



REPORT

Coordination Committee Meeting

Tuesday 1 May 2018
commencing at 10.58am

Redcliffe Chambers
Irene Street, Redcliffe

ENDORSED GM20180501

CHAIRPERSON'S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 1 May 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)
CHAIRPERSON
COORDINATION COMMITTEE

Adoption Extract from General Meeting – 1 May 2018 (18/861)

**12.1 Coordination Committee Meeting - 1 May 2018
(Pages 18/863 to 18/907)**

RESOLUTION

Moved by Cr Matt Constance

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 10/0

That the report and recommendations of the Coordination Committee meeting held 1 May 2018 be adopted.

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

ITEM 2.1 865
REQUEST TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH COUNCIL
DA/33921/2017/V8/1 BELL POCKETS ROAD, LAWNTON - DIVISION 8
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 2.2 868
DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR
CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7
RECOMMENDATION
COMMITTEE RECOMMENDATION
REPORT DETAIL

3 CORPORATE SERVICES SESSION (Cr M Constance)

ITEM 3.1 893
2018/19 SCHEDULE OF FEES AND CHARGES FOR ADOPTION - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

ITEM 4.1 896
GROUNDS MAINTENANCE CONTRACT - OPTION TO EXTEND CONTRACT - MORETON
BAY RAIL LINK - DIVISIONS 4, 5, 6 & 7
COMMITTEE RECOMMENDATION
REPORT DETAIL

ITEM 4.2 899
BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10
COMMITTEE RECOMMENDATION
REPORT DETAIL

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

ITEM 5.1 904
FEES AND CHARGES FOR VOLUNTEER-MANAGED COMMUNITY CENTRES AND
HALLS - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION (Cr P Flannery)

8 REGIONAL INNOVATION (Cr D Grimwade)

9 GENERAL BUSINESS

CLOSURE

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

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

Officers:

Chief Executive Officer	(Mr Daryl Hitzman)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning & Economic Development	(Mr Stewart Pentland)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Manager Development Services	(Ms Kate Isles)
Team Leader Planning	(Mr Marco Alberti)
Meeting Support	(Ms Larissa Kerrisk)

Apologies:

Cr Mick Gillam
Cr Brooke Savage

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

No items for consideration.

ATTENDANCE

Ms Kate Isles and Mr Marco Alberti attended the meeting at 10.59am for discussion on Items 2.1 and 2.2.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

**REQUEST TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH COUNCIL
DA/33921/2017/V8/1 BELL POCKETS ROAD, LAWNTON - DIVISION 8**

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16550711 : 23 April 2018 - **Refer Supporting Information A16775716**
Responsible Officer: MA, Team Leader Planning (PED Development Services)

Executive Summary

Council's direction is sought with respect to entering into an Infrastructure Agreement which provides for the undergrounding of power for an approved Child Care Centre at 108 Bells Pocket Road, Strathpine.

Council imposed a condition of the approval for a material change of use for a child care centre which required the developer to locate power infrastructure underground. The infrastructure agreement will override that requirement. Instead, the developer will pay a financial contribution of \$25,000 and the works will be undertaken by Council later.

It is recommended that the financial contribution of \$25,000 be accepted, the infrastructure agreement is signed and Council complete the works at a later date.

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Adam Hain

CARRIED 11/0

That the Chief Executive Officer be authorised to execute the infrastructure agreement (as contained in Supporting Information #1).

ITEM 2.1 REQUEST TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH COUNCIL DA/33921/2017/V8/1 BELL POCKETS ROAD, LAWNTON - DIVISION 8 - A16550711 (Cont.)

OFFICER’S RECOMMENDATION

That the Chief Executive Officer be authorised to execute the infrastructure agreement (as contained in Supporting Information #1).

REPORT DETAIL

1. Background

On 10 October 2017, a Material Change of Use - Development Permit for a Child Care Centre (DA/33921/2017/V8/1) was approved by Council. At the Council meeting, the recommendation of Council officers was adopted subject to an amendment including a new condition requiring the undergrounding of power along the Bells Pocket Road frontage in accordance with the Performance Outcome stated in the planning scheme. That became Condition 27 which provides:

27.	Contribution - Underground Power	
	In regards to Performance Outcome 15, the applicant underground all overhead power on the Bells Pocket Road frontage to the development site.	Prior to commencement of use.

Following the decision the applicant queried whether a monetary contribution could be paid to the Council in lieu of the works to underground the overhead powerlines. Under the repealed *Sustainable Planning Act 2009* and now current *Planning Act 2016*, Council cannot impose a condition requiring a monetary contribution for non-trunk infrastructure although the arrangement can be made by an infrastructure agreement. The Applicant was advised accordingly.

On 19 January 2018, the Applicant proposed an infrastructure agreement between the Applicant and Council overriding condition 27 and providing for a Financial Contribution instead. The agreement states the applicant will pay a \$25,000 financial contribution to be used towards the undergrounding of the overhead power on the Bells Pocket Road frontage instead of undertaking the work

2. Issue

The requirement to locate power along the frontage of the site to Bells Pocket Road underground was imposed by the Council at the meeting to decide the development application. As the condition was imposed by the Council it is appropriate that any proposal to vary or override the condition should be determined by Council.

The design to underground power has not been completed and therefore there is no certainty of cost. The \$25,000 contribution however is considered reasonable given economies of scale associated with a larger works contract being undertaken.

Council’s direction is sought with respect to entering into the infrastructure agreement attached to this report and delegating authority to the Chief Executive Officer to do so. It is noted the applicant has not proposed the contribution be indexed but rather set at \$25,000.

3. Implications

3.1 Legislative/Legal Implications

The draft Infrastructure Agreement (as contained in the supporting information to this report) has been reviewed by Legal Services.

3.2 Corporate Plan / Operational Plan

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

*ITEM 2.1 REQUEST TO ENTER INTO AN INFRASTRUCTURE AGREEMENT WITH COUNCIL DA/33921/2017/V8/1
BELL POCKETS ROAD, LAWNTON - DIVISION 8 - A16550711 (Cont.)*

3.3 Policy Implications

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

3.4 Risk Management Implications

There are potential construction cost risks for Council as the amount has not been determined based on a conceptual or detailed design.

3.5 Delegated Authority Implications

Authorisation will allow the Council's Delegate (Chief Executive Officer) to execute the Infrastructure Agreement.

3.6 Financial Implications

Council will receive a \$25,000 financial contribution. There is no certainty on what the actual cost will be however it is considered reasonable given economies of scales associated with a larger works project.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Council's Legal Services department have been consulted in the matter.

Perceived Conflict of Interest - Declaration

Pursuant to s173(4) of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest could exist in the following matter as the owner has an association with a contributor to the Mayor's electoral campaign, and retired from the meeting at 11.00am, taking no part in the debate or recommendation regarding same.

Perceived Conflict of Interest - Declaration

Pursuant to s173(4) of the *Local Government Act 2009*, Cr Darren Grimwade declared a perceived conflict of interest could exist in the following matter as the owner is the Director of North East Business Park and North East Business Park was a contributor to the Councillor's electoral campaign, and retired from the meeting at 11.00am, taking no part in the debate or recommendation regarding same.

ITEM 2.2

DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7

APPLICANT: Urbanity Projects Pty Ltd C/- Urbis Pty Ltd
OWNER: Mr Malcolm D Hall-Brown and Mr Thomas A Hall-Brown

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16830086 : 19 April 2018 – Refer Supporting Information A16830112 & A16832977
Responsible Officer: LR, Senior Development Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Urbanity Projects Pty Ltd
Lodgement Date:	3 October 2017
Properly Made Date:	11 October 2017
Confirmation Notice Date:	19 October 2017
Information Request Date:	02 November 2017
Info Response Received Date:	24 January 2018
Public Notification Dates:	1 February 2018 - 2 March 2018
No. of Submissions:	Properly Made: 1 Not Properly Made: 0
Decision Due Date:	1 May 2018
Prelodgement Meeting Held:	Yes (PRE/3727)

PROPERTY DETAILS	
Division:	Division 7
Property Address:	19 Armstrong Street, Petrie
RP Description	Lot 1 RP 106566
Land Area:	1,791m ²
Property Owner	Mr Malcolm D Hall-Brown and Mr Thomas A Hall-Brown

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	Moreton Bay Regional Council Planning Scheme

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

Planning Locality / Zone	General Residential Zone, Urban Neighbourhood Precinct, Urban Neighbourhood Place Type
Level of Assessment:	Impact Assessable

This application seeks a Material Change of Use - Development Permit for a Child Care Centre at the abovementioned property. It is proposed to develop a two (2) storey centre of 569.6m² gross floor area to accommodate approximately 100 children.

The application was publicly advertised with one (1) submission received. The proposed development is consistent with the intent of the Moreton Bay Regional Council Planning Scheme, and is recommended to be approved, subject to conditions.

RECOMMENDATION

Moved by Cr Koliانا Winchester
Seconded by Cr Matt Constance

That the Officer's Recommendation be adopted as detailed in the report.

AMENDMENT MOVED

Cr Denise Sims moved the following amendment:

That the Officer's Recommendation be adopted as detailed in the report, with the following amendments:

1. Inclusion of additional condition - Condition 35 - Construction Management Plan

CONDITION		TIMING
35	Construction Management Plan	
A	Submit a Construction Management Plan (CMP) prepared by a suitably qualified person. The CMP is required to ensure the development works (including all construction, demolition and excavation) do not adversely affect the health, safety, amenity, traffic or environment in the surrounding area. The plan is to include (but is not limited to) at least the following: (i) Proposed construction program, including consideration of timing of major works / actions (e.g. concrete pours) to ensure as little disruption occurs; (ii) Public safety, amenity and site security; (iii) Operating Hours, Noise and Vibration Controls; (iv) Air & dust management; (v) Stormwater runoff, erosion & sediment control; (vi) Waste & materials refuse management; (vii) Traffic management including when cranes are operating and concrete pours occur; (viii) Construction materials delivery & storage; (ix) Construction office accommodation; (x) Contractors / tradesman vehicle parking arrangements; (xi) Contact details for the person that the public can call to receive complaints about the construction process; and	Not less than two (2) weeks prior to any works commencing on site.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

CONDITION		TIMING
35	Construction Management Plan	
	(xii) A notification process for informing surrounding land owners of major works that may cause disruption (eg concrete pours). (xiii) Maintain public access at all times along the road verge.	
B	Obtain approval from Council for the Construction Management Plan.	Prior to works commencing on site.
C	Implement the approved Construction Management Plan and keep a copy of the CMP on site at all times during construction.	At all times during construction of the development.
	Notes: The CMP should be based on the following: (a) Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable. (b) Materials unloading and loading must occur on-site unless prior written approval is given by Council. (c) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	

2. That Condition 3A(1) be reduced to 3 staff vehicle spaces.
3. That Condition 3A(2) be increased to 18 customer vehicle spaces.

Seconded by Cr Matt Constance

The amendment was put to the vote and declared **CARRIED 9/0**

Crs Allan Sutherland (Mayor) and Darren Grimwade had declared a perceived conflict of interest and had left the meeting

THE AMENDMENT BECOMES THE RECOMMENDATION

COMMITTEE RECOMMENDATION

Moved by Cr Denise Sims

Seconded by Cr Matt Constance

CARRIED 9/0

Crs Allan Sutherland (Mayor) and Darren Grimwade had declared a perceived conflict of interest and had left the meeting

That the Officer's Recommendation be adopted as detailed in the report, with the following amendments:

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

1. Inclusion of additional condition - Condition 35 - Construction Management Plan

CONDITION		TIMING
35	Construction Management Plan	
A	Submit a Construction Management Plan (CMP) prepared by a suitably qualified person. The CMP is required to ensure the development works (including all construction, demolition and excavation) do not adversely affect the health, safety, amenity, traffic or environment in the surrounding area. The plan is to include (but is not limited to) at least the following: (xiv) Proposed construction program, including consideration of timing of major works / actions (e.g. concrete pours) to ensure as little disruption occurs; (xv) Public safety, amenity and site security; (xvi) Operating Hours, Noise and Vibration Controls; (xvii) Air & dust management; (xviii) Stormwater runoff, erosion & sediment control; (xix) Waste & materials refuse management; (xx) Traffic management including when cranes are operating and concrete pours occur; (xxi) Construction materials delivery & storage; (xxii) Construction office accommodation; (xxiii) Contractors / tradesman vehicle parking arrangements; (xxiv) Contact details for the person that the public can call to receive complaints about the construction process; and (xxv) A notification process for informing surrounding land owners of major works that may cause disruption (eg concrete pours). (xxvi) Maintain public access at all times along the road verge.	Not less than two (2) weeks prior to any works commencing on site.
B	Obtain approval from Council for the Construction Management Plan.	Prior to works commencing on site.
C	Implement the approved Construction Management Plan and keep a copy of the CMP on site at all times during construction.	At all times during construction of the development.
	Notes: The CMP should be based on the following: (d) Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable. (e) Materials unloading and loading must occur on-site unless prior written approval is given by Council. (f) All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site.	

2. That Condition 3A(1) be reduced to 3 staff vehicle spaces.

3. That Condition 3A(2) be increased to 18 customer vehicle spaces.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Planning Act 2016*, approves the development application for a Material Change of Use - Development Permit for Child Care Centre at 19 Armstrong Street, Petrie described as Lot 1 RP106566, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	DA1.00 - Issue B	Local Office Architecture	17/01/2018
Level 1	DA2.01 - Issue B	Local Office Architecture	17/01/2018
Roof Plan	DA2.02 - Issue B	Local Office Architecture	17/01/2018
Elevations	DA3.00 - Issue B	Local Office Architecture	17/01/2018
Elevations	DA3.01 - Issue B	Local Office Architecture	17/01/2018
Entry Elevation	DA3.02 - Issue B	Local Office Architecture	17/01/2018
Fence Sections	DA4.00 - Issue A	Local Office Architecture	17/01/2018
Environmental Noise Assessment Report	17GCA0063 R01_1	TTM Consulting Pty Ltd	20/09/2017
Stormwater Management Plan incorporating Downstream Discharge Report	20314 C R001 Rev01	ADG Engineers (Aust) Pty Ltd	17/01/18

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Basement	DA2.00 - Issue B	Local Office Architecture	17/01/2018

Conditions

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to the commencement of use and to be maintained at all times.
2	Amended Plans Required	
A	Submit an amended Basement Plan relocating the columns such that they are not within the parking bay design envelope, as shown in AS2890.1 Fig 5.2	Prior to any approval of Building Works.
B	Obtain approval from Council for the amended Basement Plan in accordance with (A) above.	Prior to any approval of Building Works.
C	Implement the requirements and recommendations of the approved plan(s). The approved amended plan(s) will form part of the approval.	Prior to commencement of use.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

3	On-Site Car Spaces	
A	Provide at least 22 vehicle spaces on site that comprises the following: 1. 10 staff vehicle spaces; 2. 11 customer vehicle spaces; and 3. 1 PWD vehicle space.	Prior to commencement of use and to be maintained at all times.
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan. Car spaces, access lanes and driveways shown on the approved plan must not be used for any other purpose.	Prior to commencement of use and to be maintained at all times.
4	Bicycle Parking Facilities	
	Install secure bicycle parking facilities for a minimum of three (3) bicycles. Bicycle parking is to be provided in accordance with Austroads (2008), Guide to Traffic management - Part 11: Parking.	Prior to commencement of use and to be maintained at all times.
5	Electrical Transformer	
	Ensure that where electrical transformers are located in the front setback (only where an internal road is not proposed) it is screened so that the transformer is not visible from any road frontage and achieves the following: 1. A combination of screening device and landscaping; 2. The screening device is constructed of durable, weather resistant materials; and 3. Is integrated with the design of the development and positively contributes to the streetscape. Where an internal road is proposed the transformer is to be located at the end of the roadway internal to the site with provision made for maintenance access through the site. Note: The use of barbed wire or metal prongs is not permitted	Prior to the commencement of use and to be maintained at all times.
6	Premises Hours of Operation	
	Limit the hours of operation to between 6am To 6pm Monday to Sunday.	At all times.
7	Street Numbering and Building Names	
	Install street numbering and lockable mail boxes conveniently located at the road frontage of the site. Ensure street numbers and any building names are prominently displayed at the road frontage of the site, to enable identification by emergency services.	Prior to commencement of use and to be maintained at all times.
8	Screen Fencing	
A	Construct a screen fence along the southern, western and north-eastern (excluding frontage to Armstrong Street) boundaries of the site where none already exists. Unless an alternative design is agreed to with the owner of the adjoining land, the screen fence is to be 1.8 metres in height and constructed of treated timber.	Prior to the commencement of use and to be maintained at all times.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

9	Basement Screening	
A	Construct a balustrade to all basement car parks adjoining the southern and western boundary of the site, as identified on the approved Landscape Plan. Unless otherwise approved by Council, the balustrade is to be 1.2 metres in height and consist of materials, colours and elements that make a positive contribution to adjoining properties and be 100% solid to prevent light spillage from vehicles off site.	Prior to the commencement of use and to be maintained at all times.
B	Ensure all external lighting in the basement car parking area, excluding any emergency lighting, remains off during the period between 7pm to 6am Monday to Sunday unless approved otherwise by the Council in writing.	At all times.
C	Provide a curtain, or similar screen device, from the undercroft of level 1 (roof of the basement) to hang above the balustrade required in accordance with (A) above to ensure the under croft of the building is screened from the adjoining land to the south. The screening device is required for the full length of the basement car park on the southern boundary of the site, and the for the length of the outdoor play space only on the western boundary of the site.	Prior to the commencement of use and to be maintained at all times.
10	External Lighting	
A	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that external lighting has been installed in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting).	Prior to commencement of use.
11	Pedestrian Lighting	
A	Install lighting in any pedestrian areas that require illumination in accordance with AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use and to be maintained at all times.
B	Provide certification from a suitably qualified person that lighting for pedestrian areas satisfies the intent of AS 1158.3.1 Pedestrian Area (Category P) Lighting – Performance and installation design requirements or as amended.	Prior to commencement of use.
12	Waste Management Program	
A	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to commencement of use and to be maintained at all times.
B	Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	
13	Acoustic Attenuation Measures	
A	Provide the acoustic attenuation measures as specified in section 7: Recommendations of the approved noise assessment report.	Prior to the commencement of the use and to be maintained at all times.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

B	The acoustic barrier specified in section 7 of the noise assessment report is to have a design consistent with the approved plans having a high quality architectural treatment in materials, colours, mouldings, elements, offsets, articulation and the like to ensure it makes a positive contribution to adjoining properties, and eliminates the appearance of a blank flat surface and incorporates some clear panels. The design of the fence is to be approved by Council in writing prior to construction.	Prior to the commencement of the use and to be maintained at all times.
C	Provide certification from a suitably qualified person that the attenuation measures have been installed/implemented in accordance with the specifications of section 7: Recommendations of the approved noise assessment report .	Prior to the commencement of the use.
14	Landscaping Plan	
A	Provide landscaping on site generally in accordance with the approved landscape plan.	Prior to commencement of use.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	Prior to the commencement of use.
C	Maintain the landscaping.	At all times.
15	Vehicle Encroachment	
	Protect all landscaped areas and pedestrian paths adjoining any car parking areas from vehicular encroachment by wheel stops, kerbing or similar barrier approved by the Council.	Prior to commencement of use.
16	Screening of Loading Facilities / Plant Areas	
	Screen plant areas, refuse storage and other outdoor storage facilities on the site from direct view from any adjoining road or public space.	Prior to commencement of use.
17	On Site Services	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: <ol style="list-style-type: none"> 1. Located in the rear setback; or 2. located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or 3. entirely underground where located in the front setback. <p>Note: Rainwater tanks are not permitted within easements.</p>	Prior to commencement of use and to be maintained.
18	Street Trees	
	Provide street trees for the full frontage of Armstrong Street in accordance with Planning scheme policy - Integrated design Appendix D - Landscaping. Specifically, the <ol style="list-style-type: none"> 1. species choices are set out in section 1.2.2; 2. pot size is set out in section 1.2.3; and 3. number to be provided is set out in section 1.2.4 	Prior to commencement of use and to be maintained.
19	Reticulated Gas	
	Provide evidence demonstrating that: <ol style="list-style-type: none"> 1. a reticulated gas supply is unavailable to the site; or 	Prior to commencement of use and to be maintained.

Moreton Bay Regional Council

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

	2. a reticulated gas connection has been, or is capable of being provided to the Child Care Centre.	
20	Water and/or Sewerage	
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. a sewerage network connection is available to the land; and 3. all the requirements of Unitywater have been satisfied. 	Prior to commencement of use.
21	Fibre Ready Telecommunications – Single	
A	Provide Fibre-Ready telecommunications infrastructure (Internal and External conduit paths) in accordance with NBN Co Guideline New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs as amended, that: <ol style="list-style-type: none"> 1. Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and 2. Extends a communications conduit with drawstring from the external PCD or the likely location of the PCD to the internal Fibre Wall Outlet (FWO) or the likely location of the FWO. 	Prior to commencement of use.
B	Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure required in (A) above has been done. Note: A template for certification is available from council for the purpose of this condition.	
22	Telecommunications Internal Wiring	
A	Install internal wiring (Category 6 or better) within tenancy from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide for New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the tenancy that would have been or have been installed for telephone and television connections; including but not limited to staff rooms, offices, reception, and each child care room.	Prior to commencement of use.
B	Provide certification from the installer or an RPEQ engineer (electrical engineering) that the wiring required in (A) above has been done. Note: A template for certification is available from Council for the purpose of this condition. Installers are recommended to be a registered cabler.	
23	Electricity	

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COORDINATION COMMITTEE MEETING
1 May 2018

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	Ensure that underground power is provided to the development and the existing power pole located on the Armstrong Street frontage is removed.	Prior to commencement of use.
DEVELOPMENT ENGINEERING		
24	Replace Existing Council Infrastructure	
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.	Prior to commencement of use.
25	Alterations and Relocation of Existing Services	
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.	Prior to commencement of use.
26	Access, Internal Roadways, Parking and Servicing Areas	
A	Design, construct and maintain, all line-marking, accesses, internal roadways, parking and servicing areas, in accordance with the approved plan(s) of layout, MUTCD and Australian Standard AS2890. The works must be designed, constructed and maintained in accordance with good engineering practices and Council's Planning Scheme requirements unless conditioned otherwise.	Prior to commencement of use and to be maintained.
B	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to commencement of use.
27	Driveway Crossover	
	<p>The driveway crossover from the constructed road to the site must be designed and built as a General Wide Flared Type in accordance with Council Standard Driveway Crossover Drawing RS-051 with levels complying with Council Standard Road Verge Drawing RS-050.</p> <p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p> <p>Notes:</p> <ol style="list-style-type: none"> 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover. 2. Council will not accept driveway crossovers that do not conform to the above requirements. 	Prior to commencement of use.
28	Construction Affecting Existing Roads	
	Provide and maintain control measures for any works in or affecting roads (including verges) to ensure that the works will not injure, endanger, obstruct or unduly inconvenience any person or user of the road.	At all times.

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	Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).	
29	Stormwater Drainage Discharge	
	Stormwater drainage discharge from the development must not adversely impact adjoining lots or cause nuisance and annoyance to any person.	To be maintained at all times.
30	Overland Flow Management	
	Provide measures to properly manage overland flows draining to and through the land to ensure no nuisance or annoyance is created to any person or premises as a result of the development. The development must not result in ponding on adjacent land, redirection of overland flows to other premises and blockage of an overland flow relief path for flows exceeding the design flows for any underground system within the development. Note: The current design standards and relevant planning scheme codes are: <ol style="list-style-type: none"> 1. Planning Scheme Policy Integrated Design; 2. Works Code. 	Prior to commencement of use.
31	Stormwater Drainage - Lawful Discharge	
	Ensure that stormwater from the proposed development is lawfully discharged from the subject land without causing nuisance and annoyance to any person.	At all times.
32	Stormwater Management Plan (Quantity & Quality) – Plan Approved	
A	The approved Stormwater Management Plan is accepted as demonstrating that stormwater from the proposed development can be managed in accordance with Council’s planning scheme requirements and design standards, the “Healthy Waterways Water Sensitive Urban Design Technical Guidelines for South East Queensland” and other relevant legislative requirements. The detailed design must consider “Water Sensitive Urban Design” principles, integrating the stormwater infrastructure into the urban design wherever possible.	Note.
B	Implement the works identified in the approved Stormwater Management Plan and provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition. Provide Council with “As Built” drawings and specifications of the stormwater management devices certified by an RPEQ including the following for private infrastructure: <ol style="list-style-type: none"> 1. Photographic evidence and inspection date of the installation of approved underdrainage; 	Prior to commencement of use.

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	<ol style="list-style-type: none"> 2. Copy of the bioretention filter media delivery dockets/quality certificates confirming the materials comply with specifications in the approved Stormwater Management Plan; 3. Date of the final inspection. 	
C	Maintain and repair the completed private infrastructure works to ensure its ongoing effectiveness. The approved works shall not be altered in any way without the prior written approval of Council.	At all times.
33	Additional Stormwater Requirements	
	<p>Notwithstanding the approved Stormwater Report noted, the following additional details are required:</p> <ol style="list-style-type: none"> 1. The depth of the Bio-Basin filter material must be a minimum of 0.5m. Construct the Bio-Basin in accordance with the approved report and this additional requirement. 2. An internal stormwater system must be designed and constructed to direct stormwater from the entire site (for the minor storm) to the detention tank through the Bio-Basin. 3. Overland flow paths must be designed and constructed to convey stormwater from the entire site (for storm events up to and including the 1%AEP storm event) to the detention tank. 	Prior to commencement of use.
34	Pedestrian Pathways	
	<p>Construct a 2.0 metre wide reinforced concrete pathway in accordance with Council's standards at the following locations:</p> <ol style="list-style-type: none"> 1. Site frontage <p>This condition has been imposed under section 145 of the Planning Act 2016</p>	Prior to commencement of use.

ADVICES

1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfill the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of</p>

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	Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i> .
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 7) dated 11 December 2017 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
3	Food Premises - Food Business Licence Advice
	<p>In accordance with the <i>Food Act 2006</i> the following must be submitted to Council prior to the commencement of construction or fit out of any licensable food business:</p> <ol style="list-style-type: none"> 1. An application for food business licence. 2. Plans and elevations (refer to note below). 3. Supporting documentation. 4. Relevant fee. <p>Note: The application is assessed against the provisions of the <i>Food Act 2006, Australia and New Zealand Food Standards Code and AS 4674 – Design, construction and fit-out of food premises (or equivalent)</i>.</p>

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

Decision Notice information

	Details to Insert
Application Type	Material Change of Use Development Permit for Child Care Centre
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There was one (1) properly made submission about this application.

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REPORT DETAIL

1. Background

On 16 July 2008, Council approved a Material Change of Use - Development Permit for Medium Density Multiple Dwelling Units (DA/18406/2007/DA).

On 30 July 2012, Council's Delegate approved an Extension to the Relevant Period and Change to a Development Approval (DA/18406/2007/EXT/1). The relevant period under this application was extended for a period of two (2) years. This period expired on 16 July 2014.

On 23 November 2016, a prelodgement meeting was held for a Child Care Centre (PRE/3727).

2. Explanation of Item

2.1 Proposal Details

The applicant proposes to develop the site for a Child Care Centre.

The proposed Child Care Centre will be two (2) storeys with a total GFA of 569.6m², accommodating approximately 100 children. The pedestrian entrance is proposed from Armstrong Street which leads to the reception area of the centre. The child minding rooms and outdoor play areas are located on level one. The development involves a total of 6 rooms where between 12 and 22 children can be accommodated in each room. Each room is provided with amenities and preparation rooms.

Staff amenities are also provided near the entrance of the building and include staff room, meeting room and kitchen. Two outdoor play space areas are proposed, the larger area (611m²) is centred in the middle and a smaller area (96m²) is provided in the western corner of the site.

The proposed development will comprise a total of 22 basement car parks to avoid visual dominance of the streetscape. The proposed building will have a maximum height of 7.432m.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Recreation and Open Space Zone / General Residential Zone - Urban Neighbourhood Precinct	School
South	General Residential Zone - Urban Neighbourhood Precinct	Multiple Dwelling 46 units
East	Recreation and Open Space Zone / General Residential Zone - Urban Neighbourhood Precinct	Dwelling House and domestic outbuildings / School
West	General Residential Zone - Urban Neighbourhood Precinct	Multiple Dwelling 46 Units

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

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

These Assessment Benchmarks are prescribed as being contained in:

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

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Applicable Assessment Benchmarks:	<p><u>State Planning Policy</u></p> <ul style="list-style-type: none"> State Planning Policy, Part E <p><u>Regional Plan</u></p> <ul style="list-style-type: none"> South East Queensland Regional Plan <p><u>From Schedule 10 of the Regulation:</u></p> <ul style="list-style-type: none"> Part 10: Koala Habitat Area – Schedule 11 of the <i>Planning Regulation 2017</i>
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> Urban Footprint
Koala Habitat Designation:	<ul style="list-style-type: none"> Priority Koala Assessable Development Area

2.3.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Erosion prone areas within a coastal management district:</p> <p>(1) Development does not occur in an erosion prone area within a coastal management district unless the development cannot feasibly be located elsewhere as is:</p> <p>(a) coastal dependent development; or</p>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.

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	<p>(b) temporary, readily relocatable or able to be abandoned development; or</p> <p>(c) essential community infrastructure; or</p> <p>(d) minor redevelopment of an existing permanent building or structure that cannot be relocated or abandoned.</p> <p>(2) Development permitted in (1) above, mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(3) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(4) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(5) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(6) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(7) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

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2.3.2 South East Queensland Regional Plan

The site is located in the Urban Footprint.

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

2.3.3 Schedule 10, Part 10 of the Regulation – Koala Habitat Area

Koala Habitat Area

The site is located in a Priority Koala Assessable Development Area. An assessment as to how the development satisfies the provisions in the Regulation has been undertaken, and the proposal is consistent.

2.4 Assessment Against Local Categorising Instrument - Moreton Bay Regional Council Planning Scheme

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

2.4.1 Strategic Framework

An assessment against the Strategic Framework is not required by the development proposal.

2.4.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
General Residential Zone Code - Urban Neighbourhood Precinct	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO6, PO43

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.3.3.

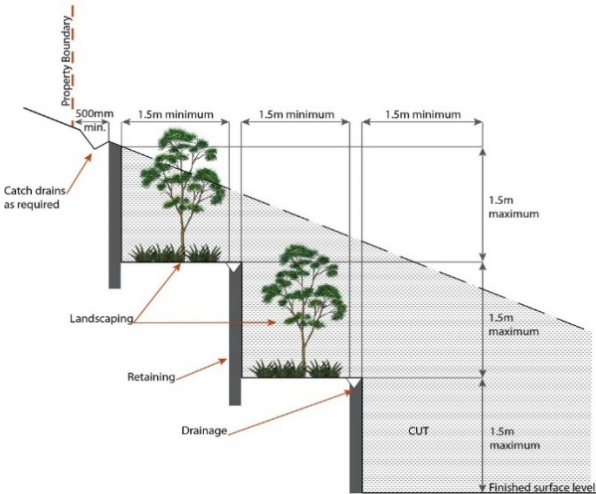
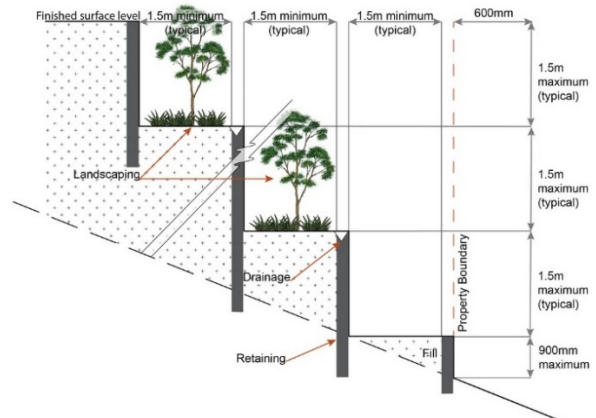
2.4.3 Performance Outcome Assessment

Performance Outcome	Example
General Residential Zone Code	
PO6 Front setbacks ensure non-residential buildings address and	E6.1 For the primary street frontage buildings are constructed: a. to the property boundary; or

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Performance Outcome	Example
actively interface with streets and public spaces.	b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.
<i>Performance Outcome Assessment</i>	
<p>The proposed Child Care Centre ramp is built to the boundary with the entrance set back to 2.64m rather than at the property boundary.</p> <p>The proposal incorporates an awning along the entry with windows from the reception and kitchen facing the street creating opportunities for surveillance and interface with the street and public spaces. A variety of materials, textures and colours have been used, particularly at the front of the building.</p> <p>In this regard, the proposed Child Care Centre front setbacks ensure that the building addresses and actively interfaces with the streets and public spaces. The proposal meets the intent of the Performance Outcome in this instance.</p>	
<p>PO43 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents.</p>	<p>E43 Earth retaining structures:</p> <ul style="list-style-type: none"> a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; <div data-bbox="826 1055 1396 1400" data-label="Diagram"> </div> <ul style="list-style-type: none"> c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; <p>Figure - Cut</p>

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Performance Outcome	Example
	 <p data-bbox="766 907 917 952">Figure - Fill</p>  <p data-bbox="766 1467 1420 1590">d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed Child Care Centre will have retaining walls up to 1.5m in height.</p> <p>The site slopes from south-west to north-east. The retaining walls along the north-east boundary towards the road frontage have a height of less than 0.6m. The retaining walls with a height of 1m-1.5m are in the northern most corner of the site, backing onto the unit complex adjoining the site. There is an existing fence and retaining wall on the boundary between the site and the adjoining unit complex. The height of the retaining wall near the road is low enough to allow for passive surveillance. The retaining wall that exceeds 900mm is not envisaged to impact in the amenity of adjoining residents.</p> <p>It is noted that the proposed basement car parking, internal to the site, is higher than the existing ground level for parts of the southern and western boundaries of the site. In accordance with the landscape plans provided, it is recommended that a condition be included</p>	

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Performance Outcome	Example
	<p>requiring a balustrade to be constructed at a minimum of 1.2 metres in height having materials, colours and elements that make a positive contribution to adjoining properties, and be 100% solid to prevent light spillage from vehicles off site. This will be in addition to the landscaping required along the southern, western and northern boundaries of the site in accordance with the landscape plan provided.</p> <p>In this regard the earth retaining structures for the proposed Child Care Centre provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. In this instance the proposal meets the intent of the Performance Outcome.</p>

2.5 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution (No 7) commencing on 11 December 2017. (CR).

2.5.1 *Levied Charge*

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

2.5.2 *Levied Charge Credit*

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

(a) Payment of previous charges or contributions

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

(b) Lawful use of land

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

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

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

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

The credit available under this option is \$17,001.54 based on the proportional split stated in Table 3 of the CR.

2.5.3 *Levied Charge Offset or Refund*

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

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2.5.4 Additional Trunk Infrastructure Costs

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

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

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

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

2.6 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

2.7 Referrals

2.7.1 Council Referrals

2.7.1.1 Development Engineering

Earthworks

Earthworks including retaining walls for both cut and fill are proposed on site. The construction of the retaining walls will be covered by building approvals. No conditions are recommended as part of this application.

Site Access and Parking

The driveway into the site must be reconstructed, together with verge reshaping and footpath reconstruction. As a consequence the recommendations of this report include conditions regarding verge, footpath and driveway works.

The internal parking layout in the basement indicates columns located in the design envelope clear zone in accordance with AS 2890.1. The columns must be relocated. As a consequence the recommendations of this report include a condition requiring an amended parking layout with columns correctly located.

Stormwater Management and Drainage Discharge

A stormwater management report has been submitted as part of this application. The report demonstrates that stormwater can be managed in accordance with Council requirements, with a minor amendment regarding the depth of filter material in the basin and internal pipework and overland flow. As a consequence the recommendations of this report include a condition that the works be undertaken in accordance with the approved report and a special condition regarding the depth of filter material and stormwater flow above and below ground

2.7.1.2 Environmental Health

Lighting

It is recommended that conditions are included to ensure suitable lighting is installed.

Waste Management

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Waste management arrangements for this development are adequate. This development will use wheelie bins stored in the basement and bins will be serviced at the kerbside of the street. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with SC 6.20 Planning scheme policy - Waste and that a bin wash down facility connected to sewer is provided.

Noise

A noise assessment report prepared by TTM Consulting Pty Ltd dated 20/09/2017, report number 17GCA0063 R01_1, was submitted in support of the application and recommends ways to ameliorate impacts that are considered acceptable. The report included an assessment of the potential noise impacts from on-site activities associated with the child care centre onto nearby sensitive receivers. The assessment found that noise levels from children playing are predicted to marginally exceed early morning noise criteria. Therefore it is recommended for these activities to commence after 7am. Noise levels from waste collection and deliveries are predicted to exceed the night time noise criteria and therefore it is recommended that these activities are undertaken during daytime hours (between 7am-6pm). The assessment also recommended for a 1.8 metre high acoustic barrier to be constructed along the edge of the south western outdoor play area on Level 1 to mitigate noise to sensitive receivers. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the noise assessment report.

Food Premises - Food Business Licence

The development may incorporate a licensable food business under the Food Act 2006 that will have specific structural requirements. As a consequence the recommendations of this report include an advice for a Food Business Licence.

2.7.2 Referral Agencies

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

There were no Concurrence Agencies involved in assessing this development application.

2.7.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.7.2.3 Third Party Agencies

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

2.8 Public Consultation

2.8.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 31 January 2018.
- (b) The development application was advertised in the Pine Rivers Press on 1 February 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 1 February 2018 and maintained for a period of 21 business days until 2 March 2018. The requirement of 15 business days was extended under this application in response to an issue regarding the public notification sign being pulled out of the ground. The applicant reinstated the sign and left it on site for an additional five (5) business day to ensure they met their requirement under the Development Assessment Rules.

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2.8.2 Submissions Received

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

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		1
	Petition	0	0
Not Properly Made	Letter, Email, Fax		0
	Petition	0	0
Total			1

The matters raised within the submission(s) are outlined below:

Assessment of Submissions
<p>Issue - Traffic & Parking</p> <ol style="list-style-type: none"> 1. During peak times (half hour before / after school drop-off and pick-up) Armstrong street is overcrowded with the overflow of vehicles from parents using any available street parking to collect their children. 2. Regularly there is standstill traffic along Armstrong Street during peak drop-off and pick-up times - this imposes difficulties for parents and accessing the current early childhood centre from being able to exit and entre the service in a timely and safe manner. 3. Development has provided 22 car parks - this is likely to be insufficient particularly during peak periods when the residential street is already heavily congested. 4. Development does not provide for staff parking on site - a review of staffing levels demonstrates that there will be 16 staff working at the service during core hours. In addition to these room staff, it would be anticipated that the service will have at least a further four administrative and support staff, taking the total staff numbers to 20. 5. A further increase in traffic numbers caused by this development would pose an increase in the risk to the safety of young children crossing roads with their parents to attend the current educational and care facilities.
<p>Discussion</p> <p><i>Traffic</i></p> <p>The development application included a Traffic Report (dated 27 September 2017). This report has been reviewed by Integrated Transport Planning and Design with the following observations and comments:</p> <ol style="list-style-type: none"> 1. The assumptions in the assessment are reasonable and the overall conclusions relating to the traffic impacts are acceptable. 2. Due to the scale and nature of the proposals it is not anticipated that the proposed development will have a significant external impact on the local road network. 3. The site access strategy based is supported. 4. Pedestrian connectivity to the site is adequate assuming the pedestrian entry ramp connects with the pathway in front of the site. (The pathway terminates towards the Northeast corner of the site at some gum trees). Understandably a pathway connection may not be possible beyond there. <p><i>Parking</i></p> <p>Example E66.1 nominates that car parking is to be provided in accordance with Table 6.2.6.4.5 Car Parking Spaces of the General Residential Zone Code - Urban Neighbourhood Precinct.</p> <p>Table 6.2.6.4.5 nominates a minimum of 1 per 50m² GFA where located within 800m walkable catchment of a higher order centre. The development site is located within 800m walkable catchment of the Petrie District Centre.</p>

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

Assessment of Submissions

The total GFA of the proposed development is 596.6m², triggering a minimum requirement of 12 parking spaces. The development provides 22 car spaces, which includes 10 spaces for staff parking. The proposal therefore complies with the nominated requirements of E66.1. Even assuming the total site cover (includes outdoor place space) of 879.9m², this would still only trigger a requirement for 18 car spaces which still complies with the zone code.

In support of this, the development application included a Traffic Report (dated 27 September 2017) which also undertook an assessment of the parking provisions, including an assessment of demand on existing centres:

- (a) Mother Duck Child Care Centre, 1370 Anzac Ave, Kallangur
This operational child care centre has 95 places, and provides a total of 19 parking spaces. The overall parking rate at this centre is therefore **1 parking space per 5 children.**
- (b) Kids Capers Mango Hill, 81 Fresh Water Creek Rd, Mango Hill
This operational child care centre has 117 places, and provides a total of 38 parking spaces. The overall parking rate at this centre is therefore **1 parking space per 3.08 children.**
- (c) Green Leaves Early Learning Centre, 130 Brays Road, Griffin (Murrumba Downs)
An expansion has been approved at this child care centre to provide 186 places, and a total of 46 parking spaces. The approved overall parking rate at this centre is therefore **1 parking space per 4.04 children.**
- (d) Green Leaves Early Learning Centre, 1185 Old North Road, Warner
This approved (but not yet operational) child care centre will have 128 places, and provide a total of 29 parking spaces, based upon the conditions of the approval. The approved overall parking rate at this centre is **therefore 1 parking space per 4.41 children.**

With 22 car spaces the proposed development has made provision for 1 car park per 4.59 children. Further, the site is centrally located near Petrie train station (750m) and a number of bus stops along Dayboro Road and Anzac Avenue.

The development also provides bicycle parks and end of trip facilities to encourage staff/visitors to cycle. The site is in an accessible area to public transport and encourages active transport.

This is not sufficient grounds for refusal of the application.

Issue - Stormwater

- 5. *Concern that the proposed development will create further water catchment issues and run off to the adjoining developments (Petrie Villa) stormwater drainage systems which is already struggling to provide adequate drainage, thus exacerbating the likely water run off to the rear and play areas a Living Faith Early Learning Centre.*

Discussion

The applicant has submitted an amended Stormwater Management Plan and Downstream Drainage Discharge Report which has been reviewed by Council's Stormwater Technical Specialist and determined to be satisfactory and in accordance with relevant Council policies. The stormwater management of the proposal is acceptable, subject to the recommended conditions of approval.

This is not sufficient grounds for refusal of the application.

ITEM 2.2 DA/35042/2017/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 19 ARMSTRONG STREET, PETRIE - DIVISION 7 - A16830086 (Cont.)

2.8.3 Notice of Compliance

The Notice of Compliance was received by Council on 5 March 2018. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

As identified in section 2.8.1 above, the requirement of 15 business days was extended under this application in response to an issue regarding the public notification sign being pulled out of the ground. The applicant reinstated the sign and left it on site for an additional five (5) business day to ensure they met their requirement under the Development Assessment Rules.

2.9 Other Matters

None identified.

3. **Strategic Implications**

3.1 Legislative/Legal Implications

The applicant (and submitter/s) have appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The proposal is consistent with the existing Moreton Bay Region planning provisions and relevant policies.

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

- a) In the event that an appeal is made to the Planning & Environment court against Council's decision, the Council will incur additional costs in defending its position.
- b) Permit conditions require infrastructure contributions to Council.

3.7 Economic Benefit

The proposal will generate employment opportunities within proximity to Petrie.

3.8 Environmental Implications

There are no environmental implications arising from this development application.

3.9 Social Implications

There are no social implications arising from this development application.

3.10 Consultation / Communication

Refer to clauses 2.7 and 2.8.

ATTENDANCE

Ms Kate Isles and Mr Marco Alberti left the meeting at 11.26am after consideration of Item 2.2. Crs Allan Sutherland (Mayor) and Darren Grimwade returned at 11.26am after consideration of Item 2.2.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

ITEM 3.1

2018/19 SCHEDULE OF FEES AND CHARGES FOR ADOPTION - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16632232 : 27 February 2018 - **Refer Supporting Information A16834974
(provided as a separate document)**
Responsible Officer: DW, Coordinator Management Accounting (CEO Accounting Services)

Executive Summary

The proposed Schedule of Fees and Charges for the 2018/19 financial year is submitted for adoption (see supporting information #1 2018/19 Schedule of Fees and Charges).

COMMITTEE RECOMMENDATION

Moved by Cr Adam Hain

Seconded by Cr Denise Sims

CARRIED 11/0

That the Schedule of Fees and Charges for the 2018/19 financial year as tabled, be adopted.

ITEM 3.1 2018/19 SCHEDULE OF FEES AND CHARGES FOR ADOPTION - REGIONAL - A16632232 (Cont.)

OFFICER'S RECOMMENDATION

That the Schedule of Fees and Charges for the 2018/19 financial year as tabled, be adopted.

REPORT DETAIL

1. Background

Council recently conducted several workshops to review its proposed fees and charges applicable for the 2018/19 financial year. The outcome of those workshops is attached as supporting information #1 - 2018/19 Schedule of Fees and Charges.

It is prudent for Council to adopt the 2018/19 Schedule of Fees and Charges as early as possible prior to the start of the forthcoming financial year so that adequate communication to relevant stakeholders can be provided and that corporate systems can be updated accordingly.

2. Explanation of Item

The Schedule of Fees and Charges for 2018/19 represents all the 2018/19 Fees and Charges to be presented for adoption.

Circumstances can arise during the financial year whereby certain fees and charges may require amending. If this eventuates a further report will be presented to Council with those proposed amendments.

The setting of separate fees and charges applies the user-pays philosophy to the services of the Council.

3. Strategic Implications

3.1 Legislative/Legal Implications

All cost recovery fees identified in the attached reports have been prepared in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

Fees and charges revenue represents a sizeable portion of the Council's overall operating revenues and as such there is an element of risk associated with forecasting the expected revenue as many fees and charges are dependent on the level of economic activity and/or demand for Council services. To mitigate this risk, a conservative approach is taken as to the expected levels of revenue anticipated in the context of the fee that is set.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Fees and Charges represents a significant component of Council's operational revenues and feeds into Council's annual budget process.

3.7 Economic Benefit

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

ITEM 3.1 2018/19 SCHEDULE OF FEES AND CHARGES FOR ADOPTION - REGIONAL - A16632232 (Cont.)

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Council, Executive Management Team and officers of Council.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

ITEM 4.1

**GROUNDS MAINTENANCE CONTRACT - OPTION TO EXTEND CONTRACT -
MORETON BAY RAIL LINK - DIVISIONS 4, 5, 6 & 7**

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16613064 : 19 April 2018
Responsible Officer: TO, Team Leader - Assets (ECM Asset Maintenance)

Executive Summary

This report seeks Council's approval to extend the current grounds maintenance contract for the Moreton Bay Rail Link (Redcliffe Peninsula Line) shared path corridor with Elite Horticultural Pty. Ltd. The contract is due to expire on 30 June 2018; however, the contract provides the option to extend the contract for two x one-year periods, based upon satisfactory contractor performance.

The contractor has performed satisfactorily over the contract period, and it is recommended that the contract be extended for a further two x one-year periods as per current contract option with Elite Horticultural Pty Ltd for the estimated annual sum of \$115,857 (excluding GST).

COMMITTEE RECOMMENDATION

Moved by Cr James Houghton

Seconded by Cr Julie Greer

CARRIED 11/0

That the current contract for the *Grounds Maintenance Services – Moreton Bay Rail Link (MBRC005093)* be extended for a further two x one-year periods, as per the options in the current contract, with Elite Horticultural Pty Ltd, for the estimated annual sum of \$115,857 (excluding GST).

ITEM 4.1 GROUNDS MAINTENANCE CONTRACT - OPTION TO EXTEND CONTRACT - MORETON BAY RAIL LINK - DIVISIONS 4, 5, 6 & 7 - A16613064 (Cont.)

OFFICER'S RECOMMENDATION

That the current contract for the *Grounds Maintenance Services – Moreton Bay Rail Link (MBRC005093)* be extended for a further two x one-year periods, as per the options in the current contract, with Elite Horticultural Pty Ltd, for the estimated annual sum of \$115,857 (excluding GST).

REPORT DETAIL

1. Background

As part of the Moreton Bay Rail Link project, Council negotiated the inclusion of a 3-meter-wide shared path to be built adjacent to the rail corridor. This shared path is bordered on both sides with a variety of turf and landscaped treatments which require a high presentation and maintenance regime.

The Department of Transport and Main Roads (TMR), as principal for the Moreton Bay Rail Link and through a partnership agreement, has agreed to fund maintenance of Council assets delivered by the project, including grounds maintenance for the shared path network, for a two-year period following the granting of 'practical completion' for the project. This two-year period is due to expire on 5 September 2018, at which time Council will be responsible for the cost of funding maintenance.

The current grounds maintenance contract (MBRC005093) was awarded to Elite Horticultural Pty Ltd for an initial two-year fixed-term period. The initial contract scope included the establishment of landscape infrastructure along the twelve-kilometre length of the path, with an estimated annual contract value of \$169,858 (excluding GST). Now two years since establishment, the landscaping has grown in, and only requires ongoing maintenance activities. This has reduced the annual contract value to an estimated \$115,857 (excluding GST) as recommended in this report.

2. Explanation of Item

The existing contract is for the delivery of 26 grounds maintenance cycles annually to maintain the aesthetic appearance of this high-profile asset and ensure the survival of the horticultural planting along the shared path corridor.

The contract encompasses not only the grounds maintenance responsibilities along the twelve-kilometre length of the shared path, but the added complexities of working at numerous constrained locations with continual conflict with pedestrian and cyclist traffic. Elite Horticultural Pty Ltd has managed these responsibilities well with no incidents or conflicts reported to date.

Council's Asset Maintenance department has undertaken a review of the services being delivered under this contract, and considers the continuation of this contract value for money.

3. Strategic Implications

3.1 Legislative/Legal Implications

The offer of extension is provided under Clause 3.2, Part 4, General Conditions of the Contract which states "*The Principal may, in its sole discretion, by written notice (an "Extension Notice") to the Contractor given not less than 1 month prior to the Contract Expiry Date extend the Term by the Extension Period*".

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

3.3 Policy Implications

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

- Council's Procurement Policy 10-2150-006

ITEM 4.1 GROUNDS MAINTENANCE CONTRACT - OPTION TO EXTEND CONTRACT - MORETON BAY RAIL LINK - DIVISIONS 4, 5, 6 & 7 - A16613064 (Cont.)

- *Local Government Act 2009*
- *Local Government Regulation 2012 Chapter 6.*

3.4 Risk Management Implications

Elite Horticultural Pty Ltd has proven their ability to provide the services under this contract and has demonstrated flexibility as required. This contractor continues to comply with Council and State Government Workplace Health and Safety requirements.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Provision has been made in the draft 2018/19 Asset Maintenance operational services budget for the tendered works with an estimated ongoing maintenance cost of \$115,857 (GST exclusive) annually.

This project will be debited to job/project number 20431129.

3.7 Economic Benefit

The effective management and maintenance of high profile areas and their subsequent presentation has a definitive effect on the perception that people have of the region. This perception has beneficial economic outcomes in terms of tourism and the investment in the region by businesses.

3.8 Environmental Implications

The successful tenderer is required to work under the provisions of the *Agricultural Chemicals Distribution Control Act 1966* in the application of herbicides and the control of discharge of chemicals and other foreign materials into the groundwater and stormwater systems.

3.9 Social Implications

The ongoing maintenance of Council's open space network offers positive social implications in terms of regional and local recreation opportunities and fitness and wellbeing outcomes.

3.10 Consultation / Communication

Council officers have met to discuss the performance of the current contractor and their ability to remain compliant with the conditions and specifications of the contract. Officers have established that the current provider remains well positioned to effectively deliver the contract services.

ITEM 4.2

BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16496978 : 22 January 2018 - Refer to **Confidential Supporting Information A16679906**
Responsible Officer: JB, Project Manager (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Bunya – James Drysdale Reserve – SES Depot Construction (MBRC007183)' project. The tender closed on 26 March 2018 with a total of nine tenders received, seven of which were conforming.

It is recommended that Council award the contract to BBN Constructions Pty Ltd for the sum of \$2,033,352 (excl. GST), as this tender was evaluated as representing the best overall value to Council.

COMMITTEE RECOMMENDATION

Moved by Cr Matt Constance

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 11/0

That the tender for 'Bunya – James Drysdale Reserve – SES Depot Construction (MBRC007183)' be awarded to BBN Constructions Pty Ltd for the sum of \$2,033,352 (excluding GST).

ITEM 4.2 BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10 - A16496978
(Cont.)

OFFICER'S RECOMMENDATION

That the tender for 'Bunya – James Drysdale Reserve – SES Depot Construction (MBRC007183)' be awarded to BBN Constructions Pty Ltd for the sum of \$2,033,352 (excluding GST).

REPORT DETAIL

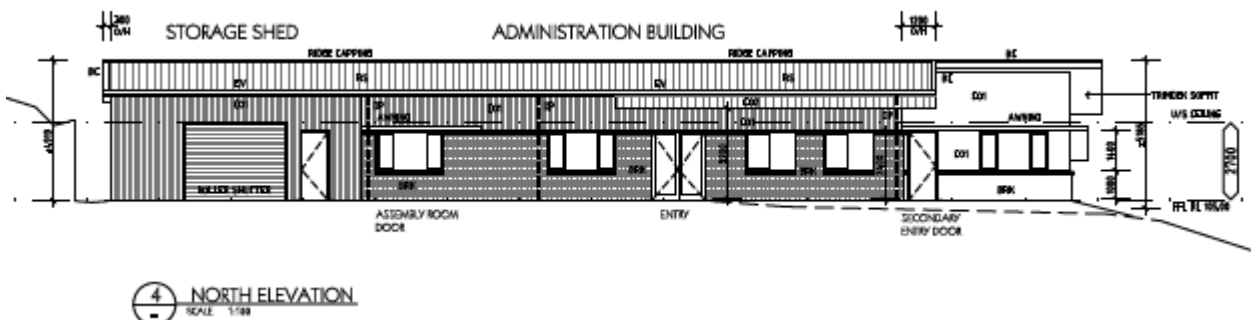
1. Background

The project is located at Linedrive Terrace, within James Drysdale Reserve, The Jinker Track, Lot 2 RP164889, Bunya. The project scope is to construct a dedicated SES facility including administration and training spaces, with adjoining storage shed, separate nine-bay vehicle store and external parking and training hardstand.



Figure 1 - site layout

The works are expected to commence in June 2018 and take approximately 42 weeks to complete from possession of site, weather permitting.



ITEM 4.2 BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10 - A16496978
(Cont.)

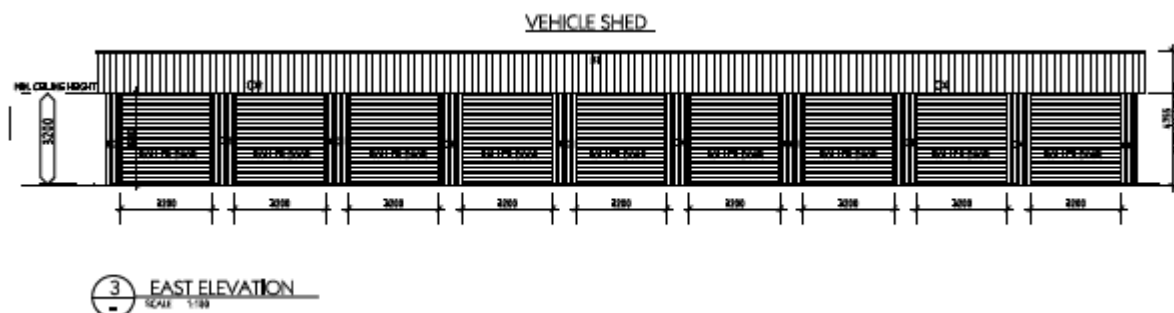


Figure 2 - Building elevations

2. Explanation of Items

Tenders for the construction of the 'Bunya – James Drysdale Reserve – SES Depot Construction' (MBRC007183) project closed on 26 March 2018 with a total of nine tenders received, seven of which were conforming. The tenders were assessed by the tender assessment panel in accordance with Council's Purchasing Policy and the selection criteria set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Bli Bli Nominees Construction Pty Ltd t/a BBN Constructions	100.00
2	MAW Group (Aust) Pty Ltd t/a Oasis Construction (Aust)	95.52
3	Multi Span Australia Group Pty Ltd	95.51
4	NF Corbett Pty Ltd	92.93
5	Sommer & Staff Constructions Pty Ltd	89.88
6	iQ Construct Pty Ltd	89.52
7	Chapcon Building Services Pty Ltd	74.38
8	River City Trees Pty Ltd	Non-conforming
9	Sunshine Skips	Non-conforming

BBN Constructions Pty Ltd submitted a comprehensive and well-presented tender. A tender clarification meeting was held on Wednesday 11 April 2018, at which BBN Constructions Pty Ltd reinforced their relevant experience in sports field, sports facility and civil infrastructure construction projects. BBN Constructions Pty Ltd have completed previous projects for Council.

Oasis Construction (Aust) submitted a comprehensive and well-presented tender. Their submission demonstrated a clear understanding of the project requirements and capacity to complete the works. Oasis Construction (Aust) are currently undertaking a building project for Council - the Burpengary - Moreton Bay Central Sports Complex - Soccer Stage 1 Clubhouse. There were no additional benefits for the higher price.

ITEM 4.2 BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10 - A16496978
(Cont.)

Multi Span Australia Group Pty Ltd submitted a comprehensive and well-presented tender. A tender clarification meeting was held on Wednesday 11 April 2018, at which Multi Span Australia Group Pty Ltd reinforced their relevant experience. Their submission demonstrated a clear understanding of the project requirements and capacity to complete the works. Multi Span Australia Group Pty Ltd have completed previous projects for Council. There were no additional benefits for the higher price.

The two non-conforming submissions did not provide the mandatory tender schedule information.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Strengthening Communities: Safe neighbourhoods - a safe and resilient community.

3.3 Policy Implications

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

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

3.4 Risk Management Implications

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

Financial:

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

The recommended contractor has recently completed a Council building project at the Kinsellas Sports Fields, North Lakes (Clubhouse), construction cost \$1.5M. Council will obtain additional security in the form of an increased bank guarantee value (10%) for the awarding of this contract.

Construction:

The contractor will provide a program of works, traffic management plan and safety plan and will be required to fence off the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract.

Wet weather delays:

The tender document required all tenderers to include an allowance for inclement weather within their tendered construction time line. The allowance is based upon the Bureau of Meteorology Rainfall Graph for the Brisbane area. The contractor has provided an initial program of works with an inclusion of estimated wet weather days.

3.5 Delegated Authority Implications

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

ITEM 4.2 BUNYA - JAMES DRYSDALE RESERVE - SES DEPOT CONSTRUCTION - DIVISION 10 - A16496978
(Cont.)

3.6 Financial Implications

Council has allocated a total of \$190,000 in the 2017/18 Capital Projects Program for design, and identified a further \$2,630,000 in the draft 2018/19 Capital Works Program for the *Bunya – James Drysdale Reserve – SES Depot Construction*, budget number 105097. Council has been successful in securing State funding, being \$1,012,362.40 for the project under the State Government’s 2017-19 Local Government Grants and Subsidies Program (2017-19 LGGSP).

Design costs (2017/18)	\$ 168,215
Tender price (construction)	\$2,033,352
Contingency (10%)	\$ 203,335
QLeave	\$ 9,658
Consultant’s site involvement	\$ 20,000

Total project cost	\$2,434,560
	=====

The estimated increase in operational/maintenance costs is \$24,812 per F/Y for Council.

The budget amount for this project is sufficient.

3.7 Economic Benefit

The construction of this facility will improve the SES Arana Hills operational management output, training and response activities, with the central location for storage facilitating a faster and more efficient response, particularly during larger storm events.

3.8 Environmental Implications

Environmental management, including management of minor wildlife, offset delivery and clearing, has been included in the tender and the contractor will be required to manage sediment and erosion control during construction. These measures will also be monitored by Council officers.

3.9 Social Implications

The project will increase capacity of the Arana Hills SES group to conduct core community activities including storm damage operations, flood operations, land search activities and agency support.

3.10 Consultation / Communication

Consultation has been undertaken with Council’s Disaster Management section, the SES Arana Hills Unit, the SES Local Controller, all of whom are supportive of the project. Public communication will include utilising Council’s project notice update newsletter, project signage and construction fencing banner signage which will be displayed throughout the works. The Divisional Councillor has been consulted and updated regularly regarding this project and is supportive of the project and its outcomes.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

**ITEM 5.1
FEES AND CHARGES FOR VOLUNTEER-MANAGED COMMUNITY CENTRES AND
HALLS - REGIONAL**

Meeting / Session: 5 PARKS, RECREATION & SPORT
Reference: A16544196 : 6 February 2018 - **Refer Supporting Information 16544275**
Responsible Officer: JH, Supervisor Community Halls (CES Community Services, Sport & Recreation)

Executive Summary

Community centre and hall management committees are required under their management agreements to provide Council with an annual schedule of hire fees for endorsement. Council officers have been working with the management committees to, where possible, standardise fee structures across the region.

This report seeks Council's endorsement of the 2018/19 schedule of hire fees, as proposed by the respective management committees.

COMMITTEE RECOMMENDATION

Moved by Cr Julie Greer

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 11/0

That the 2018/19 schedule of hire fees for volunteer-managed community centres and halls be endorsed as detailed in Supporting Information #1.

ITEM 5.1 FEES AND CHARGES FOR VOLUNTEER-MANAGED COMMUNITY CENTRES AND HALLS - REGIONAL - A16544196 (Cont.)

OFFICER'S RECOMMENDATION

That the 2018/19 schedule of hire fees for volunteer-managed community centres and halls be endorsed as detailed in Supporting Information #1.

REPORT DETAIL

1. Background

Thirty-eight of Council's community centres and halls are managed by volunteer-management committees. The management agreements under which the committees operate require them to review and set hire fees, and provide these annually to Council for endorsement.

There are some differences in how management committees structure their fees. Twenty-seven community centres and halls moved to a standard fee structure in 2017/18. Council officers have continued to work with the remaining management committees to transition towards the new standard fee structure. For the 2018/19 financial year, a further four community centre and hall management committees have chosen to implement a version of this fee structure.

2. Explanation of Item

Community centre and hall management committees determine their fees and charges with consideration to the operating costs of the venue, the anticipated levels of usage, and their other responsibilities under the management agreements (eg. Minor facility maintenance).

Operating costs for community centres and halls vary across facilities due to the size and type of building, the availability of specialised equipment (eg. AV equipment, kitchen facilities, etc), and the level of use. Examples of operating costs which are the responsibility of the management committees under their management agreements include: cleaning, electricity charges, and equipment renewal.

Management committees are encouraged to implement small fee escalations on an annual basis to ensure that increases in operating costs are offset, and to mitigate the need for large increases in future years. Of the thirty-eight facilities, twenty have been proposed for fee increases in the 2018/19 financial year.

The schedule of hire fees for volunteer-managed community centres and halls, as proposed by the respective management committees, is provided in Supporting Information #1 for Council's endorsement. All proposed fees have been reviewed by Council officers and are supported.

3. Strategic Implications

3.1 Legislative/Legal Implications

Under the terms of the management agreements, the committees are required to seek Council approval for proposed hire fees.

3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

The CEO has delegated authority to approve amended fees if justified.

ITEM 5.1 FEES AND CHARGES FOR VOLUNTEER-MANAGED COMMUNITY CENTRES AND HALLS - REGIONAL - A16544196 (Cont.)

3.6 Financial Implications

Income from fees cover management committee operational costs including cleaning, minor maintenance and electricity charges. Sound facility management by committees can reduce Council's ongoing costs in maintaining the buildings.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

Well-managed and resourced community centres and halls benefit the community by providing local spaces for community activities and events.

3.10 Consultation / Communication

All Divisional Councillors.

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION

(Cr D Grimwade)

No items for consideration.

9 GENERAL BUSINESS

No items for consideration.

CLOSURE

There being no further business the Chairperson closed the meeting at 11.37am.