITZ	16 Rosella St, Bongaree	
Paul Barker	78 Cosmes Ave Banksia Beach	
Sam. Boelut	" "	
Alex Paano	3/195 Welsby Rd Bongaree	
Peter Hale	172 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
COLEMAN	16th AVE	
MELANIE AUSTIN	3 PALM AVE	
Joan Bird	3 Palm Ave	
TR HATCHMAN	WELSBY PDE BRIBIE IS.	
M. ROSE	" " " "	
J Pearl	9 Crouch Ave	
B. Rose	WELSBY PDE BRIBIE IS	
S. ARMOUR	14 ALLAMANDA DR	
IRENE PITHIN	1/161 WELSBY PDE BONGAREE	
Margaret Gibson	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIONNE MERRITT	1131-133 WELSBY PARADE BONGAREE	
FRESCO TYSON	56 JABARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	130 BESTMAN STREET SANDSTONE PT	
PETE CARLSON	27 WONGAREE AVE BONGAREE	

GENERAL MEETING
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Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:NaomiSteele@MBRGOV.OM On: 05/04/2019 7M Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
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NAME	ADDRESS	SIGNATURE
Angela Mills	713 Myrmecia Dr. Bribie Island	Angela Mills
Pam Kucks	23 Warrigal St. Bellara	Pam Kucks
Rebecca Hallam	38 Warrigal St	Rebecca Hallam
Mary White	17 Warrigal St	Mary White
Ros McDonald	52 Olearia Dr. Bongaree	Ros McDonald
Maria Anderson	33 Purneys St. Bellara	Maria Anderson
FLAVIA LAWSON	71 ENDEAVOUR DR. BANKSIA BEACH	Flavia Lawson
DOROTHY MICHELL	44 Jacaranda Dr, Bongaree	D. Michell
Samela Hollett	Adey St Bongaree	P. G. Hollett
Fiona Stewart	7 Caracki St. Bellara	Fiona Stewart
CHERYL EVANS	71 ISLAND PDE BANKSIA BEACH.	Cheryl Evans
MARY McGRATH	316 WATTLE AVE BONGAREE	M. McGrath
Jean Seymour	30 MARIA RIVD BANKSIA BEACH	Jean Seymour
Cheryl Humphreys	78 Jasmine Dr Bongaree	Cheryl Humphreys
Carol Walker	37 Marina Blvd B.B.	Carol Walker
Carol Steley	46 Bibimulca St Bellara	Carol Steley
Del Midson	28 BARKLYN CRESENT	Del Midson
Walter Monaghan	55 Carmes Ave Banksia Beach	Walter Monaghan
Linda McVeigar	61 Coronation Ave Beachmere	Linda McVeigar

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

THE CHIEF EXECUTIVE OFFICER
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NAME	ADDRESS	SIGNATURE
JUNE CASEY	CANAL BREEZES	J Casey
DEIDRE NELSON	PARADISE PARADE BONGAREE	Deidre Nelson
Helen HALL	18 STOWERS ST BONGAREE	Helen Hall
MICHAEL WILSON	91/9 DUX DRIVE BONGAREE	Michael Wilson
GILLIAN WILSON	91/9 DUX DRIVE - BONGAREE	Gillian Wilson
ROBIN WYLIE	16 May St Godwin Beach	R Wylie
JAMIE WYLIE	16 May St. Godwin "Beach"	J Wylie
Anne Ryan	4/16 bestman ave bongaree	Anne Ryan
SOPHIA ALEXANDRO	4 WINSTON DRV. BONGAREE	Sophia Alexandro
JIM GARRAD	4 WINSTON DRV BONGAREE	Jim Garrad
Helen Abel	12 Kangaroo Av Bongaree	Helen Abel
Russ Abel	12 kangaroo ave Bongaree	Russ Abel
Natasha Raju	Tully hire village	Natasha Raju
F WEEKES	33 BORONIA DRIVE BELLARA	F Weekes
C Milliner	1/3/20 KANGAROO AV BONGAREE	C Milliner
C OLIVER	1/95 WELSBY PDE	C Oliver
J Stewart	4/30 BESTMAN AVE	J Stewart
D Stewart	4/30 BESTMAN AVE BONGAREE	D Stewart
E. MOONE	10 KITTYHAWK ST BONGAREE	E Moone

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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NAME	ADDRESS	SIGNATURE
Stan Wright	1/52 Hoya Cres. Bongaree	[Signature]
Monie Young	25 Crouch Ave Bongaree	[Signature]
Camel Keatch	68 Marina Blvd, Banksia Beach	[Signature]
SONIA KOHN	57 TOORPUL ST, BONGAREE	[Signature]
FILAN BATHYAI	8 Sun Ct Banksia Beach	[Signature]
ODERYL MORTIMER	70 GOOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMLIN	1-15 TULLY ST BONGAREE	[Signature]
DANNE HEILIG	9 MONTANA Ct SANDSTONE Point	[Signature]
Vicki GOWLETT	8 Kingfisher St Kroong	[Signature]
Barbara Stott	8 Gumtree Pocket Court Hillside Manly	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALAN COSIER	94 COSIER AVE BANKSIA	[Signature]
JORIS HIRSCH	910 RESTHANN ROAD	[Signature]
Jeannette Bray		[Signature]
Nello DeLomborg	18 LARROUL ST BLAIR	[Signature]
BRIAN KENNEDY	15 LARROUL AVE BELL AIR	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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DA/37893/2019/
V2M
(cover page)

Petition to the Moreton Bay Regional Council

✉ P O Box 159, Caboolture QLD 4510

✉ mbrc@moretonbay.qld.gov.au

The petition must comprise of this cover page plus as many subsequent pages as required

MORETON BAY REGIONAL COUNCIL	
Name and address of principal petitioner:	
Name:	Russell Peter Noonan - 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507
Postal Address:	as above CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815
Email:	russ.noonan@gmail.com
Signature:	Date: 15.4.2019

We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.

(copy request to subsequent page/s)

Signature of Petitioners: (please complete all boxes)

Name: (please print)	ANNE NOONAN	Signature:	
Address:	59 WARRIGAL ST BELLARA QLD 4507		
Phone:	040074083	Email:	noonanarp@gmail.com

Name: (please print)	JOAN IRENE TAYLOR	Signature:	
Address:	59, WARRIGAL ST. BELLARA QLD 4507		
Phone:	0734086673	Email:	JOAN IRENE TAYLOR@gmail.com

Name: (please print)	TIM CROWTHER	Signature:	
Address:	57 Warrigal St. Bellara Qld 4507		
Phone:	0734088795	Email:	tim_crowther@hotmail.com

Name: (please print)	LYNNE KEAT	Signature:	
Address:	58 WARRIGAL STREET, BELLARA		
Phone:	0402 211 198	Email:	lynnk2901@yahoo.com.au

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCCOM On: 09/05/2019 PM Moreton Bay Regional Council

Petition to the Moreton Bay Regional Council (subsequent page/s)

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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	JANICE ROSE	Signature:	[Signature]
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	[Signature]
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAIL KRIEDEMANN	Signature:	[Signature]
Address:	15 MELROSE AVE BELLARA		
Phone:	0413808493	Email:	--

Name: (please print)	JOSIE SCOTT	Signature:	[Signature]
Address:	49 ACARDIA AVE WOODRIM.		
Phone:	34081275	Email:	--

Name: (please print)	MARIANNE ERNST.	Signature:	[Signature]
Address:	UNIT 8-197 WELSBY PDE BONGAREE.		
Phone:	0408075166.	Email:	--

Name: (please print)	KAY BATT	Signature:	[Signature]
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	--

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	ELVA HENDERSON -	Signature:	E Henderson
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARLEN DONOVAN	Signature:	M Donovan
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	S Philpot
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	J Mitchell
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	N Richardson
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSEN	Signature:	J Hannessen
Address:	3 BANKSIA ST BELLARA, BRIBIE ISL		
Phone:	0430351146	Email:	—

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDRA MORTON	Signature:	[Signature]
Address:	44 TRITON COURT VINGI		
Phone:	—	Email:	—

Name: (please print)	Lynda madden	Signature:	[Signature]
Address:	74 Cotterill Ave		
Phone:	34081697	Email:	—

Name: (please print)	H McDERMID	Signature:	[Signature]
Address:	327/126 COTTERILL AVE		
Phone:	—	Email:	N/A

Name: (please print)	K. CASTLE	Signature:	[Signature]
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	—	Email:	N/A

Name: (please print)	M. HAIR	Signature:	[Signature]
Address:	62 BESTMAN RD SANDBSTONE POINT		
Phone:		Email:	

Name: (please print)	M. HEARD	Signature:	[Signature]
Address:	28/7 COOHARRA AVENUE		
Phone:		Email:	

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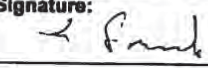
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(state action required)

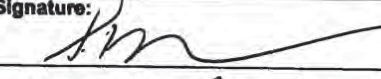
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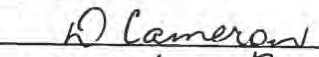
Signature of Petitioners: (please complete all boxes)

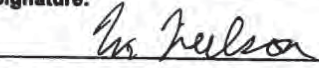
Name: (please print)	S. ERHART	Signature:	
Address:	63 MOSSMAN WAY. SANDSTONE POINT		
Phone:		Email:	

Name: (please print)	E. PRAWCU	Signature:	
Address:	204 BERTHOLD C/VALENT		
Phone:		Email:	

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0422546896	Email:	

Name: (please print)	S. MORAN	Signature:	
Address:	32 CARPENTER WAY SANDSTONE POINT		
Phone:	0421 898133	Email:	

Name: (please print)	D CAMERON	Signature:	
Address:	26 KOORUNGAL WAY SANDSTONE POINT		
Phone:	0407170428	Email:	

Name: (please print)	MINKILSON	Signature:	
Address:	4 VOYAGERS DRIVE BANNSIA BEACH		
Phone:		Email:	

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	KATHLEEN YOUNG	Signature:	K Young
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	NICK MCNAMARA	Signature:	[Signature]
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	LORRAINE SPENCE	Signature:	[Signature]
Address:	19-21 HUDSON WAY, NINGI		
Phone:		Email:	

Name: (please print)	MONICA LAWLOR	Signature:	M J Lawlor
Address:	16 Chelsea Ct Bongaree B Island		
Phone:		Email:	

Name: (please print)	MARGARET HUGHES	Signature:	[Signature]
Address:	14 JIVE CRT CABOOLTURE		
Phone:		Email:	

Name: (please print)	Dot Dawe	Signature:	D Dawe
Address:	9 Azalea Dr		
Phone:		Email:	

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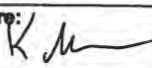
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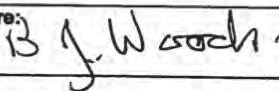
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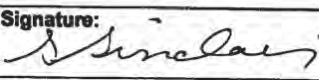
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	Kathy Miller	Signature:	
Address:	29 Jasmine Drive Bongaree		
Phone:		Email:	

Name: (please print)	BARBARA WOODS	Signature:	
Address:	31 ALPINE AVE BARKSIA B RIBIE		
Phone:		Email:	

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARKSIA		
Phone:	34086611	Email:	

Name: (please print)	MARGARET MURPHY	Signature:	
Address:	8 REGINA AVE., NINGI Q.		
Phone:	0409268081	Email:	

Name: (please print)	Brinda Brauer 16 Alstonia Ct Bongaree	Signature:	
Address:			
Phone:		Email:	

Name: (please print)	Heather Good	Signature:	
Address:	5157 Xanadu Drive Bellmere		
Phone:	0447191084	Email:	hcgood@me.com

Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)


Name: (please print)	N. Hancock	Signature:	
Address:	12 Keith Crt Sandstone Point Qld 4507		
Phone:	0402049822	Email:	nicolehancock2@bigpond.com

Name: (please print)	FRANK CASTLE	Signature:	
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	0477875566	Email:	

Name: (please print)	JOAN ACHILLES	Signature:	
Address:	281/126 COTTERILL AVE BONGAREE		
Phone:	0439674071	Email:	

Name: (please print)	MARGARET BUNT	Signature:	M Bunt
Address:	98/210 BESIMANN RD EAST SANDSTONE POINT		
Phone:	0418446078	Email:	

Name: (please print)	BETTE WILLIAMS	Signature:	B Williams
Address:	1445 BRIBIE ROAD ISLAND RD 4511		
Phone:		Email:	

Name: (please print)	ALLISON GASTRES	Signature:	
Address:	17 BIBIMUYA ST BRIBIE ISLAND 9 4507		
Phone:		Email:	

Moreton Bay Regional Council

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	M Castles
Address:	17 BIBIMUYA ST BELLARA.		
Phone:		Email:	

Name: (please print)	CAROL PRINGLE	Signature:	C Pringle
Address:	CASSIA AVE BAMBURGA BEACH.		
Phone:		Email:	

Name: (please print)	LYLIA TILLACK	Signature:	L Tillack
Address:	64/52 COHERILL AVE		
Phone:	34083074	Email:	

Name: (please print)	YVONNE WILKIE	Signature:	Y Wilkie
Address:	62 PHOENIX AV		
Phone:		Email:	

Name: (please print)	JOHN SOUTHWELL	Signature:	John Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Name: (please print)	JOAN SOUTHWELL	Signature:	J. Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

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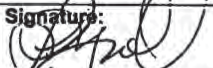
Signature of Petitioners: (please complete all boxes)


Name: (please print)	WANT PETER	Signature: 
Address:	105 COTTERIAL AV BONGAREE	
Phone:	3410 1693	Email:

Name: (please print)	Mercia Want	Signature: 
Address:	105 COTTERIAL AVE, BONGAREE 4507	
Phone:	34101693	Email:

Name: (please print)	ELLEN OUSTON	Signature: 
Address:	6 CASUARINA ST BELLARA	
Phone:	34097837	Email:

Name: (please print)	DAVID WILKS	Signature: 
Address:	3 CASUARINA ST BELLARA	
Phone:	0432342477	Email:

Name: (please print)	LYNDA PYWELL	Signature: 
Address:	3 CASUARINA ST BELLARA	
Phone:	0402603809	Email:

Name: (please print)	Maureen Lorenzen	Signature: 
Address:	7 Casuarina Street Bellara	
Phone:	0417371251	Email:

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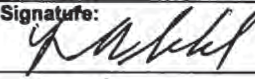
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Petition to the Moreton Bay Regional Council - (subsequent page/s)


We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)


DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.


Signature of Petitioners: (please complete all boxes)


Name: (please print)	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 737 175	Email:	

Name: (please print)	Lorraine Davidson. 0408 307459	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307459	Email:	

Name: (please print)	Rowan Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0423 307459	Email:	

Name: (please print)	Bw Parminter	Signature:	
Address:	23 Casuarina St Bellara		
Phone:	0423 950018	Email:	bwf@bigpond.com

Name: (please print)	MARGARET KING	Signature:	
Address:	14 CASUARINA ST, BELLARA		
Phone:	34089968	Email:	N/A.

Name: (please print)	Neil McCartin	Signature:	
Address:	23 CASUARINA ST BELLARA		
Phone:	11	Email:	11

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


Scanned By: NaomiSteele@MBRCCOM On: 09/05/2019 PM Moreton Bay Regional Council


Petition to the Moreton Bay Regional Council (subsequent page/s)

We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	TERRY GRAY	Signature:	
Address:	1-22 CASUARINA ST BELLARA.		
Phone:	34107749	Email:	

Name: (please print)	KAY GRAY	Signature:	
Address:	1/22 CASUARINA ST BELLARA.		
Phone:	3410 7794	Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

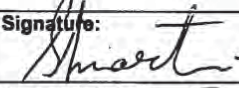
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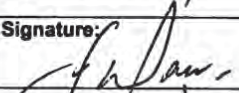
Petition to the Moreton Bay Regional Council..... (subsequent page/s)


We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDY MARTIN	Signature:	
Address:	1 CAPTAIN COOK DR BANKSIA BEACH		
Phone:	3408353	Email:	ADELEAND SANDY

Name: (please print)	JIM WARN	Signature:	
Address:	19 HUTCHINSON ST WOORIM		
Phone:	0419022574	Email:	JDW49ERS@GMAIL.COM

Name: (please print)	Michael Moore	Signature:	
Address:	182 Marina Blvd, Banksia Beach		
Phone:	0400418227	Email:	masm.moore@gmail.com

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:schulzk@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

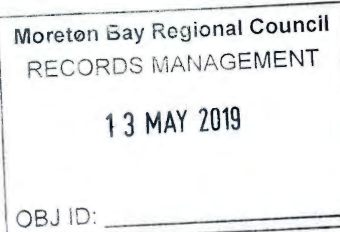
SEE ATTACHED SHEETS FOR MORE NAMES, ADDRESS AND SIGNATURES

I AM THE PRINCIPLE SUBMITTER FOR THE FOLLOWING 4 PAGES OF OBJECTIONS

COULD YOU PLEASE SEND ANY CORRESPONDENCE TO ME.

KIND REGARDS,

**MRS F FALVEY
237 WELSBY PARADE
BONGAREE QLD 4507**



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21 January 2020

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Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PAGE 3 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Catherine Brice	1 Taylor St Bongaree	(C Brice)
JOSIE POTTER	13 Cassia Ave Banksia Beach	J Potter
Rebecca Guest	8158 Jibiru St, Bellara	Rebecca Guest
Alice Brown	Lilac Ct Bongaree	Alice Brown
Jessica Tranner	First ave Woolim	J Tranner
Tania Chapman	Doodmba Drive	T Chapman
Karen Healy	127 Bishop Road Beachmere	K Healy
Kathleen Gardier	35 Hill Ave Bongaree	K Gardier
Doreen Higgins	74 BIBMULYA ST	D Higgins
Memory Kaneka	2 Wobara Avenue	M Kaneka
Jessica Bailey	5/69 Toorbul St, Bongaree	J Bailey
Katie Bailey	5/69 Toorbul St Bongaree	K Bailey
Cameron Baker	3 Louise St Burpengary	C Baker
Kristen Cook	22 Protent drive	K Cook
Marie Bell	65 Kakadu Cr Banksia B.	M Bell
Jayne Pepene	10 Indra Ave Bellara	J Pepene
Shemak Pepene	" "	S Pepene
FLO WATSON	82 Campbell St Bongaree	F Watson
RON WATSON	82 CAMPBELL ST Bongaree	R Watson

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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PAGE 4 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER
Attached to letter concerning DA/37893/2019/V2M

NAME	ADDRESS	SIGNATURE
Brenda Cochran	2115 Welsby Parade	[Signature]
Noel Percy	63 WELSBY PARADE.	[Signature]
Glenys Percy	63 Welsby Pde.	[Signature]
Andrew Farrell	9 Dux Dr	[Signature]
Toni Farrell	9 Dux Dr.	[Signature]
Justine Dickinson	121 Welsby Pde	[Signature]
Scott Dickinson	121 Welsby Pde	[Signature]
Tom Smith	5 Shirley St Goughy	[Signature]
JUNE McDERMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Junction St	[Signature]
Trudie Burton	Junction	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Pat Kunciman	91 PARKWAY DR. WOODWARK	[Signature]
Chris Walker	31 Parkwood Dr Woodmark	[Signature]
Cheryl Humphreys	78 Jasmin Dr Bongaree	[Signature]
Lillian Wadell-Tan	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenholme	6 Bluepin Court Sandstone Pt	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Caitlyn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 massman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CLIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St, Bongaree	[Signature]
Glenda Lamb	123 Welsby Pde Bongaree	[Signature]
Kate Daw	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 Alli Av Bongaree	[Signature]
R Woodhill	5 Arnyville Street Banksia Beach	[Signature]
A America	4 Cumming St Bongaree	[Signature]
H Plude	Gen Cafe	[Signature]
Suzette Edwards	SILVER SILVER SANDSTONE Pt.	[Signature]
W Goldsmith	48 El Khorn Ave Bellara	[Signature]
Tamara Gosses	31 Schooner Ct Banksia	[Signature]
MATHEW JACUVO	31 Schooner Ct Banksia	[Signature]
A. KEVNEOY	WINNIE DRIVE BONGAREE	[Signature]
P GAE	Foly St Bongaree	[Signature]
A. Loi	34 Pheasant Ave Bribie Is	[Signature]
Karen Drew	45 MAY ST GIB	[Signature]
Russell Baker	14 FULMAR CRIS BANKSIA BEACH	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M



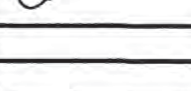
TO WHOM IT MAY CONCERN,

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Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
DAVID LEAVES	88 TRADEWINDS DRIVE	
JOHN McDONALD	2/23 BASS CT BANKSIA BEACH	
CARL BURT	1/23 BASS CT	

Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of ~~3.5 storeys~~ and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

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NAME	ADDRESS	SIGNATURE
Nick Eady	17, Paradise Parade, Bongaree	Nick Eady
T. Mastogiannis	9 Clement St Woorim	T. Mastogiannis
DENISE COGHILL	22 BENNY ST. WOORIM	D. M. Coghill
J. MARTIN	4 BESTMAN AVE. BONGAREE	J. Martin
C. COGHILL	31 ROSE ST, Godwin beach	C. Coghill
L. SILVER	24 SEABOARD ST	L. Silver
Rob Sulter	24/7 BORRANWEE AVE	Rob Sulter
CHARC LOBERTON	18 RICKMAN PDE WOORIM	Charc Loberton
L. MICKELANDT	49 ALLAMANDA DR	L. Mickelandt
V. WALLACE	12 FOLEY ST.	V. Wallace
D. DAVIS	1316 Delphinus Dr Bongaree	D. Davis
C. Hawke	B17 Spinnaker Sound SP	C. Hawke
R. Young	18 Charlotte Ave	R. Young
L. Slater	10 PANORAMIC ST SP	L. Slater
CHRIS SMITH	16 MINZI WATERS DRUG	C. Smith
Jeanne Nielsen	5 Winglet Ct Banksia Bch	J. Nielsen
ERN DALGLIESH	2 CARPENTER WAY SANDSTONE PT	Ern Dalgliesh
ANNE MILLEN	34 BLUEBERRY ST, BANKSIA BEACH.	A. Millen

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteele@MBRC.ODOM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

Attached to letter concerning DA/37893/2019/V2M

- 5 APR 2019

NAME	ADDRESS	CADULTURE SERVICE SIGNATURE
D. Rosenedor	16 Flamingo Drive Bl	
B. PITCHER	99 WELSBY PARADE	
L. WARD	16 BESTMAN AVE	
B. Wade	16 Bestman Ave	
R. OPITKE	45 BESTMAN AV	
E. CROSS	17/52 Bestman Ave	
C. Cross	17/52 Bestman Ave	
K. SMITH	1/43 COOLGARRA AV	
B. GORDON	1 TRITON CRT NINGI	
P. JOHNSON	25 ALLAMANDA DRIVE BONGAREE	
P. Johnson	" "	
MILKA VUKSAN	23 ALLAMANDA DR BONGAREE	
Gillian ARBERY	23 ALLAMANDA DR BONGAREE	
T. SELS	1/15 WELSBY PDE BONGAREE	
L. G. FORSYTH	41/52 BESTMAN AVE BONGAREE	
GRANAM FORSYTH	41/52 BESTMAN AVE BONGAREE	
JUSTIN WALLIS	125 WELSBY PDE	
ROSLYN KRITZ	16 Rosella St, Bongaree	
Paul Barker	78 Cosmes Ave Banksia Beach	
Sam. Borkut	" "	
Alex Papano	3/195 Welsby Rd Bongaree	
Peter Hale	172 " " "	
Marcia Fernhill	16 Ferguson Ave, Bongaree	
COLEMAN	16th AVE	
MELANIE AUSTIN	3 PALM AVE	
Joan Bird	3 Palm Ave	
TR HATCHMAN	WELSBY PDE BRIBIE IS.	
M. ROSE	" " " "	
J. Peard	9 Crouch Ave	
B. ROSE	WELSBY PDE BRIBIE IS	
S. ARMOUR	14 ALLAMANDA DR	
IRENE PITHIN	1/161 WELSBY PDE BONGAREE	
Margaret Gibson	1 Rose Court Bongaree	
Fred Gibson	1 Rose Court Bongaree	
MARIONNE MERRITT	1131-133 WELSBY PARADE BONGAREE	
FRESCO TYSON	56 JABARANDA DR BONGAREE	
TAN ANDREWS	9 DUX DRIVE BONGAREE	
DES WILKES	130 BESTMAN STREET SANDSTONE PT	
PETE CARLSON	27 KANGAROO AVE BONGAREE	

GENERAL MEETING
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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is 6 levels including a carpark level, which exceeds the allowable current height of 15 meters and in our opinion will not be consistent with the majority of buildings in this area, the waterfront, and on the whole of Bribie Island. It will tower over current buildings. The majority of buildings on Bribie Island are **under 3 stories high**.

We are the property owners, and also reside at 237 Welsby parade, Bongaree Q 4507, which is the adjoining property to the proposed development.

We are concerned with the following:

1. With the excessive height of the proposed building we are concerned about the negative impact this will have on our **solar panels to generate power**.
2. We are concerned about the impact the height and placement will have on our **breezes and natural light**.
3. Parking:- The plan shows provision for parking, however if the number of units are approved to be built, most Couples/Families have at least 2 vehicles and then being an island, regular visitors.
4. **Main roads** on both streets of this development have **limited parking**.
5. Bins & Recycle bins:- The footpath on Ferguson Avenue is very uneven with high mounds caused by several footpath trees with huge root systems. The present application would **require 20 bins** needing to find space on a neighbouring footpath on a refuse & recycle pick up service day. Bin pick up would be **dangerous due to other vehicles turning from Welsby Parade into Ferguson Ave** in order not to exit the Island.
6. We are concerned about a comment on the plans that have been submitted which refers to our fence." Retainment of metal colourbond fence to neighbouring property to be confirmed and also metal vertical bar fence to be **demolished**". No one has spoken to us about this. We paid for a surveyor, and for the construction of our fence ourselves. Our previous neighbour did not contribute in any way to our dividing fence. The metal vertical bar fence allows breezes into our property, is less obtrusive to our view and gives us security for animals and young children inside our yard, as well as hopefully deterring unwanted intruders from entering our yard. It is the design of a pool fence and is pleasing to the eye. **We definitely do not want our fence taken down or damaged in any way**.
7. We expect that the maximum height & minimum boundary rules will apply so as not to impede on our view or privacy.

We & other residents & visitors enjoy Bribie Island & its surrounds as it is an escape from other places with high rise buildings and exhaust fumes. Please consider this & the already congested roads, Bridge and infrastructure when reviewing the above **and future Development Assessments for Bribie Island & its surrounds**.

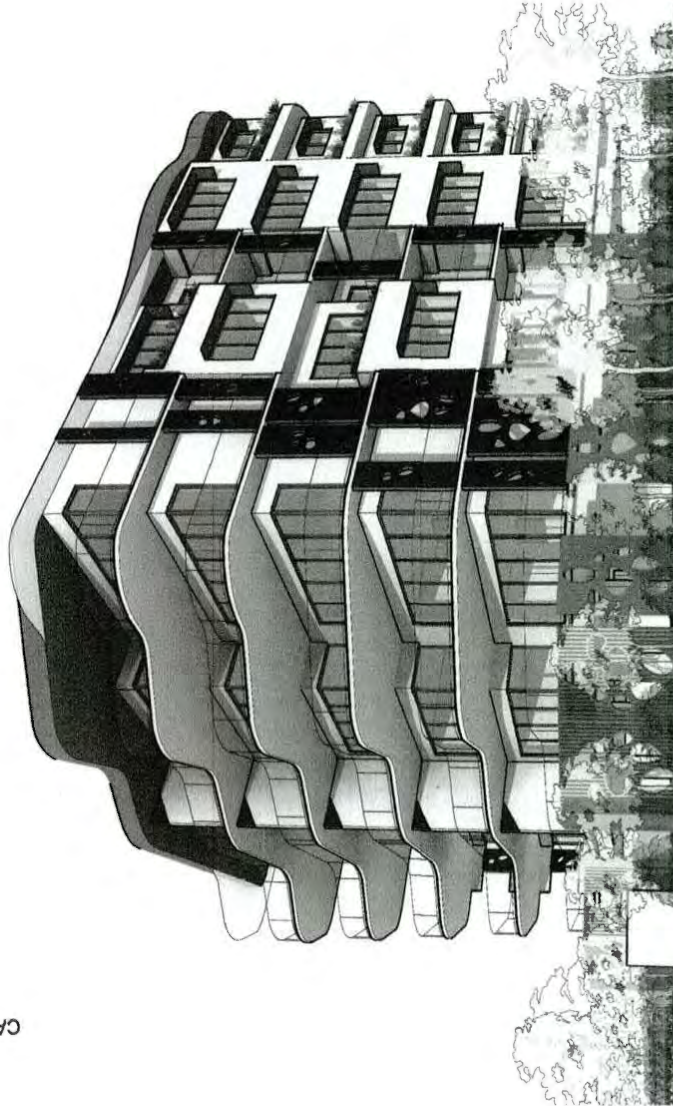
Kind regards,

Michael Falvey & Faye Falvey of 237 Welsby Parade, Bongaree Q 4507



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

PROPOSED MULTI-RESIDENTIAL
DEVELOPMENT APPLICATION



MORETON BAY
REGIONAL COUNCIL
- 1 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

WG ARCHITECTS DJAKALA INVESTMENTS PTY LTD

233 WELSBY PARADE, BONGAREE, Qld 4507

JOB No. 180080

CLIENT DA/37893

DATE 2

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

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WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Janet Watson	CITE 213 1-25 FIFTH AV BONGAREE	[Signature]
John Falvey	4 Hall ave. Bongaree	[Signature]
COL FARRELL	10 AMITY CRT. SANDSTON PT	[Signature]
LES YOUNG	80 BIRIMULHA ST BELLARA	[Signature]
Celia Legge	172 Bestmann Rd Sandstone Pt	[Signature]
Faye Hemphill	78 BORONIA DR. BELLARA	[Signature]
SHIRLEY BRIGNALL	1/75 NORTH ST WOORIM	[Signature]
JUNE FRANKLIN	6 WINNETH WOODING	[Signature]
SUSAN ELSE	1137 COOLGARRA AVE BONG	[Signature]
Van RISTEMFELDT	32 AYLWARD Rd DUNDAL	[Signature]
109 GRIFFITHS	10 FORD ST BONGAREE	[Signature]
TAT SANDERS	VIKANGA	[Signature]
PAM TURNER	BONGAREE, FOLEY ST	[Signature]
KAY WALKER	GODWIN BEACH 21 GEDGIA ST	[Signature]
Margaret Deane	24 Casuarina St	[Signature]
Shay Gray	6 Casuarina St Bellara	[Signature]
Rachel B. Deane	38 The's Crt. B.I.R.V Bongaree	[Signature]
Margie Skelton	5 Girdler Ave Bongaree	[Signature]
NORC MILLINE	355/10 SANDSTONE AV. SANDSTONE PT	[Signature]

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

1 APR 2018

Attached to letter concerning DA/37893/2019/V2M

		CABOOLTURE CUSTOMER SERVICE CENTRE	
NAME	ADDRESS		SIGNATURE
Neil Jackson	21 BEDARRA CR, BURKESVALE E		
DON GRIFFITHS	19 FORD ST BONGAREE		
DANA FARSAH	17 AVITY CRT SANDSTONE PT		
Christine McCallad	10 Legat St Bongaree		
Shirley Todd	215 Cummins St Bongaree		
Mary Beaver	97 Endeavour Drive Bongaree		
Helena Kennedy	3 Carpenter Way, Sandstone Point		
Rose DeLolled	2 CARPENTER WAY SANDSTONE POINT		
Jane Kipke	11 Melrose Ave. Bellara		
Bruce Knellien	37 Island PDE Banksia Beach		
Sue Winsley	1 Sandstone Pt Sandstone		
Lesley	32 LAITHELLA DR BONGAREE		
Phil ENRIGHT	13 Sander St NINGI		
Mary Ross	141 Merena Island Banksia		
Joan Carr	40 Camellia Dr Bongaree		
SIKANE PETERY	18 NEW ST BONGAREE		
RAI PETERY	18 NEW ST BONGAREE		
Kate Call	39 Endeavour Dr B/Beach		
Lorraine SIMS	32 TORREY LANE W/Beach		
JAN YOUNG	80 BIBIMULYAST BELLARA		
Victoria Cameron	55 Relesah Dr Ningi		
ELIZABETH PSANY	7 WATSON STRONGHOLD PT		
JAN ANGUS	34 LOWRY ST HOORIM		
CAROLYN SANDERSON	15 CURRONG ST, KENMORE QUOTA		
MI. Crowley	2/210 BESTMANN RD E		
MIKE CROWLEY	2/210 BESTMANN RD E		
Coral Reuter	5/210 BESTMANN RD E		
Shirley-Johnson	4 HALL AVE BONGAREE		
ALLAN GRIMSHAW	11 GUNSYND CRT NINGI		
LYNDA GRIMSHAW	11 GUNSYND CRT NINGI		
Senela Lewis	16 Todman Ct Ningi		
GALE KRIEDEMANN	15 MELROSE AVE BELLARA		
Lon Payne	11 MELROSE AVE BELLARA		
RAY KRIEDEMANN	15 MELROSE AVE BELLARA 4507		
Naomi Murphy	19 Warrigal St, Bellara		
JUDY COOPER	22 MARINA B. BANKS IA		
Vicki Carlus	35 Fairway Drive Moorim		
Sarah McKinnon	28B Spindler Dr, SSP		
Shirley McStay	1B Spindler Dr, SSP		

GENERAL MEETING
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Moreton Bay Regional Council

GENERAL MEETING
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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

CABOOLTURE CUSTOMER
SERVICE CENTRE

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

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NAME	ADDRESS	SIGNATURE
DIANNE BURT	1/23 BASS COURT, BANKSIA BEACH	<i>[Signature]</i>
John BRANCH	101 BOROWIA DR BELLARA	<i>[Signature]</i>
Shirley Jenkins	4 Avoca Esp Sandstone Pt	<i>[Signature]</i>
PALLY MURRO	21 ILLCOBBA AVE BELLARA	<i>[Signature]</i>
RICHARD ALAN	3/13 HALL AVE, BONGAREE	<i>[Signature]</i>
IZABELLA DEMPSEY	85 BRIMVLY ST, BELLARA	<i>[Signature]</i>
JENNI MITCHELL	4 WHITEHAVEN PL - BANKSIA B	<i>[Signature]</i>
CARMEL FRY	5/99 WELSBY PDE BONGAREE	<i>[Signature]</i>
KAY HARDING	136 NULU ST BONGAREE	<i>[Signature]</i>
ELIZABETH BERNARDIN	6/65 TORRAL ST BONGAREE	<i>[Signature]</i>
Diane Wells	10 Yorkshires Dr Banksia	<i>[Signature]</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

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NAME	ADDRESS	SIGNATURE
YVONNE NGANEKO	18 EUCALYPT ST. BELLARA	<i>Yvonne Nganeko</i>
MAXWELL NGANEKO	18 EUCALYPT ST BELLARA	<i>Max Nganeko</i>
PAULA BLANCHARD	30 QUAIL ST Bellara	<i>Paula Blanchard</i>
ROW BLANCHARD	30 QUAIL ST BELLARA	<i>Row Blanchard</i>
ANN JOHN VAUGHAN	44 WINSTON AVE BONGAREE	<i>Ann Vaughan</i>
ARNA VAUGHAN	44 WINSTON AVE BONGAREE	<i>ARNA</i>
KEITH TUCKER	6 PALM AVE BONGAREE	<i>Keith Tucker</i>
ERIC WEBER.	225 WELSBY	<i>Eric Weber</i>
VICKI SIMS	219 " PARADE	<i>Vicki Sims</i>
JANIA KILKIE	129 Welsby Pr.	<i>Jania Kilkie</i>
DONNEY ROGERS	6 Winston Dr Bongaree	<i>Donney Rogers</i>
KOR WINDERT	18 WINSTON DR BONGAREE	<i>Kor Windert</i>
BRIAN WATERS	8 ALLAMANDA BONGAREE	<i>Brian Waters</i>
CHARLES M'LEEN	59 WELSBY PDE, BONGAREE	<i>Charles M'Leen</i>
Terre Waddell	312 126 COTTERILL AVE	<i>Terre Waddell</i>
D. CUMMINGS	3 cotterill ave	<i>D. Cummings</i>
D FRANKATHUR	1 cotterill ave	<i>D. Frankathur</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Marilyn O'Callaghan@MBRCDOM On: 02/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 1 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

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NAME	ADDRESS	SIGNATURE
DAWN RYAN	6/6-10 Wattle Ave Bongaree	Dawn Ryan
Noel Weeks	8/9 Dux Ave Bongaree	Noel Weeks
COLIN HODGES	10 TREEFROG ST NINGI	C. Hodges
SANDRA HODGES	11 TREEFROG ST NINGI	S. Hodges
ROD CURTIS	54/74 COTTERILL AVE BONGAREE	R. Curtis
PAUL SPIES	94/15-23 Redondo St NINGI	Paul Spies
DARRELL ROWLINGSON	6/9 DUX DRIVE BONGAREE	Darrell Rowlingson
TRISH SKERVEN	40/11 REDONDO ST NINGI	Trish Skerven
COL VANSTONE	13-85/87 COTTERILL AVE BONGAREE	Col Vanstone
Wendy Rollason	30 HILL ST Bongaree	Wendy Rollason
ROBERT WEDD	2/131 WELSBY PDE BONGAREE	Robert Wedd
Darryl Brown	10 ALSTONIA CT Bongaree	Darryl Brown
BARRY FRANCE	9 ALSTONIA CT BONGAREE	Barry France
JANE PARKER	3 RUBB AVE NINGI	Jane Parker
IAN PATERSON	15 ALSTONIA CRT BONGAREE	Ian Paterson
STEVE HOEN	17 CASSIA AVE BANKSIA BEACH	Steve Hoen
STEVE MCCALLUM	48/15 REDONDO ST NINGI	Steve McCallum
GUENI MERRIN	10 CAPSTAN CRT BANKSIA BEACH	Gueni Merrin
B. RAJAN	SILVER SPRING 3/1 PUNNET	B. Rajan

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:NaomiSteele@MBRGOV.QLD.GOV.AU On: 05/04/2019 10:00 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

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NAME	ADDRESS	SIGNATURE
<i>Suzanne Mills</i>	<i>713 Myrmecia Dr. Bribie Island</i>	<i>[Signature]</i>
<i>Pam Kucks</i>	<i>23 Warrigal St. Bellara</i>	<i>[Signature]</i>
<i>Rebecca Hillam</i>	<i>38 Warrigal St</i>	<i>[Signature]</i>
<i>Mary White</i>	<i>17 Warrigal St</i>	<i>[Signature]</i>
<i>Ros McDonald</i>	<i>52 Olearia Dr Bongaree</i>	<i>[Signature]</i>
<i>Maria Anderson</i>	<i>33 Purneysione St. Bellara</i>	<i>[Signature]</i>
<i>FLAVIA LAWSON</i>	<i>71 ENDEAVOUR DR. BANKSIA BEACH</i>	<i>[Signature]</i>
<i>DOROTHY MICHELL</i>	<i>44 Accarana Dr, Bongaree</i>	<i>[Signature]</i>
<i>Samela Hollett</i>	<i>Adey St Bongaree</i>	<i>[Signature]</i>
<i>Fiona Stewart</i>	<i>7 Caracki St. Bellara</i>	<i>[Signature]</i>
<i>CHERYL EVANS</i>	<i>72 ISLAND PDE BANKSIA BEACH.</i>	<i>[Signature]</i>
<i>MARY McGRATH</i>	<i>316 WATTLE AVE BONGAREE</i>	<i>[Signature]</i>
<i>Jean Seymour</i>	<i>30 MARIA RIVD Banksia beach</i>	<i>[Signature]</i>
<i>Cheryl Humphreys</i>	<i>78 Jasmine Dr Bongaree</i>	<i>[Signature]</i>
<i>Carol Walker</i>	<i>37 Marina Blvd B.B.</i>	<i>[Signature]</i>
<i>Carol Steley</i>	<i>46 Bibimulena St Bellara</i>	<i>[Signature]</i>
<i>Del Midson</i>	<i>28 BARKLYN CRASERII</i>	<i>[Signature]</i>
<i>Walter Monaghan</i>	<i>55 Carmes Ave Banksia Beach</i>	<i>[Signature]</i>
<i>Linda McVeigar</i>	<i>61 Coronation Ave Beachmere</i>	<i>[Signature]</i>

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: Naomi.Steele@MBRDCM On: 05/04/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

- 5 APR 2019

CABOOLTURE CUSTOMER
SERVICE CENTRE

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NAME	ADDRESS	SIGNATURE
JUNE CASEY	CANAL BREEZES	J Casey
DEIDRE NELSON	PARADISE PARADE BONGAREE	Deidre Nelson
Helen HALL	18 STOWERS ST BONGAREE	Helen Hall
MICHAEL WILSON	91/9 DUX DRIVE BONGAREE	Michael Wilson
GILLIAN WILSON	91/9 DUX DRIVE - BONGAREE	Gillian Wilson
ROBIN WYLIE	16 May St Godwin Beach	R Wylie
JAMIE WYLIE	16 May St. Godwin "Beach"	J Wylie
Anne Ryan	4/16 bestman ave bongaree	Anne Ryan
SOPHIA ALEXANDROU	4 WINSTON DRV. BONGAREE	Sophia Alexandrou
JIM GARRAD	4 WINSTON DRV BONGAREE	Jim Garrad
Helen Abel	12 Kangaroo Av Bongaree	Helen Abel
Russ Abel	12 kangaroo ave Bongaree	Russ Abel
Natasha Raju	Tully hire village	Natasha Raju
F WEEKES	33 BORONIA DRIVE BELLARA	F Weekes
C Milliner	1/3/20 KANGAROO AV BONGAREE	C Milliner
C OLIVER	1/95 WELSBY PDE	C Oliver
J Stewart	4/30 BESTMAN AVE	J Stewart
D Stewart	4/30 BESTMAN AVE BONGAREE	D Stewart
E. MOORE	10 KITTYHAWK ST BONGAREE	E Moore

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Supporting Information


ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteele@MBRCDCM On: 09/05/2019 PM Moreton Bay Regional Council

DA/37893/2019/
V2M
(cover page)

Petition to the Moreton Bay Regional Council

✉ P O Box 159, Caboolture QLD 4510 📧 mbrc@moretonbay.qld.gov.au
The petition must comprise of this cover page plus as many subsequent pages as required


Name and address of principal petitioner:		MORETON BAY REGIONAL COUNCIL
Name:	Russell Peter Noonan	- 9 MAY 2019
Address:	59-61 Warrigal Street, Bellara Qld 4507	
Postal Address:	as above	CABOOLTURE CUSTOMER SERVICE CENTRE
Contact Phone:	07 3408 6673 or mobile 0447 991 815	
Email:	russ.noonan@gmail.com	
Signature:		Date: 15.4.2019

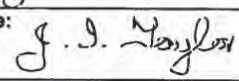
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)


DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.

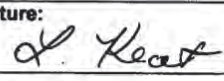
(copy request to subsequent page/s)

Signature of Petitioners: (please complete all boxes)

Name: (please print)	ANNE NOONAN	Signature:	
Address:	59 WARRIGAL ST BELLARA QLD 4507		
Phone:	040074083	Email:	noonanarp@gmail.com

Name: (please print)	JOAN IRENE TAYLOR	Signature:	
Address:	59, WARRIGAL ST. BELLARA QLD 4507		
Phone:	0734086673	Email:	JOAN IRENE TAYLOR@gmail.com

Name: (please print)	TIM CROWTHER	Signature:	
Address:	57 Warrigal St. Bellara Qld 4507		
Phone:	0734088795	Email:	tim_crowther@hotmail.com

Name: (please print)	LYNNE KEAT	Signature:	
Address:	58 WARRIGAL STREET, BELLARA		
Phone:	0402 211 198	Email:	lynnk2901@yahoo.com.au

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Supporting Information

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCCOM On: 09/05/2019 PM Moreton Bay Regional Council

Petition to the Moreton Bay Regional Council (subsequent page/s)

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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	JANICE ROSE	Signature:	[Signature]
Address:	24 Grevillea St Bellara		
Phone:	34086615	Email:	janicerose35@gmail.com

Name: (please print)	CHARLES ROSE	Signature:	[Signature]
Address:	24 GREVILLEA ST BELLARA		
Phone:	34086615	Email:	--

Name: (please print)	GAIL KRIEDEMANN	Signature:	[Signature]
Address:	15 MELROSE AVE BELLARA		
Phone:	0413808493	Email:	--

Name: (please print)	JOSIE SCOTT	Signature:	[Signature]
Address:	49 ACARDIA AVE WOODRIM.		
Phone:	34081275	Email:	--

Name: (please print)	MARIANNE ERNST.	Signature:	[Signature]
Address:	UNIT 8-197 WELSBY PDE BONGAREE.		
Phone:	0408075166.	Email:	

Name: (please print)	KAY BATT	Signature:	[Signature]
Address:	6/14 THIRD AVE BONGAREE		
Phone:	0419468158	Email:	

Moreton Bay Regional Council

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21 January 2020

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteel@MBRCCOM On: 09/05/2019 PM Moreton Bay Regional Council

Petition to the Moreton Bay Regional Council (subsequent page/s)

We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.

Signature of Petitioners: (please complete all boxes)

Name: (please print)	ELVA HENDERSON -	Signature:	E Henderson
Address:	2/24 McDONALD ST		
Phone:	3408 1665	Email:	—

Name: (please print)	MARISEN DONOVAN	Signature:	M Donovan
Address:	30 KINGFISHER DR BONGAREE		
Phone:	3410 0147	Email:	—

Name: (please print)	SUE PHILPOT	Signature:	S Philpot
Address:	3/85 COTTERILL AVE BONGAREE		
Phone:	041951803	Email:	sue.philpot@bigpond.com

Name: (please print)	JANE MITCHELL	Signature:	J Mitchell
Address:	50 OLEANDER DRIVE		
Phone:	—	Email:	—

Name: (please print)	NAOMI RICHARDSON	Signature:	N Richardson
Address:	73 NEWHAVEN ST HERVEY BAY		
Phone:	—	Email:	—

Name: (please print)	JEANIE HANNESSSEN	Signature:	J Hannessen
Address:	3 BANKSIA ST BELLARA, BRIBIE ISL		
Phone:	0430351146	Email:	—

Moreton Bay Regional Council

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(state action required)

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDRA MORTON	Signature:
Address:	44 TRITON COURT VINGI	
Phone:	—	Email: —

Name: (please print)	Lynda madden	Signature:
Address:	74 Cotterill Ave	
Phone:	34081697	Email: —

Name: (please print)	H McDERMID	Signature:
Address:	327/126 COTTERILL AVE	
Phone:	—	Email: N/A

Name: (please print)	K. CASTLE	Signature:
Address:	150/126 COTTERILL AVE BONGAREE	
Phone:	—	Email: N/A

Name: (please print)	M. HAIR	Signature:
Address:	62 BESTMAN RD SANDBSTONE POINT	
Phone:		Email:

Name: (please print)	M. HEARD	Signature:
Address:	28/7 COOHARRA AVENUE	
Phone:		Email:

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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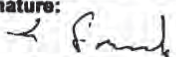
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Signature of Petitioners: (please complete all boxes)

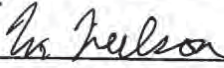
Name: (please print)	S. ERHART	Signature:	
Address:	63 MOSSMAN WAY. SANDSTONE POINT		
Phone:		Email:	

Name: (please print)	E. PRAWCU	Signature:	
Address:	204 BERTHOLD C/VALENT		
Phone:		Email:	

Name: (please print)	J. Swaby	Signature:	
Address:	20 KOORWICAL WAY. SANDSTONE POINT		
Phone:	0422546896	Email:	

Name: (please print)	S. MORAN	Signature:	
Address:	32 CARPENTER WAY SANDSTONE POINT		
Phone:	0421 898133	Email:	

Name: (please print)	D CAMERON	Signature:	
Address:	26 KOORUNGAL WAY SANDSTONE POINT		
Phone:	0407170428	Email:	

Name: (please print)	MINKILSON	Signature:	
Address:	4 VOYAGERS DRIVE BANNSIA BEACH		
Phone:		Email:	

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We, the undersigned residents of Moreton Bay Regional Council, request that Council:
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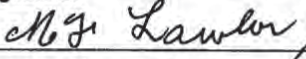
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	KATHLEEN YOUNG	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	NICK MCNAMARA	Signature:	
Address:	316/216 COTTERILL AVE BONGAREE		
Phone:		Email:	

Name: (please print)	LORRAINE SPENCE	Signature:	
Address:	19-21 HUDSON WAY, NINGI		
Phone:		Email:	

Name: (please print)	MONICA LAWLOR	Signature:	
Address:	16 WELSBY CRT BONGAREE B ISLAND		
Phone:		Email:	

Name: (please print)	MARGARET HUGHES	Signature:	
Address:	14 JIVE CRT CABOOLTURE		
Phone:		Email:	

Name: (please print)	Dot Dawe	Signature:	
Address:	9 AZALEA DR		
Phone:		Email:	

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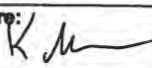
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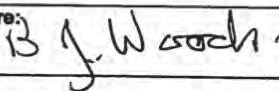
Petition to the Moreton Bay Regional Council (subsequent page/s)

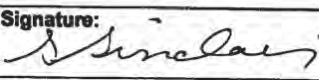
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Signature of Petitioners: (please complete all boxes)


Name: (please print)	Kathy Miller	Signature:	
Address:	29 Jasmine Drive Bongaree		
Phone:		Email:	

Name: (please print)	BARBARA WOODS	Signature:	
Address:	31 ALPINE AVE BARKSIA BRIBIE		
Phone:		Email:	

Name: (please print)	SHEILA SINCLAIR	Signature:	
Address:	32 BENABROW AVE. BARKSIA		
Phone:	34086611	Email:	

Name: (please print)	MARGARET MURPHY	Signature:	
Address:	8 REGINA AVE., NINGI Q.		
Phone:	0409268081	Email:	

Name: (please print)	Brinda Brauer 16 Alstonia Ct Bongaree	Signature:	
Address:			
Phone:		Email:	

Name: (please print)	Heather Good	Signature:	
Address:	5157 Xanadu Drive Bellmere		
Phone:	0447191084	Email:	hcgood@me.com

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)


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Signature of Petitioners: (please complete all boxes)


Name: (please print)	N. Hancock	Signature:	
Address:	12 Keith Crt Sandstone Point Qld 4507		
Phone:	0402049822	Email:	nicolehancock2@bigpond.com

Name: (please print)	FRANK CASTLE	Signature:	
Address:	150/126 COTTERILL AVE BONGAREE		
Phone:	0477875566	Email:	

Name: (please print)	JOAN ACHILLES	Signature:	
Address:	281/126 COTTERILL AVE BONGAREE		
Phone:	0439674071	Email:	

Name: (please print)	MARGARET BUNT	Signature:	M Bunt
Address:	98/210 BESIMANN RD EAST SANDSTONE POINT		
Phone:	0418446078	Email:	

Name: (please print)	BETTE WILLIAMS	Signature:	B Williams
Address:	1445 BRIBIE ROAD ISLAND RD 4511		
Phone:		Email:	

Name: (please print)	ALLISON CASTLES	Signature:	
Address:	17 BIBIMULYA ST BRIBIE ISLAND 9 4507		
Phone:		Email:	

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
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Signature of Petitioners: (please complete all boxes)

Name: (please print)	MAY CASTLES	Signature:	M Castles
Address:	17 BIBIMUYA ST BELLARA.		
Phone:		Email:	

Name: (please print)	CAROL PRINGLE	Signature:	C Pringle
Address:	CASSIA AVE BAMBURRA BEACH.		
Phone:		Email:	

Name: (please print)	LYLIA TILLACK	Signature:	L Tillack
Address:	64/52 COHERIAL AVE		
Phone:	34083074	Email:	

Name: (please print)	YVONNE WILKIE	Signature:	Y Wilkie
Address:	62 PHOENIX AV		
Phone:		Email:	

Name: (please print)	JOHN SOUTHWELL	Signature:	John Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Name: (please print)	JOAN SOUTHWELL	Signature:	J. Southwell
Address:	8 CASUARINA ST BELLARA		
Phone:	34107999	Email:	

Moreton Bay Regional Council

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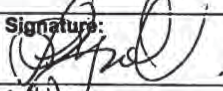
Signature of Petitioners: (please complete all boxes)


Name: (please print)	WANT PETER	Signature: 
Address:	105 COTTERIAL AV BONGAREE	
Phone:	3410 1693	Email:

Name: (please print)	Mercia Want	Signature: 
Address:	105 COTTERIAL AVE, BONGAREE 4507	
Phone:	34101693	Email:

Name: (please print)	ELLEN CUSTON	Signature: 
Address:	6 CASUARINA ST BELLARA	
Phone:	34097837	Email:

Name: (please print)	DAVID WILKS	Signature: 
Address:	3 CASUARINA ST BELLARA	
Phone:	0432342477	Email:

Name: (please print)	LYNDA PYWELL	Signature: 
Address:	3 CASUARINA ST BELLARA	
Phone:	0402603809	Email:

Name: (please print)	Maureen Lorenzer	Signature: 
Address:	7 Casuarina Street Bellara	
Phone:	0417371251	Email:

Moreton Bay Regional Council

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Signature of Petitioners: *(please complete all boxes)*

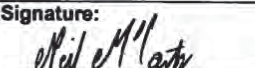
Name: <small>(please print)</small>	Len Welsford.	Signature:	
Address:	7 Casuarina Street Bellara.		
Phone:	0417 737 175	Email:	

Name: <small>(please print)</small>	Lorraine Davidson. 0408 307459	Signature:	
Address:	0408 7 CASUARINA ST. BELLARA		
Phone:	0408 307459	Email:	

Name: <small>(please print)</small>	Rowan Davidson	Signature:	
Address:	7 CASUARINA ST BELLARA 4507		
Phone:	0427 307459	Email:	

Name: <small>(please print)</small>	Bw Parminter	Signature:	
Address:	23 Casuarina St Bellara		
Phone:	0423 950018	Email:	bwf@bigpond.com

Name: <small>(please print)</small>	MARGARET KING	Signature:	
Address:	14 CASUARINA ST, BELLARA		
Phone:	34089968	Email:	N/A.

Name: <small>(please print)</small>	Neil McCartin	Signature:	
Address:	23 CASUARINA ST BELLARA		
Phone:	11	Email:	11

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Signature of Petitioners: (please complete all boxes)

Name: (please print)	TERRY GRAY	Signature:	
Address:	1-22 CASUARINA ST BELLARA.		
Phone:	34107749	Email:	

Name: (please print)	KAY GRAY	Signature:	
Address:	1/22 CASUARINA ST BELLARA.		
Phone:	3410 7794	Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

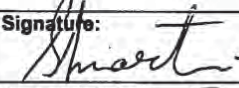
Scanned By: NaomiSteele@MBRCDCOM On: 09/05/2019 PM Moreton Bay Regional Council

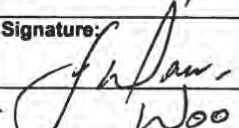
Petition to the Moreton Bay Regional Council..... (subsequent page/s)

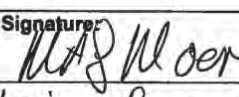
We, the undersigned residents of Moreton Bay Regional Council, request that Council:
(state action required)

DO NOT APPROVE, the proposed development application DA/37893/2019/V2M for a 6 storey unit complex at 233 Welsby Road, Bongaree, Bribie Island QLD 4507. Six storeys is far too high for this location on the foreshore. Do not replicate the mistake made by granting permission to build the 5 storey Chelsea Views. When driving over the Bribie bridge towards the island, the current 3 and 4 storey buildings along the foreshore are mostly hidden by the tree line and are not too much of an eyesore. The proposed 5 or 6 storey building would stick up well above the tree line and other buildings in the area and completely spoil the current vista. To maximize the current plot a sub-terranean car park and plant rooms should be considered. The proposed development could also generate excessive extra traffic movements at peak times, in an already congested area and further exacerbate the problem of the very messy right hand turn and back street route off Welsby Parade towards Benabrow Ave, and the heavily congested roundabout which connects Benabrow, Fergusson and Warana Avenues, and Eucalypt Street.

Signature of Petitioners: (please complete all boxes)

Name: (please print)	SANDY MARTIN	Signature:	
Address:	1 CAPTAIN COOK DR BANKSIA BEACH		
Phone:	3408353	Email:	ADELEAND SANDY

Name: (please print)	JIM WARN	Signature:	
Address:	19 HUTCHINSON ST WOORIM		
Phone:	0419022574	Email:	JDW49ERS@GMAIL.COM

Name: (please print)	Michael Moore	Signature:	
Address:	182 Marina Blvd, Banksia Beach		
Phone:	0400418227	Email:	masm.moore@gmail.com

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

Name: (please print)		Signature:	
Address:			
Phone:		Email:	

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

PETITION TO MORETON BAY COUNCIL

RE: DEVELOPMENT APPLICATION

DA/37893/2019/V2M for a 6

STOREY UNIT COMPLEX AT 233 WELSBY RD
BONGAREE, BRISBANE QLD 4507

Moreton Bay Regional Council

GENERAL MEETING
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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By: NaomiSteele@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

- 5 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Stan Wright	1/52 Hoya Cres. Bongaree	[Signature]
Monie Young	25 Crouch Ave Bongaree	[Signature]
Camel Keatch	68 Marina Blvd, Banksia Beach	[Signature]
SONIA KOHN	57 TOORPUL ST, BONGAREE	[Signature]
FILAN BATHYAI	8 Sun Ct Banksia Beach	[Signature]
ODERYL MORTIMER	70 GOOLGARRA AVE BONGAREE	[Signature]
LORRAINE GRIFFIN	5 COTTERING AVE BONGAREE	[Signature]
Kris TOMLIN	1-15 TULLY ST BONGAREE	[Signature]
DANNE HEILIG	9 MONTANA Ct SANDSTONE Point	[Signature]
Vicki GOWLETT	8 Kingfisher St Kroong	[Signature]
Barbara Stott	8 Gumtree Pocket Court Hillside Manly	[Signature]
Deirdre Thorne	21 Sanctuary Ct Bongaree	[Signature]
ALAN COSIER	94 COSIER AVE BANKSIA	[Signature]
JORIS HIRSCH	910 RESTHANN ROAD	[Signature]
Jeannette Bray		[Signature]
Willo Dehomborg	18 LARROUL ST BLAIR	[Signature]
BRIAN KENNEDY	15 LARROUL AV BELL AIR	[Signature]

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Albert Tarn](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 10:30:54 AM
Attachments: [Bribie 4.jpg](#)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct, the natural
beauty of

Bribie Island along with its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential
development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow
and

now Welsby Pde is just the start and will only add to the growing problems associated with
pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities
of the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and
strive to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we
love looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and
the reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being
over tree height and

Council building height limit of 15 mtrs.

Regards

Albert Tarn

32 Protea Drive Bongaree 4507

0413582747

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Albert Tarn](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Proposed Development DA/37893/2019/V2M. 233 Welsby Parade Bongaree
Date: Wednesday, 8 May 2019 2:53:52 PM

Dear Sir/Madam

In addition to my earlier email of objection, I am writing to object and if appropriate, call on the total rejection by Council of the Proposed Development in its current form

at 233 Welsby Parade Bongaree and I call for this on the following grounds.

- 1 The developer placed a notice of the development in the Caboolture Paper and not in the local Paper (Bribie Weekly or The Islander).
Residents on Bribie Island do not receive a copy of the Caboolture paper..
- 2 Noise factor. The noise from a Multi-story building, for example (Air conditioning & other mechanical devices associated with the 24/7 operation along with the increase in home density) would have a negative impact on existing local residents.
- 3 Privacy factor. A Multi-story building in a predominantly low rise zone would have a negative impact on the lives and privacy of adjoining residence.
- 4 Streetscape. A Multi-story building such as the one being proposed would undoubtedly have a negative impact on adjoining residents and the overall streetscape.
- 5 Viability of existing adjoining properties. The construction of a Multi-story building to the level proposed would undermine the viability/value of adjoining residence's.
- 6 Enhancement & Character of the precinct. A Multi-story building like the one being proposed would not enhance the low-rise seaside village character of the precinct.
- 7 Proximity to waterway. The Multi-story building proximity to the Pumicestone passage foreshore has to be raised. Is the development within a 50 mtr of the top bank as per the set-back boundary. One has to look at the set back of the existing property on the proposed site to see where this criteria has already been addressed.
- 8 Visual & Physical dominance. A Multi-story building of this proportion would be inconsistent with the predominantly prevailing setbacks in the area where buildings are generally positioned further away from the street and from each other.
- 9 Density. The density created by the Multi-story building will be inconsistent with the character of the area
- 10 Overdevelopment. The Multi-story building will bring about an over development of the site & again, be inconsistent with the character of the area's foreshore.
- 11 Low intensity. The Multi-story building will be totally detached from the low density, low intensity coastal community character & a reduction of open space nature of the area..
- 12 Building Height. As per the Planning Scheme. (building heights are measured from the Natural Ground level to the top of the building regardless of any additional height from the basement but excludes & understandably, lift motor rooms and or Air con towers.) The zoning in this area along with it being a coastal Community is 15mtrs & whilst Bribie Island has & is proud of its Low Rise, Low Intensity character, we must accept 15mtrs and ask that this be the Max height allowed by Council for this development.
- 13 Infrastructure Elements. 1 Water & Sewerage: Has Council along with Unity water developed plans to cope with the additional pressures on our existing system on

the Island as system failures could lead to endangering our communities health. (Flood, Sewerage & Water)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

2 Road access. Will Council consider the impact on the local Road network (Welsby Pde & Ferguson Ave) during and after proposed construction as

both are major arteries in both northerly and southerly directions & have the potential to block & be dangerous to pedestrians and vehicular traffic

not to mention the problems associated with Garbage collection.

3 Firefighting capabilities. With the development on the Island of Multi-Story Buildings, is Council able to give the Residence of Bribie Island an

assurance that the local Fire services' on the Island has the necessary equipment to protect life and extinguish fires in existing multi-story structures

as well as a building like that which is being proposed in Welsby parade.

14 Recommendation. 1 That the proposed development application not be approved under any circumstances given the few examples listed above that will directly effect

the community Council serves. Alternatively:-

2 That Council give favorable consideration to a Max 15mtr development (measured from Natural Ground level) and in doing so, that it be an across

the board model development for future development proposals on the Island. A model development will have a positive impact on the Community,

the Islands foreshore on both Western (Pumicestone Passage) & Eastern banks (Woorim) & will help Bribie maintain its relaxed environment Identity

for residents and tourists alike.

Regards

Albert Tarn

32 Protea Drive BONGAREE 4507

Email. Thomast2@bigpond.com

Mob 0413582747

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Jan & Trudi](#)
To: [MBRC Incoming Mail](#)
Cc: [Albert Tarn](#); [Tim and Jeni Webb](#); [Jan Leard](#); [Ross Elliott](#); [Robinson R&J](#); [soPHIA MCCULLOUGH](#); [antony.carter](#)
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 1:59:28 PM
Attachments: [BIEPA Welsby Pde.jpeg](#)

To all Council Members,

You have been voted into your present position to fulfil the wishes of the people that got you into the Council. It seems that quite a number of you seems to have forgotten this.

We here at Bribie have the impression that there seems to be other priorities. The requests of e.g new buildings, new "retirement" estates, music festivals etc have been presented to the MBRC Council for approval by people/businesses/construction companies/developers who do not live on the Island and only have in mind the monetary gains they receive when their projects are being approved.

It is high time that the Council members do change their priorities. How come that matters related to Bribie when voting is required that most if not all Council Members have to abstain and the decision is made by one person .the CEO. This is NOT the democratic way to make decisions!!!!

Jan van Arnhem
1 North Point ,Bribie Island,
resident for the past 20 years

Begin forwarded message:

From: "Albert Tarn" <thomast2@bigpond.com>
Subject: Objection to Development Application Number
DA/37893/2019/V2M
Date: 1 April 2019 at 10:22:20 am AEST
To: <biepa.mail@gmail.com>

Hi Everyone. FYI. Have sent this off to Council mbrc@moretonbay.qld.gov.au this morning as the final date for submissions is 4th April.

Feel free to copy, add to or whatever. Just make sure you sign off at the bottom with your name if you use this version.

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs

Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of

Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development.

The arrival of developers onto the Island with High Density housing projects such as

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Benabrow and
now Welsby Pde is just the start and will only add to the growing problems
associated with pressures
on infrastructure our fragile environment.
As a resident for a number of years now, our move here was to escape the
concrete jungle cities of the
Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island,
we want and strive to preserve
what we have for future generations not exploit it. Driving over the Bridge to come
home, we love looking at the
green tree-lined foreshore not a line of high rise buildings of concrete & glass.
Bribie Island has a world renowned reputation for its work in the environment and
its this and the reasons
mentioned above that I strongly object to the height of this proposal @ 233 Welsby
Pde being over tree height and
Council building height limit of 15 mtrs.
Regards
Albert Tarn
32 Protea Drive Bongaree 4507
0413582747



*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Subject: High-rise on Welsby Pde

Dear Brooke,

I wish to object to the construction of a highrise on and the corner of Welsby Parade and Ferguson Avenue, for two good reasons.

The particular corner is a well used one because of the one-way nature of the turn at the end of Welsby. There is no room for cars parked on the roadside.

When cars are parked on both sides of Wattle Avenue to visit the newish block of units there, drivers approaching Welsby use the middle of the road. This makes it very awkward for drivers entering from Welsby.

The second reason for a highrise being unsuitable for the site is that, in most places, a highrise requires a basement carpark to accommodate the vehicles of residents, leaving the curbside for visitors. Due to the fragile nature of Bribie's structure, it is not possible to build a basement without disturbing the acid soils, and upsetting the aquifer. Thus both reasons are concerned with parking. Bribie will never be suitable for Gold Coast style development.

Could you please bring these two concerns to the notice of MBRC when the development is assessed.

Thank you.

Hazel Beneke

135 Endeavour Drive
Banksia Beach, Qld 4507

Ph: 3410 7378

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [Janette Buchanan](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 12:52:20 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter Janette Buchanan
Address of commenter 32 Hall Avenue, Bongaree QLD 4507
Email of commenter janettehbuchanan@gmail.com

Comment

Far too high for Bribie Island. 3 storeys should be the limit, including garaging/shops etc. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. The visual impact is also out of place for Bribie Island, far too imposing. We do not want/need to become another Gold Coast/Sunshine Coast, Bribie Island should be maintaining its character and charm. High-density housing such as this will have negative impact on an already fragile environment, we should be striving to preserve the beauty of the environment and animals that live here, both on land and in the water, rather than exploiting it any further. "They paved paradise, put in a parking lot"...this is not what we want to do to Bribie Island.

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: antony.carter@bigpond.com
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Wednesday, 3 April 2019 2:06:16 PM

To Whom it may concern.

This is a formal objection to the proposed High Rise development at :

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

The development application calls for a structure that is well in excess of the allowable current height limit of 15metres. We also see the density of the development as affecting the amenity of the area.

The main access to the apartment block will be within 30 metres of Welsby Parade – i.e. Ferguson Avenue - a narrow road – also the main Northern access to the rest of the Island.

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

We also anticipate our elected members of council will support our endeavours to retain the essential flavour of Bribie Island.

Bribie Lakes, Gem Life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

Yours

Antony JR Carter
Diane Carter
78 Protea Drive
Bongaree
Qld. 4507
07 34082917

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [Andrew Christie](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Saturday, 23 March 2019 8:15:39 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling
(10 Units)
Name of commenter Andrew Christie
Address of commenter 19 Azalea Drive, Bongaree
Email of commenter agchristie@hotmail.com

Comment

I have no objection to this development. Go for your life. It is a furphy that '3' stories 'suits' the Bribie lifestyle. Who determined that this statement was fact? Everything along the parade faces West and hence no shadows on the passage in the afternoon and possibly not even in the morning as the building lines are set back on the eastern side of the parade.

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

9/5/2019
Debra Milliner
5/2 Sunderland Drive
Banksia Beach
0409585174

Dear Sir/Madame,

**Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling
(10 units) 233 Welsby Parade, Bongaree – Lot's 25 & 26 on RP62926**

I would like to lodge a submission against this development. My concern is that the above development does not comply with a number of Performance Outcomes for a Next Generation Neighbourhood Precinct (NGNP) as per the Moreton Bay Planning Scheme (MBPS).

Performance Outcome 1 Density

As per the MBPS a NGNP has a low to medium residential density of between 15 and 75 dwellings per hectare. This proposed development has a density of 83 dwellings per hectare. Therefore it is not compliant with the MBPS and should not be allowed in its current form to go ahead.

Performance Outcome 2 Building Height (Residential Uses)

The MBPS allows for a building height of 15 metres. This proposed development has a building height that exceeds this. Once again the development does not comply with the MBPS and should not be allowed.

Performance Outcome 5 & 6 Setbacks

The development submission admits to being non-compliant in regard the setback to covered parking space. This is another area where this application does not comply with the MBPS.

Performance Outcome 7 Site Cover

The development application states it has a site cover of only 34% which presents well but as stated above, because of the excessive building height the site density is inconsistent with the character of the area: Bribie Island, a beautiful unique natural environment on the Pumicestone Passage.

I trust the Moreton Bay Regional Council will carefully screen this development and any further developments on this island to ensure they suit the character of this unique area. People who live on Bribie Island, do so because it is not overdeveloped. There are many other coastal areas to live that have medium and high-rise developments beside the water. But we residents chose to live here and not those other areas.

I actually strongly believe that like some Pacific Islands, that Bribie Island should not allow any further developments to be higher than a coconut palm. I have a

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beautiful photo of a unit block on Bribie Island, that is 3 storeys high (15 metres) and it has a coconut palm beside it, to clearly demonstrate what I am saying. I shall attempt to attach it with this submission.

So in closing, I trust this proposed development is redesigned to comply with the Moreton Bay Planning Scheme and will only be allowed to be built up to 15 metres high.

Thank you for considering my submission,

Kind Regards,

Debra Milliner

Email: deb-mill@hotmail.com

Moreton Bay Regional Council

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17.05.2019

Peter Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I object to this application on multiple grounds.

- 1) Council have regulations and rules in place for buildings on height, set back from boundaries and density of dwellings per hectare for a reason. That's the line in the sand and Council should stand fast on those regulations and rules now and in the future to retain the beauty of Bribie Island. As I drive over the bridge to Bribie there are currently no buildings that rise above the tree line and I would dearly love it to stay that way. I grew up at Scarborough and I am horrified by how grotesque that end of the peninsular is looking now. I know progress is inevitable but it shouldn't come at the cost of scaring the beauty of the island, which we all love, for the benefit of a few. Careful and well considered planning can accommodate progress while avoiding the mistakes of Redcliffe, Scarborough and the Gold and Sunshine Coasts.
- 2) I believe traffic flow around that area would be compromised by this or any other such development on this sight. Welsby Parade and Ferguson Avenue already carry considerable traffic because of the location to the bridge. In the short-term vehicles entering or exiting from this proposed development will impede traffic, creating safety issues and to add fuel to the mix there is currently a pedestrian crossing in front of the site on Welsby Parade. A second bridge will be built at some stage in the future and the two or three block radius around these two bridges will see major changes in traffic flow and direction depending on how entry and exit points are configured.
- 3) The other issue I have with this and other developments of this nature is parking. In general, these unit buildings only supply one parking bay per unit plus parking for visitors on site. Most families or couples these days have at least two vehicles which means they must park on the street. A drive around Bribie or anywhere for that matter will reveal cars, caravans, motorhomes and boats parked outside multiple dwelling style buildings. These vehicles clog or congest in some cases very narrow streets or they fill public parking bays alongside our parks reducing available parking for our many visitors.

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

It's my sincere wish that Council gives all these issues due consideration for the thousands of residents and our beautiful island and refuse to grant approval for the application requested by Mr. David & Mrs. Jessi Alexander.

Regards,

Peter Douglas

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

22.05.2019

Valerie Douglas
31 Doomba Drive,
Bongaree Qld. 4507
Ph: 0407768947

Moreton Bay Regional Council
P.O. Box 1059,
Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I would like to raise my objection to the building of this six-storey unit complex. Members of the Council are entrusted to look after the land in the shire responsibly. To allow this construction to be built to a height over the 15metre limit would be completely irresponsible. Once developers are given the go ahead, one can only imagine it wouldn't be long before seven stories are requested, then eight and so on. The island must continue to have a restricted limit of 15 metres.

The plan also indicates the building of business units along the ground floor. I cannot imagine where all the extra parking spaces are going to magically appear from. The location is just off the bridge and traffic heading along Welsby Parade already has to turn into the road beside the development. This high-rise building will create untold traffic issues.

I understand the need for extra housing, but it can be done responsibly, without greed, and in keeping with the current height restrictions. Nobody coming onto the island wants to be greeted by high rise unit blocks. Your current restriction of 15metres works well and I ask that you consider this before allowing the first developer to break the limit and start building higher.

Regards,

Valerie Douglas

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

From: [Dot Duffield](#)
To: [MBRC Incoming Mail](#)
Subject: objection
Date: Thursday, 4 April 2019 10:35:57 AM
Attachments: [20190404_072331.jpg](#)

To whom it may concern.

We strongly object to the application being made for a 10 unit apartment complex at 233 Welsby Parade Bongaree.

For the sake of a quiet and peaceful life....Bribie is fast loosing its lovely natural appeal as you drive over the bridge...and with all the Over 50s complexes that have been built recently...it is overcrowded now...but allowing this type of high rise along the beach front it will SPOIL the natural beauty of Bribie Island.

Yours faithfully,

Dorothy and Doug Duffield,
30/74 Cotterill Avenue,
Bongaree...4507

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Dot Duffield](#)
To: [MBRC Incoming Mail](#)
Subject: Objection
Date: Tuesday, 16 April 2019 8:46:02 AM
Attachments: [20190413_093236.jpg](#)

To whom it may concern,

We strongly object to the proposed multi story building of apartments at 233 Welsby Parade Bongaree. Why oh why, is Council bowing to the wealthy greedy folk and completely spoiling the lifestyle of the dear folk who made a very simple investment many years ago to enjoy a happy relaxed lifestyle here on Bribie Island. We have lived in an Over 50 Resort in Bongaree for the past 11 years and have observed many changes, and with the increase of traffic the Island life is becoming a nightmare, but the structural multi story buildings are definitely spoiling the actual character of life on Bribie.

A definite objection to this application.

Yours sincerely,
D and D Duffield,
30/74 Cotterill Ave,
Bongaree 4507.

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Mick Falvey](#)
To: [Doug Payne](#)
Subject: FW: DA/37893/2019/V2M
Date: Thursday, 16 May 2019 2:40:32 PM

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:25 PM
To: mbrc@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:17 PM
To: Rohan.coldham@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Dear Rohan, This email was rejected by the system due to the wrong email address for you being printed on a letter from the MBRC for acceptance of Properly Made Submission.

Sent from [Mail](#) for Windows 10

From: [Faye Falvey](#)
Sent: Thursday, 16 May 2019 2:00 PM
To: rohan.colham@moretonbay.qld.gov.au
Subject: Fwd: DA/37893/2019/V2M

Dear Rohan, my iPhone said that this message has not been sent. So I am trying to send it again.
Thanks Faye Falvey

Sent from my iPhone

Begin forwarded message:

Dear Rohan,

RE: The Development Application at 233 Welsby Parade, Bongaree Q 4507

I have had numerous people contact me with concerns to the size of this building. They wanted me to point out that when I was renovating my home at 237 Welsby Parade that if I was to demolish my home I would have to put my home on poles to make sure it complied with the new flood maps. The adjoining block of land to us at

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

233 Welsby, shows more area than mine as being restricted by the flood/tidal water. Others as well as myself have concerns that the same rules should apply to private homes as to developers.

The council is currently doing work across the road from us to the underbridge walkway because of collapse due to water influence.

There is a building behind residence 127 Welsby Parade and Properties on Welsby Pde from that point heading up towards Cornette supermarket, that have serious problems with its foundations due to the underground water table that exists on Bribie Island. The building is leaning in the direction of the waterfront. There are cupboard doors that will not close due to the lean and ceramic tiles continually lifting at an alarming rate that can be heard by residence.

I have also been informed that Bribie Island is not allowed to have a Cemetery where bodies are buried due to the water table being so close to the surface. This raises questions as to how heavy buildings would cope structurally with these conditions.

Kind regards,

Faye Falvey
237 Welsby Parade
Bongaree Q 4507

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:schulzk@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

SEE ATTACHED SHEETS FOR MORE NAMES, ADDRESS AND SIGNATURES

I AM THE PRINCIPLE SUBMITTER FOR THE FOLLOWING 4 PAGES OF OBJECTIONS

COULD YOU PLEASE SEND ANY CORRESPONDENCE TO ME.

KIND REGARDS,

**MRS F FALVEY
237 WELSBY PARADE
BONGAREE QLD 4507**



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PAGE 3 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
Catherine Brice	1 Taylor St Bongaree	<i>[Signature]</i>
JOSIE POTTER	13 Cassia Ave Banksia Beach	<i>[Signature]</i>
Rebecca Guest	8158 Jibiru St, Bellara	<i>[Signature]</i>
Alice Brown	Lilac Ct Bongaree	<i>[Signature]</i>
Jessica Tranner	First ave Woolim	<i>[Signature]</i>
Tania Chapman	Doodmba Drive	<i>[Signature]</i>
Karen Healy	127 Bishop Road Beachmere	<i>[Signature]</i>
Kathleen Gardier	35 Hall ave Bongaree	<i>[Signature]</i>
Doreen Higgins	74 BIBMULYA ST	<i>[Signature]</i>
Memory Kaneka	2 Wobara Avenue	<i>[Signature]</i>
Jessica Bailey	5/69 Toorbul St, Bongaree	<i>[Signature]</i>
Katie Bailey	5/69 Toorbul St Bongaree	<i>[Signature]</i>
Cameron Baker	3 Louise St Burpengary	<i>[Signature]</i>
Kristen Cook	22 Protant drive	<i>[Signature]</i>
Marie Bell	65 Kakadu Cr Banksia B.	<i>[Signature]</i>
Jayne Pepene	10 Indra Ave Bellara	<i>[Signature]</i>
Shemak Pepene	" "	<i>[Signature]</i>
FLO WATSON	82 Campbell St Bongaree	<i>[Signature]</i>
RON WATSON	82 CAMPBELL ST Bongaree	<i>[Signature]</i>

Moreton Bay Regional Council

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Scanned By:schulzkm@MBCRCOM On: 14/05/2019 AM Moreton Bay Regional Council

PAGE 4 13-5-19 SEE COVER LETTER FOR PRINCIPLE SUBMITTER
Attached to letter concerning DA/37893/2019/V2M

NAME	ADDRESS	SIGNATURE
Brenda Cochran	2115 Welsby Parade	[Signature]
Noel Percy	63 WELSBY PARADE.	[Signature]
Glenys Percy	63 Welsby Pde.	[Signature]
Andrew Parrell	9 Dux Dr	[Signature]
Toni Parrell	9 Dux Dr.	[Signature]
Justine Dickinson	121 Welsby Pde	[Signature]
Scott Dickinson	121 Welsby Pde	[Signature]
Tom Smith	5 Shirley St Goughy	[Signature]
JUNE McDELMOTT	32 MAY St	[Signature]
MIKE CLEMENTS	9 Junction St	[Signature]
Trudie Burton	Junction	[Signature]
HELEN OVERTON	128 BENHARA ST (B.I.)	[Signature]
Pat Kunciman	91 PARKWAY DR. WOODWARK	[Signature]
Dis Woodcock	31 Parkwood Dr Woodmark	[Signature]
Cheryl Humphreys	78 Jasmin Dr Bongaree	[Signature]
Lillian Wadell-Tan	10 ELKORN DVE Ballara	[Signature]
Sally Wolstenholme	6 Bluepin Court Sandstone Pt	[Signature]
Angela Mann	40 Wattle Ave Bongaree	[Signature]
Caitlyn Mann	40 Wattle Ave Bongaree	[Signature]
Aaron Ward	40 massman way	[Signature]
BARB GARVEY	28/21 Toorbul St Bongaree	[Signature]
PAUL RIVERS	1 CLIPPER ST Bongaree	[Signature]
David John	STC 152 1/25 Pith Ave Bongaree	[Signature]
Leonie Martin	26 Coolwin St, Bongaree	[Signature]
Glenda Lamb	123 Welsby Pde Bongaree	[Signature]
Kate Daw	123 WELSBY PDE BONGAREE	[Signature]
Walker	Unit 2 All Av Bongaree	[Signature]
R Woodhill	5 Arnyville Street Banksia Beach	[Signature]
A America	4 Cumming St Bongaree	[Signature]
H Plude	Gen Cafe	[Signature]
Suzette Edwards	SILVER SILVER SANDSTONE Pt.	[Signature]
W Goldsmith	48 El Khorn Ave Ballara	[Signature]
Tamara Gosses	31 Schooner Ct Banksia	[Signature]
MATHEW JACUVO	31 Schooner Ct Banksia	[Signature]
A. KEVNEOY	WINNIE DRIVE BONGAREE	[Signature]
P GAE	Foly St Bongaree	[Signature]
A. Loi	34 Pheasant Ave Bribie Is	[Signature]
Karen Drew	45 MAY ST GIB	[Signature]
Russell Baker	14 FULMAR CRIS BANKSIA BEACH	[Signature]

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

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MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

NA -
CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

Dear Rohan,


Michael & I have already put a submission in concerning the above application. We have looked at the plans on line and it is not clear to us how the carpark level is being built. It looks like there may be large places where it has open sides on our side of the building. This would be near our kitchen and living area and there may be a concern with the car fumes regularly coming into our living area as we have several windows on that side of our house.

I am sure you would have more of an idea of impact and be able to see what exactly is proposed building material wise on that side of the building.

We are also concerned about the traffic problem of so many vehicles coming into and out of Ferguson Ave as it is a very busy area of where any vehicles not leaving the island must turn to gain access to Bribie Island itself. There is already a dangerous street access onto the round about at Benabrow Ave, which is the continuation of the journey to stay on Bribie.

We are also concerned that the application would exceed the number of people living in the area provided for 233 Welsby Parade on the development application, which would be outside of the current rules.

KIND REGARDS,


Michael & Faye Falvey
237 WELSBY PARADE
BONGAREE QLD 4507



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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [Roslyn Fritz](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 7:31:45 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter Roslyn Fritz
Address of commenter 16 Rosella Street, Bingaree
Email of commenter roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available. Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribie doesn't need to earn the reputation of ripping people off

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Moreton Bay Regional Council
Hasking Street
CABOOLTURE QLD 4510

**TO WHOM IT MAY CONCERN
DEVELOPMENT APPLICATION 2019/37893/V2M**

Please accept this letter as an **official objection** to the proposed ten unit development at 223 Welsby Parade Bongaree, Bribie Island.

The Development Application is 2019/37893/V2m : The nature of our objection is that this development **will be out of character** and the **maximum building height is 15m along Welsby Parade, and this will be exceeded.**

I recall the public concern when the existing Planning Scheme was adopted and approved, and the keeping of the building height to tree level/4 story development was a major concern for Welsby Parade Bongaree.

We now own the property at 221 Welsby Parade Bongaree and have a development approval in place for a three story development which is in keeping with the Planning Scheme and in character with the area. If this development of ten units was to be approved in its current form it may in time lead to similar developments along Welsby Parade and the appeal of the area would be diminished.

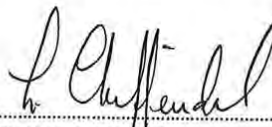
We have adhered to the planning scheme for our development and simply expect the same consideration by this developer and Moreton Bay Regional Council.

Yours faithfully,



GREG CHIPPENDALE
67 THOMPSON ROAD
BELLMERE QLD 4510

19 MARCH 2019



LEIGH CHIPPENDALE
67 THOMPSON ROAD
BELLMERE QLD 4510

19 MARCH 2019

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Dear Sir/Madam

In addition to my earlier email of objection, I am writing to object and if appropriate, call on the total rejection by Council of the Proposed Development in its current form at 233 Welsby Parade Bongaree and I call for this on the following grounds.

- 1 The developer placed a notice of the development in the Caboolture Paper and not in the local Paper (Bribie Weekly or The Islander).
Residents on Bribie Island do not receive a copy of the Caboolture paper.
 - 2 Noise factor. The noise from a Multi-story building, for example (Air conditioning & other mechanical devices associated with the 24/7 operation along with the increase in home density) would have a negative impact on existing local residents.
 - 3 Privacy factor. A Multi-story building in a predominantly low rise zone would have a negative impact on the lives and privacy of adjoining residence.
 - 4 Streetscape. A Multi-story building such as the one being proposed would undoubtedly have a negative impact on adjoining residents and the overall streetscape.
 - 5 Viability of existing adjoining properties. The construction of a Multi-story building to the level proposed would undermine the viability/value of adjoining residence's.
 - 6 Enhancement & Character of the precinct. A Multi-story building like the one being proposed would not enhance the low-rise seaside village character of the precinct.
 - 7 Proximity to waterway. The Multi-story building proximity to the Pumicestone passage foreshore has to be raised. Is the development within a 50 mtr of the top bank as per the set-back boundary. One has to look at the set back of the existing property on the proposed site to see where this criteria has already been addressed.
 - 8 Visual & Physical dominance. A Multi-story building of this proportion would be inconsistent with the predominantly prevailing setbacks in the area where buildings are generally positioned further away from the street and from each other.
 - 9 Density. The density created by the Multi-story building will be inconsistent with the character of the area
 - 10 Overdevelopment. The Multi-story building will bring about an over development of the site & again, be inconsistent with the character of the area's foreshore.
 - 11 Low intensity. The Multi-story building will be totally detached from the low density, low intensity coastal community character & a reduction of open space nature of the area..
 - 12 Building Height. As per the Planning Scheme. (building heights are measured from the Natural Ground level to the top of the building regardless of any additional height from the basement but excludes & understandably, lift motor rooms and or Air con towers.) The zoning in this area along with it being a coastal Community is 15mtrs & whilst Bribie Island has & is proud of its Low Rise, Low Intensity character, we must accept 15mtrs and ask that this be the Max height allowed by Council for this development.
 - 13 Infrastructure Elements. 1 Water & Sewerage: Has Council along with Unity water developed plans to cope with the additional pressures on our existing system on
the Island as system failures could lead to endangering our communities health. (Flood, Sewerage & Water)
2 Road access. Will Council consider the impact on the local Road network (Welsby Pde & Ferguson Ave) during and after proposed construction as both are major arteries in both northerly and southerly directions & have the potential to block & be dangerous to pedestrians and vehicular traffic
not to mention the problems associated with Garbage collection.
- 3 Firefighting capabilities. With the development on the Island of Multi-Story Buildings, is Council able to give the Residence of Bribie Island an
assurance that the local Fire services' on the Island has the necessary equipment to protect life and extinguish fires in existing multi-story structures
as well as a building like that which is being proposed in Welsby parade.
- 14 Recommendation. 1 That the proposed development application not be approved under any circumstances given the few examples listed above that will directly effect
the community Council serves. Alternatively:-
2 That Council give favorable consideration to a Max 15mtr development (measured from Natural Ground level) and in doing so, that it be an across the board model development for future development proposals on the Island. A model development will have a positive impact on the Community,

Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

the Islands foreshore on both Western (Pumicestone Passage) &
Eastern banks (Woorim) & will help Bribie maintain its relaxed environment
Identity
for residents and tourists alike.

Regards
Albert Tarn
32 Protea Drive BONGAREE 4507
Email. Thomast2@bigpond.com
Mob 0413582747

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs Including garage, shop/office's etc and will compromise the foreshore precinct, the natural beauty of Bribie Island along with its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Pde is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of the Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and Council building height limit of 15 mtrs.

Regards
Albert Tarn
32 Protea Drive Bongaree 4507

0413582747

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Dear Sir

This letter is an objection to the proposed application for 233 Welsby Pde, Bongaree.

If the council continues to allow new developments of high density buildings, we will end up with high rise buildings all along Welsby parade and beyond. Please consider, do we want to be another Gold Coast? Why do we wish to reside on Bribie Island? because that's what it is... an island. Unique in every way. We need to have a regional plan similar to what the Noosa Shire council has done, limiting this type of development which has created very a valuable region because they listened to their constituents.

The planning scheme for the Noosa Shire sets down a framework for the future, keeping high density development and commercial landscapes to a minimum. Perhaps our council could view the plan of their region with the view to developing a plan that retains and enhances this unique area.

Kind regards
Janet Rawleigh
25 Indra Ave Bellara
E: janraw0401@gmail.com

Sent from [Mail](#) for Windows 10

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter Andrew Christie
Address of commenter 19 Azalea Drive, Bongaree
Email of commenter agchristie@hotmail.com

Comment

I have no objection to this development. Go for your life. It is a furphy that '3' stories 'suits' the Bribie lifestyle. Who determined that this statement was fact? Everything along the parade faces West and hence no shadows on the passage in the afternoon and possibly not even in the morning as the building lines are set back on the eastern side of the parade.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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Scanned By: NaomiSteel@MBRCDOM On: 05/04/2019 AM Moreton Bay Regional Council

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510



MORETON BAY
REGIONAL COUNCIL
- 5 APR 2019
CABOOLTURE CUSTOMER
SERVICE CENTRE

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

TO WHOM IT MAY CONCERN,

The proposed development of 233 Welsby Parade, Bongaree, Qld 4507 on Lots 25 & 26 on RP62926, is over the allowable current height of 15 meters and will take away from the natural beauty of Bribie. 3 Storeys should be the limit, including garaging/shops etc.

Bribie Island is noted for its natural beauty with the height of the buildings not exceeding the lovely tree line. The Gold Coast and Sunshine Coast, Redcliffe and other places have been spoilt by the building of high rise. Bribie has a relaxing feel, it is an Island not a City. It is a place to escape from the concrete jungle.

High-density housing such as this will have a negative impact on an already fragile environment we should be striving to preserve the beauty of the environment, rather than exploiting it any further. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. This is not what we want for Bribie Island.

WE THE UNDERSIGNED ARE CONCERNED ABOUT THE ABOVE APPLICATION AND ASK THAT YOU DO NOT LET DEVELOPERS SPOIL OUR ISLAND. PLEASE MAINTAIN BRIBIE ISLAND'S CHARACTER AND CHARM.

NAME	ADDRESS	SIGNATURE
DON VELLNAGEL	77 RAPTOR PDE BOWLSIA RCH	[Signature]
ALAN GATTY	43 MICHAEL ST. SANDSTONE MT	[Signature]
LELBA WESTON	1 ROSCREA CR BONGAREE	[Signature]
JEWEL WALKER	24 McDONALD ST BONGAREE	[Signature]
JANICE MASON	42 HILL ST BONGAREE	[Signature]
MARG MCGARRY	111 85 COTTERILL AVE BONGAREE	[Signature]
MARJAREE FERGUSON	86 Kangaroo Ave Bongaree	[Signature]
JULY HINGRENS	7-6-10 Wattle Ave Bongaree	[Signature]
PAUL FRANCIS	13 EUCALYPT ST BELLARON	[Signature]
JOHN PARK	32/77 GIBLILL AVE BONGAREE	[Signature]
Elna Jensen	82 FOXTAIL CRS BANKSIA BEACH	[Signature]
RICHARD FERGUSON	86 Kangaroo Ave BONGAREE	[Signature]
MIKE HANSEN	1137/9 DUX DRIVE BONGAREE	[Signature]
JUDY HANSEN	1137/9 Dux Drive Bongaree	[Signature]
Sandra Scott	35 Mackerel ST S/Point	[Signature]

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Subject: High-rise on Welsby Pde

Dear Brooke,

I wish to object to the construction of a highrise on and the corner of Welsby Parade and Ferguson Avenue, for two good reasons.

The particular corner is a well used one because of the one-way nature of the turn at the end of Welsby. There is no room for cars parked on the roadside.

When cars are parked on both sides of Wattle Avenue to visit the newish block of units there, drivers approaching Welsby use the middle of the road. This makes it very awkward for drivers entering from Welsby.

The second reason for a highrise being unsuitable for the site is that, in most places, a highrise requires a basement carpark to accommodate the vehicles of residents, leaving the curbside for visitors. Due to the fragile nature of Bribie's structure, it is not possible to build a basement without disturbing the acid soils, and upsetting the aquifer. Thus both reasons are concerned with parking. Bribie will never be suitable for Gold Coast style development.

Could you please bring these two concerns to the notice of MBRC when the development is assessed.

Thank you.

Hazel Beneke

135 Endeavour Drive
Banksia Beach, Qld 4507

Ph: 3410 7378

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [Janette Buchanan](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 12:52:20 PM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling
(10 Units)
Name of commenter Janette Buchanan
Address of commenter 32 Hall Avenue, Bongaree QLD 4507
Email of commenter janettehbuchanan@gmail.com

Comment

Far too high for Bribie Island. 3 storeys should be the limit, including garaging/shops etc. Bribie Island is already congested, the infrastructure cannot support these sorts of developments. The visual impact is also out of place for Bribie Island, far too imposing. We do not want/need to become another Gold Coast/Sunshine Coast, Bribie Island should be maintaining its character and charm. High-density housing such as this will have negative impact on an already fragile environment, we should be striving to preserve the beauty of the environment and animals that live here, both on land and in the water, rather than exploiting it any further. "They paved paradise, put in a parking lot"...this is not what we want to do to Bribie Island.

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



Moreton Bay Regional Council

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

17.05.2019

Peter Douglas

31 Doomba Drive,

Bongaree Qld. 4507

Ph: 0407768947

Moreton Bay Regional Council

P.O. Box 1059,

Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I object to this application on multiple grounds.

- 1) Council have regulations and rules in place for buildings on height, set back from boundaries and density of dwellings per hectare for a reason. That's the line in the sand and Council should stand fast on those regulations and rules now and in the future to retain the beauty of Bribie Island. As I drive over the bridge to Bribie there are currently no buildings that rise above the tree line and I would dearly love it to stay that way. I grew up at Scarborough and I am horrified by how grotesque that end of the peninsular is looking now. I know progress is inevitable but it shouldn't come at the cost of scaring the beauty of the island, which we all love, for the benefit of a few. Careful and well considered planning can accommodate progress while avoiding the mistakes of Redcliffe, Scarborough and the Gold and Sunshine Coasts.
- 2) I believe traffic flow around that area would be compromised by this or any other such development on this sight. Welsby Parade and Ferguson Avenue already carry considerable traffic because of the location to the bridge. In the short-term vehicles entering or exiting from this proposed development will impede traffic, creating safety issues and to add fuel to the mix there is currently a pedestrian crossing in front of the site on Welsby Parade. A second bridge will be built at some stage in the future and the two or three block radius around these two bridges will see major changes in traffic flow and direction depending on how entry and exit points are configured.
- 3) The other issue I have with this and other developments of this nature is parking. In general, these unit buildings only supply one parking bay per unit plus parking for visitors on site. Most families or couples these days have at least two vehicles which means they must park on the street. A drive around Bribie or anywhere for that matter will reveal cars, caravans, motorhomes and boats parked outside multiple dwelling style buildings. These vehicles clog or congest in some cases very narrow streets or they fill public parking bays alongside our parks reducing available parking for our many visitors.

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*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

It's my sincere wish that Council gives all these issues due consideration for the thousands of residents and our beautiful island and refuse to grant approval for the application requested by Mr. David & Mrs. Jessi Alexander.

Regards,

Peter Douglas

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

22.05.2019

Valerie Douglas
31 Doomba Drive,
Bongaree Qld. 4507
Ph: 0407768947

Moreton Bay Regional Council
P.O. Box 1059,
Caboolture Qld. 4510

Dear Sir/Madame,

Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling (10 Units)233 Welsby Parade
Bongaree Qld 4507 - Lot's 25 & 26 on RP62926.

I would like to raise my objection to the building of this six-storey unit complex. Members of the Council are entrusted to look after the land in the shire responsibly. To allow this construction to be built to a height over the 15metre limit would be completely irresponsible. Once developers are given the go ahead, one can only imagine it wouldn't be long before seven stories are requested, then eight and so on. The island must continue to have a restricted limit of 15 metres.

The plan also indicates the building of business units along the ground floor. I cannot imagine where all the extra parking spaces are going to magically appear from. The location is just off the bridge and traffic heading along Welsby Parade already has to turn into the road beside the development. This high-rise building will create untold traffic issues.

I understand the need for extra housing, but it can be done responsibly, without greed, and in keeping with the current height restrictions. Nobody coming onto the island wants to be greeted by high rise unit blocks. Your current restriction of 15metres works well and I ask that you consider this before allowing the first developer to break the limit and start building higher.

Regards,

Valerie Douglas

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [Roslyn Fritz](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Monday, 18 March 2019 7:31:45 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter Roslyn Fritz
Address of commenter 16 Rosella Street, Bingaree
Email of commenter roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available. Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribie doesn't need to earn the reputation of ripping people off

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

From: [Janice Lee-Harris](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development application
Date: Saturday, 4 May 2019 10:40:07 AM

I Jody Lee-Harris of 36 Warrigal street Bellara strongly object to the application for a multi story building on Welsbey parade Bongaree due to the unappealing aesthetic look and traffic complications this will cause. Ref. No. DA/37893/2019/V2M

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lyn paul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 10/05/2019 11:01 AM Moreton Bay Regional Council

The Chief Executive Officer
Moreton Bay Regional Council
P.O.Box 159
Caboolture Q4510

MORETON BAY
REGIONAL COUNCIL

- 9 MAY 2019

30/04/2019 CABOOLTURE CUSTOMER
SERVICE CENTRE

Re Development application No: DA 37893/2019/V2M

We wish to object to the development application (above) for
233 Welsby Pde. Bongaree Q4507

We are concerned with the following :-

*Please NOTE the block is on the **corner of Welsby Pde. and
Ferguson Ave.Bongaree.**

*It is a main thoroughfare for traffic going from Welsby Pde to Banksia
Beach and Woorim and also the local shopping centre.

*The proposal is for 10 Units which means 10 (or 20) vehicles driving in
and out of the building while the abovementioned traffic is negotiating
the turning into Ferguson Ave. which has limited street parking now.

*Add to that - their visitors' cars and the weekend day trippers and the
corner will become even more problematic.
It is totally unsafe to increase traffic at this intersection and council
planners should be doing a survey of the situation before any decision is
made on this building approval.

Signed

Jean McManus

Gerry McManus



12 Winch Ct.
Banksia Beach Qld.4507

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lyn paul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Feedback to Mayor or Councillor

Question	Response
Your details	
Name	Bruce teakle
Address	8 timari Ave
Suburb	Bellara
Phone	0734089029
Email	
Your feedback	
Were your comments for the Mayor and/or a specific Councillor?	Mayor (Allan Sutherland), Councillor
If comments are for a specific Councillor, select from the list below:	Brooke Savige (Div 1)
Subject	Development on 233 welsby pre, Bongaree.
Comments	I feel this type of development is totally wrong as all you councillors seem to want to do is ruin our life style which is why people live here in the first place. The roads and shopping centre car parks are congested as it is and you want is make it worse with this type of cramming as many people into small space as possible,I think it is about time you all started thinking about the people who live here for change and stop reining why we live here. Yours B teakle.
Would you like a reply to your comments?	Yes

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Formal objection lodged

FYI Brooke regarding the proposed development at 233 Welsby Parade

To Whom it may concern.

This is a formal objection to the proposed High Rise development at 233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

Yours very sincerely

Jeni Webb

10 Lyrebird Lane
Bongaree
Bribie Island
Qld 4507
[Tel:3408 3438](tel:34083438)
Mobile: 0408790031

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:schulzk@MBRCDOM On: 14/05/2019 AM Moreton Bay Regional Council

MORETON BAY
REGIONAL COUNCIL

13 MAY 2019

NA -
CABOOLTURE CUSTOMER
SERVICE CENTRE

THE CHIEF EXECUTIVE OFFICER
MORETON BAY REGIONAL COUNCIL
PO BOX 159
CABOOLTURE QLD 4510

RE: DEVELOPMENT APPLICATION NUMBER: DA/37893/2019/V2M

Dear Rohan,


Michael & I have already put a submission in concerning the above application. We have looked at the plans on line and it is not clear to us how the carpark level is being built. It looks like there may be large places where it has open sides on our side of the building. This would be near our kitchen and living area and there may be a concern with the car fumes regularly coming into our living area as we have several windows on that side of our house.

I am sure you would have more of an idea of impact and be able to see what exactly is proposed building material wise on that side of the building.

We are also concerned about the traffic problem of so many vehicles coming into and out of Ferguson Ave as it is a very busy area of where any vehicles not leaving the island must turn to gain access to Bribie Island itself. There is already a dangerous street access onto the round about at Benabrow Ave, which is the continuation of the journey to stay on Bribie.

We are also concerned that the application would exceed the number of people living in the area provided for 233 Welsby Parade on the development application, which would be outside of the current rules.

KIND REGARDS,


Michael & Faye Falvey
237 WELSBY PARADE
BONGAREE QLD 4507



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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

9/5/2019
Debra Milliner
5/2 Sunderland Drive
Banksia Beach
0409585174

Dear Sir/Madame,

**Re: DA/37893/2019/V2M Djakala Investments – Multiple Dwelling
(10 units) 233 Welsby Parade, Bongaree – Lot's 25 & 26 on RP62926**

I would like to lodge a submission against this development. My concern is that the above development does not comply with a number of Performance Outcomes for a Next Generation Neighbourhood Precinct (NGNP) as per the Moreton Bay Planning Scheme (MBPS).

Performance Outcome 1 Density

As per the MBPS a NGNP has a low to medium residential density of between 15 and 75 dwellings per hectare. This proposed development has a density of 83 dwellings per hectare. Therefore it is not compliant with the MBPS and should not be allowed in its current form to go ahead.

Performance Outcome 2 Building Height (Residential Uses)

The MBPS allows for a building height of 15 metres. This proposed development has a building height that exceeds this. Once again the development does not comply with the MBPS and should not be allowed.

Performance Outcome 5 & 6 Setbacks

The development submission admits to being non-compliant in regard the setback to covered parking space. This is another area where this application does not comply with the MBPS.

Performance Outcome 7 Site Cover

The development application states it has a site cover of only 34% which presents well but as stated above, because of the excessive building height the site density is inconsistent with the character of the area: Bribie Island, a beautiful unique natural environment on the Pumicestone Passage.

I trust the Moreton Bay Regional Council will carefully screen this development and any further developments on this island to ensure they suit the character of this unique area. People who live on Bribie Island, do so because it is not overdeveloped. There are many other coastal areas to live that have medium and high-rise developments beside the water. But we residents chose to live here and not those other areas.

I actually strongly believe that like some Pacific Islands, that Bribie Island should not allow any further developments to be higher than a coconut palm. I have a

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

beautiful photo of a unit block on Bribie Island, that is 3 storeys high (15 metres) and it has a coconut palm beside it, to clearly demonstrate what I am saying. I shall attempt to attach it with this submission.

So in closing, I trust this proposed development is redesigned to comply with the Moreton Bay Planning Scheme and will only be allowed to be built up to 15 metres high.

Thank you for considering my submission,

Kind Regards,

Debra Milliner

Email: deb-mill@hotmail.com

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

To all Council Members,

You have been voted into your present position to fulfil the wishes of the people that got you into the Council. It seems that quite a number of you seem to have forgotten this.

We here at Bribie have the impression that there seems to be other priorities. The requests of e.g. new buildings, new "retirement" estates, music festivals etc have been presented to the MBRC Council for approval by people/businesses/construction companies/developers who do not live on the Island and only have in mind the monetary gains they receive when their projects are being approved.

It is high time that the Council members do change their priorities. How come that matters related to Bribie when voting is required that most if not all Council Members have to abstain and the decision is made by one person, the CEO. This is NOT the democratic way to make decisions!!!!

Jan van Arnhem
1 North Point, Bribie Island,
resident for the past 20 years

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

To Whom it may concern.

This is a formal objection to the proposed High Rise development at :

233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

The development application calls for a structure that is well in excess of the allowable current height limit of 15metres. We also see the density of the development as affecting the amenity of the area.

The main access to the apartment block will be within 30 metres of Welsby Parade – i.e. Ferguson Avenue - a narrow road – also the main Northern access to the rest of the Island. Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

We also anticipate our elected members of council will support our endeavours to retain the essential flavour of Bribie Island.

Bribie Lakes, Gem Life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

Yours

Antony JR Carter

Diane Carter

78 Protea Drive

Bongaree

Qld. 4507

07 34082917

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

To whom it may concern.

We strongly object to the application being made for a 10 unit apartment complex at 233 Welsby Parade Bongaree.

For the sake of a quiet and peaceful life....Bribie is fast loosing its lovely natural appeal as you drive over the bridge...and with all the Over 50s complexes that have been built recently...it is overcrowded now...but allowing this type of high rise along the beach front it will SPOIL the natural beauty of Bribie Island.

Yours faithfully,

Dorothy and Doug Duffield,
30/74 Cotterill Avenue,
Bongaree...4507

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

To whom it may concern,

We strongly object to the proposed multi story building of apartments at 233 Welsby Parade Bongaree. Why oh why, is Council bowing to the wealthy greedy folk and completely spoiling the lifestyle of the dear folk who made a very simple investment many years ago to enjoy a happy relaxed lifestyle here on Bribie Island. We have lived in an Over 50 Resort in Bongaree for the past 11 years and have observed many changes, and with the increase of traffic the Island life is becoming a nightmare, but the structural multi story buildings are definitely spoiling the actual character of life on Bribie.

A definite objection to this application.

Yours sincerely,
D and D Duffield,
30/74 Cotterill Ave,
Bongaree 4507.

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter Roslyn Fritz
Address of commenter 16 Rosella Street, Bingaree
Email of commenter roz@damgoodluck.com

Comment

5 stories is too high, too many people for the infrastructure available.
Don't have a problem with higher density housing but do have a big problem with structural integrity. If the developer awarded the contract is in it to make money (as they all are) then my concern is the long range safety of the building and the people who buy it off the developers. Bribes doesn't need to earn the reputation of ripping people off

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Pde is just the start and will only add to the growing problems associated with pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of the

Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and

Council building height limit of 15 mtrs.

Regards

Keith Gavin

16 Bracken St

Woorim

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

DA/37893/2019/V2M
233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

Sandra Greacen
8 Port Drive, Banksia Beach Qld 4507

Sandra Greacen

Dip RMT, BHSc (Musculoskeletal Therapy)

Musculoskeletal Therapist, Myotherapist and Remedial Specialist
Contract Academic for Endeavour College of Natural Health
Locum Therapist for Australian Institute of Sport

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s.greacen@bigpond.com

www.remedialmassagebribie.com

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Attention: Council Assessment Manager

We are residents of Bongaree and strongly object to the above application for development permit for material change of use for multiple dwellings.

It has always been our belief that the height of dwellings on Bribie Island should be limited to three levels only. This application is contrary to what, we believe, development on Bribie Island should be.

This address at 233 Welsby Parade, Bongaree, also runs along Ferguson Avenue, which is a street from Welsby Parade to a roundabout that connects with the suburb of Bellara. We can only envisage added congestion to an already busy area from south to north. Parking on street level is also a problem in this area and this development will compound the issue.

Greed driven by developers for maximum profit, with no consideration or thought for local residents and visitors, should not be approved. Bribie Island does not need to develop along the lines of the Gold Coast or Sunshine Coast. This development will not blend in or add to the aesthetics of the area or existing dwellings.

We strongly oppose this development.

Jeff and Maria Hayes
PO Box 1015
Bongaree Qld 4507
(30 Nulu Street, Bongaree, Qld, 4507)

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

For the attention of the General Manager / Planning Manager / Planning Department

Application 2019/37893/V2M
Address 233 Welsby Parade, Bongaree QLD 4507
Description Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter John Loyde
Address of commenter 217 Welsby Parade Bongaree
Email of commenter jonnybegoodbad@hotmail.com

Comment

By over supply of units we are just creating another slum. Let's learn from others mistakes such as the gold coast which use to be a beautiful holiday destination. Now it is nicknamed Logan on the water.

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Subject: Objection to DA/37893/2019/V2M

DA/37893/2019/V2M
233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

The residents of Bribie Island have come here to escape the over development of other areas such as Noosa, Mooloolabah and Caloundra. We are losing our identity. We do not have the facilities necessary for an increased population growth, for example a hospital. We do not need, nor want, another bridge. We can have sustainable growth without high rise developments which marr the originality and history of the island.

Yours faithfully,
Geraldine Marston
3 Illawarra Avenue
Bellara

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

TO WHOM IT MAY CONCERN

We are writing to put forward our objection to the proposed High Rise development at 233 Welsby Parade, Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15 metres including garage, shop/offices etc., and will compromise the foreshore precinct, which is the natural beauty of Bribie Island its environment & infrastructure.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Parade is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As residents since 1991, our move here was to escape the concrete jungle of Sydney.

Like our many friends here on the Island, we would like to preserve what we came for, and the reason visitors come to Bribie.

Have heard it said so many times, "Driving over the Bridge, the sight of the foreshore, uncluttered by high rise jungle of concrete and glass. Yeah we are home".

Bribie Island has a world renowned reputation for its work in the environment and it's this and the reasons

mentioned above that we strongly object to the height of this proposal @ 233 Welsby Parade being over tree height and

Council building height limit of 15 meters.

Yours sincerely

Bill and Sophia McCullough
3 North Point, Banksia Beach 4507

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Supporting Information

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

CEO Moreton Bay regional Council

Dear Sir,

**Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019.
Grounds for my objection are:**

This proposed development does not comply with the regional plan. This will set a precedent for the height of any future high rise developments on Bribie Island.

I believe Bribie is becoming over-developed, infrastructure is not sufficient to cope with the increased traffic caused by many recent multi-dwelling developments.

No further multi-dwelling developments should be approved for Bribie Island until infrastructure has been upgraded to allow for safe, efficient traffic flow. This includes improving the access to Bribie from the mainland by increasing the flow on the bridge and on the roads approaching Bribie Island from the Bruce Highway.

Development of the areas on both sides of the Pumicestone Passage adjacent to the existing bridge should be frozen until after upgraded bridge access has been completed.

In the last 10 years, Moreton Bay Regional Council has changed the ambience of Bribie Island by approving multi-dwelling developments. I wish to see a referendum of the residents of Bribie Island regarding further high rise development approval.

**Frances Park
8 Green Street
Banksia Beach 4507**

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

1. It is non compliant with the regional plan in respect of density and height.
There is no point in having a regional plan, which has been accepted by the state government, if it can be ignored by every developer.
2. There should be no further development on Bribie Island until a new bridge exists. There are already traffic issues on weekends.
3. When the new bridge is designed there is every likelihood that one of the access roads, flyovers or underpasses will necessitate the demolition of this building. No further approvals should be allowed in this vicinity until the design of the new bridge and its accesses are firm. If necessary re-zone the whole area.
4. Such a crass and dominating building will become a precedent and will forever change the architecture and ambience of Bribie Island. It is aesthetically completely out of character with the way that the residents want Bribie to develop. It would be completely unacceptable, an eyesore and a distraction to drivers, as the vista presented to people crossing on to Bribie. There is already one Gold Coast and we don't want to be the second one.

Kenneth E Park
8 Green Street
BANKSIA BEACH QLD 4507

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

MW Robinson
9 North Point,
Banksia Beach,
Bribie Island,
QLD 4507
Australia

Home: 61 7 3410 8820
Cell: 0423648505
[E-mail: robustmail@me.com](mailto:robustmail@me.com)

Dear Sir/Madam

I too am writing to put forward my objection to the proposed High Rise development at
233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs
Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of
Bribie Island its environment & infrastructure.

Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils
assistance

the preservation of the Islands Flora & Fauna & a responsible attitude toward residential
development.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and
now Welsby Pde is just the start and will only add to the growing problems associated with
pressures

on infrastructure our fragile environment.

As a resident for a number of years now, our move here was to escape the concrete jungle cities of
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Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive
to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we love
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green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the
reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over
tree height and

Council building height limit of 15 mtrs.

Regards

MW Robinson

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Re lots25 & 26non RP62926

I wish to strongly object to the relaxation of the height limit of 15 meters in this zone and for an increase in density from the limit of 75 to 83. There also appears to be a discrepancy in the proposed height 21.7 meters as reported and 19.765 as posted.

Please also note that by definition a storey for car parking is also part of the building, and should be counted as such, and included in the 15 meters.

I strongly feel that this development will have an adverse effect not only visually, but also be a significant traffic hazard, with egress and entry on to the already busy thoroughfare.

Regards.

Barrie Smith
30 Ford Street
Bongaree 4507

Sent from my iPad

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

CEO

Moreton Bay Regional Council

I wish to object to the proposed development at 233 Welsby Parade
Bongaree; DA/37893/2019/V2M.

Grounds for my objection are:

1. It does not comply with the MBRC Planning Scheme in respect of density and height. There is no point in having a Planning Scheme if it can be ignored by developers and approved variations made by the MBRC. The public rely on the Planning Scheme for assurity of proper development, certainty of what is permitted nearby and assurances of keeping the local amenity.
2. There should be no further development on Bribie Island or surrounds until a new bridge and the Bribie Island Rd is upgraded. There is already major traffic congestion on weekends.
3. Dominating buildings like this and the already approved 7 storey motel at the Sandstone Point Hotel site will become the norm and will forever change the architecture and ambience of Bribie Island. It and the SPH motel are out of character with the Bribie amenity.

Graeme Wilcox
12 Howard Ct, Sandstone Point, QLD, 4511

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Sandi Smith
30 Ford Street
Bongaree. Qld. 4507

I am writing to strongly oppose the height level requested in this application.

The height of up to 3 levels along the foreshore roads island wide has been followed for over 30 years, we do NOT need to mar the skyline of Bribie Island's fauna and flora reserve and marine park with buildings higher than the tree line.

Access to this site on to busy Ferguson Avenue will be a traffic hazard with the site being used by residents to the number of units requested.

Currently the existing foreshore properties stay within the strategic plan, to allow this development opens the gates to other developers to try and make our island like Redcliffe foreshore which to me is totally unacceptable.

Bribie Island is different.....keep it that way.
Regards
Sandi

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

To Whom it may concern,

I am writing in objection to the proposed development at 233 Welsby Parade, Bongaree – Application reference DA/37893/2019/V2M

In addition to the fact that this development well exceeds current height and occupancy permissions as stipulated by council, the following reasons are also of concern to me:-

- Access along Welsby Parade during construction, including the parking of a sizeable number of trades for a construction of this size for a prolonged period of time affecting local residents and day trippers.
- Environmental impact specifically to Pumicestone Passage from poor disposal of protective plastics, dust and other pollutants which can be blown off site in high winds which are common in the area. Obviously this is a risk during any and all construction but due to the size of this construction the risk is significantly increased.
- Visual impact due to location. This development when completed will be highly visible on travelling to Bribie Island which I believe will reflect poorly on the image of the island as a National Park.
- Damage to surrounding properties and increased maintenance required as a result of construction (I am an owner of one of the neighbouring properties so this will have an affect on me directly).
- This development sets a precedent for all future developments across the Pumicestone Passage foreshore.

Please also see <https://www.change.org/p/brooke-savige-petition-against-the-proposed-5-storey-development-233-welsby-parade-bongaree> for signatures of other people who share the same opinion of this development.

I hope you give this Development Application the full and thorough consideration it deserves to continue careful, restrained development of the island to the benefit of all residents of Bribie Island

Kind Regards,

Mitch Williamson
6/46 Winston Drive, Bongaree
mr.williamson@iinet.net.au

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Keith Gavin](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development Application Number DA/37893/2019/V2M
Date: Tuesday, 2 April 2019 11:05:22 AM
Attachments: [BIEPA Welsby Pde.jpeg](#)

Dear Sir/Madam

I am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15mtrs Including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of

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now Welsby Pde is just the start and will only add to the growing problems associated with pressures

on infrastructure our fragile environment.

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Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve

what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the

green tree-lined foreshore not a line of high rise buildings of concrete & glass.

Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons

mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and

Council building height limit of 15 mtrs.

Regards

Keith Gavin

16 Bracken St

Woorim

34081023



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Sandra Greacen](#)
To: [MBRC Incoming Mail](#)
Cc: [Sandra Greacen](#)
Subject: Objection to DA/37893/2019/V2M
Date: Monday, 15 April 2019 5:47:29 PM

DA/37893/2019/V2M

233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
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Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

Sandra Greacen

8 Port Drive, Banksia Beach Qld 4507

Sandra Greacen

Dip RMT, BHSc (Musculoskeletal Therapy)

Musculoskeletal Therapist, Myotherapist and Remedial Specialist

Contract Academic for Endeavour College of Natural Health

Locum Therapist for Australian Institute of Sport

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Jeff Hayes](#)
To: [MBRC Incoming Mail](#)
Subject: DA Submissions - Application Ref: DA/37893/2019/V2M
Date: Wednesday, 24 April 2019 2:53:19 PM

Attention: Council Assessment Manager

We are residents of Bongaree and strongly object to the above application for development permit for material change of use for multiple dwellings.

It has always been our belief that the height of dwellings on Bribie Island should be limited to three levels only. This application is contrary to what, we believe, development on Bribie Island should be.

This address at 233 Welsby Parade, Bongaree, also runs along Ferguson Avenue, which is a street from Welsby Parade to a roundabout that connects with the suburb of Bellara. We can only envisage added congestion to an already busy area from south to north. Parking on street level is also a problem in this area and this development will compound the issue.

Greed driven by developers for maximum profit, with no consideration or thought for local residents and visitors, should not be approved. Bribie Island does not need to develop along the lines of the Gold Coast or Sunshine Coast. This development will not blend in or add to the aesthetics of the area or existing dwellings.

We strongly oppose this development.

Jeff and Maria Hayes
PO Box 1015
Bongaree Qld 4507
(30 Nulu Street, Bongaree, Qld, 4507)

Moreton Bay Regional Council

GENERAL MEETING
21 January 2020

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Supporting Information

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

From: [Janice Lee-Harris](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to Development application
Date: Saturday, 4 May 2019 10:40:07 AM

I Jody Lee-Harris of 36 Warrigal street Bellara strongly object to the application for a multi story building on Welsbey parade Bongaree due to the unappealing aesthetic look and traffic complications this will cause. Ref. No. DA/37893/2019/V2M

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [PlanningAlerts](#) on behalf of [John loyde](#)
To: [MBRC Incoming Mail](#)
Subject: Comment on application 2019/37893/V2M
Date: Sunday, 31 March 2019 10:29:25 AM

For the attention of the General Manager / Planning Manager / Planning Department

Application	2019/37893/V2M
Address	233 Welsby Parade, Bongaree QLD 4507
Description	Material Change of Use - Development Permit for Multiple Dwelling (10 Units)
Name of commenter	John loyde
Address of commenter	217 welsby parade Bongaree
Email of commenter	jonnybegoodbad@hotmail.com

Comment

By over supply of units we are just creating another slum. Let's learn from others mistakes such as the gold coast which use to be a beautiful holiday destination. Now it is nicknamed Logan on the water.

This comment was submitted via [PlanningAlerts](#), a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lyn paul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', 'is consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

Moreton Bay Regional Council

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ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Mick Falvey](#)
To: [Doug Payne](#)
Subject: FW: DA/37893/2019/V2M
Date: Thursday, 16 May 2019 2:40:32 PM

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:25 PM
To: mbrc@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Sent from [Mail](#) for Windows 10

From: [Mick Falvey](#)
Sent: Thursday, 16 May 2019 2:17 PM
To: Rohan.coldham@moretonbay.qld.gov.au
Subject: FW: DA/37893/2019/V2M

Dear Rohan, This email was rejected by the system due to the wrong email address for you being printed on a letter from the MBRC for acceptance of Properly Made Submission.

Sent from [Mail](#) for Windows 10

From: [Faye Falvey](#)
Sent: Thursday, 16 May 2019 2:00 PM
To: rohan.colham@moretonbay.qld.gov.au
Subject: Fwd: DA/37893/2019/V2M

Dear Rohan, my iPhone said that this message has not been sent. So I am trying to send it again.
Thanks Faye Falvey

Sent from my iPhone

Begin forwarded message:

Dear Rohan,

RE: The Development Application at 233 Welsby Parade, Bongaree Q 4507

I have had numerous people contact me with concerns to the size of this building. They wanted me to point out that when I was renovating my home at 237 Welsby Parade that if I was to demolish my home I would have to put my home on poles to make sure it complied with the new flood maps. The adjoining block of land to us at

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

233 Welsby, shows more area than mine as being restricted by the flood/tidal water. Others as well as myself have concerns that the same rules should apply to private homes as to developers.

The council is currently doing work across the road from us to the underbridge walkway because of collapse due to water influence.

There is a building behind residence 127 Welsby Parade and Properties on Welsby Pde from that point heading up towards Cornette supermarket, that have serious problems with its foundations due to the underground water table that exists on Bribie Island. The building is leaning in the direction of the waterfront. There are cupboard doors that will not close due to the lean and ceramic tiles continually lifting at an alarming rate that can be heard by residence.

I have also been informed that Bribie Island is not allowed to have a Cemetery where bodies are buried due to the water table being so close to the surface. This raises questions as to how heavy buildings would cope structurally with these conditions.

Kind regards,

Faye Falvey
237 Welsby Parade
Bongaree Q 4507

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Gerri Marston](#)
To: [MBRC Incoming Mail](#)
Subject: FW: Objection to DA/37893/2019/V2M
Date: Monday, 22 April 2019 8:27:17 PM

Subject: Objection to DA/37893/2019/V2M

DA/37893/2019/V2M

233 Welsby Parade, Bongaree

I wish to submit an objection to this development approval on the grounds that:

- it does not meet present planning criteria in that height and unit numbers are excessive, in addition, our infrastructure both on Bribie Island and on Bribie Island Road cannot cope with this additional amount of development;
- the building will be higher than any existing building which will detract from the aesthetic view of that area of Welsby Parade, both from the street, the bridge, the mainland, and from neighbouring properties, who will also lose important views, sunlight and breezes;
- the corner allotment is in a very high traffic precinct and, with more cars using the building, this will cause further congestion at the intersection.

Bribie Island is in the throes of over-development, however, we are in a unique position to ensure that we do not compromise our natural resources which our Island is renowned for and that most people come to Bribie Island to experience. Sensitive development can be achieved while still retaining our beautiful island lifestyle.

The residents of Bribie Island have come here to escape the over development of other areas such as Noosa, Mooloolabah and Caloundra. We are losing our identity. We do not have the facilities necessary for an increased population growth, for example a hospital. We do not need, nor want, another bridge. We can have sustainable growth without high rise developments which marr the originality and history of the island.

Yours faithfully,

Geraldine Marston

3 Illawarra Avenue

Bellara

0411353171

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [SOPHIA MCCULLOUGH](#)
To: [MBRC Incoming Mail](#)
Subject: Fwd: Objection to Development Application No. DA/37893/2019/V2M
Date: Thursday, 4 April 2019 1:56:00 PM

TO WHOM IT MAY CONCERN

We are writing to put forward our objection to the proposed High Rise development at 233 Welsby Parade, Bongaree 4507, on lots 25 & 26 RP 62926

The proposed development of this property is over the allowable current height limit of 15 metres

Including garage, shop/offices etc., and will compromise the foreshore precinct, which is the natural beauty of Bribie Island its environment & infrastructure.

The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Parade is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment.

As residents since 1991, our move here was to escape the concrete jungle of Sydney.

Like our many friends here on the Island, we would like to preserve what we came for, and the reason visitors come to Bribie.

Have heard it said so many times, "Driving over the Bridge, the sight of the foreshore, uncluttered by high rise jungle of concrete and glass. Yeah we are home".

Bribie Island has a world renowned reputation for its work in the environment and it's this and the reasons

mentioned above that we strongly object to the height of this proposal @ 233 Welsby Parade being over tree height and

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Council building height limit of 15 meters.

Yours sincerely

Bill and Sophia McCullough

3 North Point, Banksia Beach 4507

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Scanned By:NaomiSteel@MBRCDOM On: 10/05/2019 11:41 AM Moreton Bay Regional Council

The Chief Executive Officer
Moreton Bay Regional Council
P.O.Box 159
Caboolture Q4510

MORETON BAY
REGIONAL COUNCIL

- 9 MAY 2019

30/04/2019 CABOOLTURE CUSTOMER
SERVICE CENTRE

Re Development application No: DA 37893/2019/V2M

We wish to object to the development application (above) for
233 Welsby Pde. Bongaree Q4507

We are concerned with the following :-

*Please NOTE the block is on the **corner of Welsby Pde. and
Ferguson Ave.Bongaree.**

*It is a main thoroughfare for traffic going from Welsby Pde to Banksia
Beach and Woorim and also the local shopping centre.

*The proposal is for 10 Units which means 10 (or 20) vehicles driving in
and out of the building while the abovementioned traffic is negotiating
the turning into Ferguson Ave. which has limited street parking now.

*Add to that - their visitors' cars and the weekend day trippers and the
corner will become even more problematic.
It is totally unsafe to increase traffic at this intersection and council
planners should be doing a survey of the situation before any decision is
made on this building approval.

Signed

Jean McManus

Gerry McManus



12 Winch Ct.
Banksia Beach Qld.4507

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From: [Michael Mokhtarani](#)
To: [MBRC Incoming Mail](#)
Subject: 233 Welsby Parade, BONGAREE QLD 4507 Development
Date: Tuesday, 2 April 2019 9:07:30 AM

Could I express my disappointment and anger regarding the new threat to our Island from a Developer to build a Six Storey complex on Welsbey Drive .And could you please tell us what you could do on behalf of silent majority who are opposed to this project .

We are losing the unique Bribie Island feature to greedy developers and some people who do not care about crowding up the island and ruining the natural beauty of this island .,

Best Wishes,

Michael Mokhtarani

21 Pimpala Cres. Bongaree 4507

0400240526

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: frankie1950@iinet.net.au
To: [CEO](#)
Cc: [Brooke Savige](#); [Frankie Park](#)
Subject: Objection to high rise building proposed for Welsby Parade, Bongaree DA V2M37893 2019
Date: Saturday, 30 March 2019 3:25:35 PM

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

This proposed development does not comply with the regional plan. This will set a precedent for the height of any future high rise developments on Bribie Island.

I believe Bribie is becoming over-developed, infrastructure is not sufficient to cope with the increased traffic caused by many recent multi-dwelling developments.

No further multi-dwelling developments should be approved for Bribie Island until infrastructure has been upgraded to allow for safe, efficient traffic flow. This includes improving the access to Bribie from the mainland by increasing the flow on the bridge and on the roads approaching Bribie Island from the Bruce Highway.

Development of the areas on both sides of the Pumicestone Passage adjacent to the existing bridge should be frozen until after upgraded bridge access has been completed.

In the last 10 years, Moreton Bay Regional Council has changed the ambience of Bribie Island by approving multi-dwelling developments. I wish to see a referendum of the residents of Bribie Island regarding further high rise development approval.

**Frances Park
8 Green Street
Banksia Beach 4507**

ph 34088648

Moreton Bay Regional Council

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Ken and Frances Park](#)
To: [CEO](#)
Subject: DA V2M37893 2019
Date: Saturday, 30 March 2019 2:28:52 PM

CEO Moreton Bay regional Council

Dear Sir,

Please accept this objection to the proposed development at 233 Welsby Parade Bongaree; V2M37893 2019. Grounds for my objection are:

1. It is non compliant with the regional plan in respect of density and height. There is no point in having a regional plan, which has been accepted by the state government, if it can be ignored by every developer.
2. There should be no further development on Bribie Island until a new bridge exists. There are already traffic issues on weekends.
3. When the new bridge is designed there is every likelihood that one of the access roads, flyovers or underpasses will necessitate the demolition of this building. No further approvals should be allowed in this vicinity until the design of the new bridge and its accesses are firm. If necessary re-zone the whole area.
4. Such a crass and dominating building will become a precedent and will forever change the architecture and ambience of Bribie Island. It is aesthetically completely out of character with the way that the residents want Bribie to develop. It would be completely unacceptable, an eyesore and a distraction to drivers, as the vista presented to people crossing on to Bribie. There is already one Gold Coast and we don't want to be the second one.

Kenneth E Park
8 Green Street
BANKSIA BEACH QLD 4507
ph 34088648

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [jan](#)
To: [MBRC Incoming Mail](#)
Subject: Development Application DA/37893/2019/V2M
Date: Friday, 3 May 2019 3:04:40 PM

Dear Sir

This letter is an objection to the proposed application for 233 Welsby Pde, Bongaree.

If the council continues to allow new developments of high density buildings, we will end up with high rise buildings all along Welsby parade and beyond. Please consider, do we want to be another Gold Coast? Why do we wish to reside on Bribie Island? because that's what it is... an island. Unique in every way. We need to have a regional plan similar to what the Noosa Shire council has done, limiting this type of development which has created very a valuable region because they listened to their constituents.

The planning scheme for the Noosa Shire sets down a framework for the future, keeping high density development and commercial landscapes to a minimum. Perhaps our council could view the plan of their region with the view to developing a plan that retains and enhances this unique area.

Kind regards

Janet Rawleigh

25 Indra Ave Bellara

E: janraw0401@gmail.com

Sent from [Mail](#) for Windows 10

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: robustmail@me.com
To: [MBRC Incoming Mail](#)
Subject: Fwd: Objection to Development Application Number DA/37893/2019/V2M
Date: Monday, 1 April 2019 4:13:31 PM
Attachments: [BIEPA Welsby Pde.jpeg](#)

MW Robinson
9 North Point,
Banksia Beach,
Bribie Island,
QLD 4507
Australia

Home: 61 7 3410 8820
Cell: 0423648505
[E-mail: robustmail@me.com](mailto:robustmail@me.com)

Dear Sir/Madam

I too am writing to put forward my objection to the proposed High Rise development at 233 Welsby Pde Bongaree 4507, on lots 25 & 26 RP 62926. The proposed development of this property is over the allowable current height limit of 15mtrs including garage, shop/office's etc and will compromise the foreshore precinct the natural beauty of Bribie Island its environment & infrastructure. Bribie Island is known for its relaxed uncomplicated lifestyle, its keen interest with Councils assistance the preservation of the Islands Flora & Fauna & a responsible attitude toward residential development. The arrival of developers onto the Island with High Density housing projects such as Benabrow and now Welsby Pde is just the start and will only add to the growing problems associated with pressures on infrastructure our fragile environment. As a resident for a number of years now, our move here was to escape the concrete jungle cities of the Gold Coast, Brisbane and the Sunshine Coast. Like our friends here on the Island, we want and strive to preserve what we have for future generations not exploit it. Driving over the Bridge to come home, we love looking at the green tree-lined foreshore not a line of high rise buildings of concrete & glass. Bribie Island has a world renowned reputation for its work in the environment and its this and the reasons mentioned above that I strongly object to the height of this proposal @ 233 Welsby Pde being over tree height and

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

Council building height limit of 15 mtrs.
Regards

MW Robinson



ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Subject:Objection to Development Application (233 Welsby Road, Bongaree)

Date:Mon, 1 Apr 2019 19:25:13 +1000

From:Lyn <lyn paul2@bigpond.com>

To:mbrc@moretonbay.qld.gov.au

Development Application Number: DA/37893/2019/V2M

Property Location: 233 Welsby Road, Bongaree

Property Description: Lots 25 and 26 RP 62926

Development Type: Development Permit for Material Changes of Use for Multiple Dwellings (10 Units)

Submitted by:

- Marilyn Rushby, 106 White Patch Esplanade, Bribie Island Q 4507
- Paul Lupton, 106 White Patch Esplanade, Bribie Island Q 4507

Reasons for the Objection

1. The application exceeds the regulation building height for a Next Generation Neighbourhood (15 metres) by 4.765 metres.
(Extract from the Application: The proposal is for a six-storey (19.765m in height) multiple dwelling use, characterised as a Medium Rise Apartment Building.)
2. The application exceeds MBRC's density standard.
(Extracts from the Application: The proposed development realises a density of 83 dwellings per ha, which slightly exceeds the density range outlined in PO1. Despite the density exceedance, the proposal cannot be said to be an overdevelopment of the site.)
3. The Application does not take into consideration the fact that Ferguson Avenue is a major route for non-bridge traffic driving north along Welsby Road.
(Extracts from the Application: The development will achieve direct vehicle access via Ferguson Avenue, which is not identified as an arterial or sub-arterial road or a motorway. ... does not impact on the safe and efficient movement of traffic external to the site)
4. Several statements are made that are patently untrue and misleading. With regard to the height of the building, the Application states:
 - o *Buildings are designed to: ...visually integrate with the intended character of the precinct through appropriate design and materials;*
 - o *Buildings and structures have a height that; is consistent with the low to medium rise character of the Next Generation Neighbourhood precinct; is not visually dominant or overbearing with respect to the streetscape; responds to the height of development on adjoining land where contained within another precinct or zone*

Summary

The Application seeks to disregard existing MBRC building heights and density standards. These were formulated for a reason and with due consultation. Why is it possible that they are now to be abandoned?

The ignoring of Ferguson Avenue as a major route for traffic on the Island is incomprehensible. Are we to have another bottleneck, and in close proximity to the bridge? The actual location of the land is classed as Next Generation Neighbourhood. Why is it not classed as a Coastal Community Precinct? It couldn't get any closer to the coast.

The claims by the developer that a six storey building would 'visually integrate', is 'consistent with the low to medium rise character' and 'is not visually dominant or overbearing' are foolish and unreasonable. There are only a few three and four storey buildings along the length of Wembley Road, the majority are one storey.

The resulting visual pollution on the foreshore, the non-adherence to existing regulations and potential traffic problems make this Application unacceptable.

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WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

From: [Barrie](#)
To: [MBRC Incoming Mail](#)
Subject: Application ref DA/37893/2019/V2M
Date: Thursday, 18 April 2019 1:26:33 PM

Re lots 25 & 26 non RP62926

I wish to strongly object to the relaxation of the height limit of 15 meters in this zone and for an increase in density from the limit of 75 to 83. There also appears to be a discrepancy in the proposed height 21.7 meters as reported and 19.765 as posted.

Please also note that by definition a storey for car parking is also part of the building, and should be counted as such, and included in the 15 meters.

I strongly feel that this development will have an adverse effect not only visually, but also be a significant traffic hazard, with egress and entry on to the already busy thoroughfare.

Regards.

Barrie Smith
30 Ford Street
Bongaree 4507

Sent from my iPad

*ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)*

From: [sandi.smith](#)
To: [MBRC Incoming Mail](#)
Subject: Planning submission DA/37893/2019/V2M
Date: Thursday, 18 April 2019 1:19:58 PM

Sandi Smith
30 Ford Street
Bongaree. Qld. 4507

I am writing to strongly oppose the height level requested in this application.

The height of up to 3 levels along the foreshore roads island wide has been followed for over 30 years, we do NOT need to mar the skyline of Bribie Island's fauna and flora reserve and marine park with buildings higher than the tree line.

Access to this site on to busy Ferguson Avenue will be a traffic hazard with the site being used by residents to the number of units requested.

Currently the existing foreshore properties stay within the strategic plan, to allow this development opens the gates to other developers to try and make our island like Redcliffe foreshore which to me is totally unacceptable.

Bribie Island is different.....keep it that way.
Regards
Sandi

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

Feedback to Mayor or Councillor

Question	Response
Your details	
Name	Bruce teakle
Address	8 timari Ave
Suburb	Bellara
Phone	0734089029
Email	
Your feedback	
Were your comments for the Mayor and/or a specific Councillor?	Mayor (Allan Sutherland), Councillor
If comments are for a specific Councillor, select from the list below:	Brooke Savige (Div 1)
Subject	Development on 233 welsby pre, Bongaree.
Comments	I feel this type of development is totally wrong as all you councillors seem to want to do is ruin our life style which is why people live here in the first place. The roads and shopping centre car parks are congested as it is and you want is make it worse with this type of cramming as many people into small space as possible,I think it is about time you all started thinking about the people who live here for change and stop reining why we live here. Yours B teakle.
Would you like a reply to your comments?	Yes

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233
WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [Graeme Wilcox](#)
To: [MBRC Incoming Mail](#); [CEO](#)
Subject: DA/37893/2019/V2M
Date: Saturday, 30 March 2019 4:12:16 PM

CEO

Moreton Bay Regional Council

I wish to object to the proposed development at 233 Welsby Parade Bongaree; DA/37893/2019/V2M.

Grounds for my objection are:

1. It does not comply with the MBRC Planning Scheme in respect of density and height. There is no point in having a Planning Scheme if it can be ignored by developers and approved variations made by the MBRC. The public rely on the Planning Scheme for assurity of proper development, certainty of what is permitted nearby and assurances of keeping the local amenity.
2. There should be no further development on Bribie Island or surrounds until a new bridge and the Bribie Island Rd is upgraded. There is already major traffic congestion on weekends.
3. Dominating buildings like this and the already approved 7 storey motel at the Sandstone Point Hotel site will become the norm and will forever change the architecture and ambience of Bribie Island. It and the SPH motel are out of character with the Bribie amenity.

Graeme Wilcox
12 Howard Ct, Sandstone Point, QLD, 4511
0402303212

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: [mitch williamson](#)
To: [MBRC Incoming Mail](#)
Subject: Objection to proposed development - 233 Welsby Parade, Bongaree
Date: Thursday, 4 April 2019 8:06:50 PM

To Whom it may concern,

I am writing in objection to the proposed development at 233 Welsby Parade, Bongaree – Application reference DA/37893/2019/V2M

In addition to the fact that this development well exceeds current height and occupancy permissions as stipulated by council, the following reasons are also of concern to me:-

- Access along Welsby Parade during construction, including the parking of a sizeable number of trades for a construction of this size for a prolonged period of time affecting local residents and day trippers.
- Environmental impact specifically to Pumicestone Passage from poor disposal of protective plastics, dust and other pollutants which can be blown off site in high winds which are common in the area. Obviously this is a risk during any and all construction but due to the size of this construction the risk is significantly increased.
- Visual impact due to location. This development when completed will be highly visible on travelling to Bribie Island which I believe will reflect poorly on the image of the island as a National Park.
- Damage to surrounding properties and increased maintenance required as a result of construction (I am an owner of one of the neighbouring properties so this will have an affect on me directly).
- This development sets a precedent for all future developments across the Pumicestone Passage foreshore.

Please also see <https://www.change.org/p/brooke-savige-petition-against-the-proposed-5-storey-development-233-welsby-parade-bongaree> for signatures of other people who share the same opinion of this development.

I hope you give this Development Application the full and thorough consideration it deserves to continue careful, restrained development of the island to the benefit of all residents of Bribie Island

Kind Regards,

Mitch Williamson

6/46 Winston Drive, Bongaree

mr.williamson@inet.net.au

Ph: 0435 315 390

ITEM 2.1 DA/37893/2017/V2M - MCU - DEVELOPMENT PERMIT FOR MULTIPLE DWELLING (12 UNITS) 233 WELSBY PDE BONGAREE - DIV 1 - A18538028 (Cont.)

From: "Jeni" <timjeni@gmail.com>
Date: 2 April 2019 at 9:37:44 am AEST
To: <Brooke.Savige@moretonbay.qld.gov.au>
Subject: Formal objection lodged

FYI Brooke regarding the proposed development at 233 Welsby Parade

To Whom it may concern.

This is a formal objection to the proposed High Rise development at 233 Welsby Parade Bongaree 4507, on lots 25 & 26 RP 62926

My understanding is that the proposed development of this property is over the allowable current height limit of 15mtrs including the garages, and will most certainly compromise the foreshore and its natural beauty. 3 floors would be acceptable but not 5!!!

Notwithstanding, Ferguson Ave is the main northern access off Welsby Parade to the rest of the Island. This where the main access to the apartment block will also be, within 30 metres of Welsby on an already narrow road. To begin with there will be untold traffic congestion during the development time, vis a vis months of terrible and dangerous congestion on Warana Ave, which is not a main access road, during the Benabrow Apartment block building site!!!

Bribie Island is a Flora and Fauna Sanctuary and is finite. As residents and tax payers we wish to preserve the sanctity of that mandate against High Density development, particularly along Welsby Parade.

The advent of developers onto the Island with High Rise housing projects such as now on Benabrow Avenue and

The proposed 233 Welsby Parade is just the start. Bribie Lakes, Gem life and Solana have already successfully destroyed a large Flora and Fauna area of this fragile environment.

As a resident of some 11 years on Bribie we are witnessing new developments and High Rise buildings which is what we escaped from on the Gold Coast, Brisbane and the Sunshine Coast. Like our friends and fellow residents on the Island, we want to preserve what we have on Bribie and not to exploit it.

I object in the strongest terms to the development of a 5 story apartment "tower" at 233 Welsby Parade. Which exceeds Council's building height of 15 meters.

Yours very sincerely

Jeni Webb

10 Lyrebird Lane
Bongaree
Bribie Island
Qld 4507
[Tel:3408 3438](tel:34083438)
Mobile: 0408790031

SUPPORTING INFORMATION

Ref: [A19459335](#)

The following list of supporting information is provided for:

ITEM 3.1

MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL

#1 Monthly Reporting Package - November 2019

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

#1 Monthly Reporting Package - November 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 30 November 2019

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 30 November 2019

42% of the year
elapsed

	2019/20 Original Budget \$'000	2019/20 Amended Budget \$'000	2019/20 YTD Actuals \$'000	Actuals to Amended Budget 2019/20
Revenue				
Operating Revenue				
Rates and utility charges	313,151	313,151	160,268	51.18%
Fees and charges	37,272	37,272	17,958	48.18%
Grants, subsidies and contributions	20,149	20,149	12,786	63.46%
Interest revenue	45,426	45,426	17,021	37.47%
Other revenue	39,452	39,452	15,203	38.53%
Share of profit of associate	72,000	72,000	30,000	41.67%
Total Operating Revenue	527,449	527,449	253,235	48.01%
Expenses				
Operating Expenses				
Employee benefits	(140,406)	(140,406)	(59,378)	42.29%
Materials and services	(190,790)	(190,790)	(68,657)	35.99%
Depreciation and amortisation	(97,721)	(97,721)	(42,924)	43.92%
Finance costs	(22,409)	(22,409)	(9,501)	42.40%
Total Operating Expenses	(451,326)	(451,326)	(180,460)	39.98%
Operating Result	76,122	76,122	72,775	95.60%
Capital Revenue	96,868	96,868	55,676	57.48%
Capital Expenses	-	-	(5,664)	No Budget
NET RESULT	172,991	172,991	122,788	70.98%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	-	-	-	No Budget
Changes in the fair value of financial assets at fair value through other comprehensive income	-	-	1,876	No Budget
Total other comprehensive income for the year	-	-	1,876	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	172,991	172,991	124,664	72.06%

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 30 November 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actual \$'000
Assets		
Current Assets		
Cash and cash equivalents	330,445	400,133
Trade and other receivables	48,848	34,681
Inventories	1,081	1,231
Total Current Assets	380,374	436,045
Non-Current Assets		
Trade and other receivables	677,576	677,685
Investments	1,357,637	1,362,245
Property, plant and equipment	4,837,717	4,903,453
Total Non-Current Assets	6,872,930	6,943,383
Total Assets	7,253,304	7,379,429
Liabilities		
Current Liabilities		
Trade and other payables	44,918	46,410
Borrowings	37,334	26,403
Provisions	12,888	14,302
Other	21,427	7,775
Total Current Liabilities	116,567	94,890
Non-Current Liabilities		
Borrowings	332,801	344,307
Provisions	43,841	59,312
Total Non-Current Liabilities	376,642	403,619
Total Liabilities	493,209	498,509
NET COMMUNITY ASSETS	6,760,095	6,880,920
Community Equity		
Retained surplus	5,889,554	5,944,162
Asset revaluation surplus	870,541	936,757
TOTAL COMMUNITY EQUITY	6,760,095	6,880,920

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 30 November 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actuals \$'000
Cash flows from operating activities		
Receipts from customers	413,708	198,787
Payments to suppliers and employees	(341,034)	(156,867)
Interest received	45,426	20,034
Non capital grants and contributions	20,567	12,720
Borrowing costs	(20,379)	(8,674)
Net cash inflow/(outflow) from operating activities	118,288	65,999
Cash flows from investing activities		
Payments for property, plant and equipment	(227,389)	(68,764)
Payments for investment property	-	(76)
Proceeds from sale of property, plant and equipment	21,800	1,276
Net movement in loans to community organisations	-	(148)
Grants, subsidies and contributions	56,868	48,685
Net cash inflow/(outflow) from investing activities	(148,721)	(19,027)
Cash flows from financing activities		
Proceeds from borrowings	25,000	-
Repayment of borrowings	(33,916)	(8,283)
Net cash inflow/(outflow) from financing activities	(8,916)	(8,283)
Net increase/(decrease) in cash held	(39,349)	38,689
Cash and cash equivalents at the beginning of the financial year	369,794	361,444
Cash and cash equivalents at the end of the period	330,445	400,133

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 30 November 2019

	Original Budget 2019/20 \$'000	Amended Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000
<u>Capital Funding Sources</u>			
Cash Utilised	203,011	203,011	63,935
Capital Grants and Subsidies received	33,368	33,368	15,025
Contributed Assets and assets not previously recognised	40,000	40,000	18,257
Loans received	25,000	25,000	-
Total Capital Funding Sources	301,380	301,380	97,216
<u>Capital Funding Applications</u>			
Capital Expenditure	227,464	227,464	70,677
Contributed Assets and assets not previously recognised	40,000	40,000	18,257
Loan Redemption	33,916	33,916	8,283
Total Capital Funding Applications	301,380	301,380	97,216

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Analysis of Results by Segment

For the period ended 30 November						
Operational Plan	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Engineering, Construction & Maintenance	32,295	(63,436)	(31,141)	6,540	491	(24,110)
Community & Environmental Services	16,273	(25,677)	(9,404)	-	700	(8,704)
Governance and Corporate Services	178,859	(86,009)	92,850	62,303	(6,855)	148,299
Planning	4,141	(5,338)	(1,197)	8,500	-	7,303
Total Council	231,568	(180,460)	51,109	77,343	(5,664)	122,788

Analysis of Results by Entity

For the period ended 30 November						
Entity	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
General	201,259	(161,165)	40,094	77,159	(5,581)	111,672
Waste	30,309	(19,295)	11,014	184	(83)	11,115
Total Council	231,568	(180,460)	51,109	77,343	(5,664)	122,788

The Performance at a Glance **as at 30 November 2019**

Synopsis

- * 42% of the financial year is complete.
- * The operating result is \$72.78 million.

Operating Revenue

- * Rates and Utility Charges are slightly above budget following the second quarterly rates levy.
- * Fees and Charges are tracking above budget due to animal registrations and health and environmental license fees being issued for the year and a significant portion of these fees have been received. Development application fees, and building and plumbing fees are tracking close to budget.
- * Operating Grants and Subsidies are above budget at this time of year.
- * Interest revenue is tracking below budget while all other revenue categories are performing closely to budget at this time of the year.

Operating Expenditure

- * Employee Expenses are aligning to budget at this point in the year while Materials and Services are tracking below budget.
- * Finance Costs are tracking slightly below budget at this time of the year.
- * Depreciation is slightly over budget and is expected to continue to exceed budget.

Capital Revenue

- * Infrastructure cash contributions are tracking well above the budget at this stage.
- * Contributed Assets are tracking above budget and is expected to continue to exceed budget.
- * Capital grants and subsidies are tracking above budget at this time of year.

Capital Expenditure

- * To date \$62.84 million has been spent on capital works, (which represents 39.90% of the capital program). This excludes the University project costs.

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Moreton Bay Regional Council

Comparative Table 2017/18 and 2018/19 to 2019/20*

Year to date result as at: 30 November 2019

42% of the year elapsed

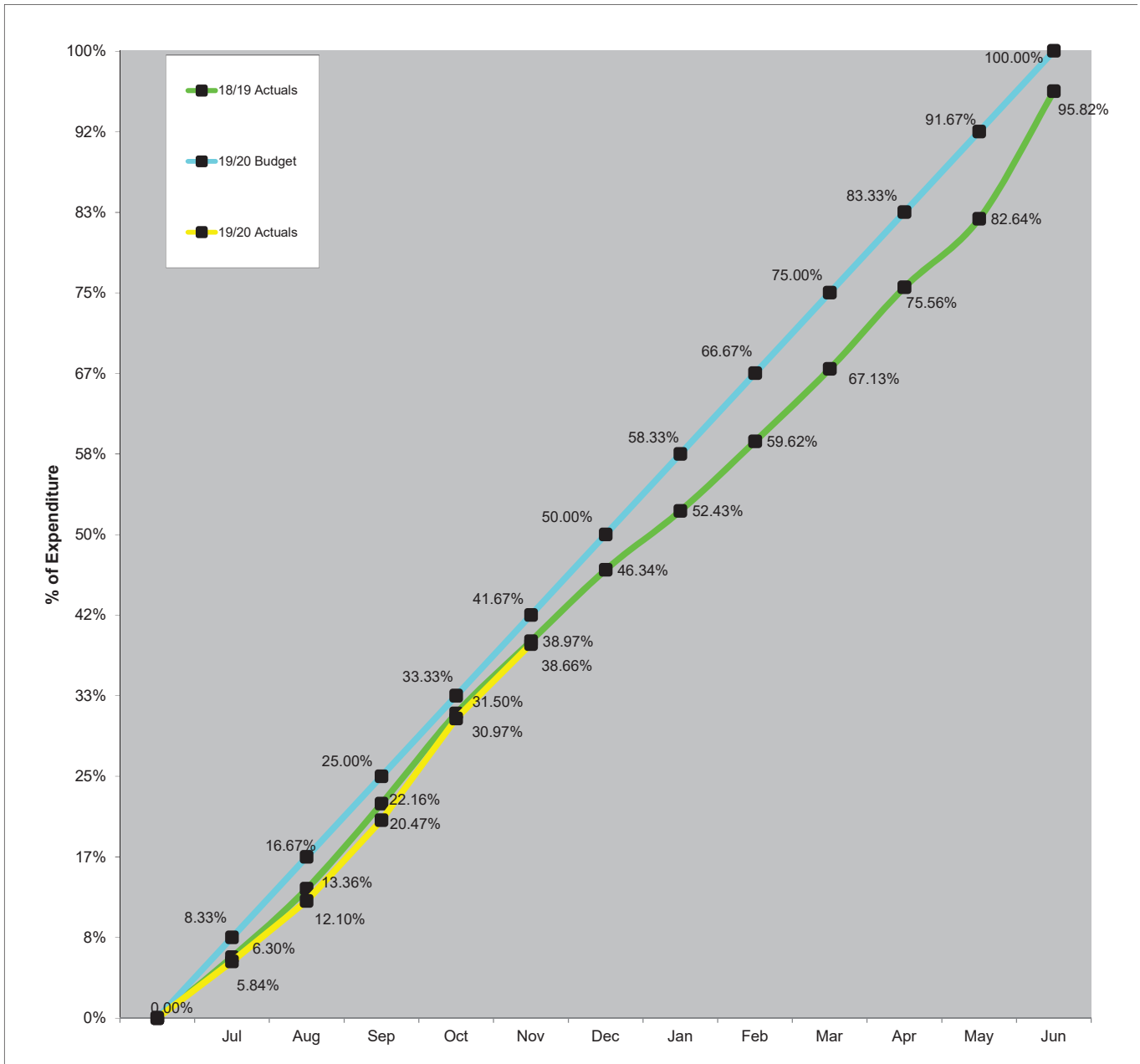
	Original Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000	Actuals to Original Budget 2019/20 %	Actuals to Original Budget 2018/19 %	Actuals to Original Budget 2017/18 %	Comments
Operating Revenue						
Rates & Utility Charges	313,151	160,268	51%	50%	50%	Revenue is slightly above target after the second quarter rates levy.
User Fees & Charges	37,272	17,958	48%	54%	55%	Revenue is tracking over budget but is below the previous years.
Interest Revenue	45,426	17,021	37%	39%	43%	The % for 2019/20 is tracking below budget and is below the previous years.
Operating Expenses						
Employee Expenses & Material and Services	331,196	128,035	39%	39%	37%	Expenditure is tracking below budget but is comparable to the previous year.
External Loan Interest Expense	20,379	8,674	43%	43%	43%	Expenditure is tracking to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	23,500	22,395	95%	79%	83%	Infrastructure cash contributions are tracking above the previous years and exceeding budget.
Contributed Assets	40,000	18,257	46%	85%	26%	All contributed assets have been recognised to date.
Grants & Subsidies	33,368	15,025	45%	19%	37%	The % of grants and subsidies received is tracking above budget and is above the prior year.
Capital Expenditure						
Total Capital Expenditure**	157,464	62,839	40%	25%	28%	Capital expenditure is slightly behind budget.
<p>* The data presented reflects the position of Council as at 30 November 2019 compared to the position of Council as at 30 November 2018 and 30 November 2017. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2019/20 and 2018/19 years. The graph includes continuing service delivery expenses and operating initiative expenses.

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

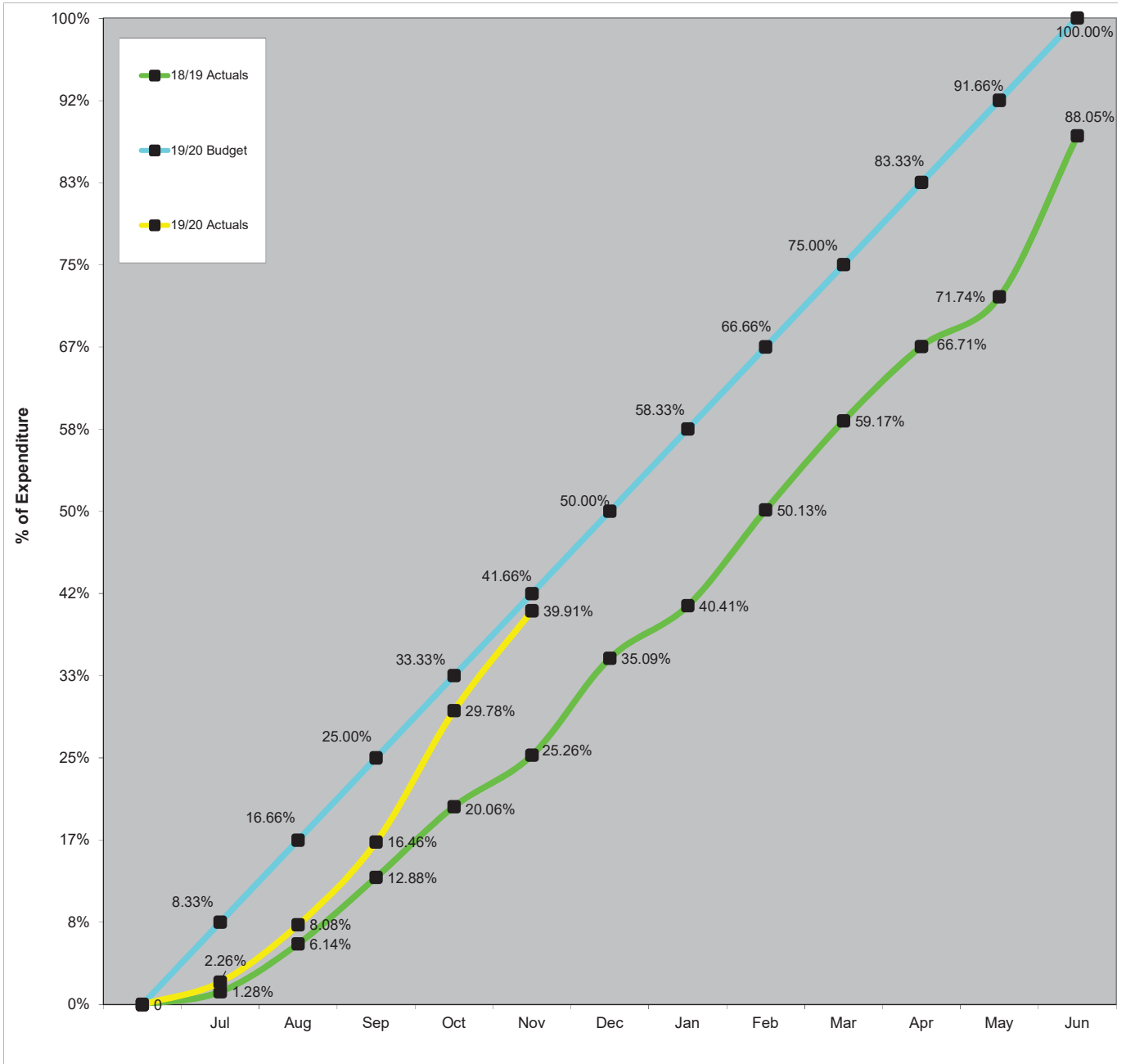


	Budget \$'000	Actuals to November \$'000	Actuals to Budget % spent
2018/19	297,746	116,023	38.97%
2019/20	331,196	128,035	38.66%

ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2019/20 and 2018/19 years. The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure. The graph excludes capital expenditure associated with the University Project.



	Budget \$'000	Actuals to November \$'000	Actuals to Budget % spent
2018/19	185,554	46,864	25.26%
2019/20	157,464	62,839	39.91%

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ITEM 3.1 MONTHLY REPORTING PACKAGE - NOVEMBER 2019 - REGIONAL - A19459371 (Cont.)

TREASURY REPORT

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

Investments

At 30 November 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 70.05% of funds outside of the Queensland Treasury Corporation (QTC).

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 30 November 2019	Interest earned YTD
A1+	Qld Treasury Corp*	1.66%	Short Term (45 days)	120,012,828	827,506
A1+	ANZ	1.22%	At Call	11,595,300	67,081
A1+	National Australia Bank	1.25%	At Call	112,974,765	170,940
A1+	ANZ	1.6% to 2.7%	180 to 364 days	40,550,035	373,289
A1+	Bankwest				65,342
A1+	National Australia Bank	1.55% to 1.7%	91 to 92 days	30,000,000	293,263
A1+	Westpac	1.6% to 2.77%	210 to 364 days	40,000,000	533,921
A1	Suncorp				21,781
A2	Bank of Queensland	1.6% to 1.75%	180 to 182 days	30,000,000	282,301
A2	IMB	1.6%	92 days	5,000,000	50,938
A2	AMP Bank	1.9% to 2%	180 to 185 days	10,000,000	107,096
	Petrie Paper Mill Site Funds Trust Investments				49,586
					73,648
				*	
				400,132,929	2,916,692

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

Council has achieved a weighted average interest rate on all cash held of 1.59% pa in 2019/20.

Non-Current Investments				
Institution	Product	Term	Invested Value \$'000	Realisable Value \$'000
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	100,000	110,431

Performance to Budget - Year to Date (YTD) Summary

42% of the year has elapsed

	Original Budget \$'000	Amended Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	10,391	10,391	2,917	28%	Interest rates are very low
Interest on Debt held in Unitywater	34,000	34,000	13,710	40%	Tracking slightly below budget
Total Investment Income	44,391	44,391	16,626	37%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2019	378,992
New borrowings	0
Borrowings repaid	(8,283)
Debt held as at 30 November 2019	370,710

As at 30 November 2019 the weighted average interest rate of all Council debt is 5.61%

SUPPORTING INFORMATION

Ref: [A19559857](#)

The following list of supporting information is provided for:

**ITEM 3.2
MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL**

#1 Monthly Reporting Package - December 2019

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#1 Monthly Reporting Package - December 2019

Moreton Bay Regional Council

Monthly Financial Report

Year to date result as at: 31 December 2019

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council STATEMENT OF COMPREHENSIVE INCOME For the period ended 31 December 2019

50% of the year
elapsed

	2019/20 Original Budget \$'000	2019/20 Amended Budget \$'000	2019/20 YTD Actuals \$'000	Actuals to Amended Budget 2019/20
Revenue				
Operating Revenue				
Rates and utility charges	313,151	313,151	160,275	51.18%
Fees and charges	37,272	37,272	20,339	54.57%
Grants, subsidies and contributions	20,149	20,149	14,704	72.98%
Interest revenue	45,426	45,426	20,462	45.04%
Other revenue	39,452	39,452	18,517	46.94%
Share of profit of associate	72,000	72,000	36,000	50.00%
Total Operating Revenue	527,449	527,449	270,296	51.25%
Expenses				
Operating Expenses				
Employee benefits	(140,406)	(140,406)	(69,302)	49.36%
Materials and services	(190,790)	(190,790)	(81,173)	42.55%
Depreciation and amortisation	(97,721)	(97,721)	(51,493)	52.69%
Finance costs	(22,409)	(22,409)	(11,375)	50.76%
Total Operating Expenses	(451,326)	(451,326)	(213,343)	47.27%
Operating Result	76,122	76,122	56,953	74.82%
Capital Revenue	96,868	96,868	73,624	76.00%
Capital Expenses	-	-	(11,154)	No Budget
NET RESULT	172,991	172,991	119,423	69.03%
Other Comprehensive Income				
Items that will not be reclassified to net result				
Increase/(decrease) in asset revaluation surplus	-	-	-	No Budget
Changes in the fair value of financial assets at fair value through other comprehensive income	-	-	1,073	No Budget
Total other comprehensive income for the year	-	-	1,073	No Budget
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	172,991	172,991	120,496	69.65%

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council STATEMENT OF FINANCIAL POSITION As at 31 December 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actual \$'000
Assets		
Current Assets		
Cash and cash equivalents	330,445	346,295
Trade and other receivables	48,848	35,921
Inventories	1,081	1,277
Total Current Assets	380,374	383,493
Non-Current Assets		
Trade and other receivables	677,576	677,680
Investments	1,357,637	1,368,317
Property, plant and equipment	4,837,717	4,924,546
Total Non-Current Assets	6,872,930	6,970,544
Total Assets	7,253,304	7,354,037
Liabilities		
Current Liabilities		
Trade and other payables	44,918	33,180
Borrowings	37,334	18,043
Provisions	12,888	14,424
Other	21,427	7,973
Total Current Liabilities	116,567	73,620
Non-Current Liabilities		
Borrowings	332,801	344,307
Provisions	43,841	59,358
Total Non-Current Liabilities	376,642	403,665
Total Liabilities	493,209	477,285
NET COMMUNITY ASSETS	6,760,095	6,876,752
Community Equity		
Retained surplus	5,889,554	5,939,995
Asset revaluation surplus	870,541	936,757
TOTAL COMMUNITY EQUITY	6,760,095	6,876,752

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council STATEMENT OF CASH FLOWS For the period ended 31 December 2019

	2019/20 Budget as at 30 June 2020 \$'000	2019/20 YTD Actuals \$'000
Cash flows from operating activities		
Receipts from customers	413,708	207,838
Payments to suppliers and employees	(341,034)	(200,499)
Interest received	45,426	20,732
Non capital grants and contributions	20,567	14,704
Borrowing costs	(20,379)	(10,398)
Net cash inflow/(outflow) from operating activities	118,288	32,377
Cash flows from investing activities		
Payments for property, plant and equipment	(227,389)	(94,271)
Payments for investment property	-	(76)
Proceeds from sale of property, plant and equipment	21,800	1,358
Net movement in loans to community organisations	-	(137)
Grants, subsidies and contributions	56,868	62,242
Net cash inflow/(outflow) from investing activities	(148,721)	(30,883)
Cash flows from financing activities		
Proceeds from borrowings	25,000	-
Repayment of borrowings	(33,916)	(16,642)
Net cash inflow/(outflow) from financing activities	(8,916)	(16,642)
Net increase/(decrease) in cash held	(39,349)	(15,149)
Cash and cash equivalents at the beginning of the financial year	369,794	361,444
Cash and cash equivalents at the end of the period	330,445	346,295

Moreton Bay Regional Council

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council STATEMENT OF SOURCES AND APPLICATIONS OF CAPITAL FUNDING For the period ended 31 December 2019

	Original Budget 2019/20 \$'000	Amended Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000
<u>Capital Funding Sources</u>			
Cash Utilised	203,011	203,011	88,845
Capital Grants and Subsidies received	33,368	33,368	24,136
Contributed Assets and assets not previously recognised	40,000	40,000	22,582
Loans received	25,000	25,000	-
Total Capital Funding Sources	301,380	301,380	135,563
<u>Capital Funding Applications</u>			
Capital Expenditure	227,464	227,464	96,339
Contributed Assets and assets not previously recognised	40,000	40,000	22,582
Loan Redemption	33,916	33,916	16,642
Total Capital Funding Applications	301,380	301,380	135,563

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Analysis of Results by Segment

For the period ended 31 December	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Operational Plan						
Engineering, Construction & Maintenance	34,680	(77,237)	(42,556)	8,651	527	(33,377)
Community & Environmental Services	18,572	(29,879)	(11,307)	-	746	(10,560)
Governance and Corporate Services	212,145	(99,781)	112,364	49,473	(12,428)	149,409
Planning	4,898	(6,446)	(1,548)	15,500	-	13,952
Total Council	270,296	(213,343)	56,953	73,624	(11,154)	119,423

Analysis of Results by Entity

For the period ended 31 December	Operating Revenue \$'000	Operating Expenses \$'000	Operating Result \$'000	Capital Revenue \$'000	Capital Expenses \$'000	Net Result \$'000
Entity						
General	237,688	(188,928)	48,761	73,441	(11,071)	111,130
Waste	32,607	(24,415)	8,192	184	(83)	8,293
Total Council	270,296	(213,343)	56,953	73,624	(11,154)	119,423

The Performance at a Glance **as at 31 December 2019**

Synopsis

- * 50% of the financial year is complete.
- * The operating result is \$56.95 million.

Operating Revenue

- * Rates and Utility Charges are slightly above budget following the second quarterly rates levy due to continued growth in new properties.
- * Fees and Charges are tracking above budget due to animal registrations and health and environmental license fees being issued for the year and a significant portion of these fees have been received. Development application fees, and building and plumbing fees are tracking close to budget.
- * Operating Grants and Subsidies are above budget at this time of year, however this is expected as it relates to the timing of when the grants are received.
- * Interest revenue and Other Revenue are tracking below budget while all the remaining revenue categories are performing closely to budget at this time of the year.

Operating Expenditure

- * Employee Expenses are aligning to budget at this point in the year while Materials and Services are tracking below budget.
- * Finance Costs are tracking closely to budget at this time of the year.
- * Depreciation is slightly over budget and is expected to continue to exceed budget due to the revaluation effects of assets from the previous financial year.

Capital Revenue

- * Infrastructure cash contributions have exceeded budget and this will continue to be a permanent difference for the remainder of the financial year.
- * Contributed Assets are tracking above budget and is expected to continue to exceed budget.
- * Capital grants and subsidies are tracking above budget at this time of year, however this is expected as it relates to the timing of when the grants are received.

Capital Expenses

- * Capital expenses represents the disposal value of assets as they are decommissioned and renewed through capital works.

Capital Expenditure

- * Capital expenditure increased by 22% in the month due to the large volume of invoices received and processed prior to Christmas.
- * To date \$78.25 million has been spent on capital works, (which represents 49.69% of the capital program). This excludes the University project costs.

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ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Moreton Bay Regional Council

Comparative Table 2017/18 and 2018/19 to 2019/20*

Year to date result as at: 31 December 2019

50% of the year elapsed

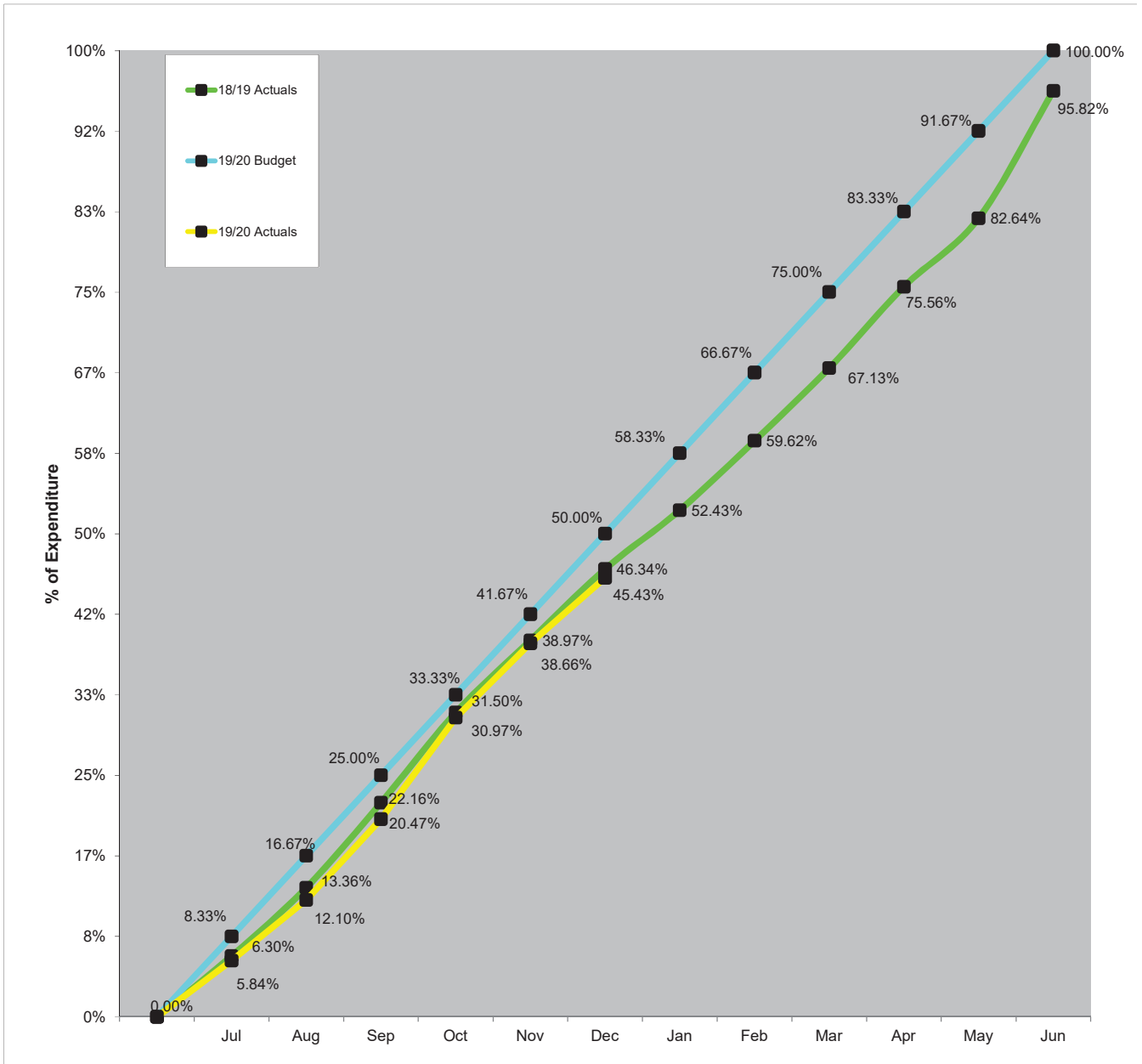
	Original Budget 2019/20 \$'000	YTD Actuals 2019/20 \$'000	Actuals to Original Budget 2019/20 %	Actuals to Original Budget 2018/19 %	Actuals to Original Budget 2017/18 %	Comments
Operating Revenue						
Rates & Utility Charges	313,151	160,275	51%	50%	50%	Revenue is slightly above target after the second quarter rates levy.
User Fees & Charges	37,272	20,339	55%	60%	62%	Revenue is tracking over budget but is below the previous years.
Interest Revenue	45,426	20,462	45%	47%	52%	The % for 2019/20 is tracking below budget and is below the previous years..
Operating Expenses						
Employee Expenses & Material and Services	331,196	150,475	45%	46%	43%	Expenditure is tracking below budget but is comparable to the previous year.
External Loan Interest Expense	20,379	10,398	51%	52%	52%	Expenditure is tracking closely to budget and is comparable to previous years.
Capital Revenues						
Infrastructure Cash Contributions	23,500	26,906	114%	92%	98%	Infrastructure cash contributions are tracking above the previous years and exceeding budget.
Contributed Assets	40,000	22,582	56%	117%	26%	All contributed assets have been recognised to date.
Grants & Subsidies	33,368	24,136	72%	19%	39%	The % of grants and subsidies received is tracking above budget and is above the prior years.
Capital Expenditure						
Total Capital Expenditure**	157,464	78,249	50%	35%	35%	Capital expenditure is tracking to budget.
<p>* The data presented reflects the position of Council as at 31 December 2019 compared to the position of Council as at 31 December 2018 and 31 December 2017. ** Capital Expenditure excludes the University Projects.</p> <p>The table focuses on key items of revenue and expenses across the comparative period and is useful guide in understanding what may have changed with regard to revenue and expense streams across the three financial years.</p>						

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Operating Expenditure

This graph compares the major components of operating expenditure (being employee expenses plus materials and services) on a percentage expended basis for the 2019/20 and 2018/19 years. The graph includes continuing service delivery expenses and operating initiative expenses.

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

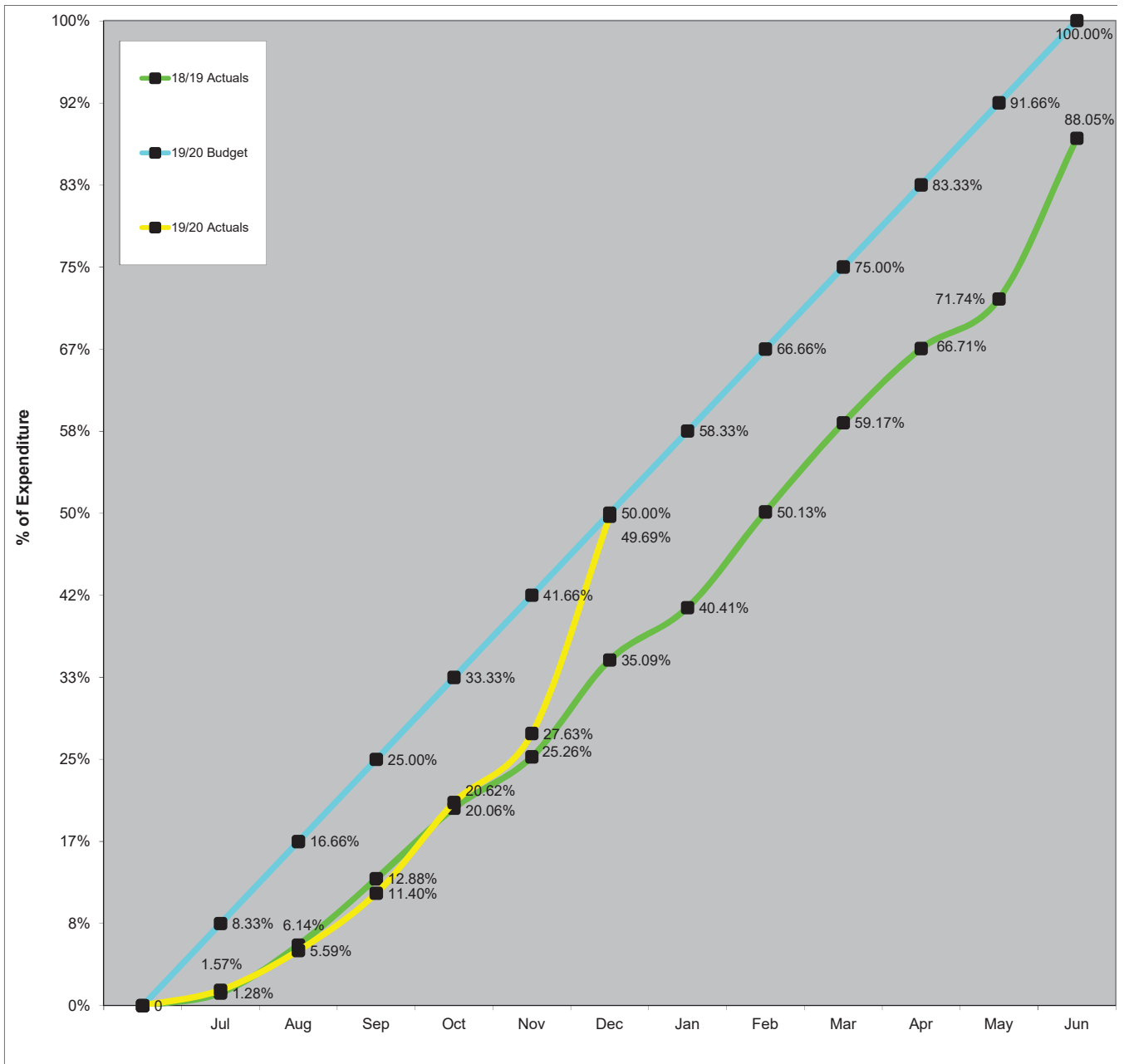


	Budget \$'000	Actuals to December \$'000	Actuals to Budget % spent
2018/19	297,523	137,868	46.34%
2019/20	331,196	150,475	45.43%

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

Capital Expenditure

This graph compares the capital percentage expended for the 2019/20 and 2018/19 years. The budgeted expenditure trend is set at 8.33% for each month. The cumulative actual expenditure trend for each month is graphed alongside the budget expenditure. The graph excludes capital expenditure associated with the University Project.



	Budget \$'000	Actuals to December \$'000	Actuals to Budget % spent
2018/19	185,777	65,186	35.09%
2019/20	157,464	78,249	49.69%

Moreton Bay Regional Council

GENERAL MEETING
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Supporting Information

ITEM 3.2 MONTHLY REPORTING PACKAGE - DECEMBER 2019 - REGIONAL - A19559834 (Cont.)

TREASURY REPORT

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

Investments

At 31 December 2019 all of Council's investments are in accordance with the approved Investment Policy. As at this date Council held 69.30% of funds outside of the Queensland Treasury Corporation (QTC).

Investment Portfolio - Summary of Cash and Investments Held

Current Cash Investments					
Short Term Rating	Institution	Return	Term	Cash and Investment balance as at 31 December 2019	Interest earned YTD
A1+	Qld Treasury Corp*	1.49%	Short Term (45 days)	106,492,530	971,048
A1+	ANZ	1.22%	At Call	11,607,703	79,483
A1+	National Australia Bank	1.25%	At Call	72,644,882	279,639
A1+	ANZ	1.6% to 2.7%	180 to 364 days	40,550,035	445,065
A1+	Bankwest				65,342
A1+	National Australia Bank	1.55% to 1.6%	92 to 98 days	30,000,000	333,825
A1+	Westpac	1.6% to 2.77%	210 to 364 days	40,000,000	617,068
A1	Suncorp				21,781
A2	Bank of Queensland	1.6% to 1.75%	180 to 182 days	30,000,000	325,192
A2	IMB	1.6%	92 days	5,000,000	57,733
A2	AMP Bank	1.9% to 2%	180 to 185 days	10,000,000	123,658
	Petrie Paper Mill Site Funds				49,586
	Trust Investments				87,035
				346,295,149	3,456,455

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

Council has achieved a weighted average interest rate on all cash held of 1.61% pa in 2019/20.

Non-Current Investments				
Institution	Product	Term	Invested Value \$'000	Realisable Value \$'000
Queensland Investment Corporation	QIC Growth Fund	Greater than 5 years	100,000	110,504

Performance to Budget - Year to Date (YTD) Summary

50% of the year has elapsed

	Original Budget \$'000	Amended Budget \$'000	Actual YTD \$'000	Actual % Achieved \$'000	Comments
Interest Revenue on Investments	10,391	10,391	3,456	33%	Interest rates are very low
Interest on Debt held in Unitywater	34,000	34,000	16,452	48%	Tracking slightly below budget
Total Investment Income	44,391	44,391	19,908	45%	

Borrowings

Debt Position	\$ '000
Debt held as at 1 July 2019	378,992
New borrowings	0
Borrowings repaid	(16,642)
Debt held as at 31 December 2019	362,350

As at 31 December 2019 the weighted average interest rate of all Council debt is 5.55%

SUPPORTING INFORMATION

Ref: [A19308064](#)

The following list of supporting information is provided for:

ITEM 5.2

NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5

#1 Queensland Police-Citizens Youth Welfare Association - 100 - 166B Maine Terrace, Deception Bay - Current and proposed additional lease area

ITEM 5.2 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION (Cont.)

#1 Queensland Police-Citizens Youth Welfare Association - 100 - 166B Maine Terrace, Deception Bay - Current and proposed additional lease area



SUPPORTING INFORMATION

Ref: [A19283426](#)

The following list of supporting information is provided for:

ITEM 5.3

NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC - DIVISION 11

#1 Samford & Districts Rugby League Football Club Inc. - Current and proposed lease areas

ITEM 5.3 NEW LEASE - SAMFORD & DISTRICTS RUGBY LEAGUE FOOTBALL CLUB INC (Cont.)

#1 Samford & Districts Rugby League Football Club Inc. - Current and proposed lease areas



SUPPORTING INFORMATION

Ref: [A19283426](#)

The following list of supporting information is provided for:

ITEM 5.4

**NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC - DIVISION
11**

***#1 The Scout Association of Australia Queensland Branch Inc - 3512 Mt Mee Road, Dayboro - current
and proposed new lease area***

ITEM 5.4 NEW LEASE - THE SCOUT ASSOCIATION OF AUSTRALIA QUEENSLAND BRANCH INC (Cont.)

#1 The Scout Association of Australia Queensland Branch Inc - 3512 Mt Mee Road, Dayboro - current and proposed new lease area



SUPPORTING INFORMATION

Ref: [A19308061](#)

The following list of supporting information is provided for:

ITEM 5.5

NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC - DIVISION 9

#1 Bunya Community Environmental Association Inc. - Current and proposed lease area

ITEM 5.5 NEW LEASE - BUNYA COMMUNITY ENVIRONMENTAL ASSOCIATION INC (Cont.)

#1 Bunya Community Environmental Association Inc. - Current and proposed lease area



SUPPORTING INFORMATION

Ref: [A19308071](#)

The following list of supporting information is provided for:

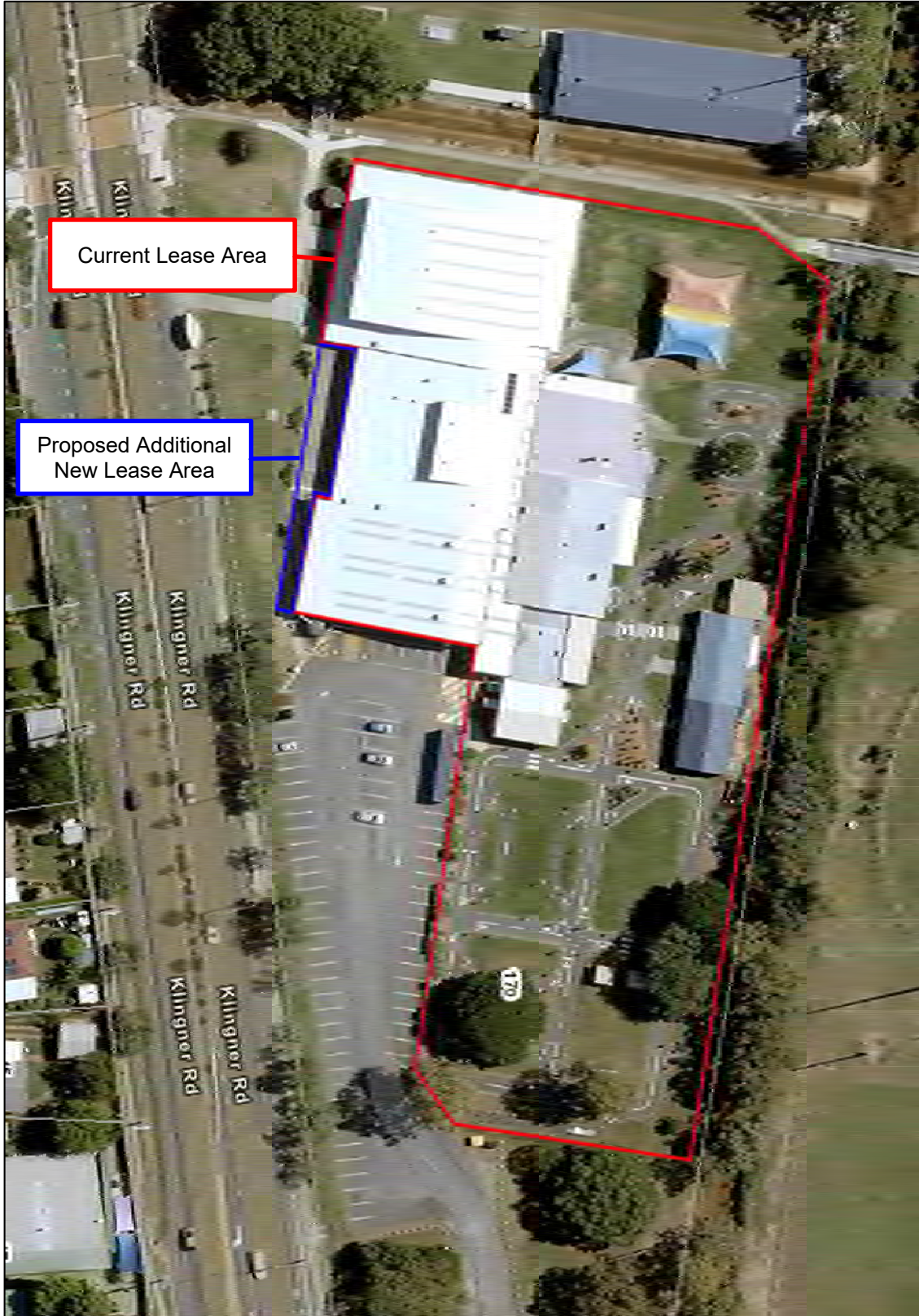
ITEM 5.6

NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOCIATION - DIVISION 5

#1 Queensland Police-Citizens Youth Welfare Association - Talobilla Park - current and proposed additional new lease area

ITEM 5.6 NEW LEASE - QUEENSLAND POLICE-CITIZENS YOUTH WELFARE ASSOICATION (Cont.)

#1 Queensland Police-Citizens Youth Welfare Association - Talobilla Park - current and proposed additional new lease area



SUPPORTING INFORMATION

Ref: [A19308057](#)

The following list of supporting information is provided for:

ITEM 5.7

NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC - DIVISION 9

#1 Albany Creek Kindergarten Association Inc. - Current and proposed additional lease area

ITEM 5.7 NEW LEASE - ALBANY CREEK KINDERGARTEN ASSOCIATION INC (Cont.)

#1 Albany Creek Kindergarten Association Inc. - Current and proposed additional lease area



SUPPORTING INFORMATION

Ref: [A19530192](#)

The following list of supporting information is provided for:

ITEM 5.8

**OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
- DIVISION 5**

#1 Bellevue Park, Redcliffe - Hall currently occupied by S Triple C Redcliffe Inc, shed currently occupied by Lions Club of Redcliffe Kippa-Ring Inc and proposed new lease area

#2 Lamington Drive, Redcliffe - The Lions Club of Redcliffe Kippa-Ring Inc - Current lease area

ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
(Cont.)

#1 Bellevue Park, Redcliffe - Hall currently occupied by S Triple C Redcliffe Inc, shed currently occupied by Lions Club of Redcliffe Kippa-Ring Inc and proposed new lease area



ITEM 5.8 OUTCOME OF COMMUNITY LEASING EXPRESSION OF INTEREST - BELLEVUE PARK REDCLIFFE
(Cont.)

#2 Lamington Drive, Redcliffe - The Lions Club of Redcliffe Kippa-Ring Inc - Current lease area

