



REPORT

Coordination Committee Meeting

Tuesday 15 May 2018

commencing at 10.56am

Strathpine Chambers
220 Gympie Road, Strathpine

ENDORSED GM20180515

CHAIRPERSON'S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 15 May 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)
CHAIRPERSON
COORDINATION COMMITTEE

Adoption Extract from General Meeting – 15 May 2018 (Page 18/1026)

**12.1 Coordination Committee Meeting - 15 May 2018
(Pages 18/1028 - 18/1101)**

RESOLUTION

Moved by Cr Koliana Winchester

Seconded by Cr Adam Hain

CARRIED 12/0

That the report and recommendations of the Coordination Committee meeting held 15 May 2018 be adopted.

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

- ITEM 1.1** 1029
REMOVAL OF ACCESS RESTRICTION STRIP (ARS) AT JOE CRESCENT CABOOLTURE
- DIVISION 12
COMMITTEE RECOMMENDATION
REPORT DETAIL

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

- ITEM 2.1** 1032
DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR
MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A
LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS
EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT (MEDIUM DENSITY
MULTIPLE DWELLING UNITS AND DWELLING HOUSE (SMALL LOT PLAN))
(SUPERSEDED PLANNING SCHEME) - DIVISION 10
COMMITTEE RECOMMENDATION
REPORT DETAIL

3 CORPORATE SERVICES SESSION (Cr M Constance)

- ITEM 3.1** 1085
DEBT POLICY 2018/19 - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL
- ITEM 3.2** 1088
MICROSOFT ENTERPRISE AGREEMENT RENEWAL - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL
- ITEM 3.3** 1092
2018/19 REVENUE POLICY - REGIONAL
COMMITTEE RECOMMENDATION
REPORT DETAIL

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

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

6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

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

8 REGIONAL INNOVATION (Cr D Grimwade)

ITEM 8.1	1096
COMMERCIAL PROPERTY LEASE - EXPRESSIONS OF INTEREST - DIVISION 11	
COMMITTEE RECOMMENDATION	
REPORT DETAIL	

9 GENERAL BUSINESS

ITEM 9.1	1099
PICNIC IN THE PARK - HILLS FESTIVAL - DIVISION 10	
ITEM 9.2	1099
ST COLUMBAN'S COLLEGE - 90-YEARS CELEBRATION - DIVISION 12	
COMMITTEE RECOMMENDATION	

CLOSED SESSION (Confidential items)

CLOSED SESSION (Confidential items)

ITEM C.1 – CONFIDENTIAL	1101
PROPERTY ACQUISITION - CABOOLTURE - DIVISION 3	
COMMITTEE RECOMMENDATION	

CLOSURE

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

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

Officers:

Chief Executive Officer	(Mr Daryl Hitzman)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning & Economic Development	(Mr Stewart Pentland)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Manager Financial & Project Services	(Mr Keith Pattinson)
Manager Development Services	(Ms Kate Isles)
Planner Development Services	(Mr Scott Hambleton)
Meeting Support Officer	(Larissa Kerrisk)

Apologies:

Cr Denise Sims

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

**REMOVAL OF ACCESS RESTRICTION STRIP (ARS) AT JOE CRESCENT
CABOOLTURE - DIVISION 12**

Meeting / Session: 1 GOVERNANCE
Reference: A16843678: 23 April 2018 - Refer Supporting Information A16843706
Responsible Officer: MH, Manager Property and Commercial Services (CES Property & Commercial Services)

Executive Summary

The developer of 142-194 Markwell Road, Caboolture has requested Council's written consent to it lodging a development application that may affect an access restriction strip (**ARS**) owned by Council at the end of Joe Crescent, Caboolture. This report recommends that Council provide the written consent requested.

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Brooke Savige

CARRIED 12/0

1. That Council provides its written consent to the making of a development application under the *Planning Act 2016*, on an access restriction strip described as Lot 23 on RP892545, which seeks a development permit for reconfiguring a lot at 142-194 Markwell Road, Caboolture.
2. That the Chief Executive Officer be authorised to take all necessary steps to give effect to recommendation 1.

ITEM 1.1 REMOVAL OF ACCESS RESTRICTION STRIP (ARS) AT JOE CRESCENT CABOOLTURE - DIVISION 12 - A16843678 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council provides its written consent to the making of a development application under the *Planning Act 2016*, on an access restriction strip described as Lot 23 on RP892545, which seeks a development permit for reconfiguring a lot at 142-194 Markwell Road, Caboolture.
2. That the Chief Executive Officer be authorised to take all necessary steps to give effect to recommendation 1.

REPORT DETAIL

1. Background

On 19 July 2017, Council officers attended a pre-lodgement meeting with applicants regarding a proposed subdivision at 142-194 Markwell Road, Caboolture, QLD 4510 (**Development**).

The Development borders Markwell Road and is also accessible via Joe Crescent (refer Supporting Information #1 and #3).

At the pre-lodgement meeting, Council officers stated that vehicle access to the Development via Markwell Road is not supported.

Accordingly, the applicant intends to propose vehicle access to the Development via Joe Crescent.

There is an access restriction strip (**ARS**) (being a small freehold lot owned by Council) which would currently prevent lawful access to the Development via Joe Crescent.

The applicant has proposed to include the ARS as part of its development application. That way, Development Services can assess this application and if approved, impose conditions regarding vehicle access which may affect the ARS.

However, before the applicant can lodge the proposed development application which may affect the ARS, the applicant requires Council's written consent to do so under the *Planning Act 2016* (**PA**).

2. Explanation of Item

The applicant has requested that Council provide its written consent under the PA so that the applicant can lodge its proposed development application which may affect the ARS.

Property Services has consulted with the relevant Council departments regarding this request. No concerns arose from that consultation.

It is noted that the suitability of vehicular access to the Development will need to be properly considered via the development assessment process.

In order that this development assessment process can properly occur, this report recommends that Council provides its written consent under the PA so that the applicant can lodge its proposed development application.

3. Strategic Implications

3.1 Legislative/Legal Implications

Under section 51(2) of the *Planning Act 2016*, a development application must be accompanied by the written consent of the owner of the premises (to the extent that the applicant is not the owner).

3.2 Corporate Plan / Operational Plan

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

*ITEM 1.1 REMOVAL OF ACCESS RESTRICTION STRIP (ARS) AT JOE CRESCENT CABOOLTURE - DIVISION 12
- A16843678 (Cont.)*

3.3 Policy Implications

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

3.4 Risk Management Implications

All safety and traffic impacts will be considered as part of the development assessment process.

3.5 Delegated Authority Implications

The Chief Executive Officer has delegated authority to sign documents on behalf of Council. If Council adopts recommendation 1, it is proposed that the Chief Executive Officer will sign the relevant owner's consent form on Council's behalf.

3.6 Financial Implications

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

3.7 Economic Benefit

There are no economic 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

Relevant Council departments were consulted and the Divisional Councillor has been advised.

ATTENDANCE

Ms Kate Isles and Mr Scott Hambleton attended the meeting at 10.59am for discussion on Item 2.1.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT (MEDIUM DENSITY MULTIPLE DWELLING UNITS AND DWELLING HOUSE (SMALL LOT PLAN)) (SUPERSEDED PLANNING SCHEME) - DIVISION 10

APPLICANT: Mirvac Queensland Pty Ltd C/-Urbis Pty Ltd

OWNER: Mirvac Queensland Pty Ltd & Mr and Mrs L and M Taylor

Meeting / Session: 2 PLANNING & DEVELOPMENT

Reference: A16775743: 5 April 2018 – Refer Supporting Information A16775760, A16822335, A16822337 & A16835348

Responsible Officer: SH, Divisional Project Coordinator (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Mirvac Queensland Pty Ltd C/-Urbis Pty Ltd
Lodgement Date:	27 July 2017
Properly Made Date:	27 July 2017
Confirmation Notice Date:	2 August 2017
Information Request Date:	16 August 2017
Info Response Received Date:	3 October 2017
Public Notification Dates:	5 October 2017 - 27 October 2017
No. of Submissions:	Properly Made: 124 Not Properly Made: 3
Decision Due Date:	18 May 2018
Prelodgement Meeting Held:	Yes (PRE/3704)

PROPERTY DETAILS	
Division:	Division 10
Property Address:	80 & 82 Plucks Road, Arana Hills
RP Description	Lot 1 RP205708 Lot 10 SP165087
Land Area:	22,340m ²
Property Owner	Mirvac Queensland Pty Ltd Mr Lloyd & Mrs Margaret Taylor

STATUTORY DETAILS	
Planning Legislation:	Planning Act 2016
Planning Scheme:	PineRiversPlan (superseded)
Planning Locality / Zone	Urban Locality, Residential A Zone
Level of Assessment:	Impact, Policy Neutral

ITEM 2.1 DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT - A16775743 (Cont.)

This application seeks a Material Change of Use - Development Permit for Medium density multiple dwelling units (77 units) and Reconfiguring a Lot - Development Permit for Subdivision (1 into 4 lots) and Access easement and Building Works - Development Permit (Medium density multiple dwelling units and Dwelling house (small lot plan)) at the abovementioned property. The application is being assessed under the superseded *PineRiversPlan*.

It is proposed to subdivide the land into four (4) lots including three (3) small residential lots each with a 12.5m frontage along Leatherwood Drive and one (1) large balance lot. The balance lot is proposed to contain the 77 units with vehicular access provided from Plucks Road. The Plucks Road access will be shared with the adjoining 82 Plucks Road proposed development (subject to separate application) and as such an access easement is proposed along the driveway access handle to provide a legal access point. A public pedestrian access easement is also proposed through the development site to allow the public to traverse the site between Plucks Road and Leatherwood Drive.

The application was publicly advertised with 127 submissions received. The proposed development is consistent with the intent of the superseded *PineRiversPlan*, and is recommended to be approved, subject to conditions.

COMMITTEE RECOMMENDATION

Moved by Cr James Houghton

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

1. That the Officer's Recommendation be adopted as detailed in the report.
2. That a copy of this report be sent to the local State member.

ITEM 2.1 DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT - A16775743 (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 Medium Density Multiple Dwelling Units (77 units) and Reconfiguring a Lot - Development Permit for Subdivision (1 into 4 Lots) and Access Easement and Building Works - Development Permit (Medium Density Multiple Dwelling Units and Dwelling House (small lot plan)) (superseded planning scheme) at 80 & 82 Plucks Road, Arana Hills, described as Lot 1 RP205708 & Lot 10 SP165087, subject to the following plans/documents and conditions:

Reconfiguring a Lot Component

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Proposed Subdivision	135821-1 Rev H	RPS	24/04/2018
Reconfiguration of a Lot	135821-2 Rev D	RPS	24/04/2018
Plan of Development	01-DA-A0-000 Rev 9	Ellivo	17/04/2018
Stormwater Management Plan and Overland Flow Report	M43000_009 Rev 4	Engeny Water Management	29/03/2018

Plans to be Amended			
Plan / Document Name	Reference Number	Prepared By	Dated
Preliminary Bulk Earthworks Plan	SK01 Rev K	Premise	29/03/2018

Material Change of Use Component

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Locality Plan & Development Summary	00-DA-A0-002 Rev 9	Ellivo	29/03/2018
Master Plan	00-DA-A0-010 Rev 16	Ellivo	28/03/2018
Staging Plan	00-DA-A0-012 Rev 9	Ellivo	22/03/2018
Built Form Material Palette	00-DA-A0-040 Rev 6	Ellivo	13/03/2018
Stage 2	02-DA-A0-000 Rev 6	Ellivo	22/03/2018
Stage 2 Master Plan Ground Level - Part B	02-DA-A1-200B Rev 6	Ellivo	20/04/2018
Stage 2 Master Plan Ground Level	02-DA-A1-200 Rev 10	Ellivo	28/03/2018
Stage 2 Master Plan Level 1 - Part B	02-DA-A1-201B Rev 4	Ellivo	22/03/2018
Stage 2 Master Plan Level 2	02-DA-A1-202 Rev 8	Ellivo	29/03/2018
Stage 2 Master Plan Ground Level (With Overlay of 82 Plucks)	02-DA-A1-203 Rev 5	Ellivo	29/03/2018
Stage 2 Elevations	02-DA-A2-100 Rev 3	Ellivo	13/03/2018

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Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Stage 2 Elevations	02-DA-A2-101 Rev 3	Ellivo	13/03/2018
Stage 2 Elevations	02-DA-A2-102 Rev 3	Ellivo	13/03/2018
Stage 2 Sections	02-DA-A3-100 Rev 4	Ellivo	13/03/2018
Stage 3	03-DA-A0-000 Rev 5	Ellivo	13/03/2018
Stage 3 Master Plan Ground Level	03-DA-A1-200 Rev 10	Ellivo	20/04/2018
Stage 3 Master Plan Level 1	03-DA-A1-201 Rev 6	Ellivo	13/03/2018
Stage 3 Master Plan Level 2	03-DA-A1-202 Rev 6	Ellivo	13/03/2018
Stage 3 Elevations	03-DA-A2-100 Rev 3	Ellivo	13/03/2018
Stage 3 Elevations	03-DA-A2-101 Rev 3	Ellivo	13/03/2018
Stage 3 Sections	03-DA-A3-100 Rev 3	Ellivo	13/03/2018
Stage 4	04-DA-A0-000 Rev 5	Ellivo	13/03/2018
Stage 4 Master Plan Ground Level	04-DA-A1-200 Rev 7	Ellivo	13/03/2018
Stage 4 Master Plan Level 1	04-DA-A1-201 Rev 6	Ellivo	13/03/2018
Stage 4 Master Plan Level 2	04-DA-A1-202 Rev 6	Ellivo	13/03/2018
Stage 4 Elevations	04-DA-A2-100 Rev 3	Ellivo	13/03/2018
Stage 4 Elevations	04-DA-A2-101 Rev 3	Ellivo	13/03/2018
Stage 4 Elevations	04-DA-A2-102 Rev 1	Ellivo	13/03/2018
Stage 4 Elevations	04-DA-A2-104 Rev 1	Ellivo	13/03/2018
Stage 4 Section	04-DA-A3-100 Rev 3	Ellivo	13/03/2018
Typical Townhouse Plan - T3B	T3B-DA-A1-200 Rev 5	Ellivo	13/03/2018
Typical Townhouse Plan - T3C	T3C-DA-A1-200 Rev 5	Ellivo	13/03/2018
Typical Townhouse Plan - T3D	T3D-DA-A1-200 Rev 5	Ellivo	13/03/2018
Typical Townhouse Plan - T3F	T3F-DA-A1-200 Rev 5	Ellivo	13/03/2018
Typical Townhouse Plan - T4B1	T4B1-DA-A1-200 Rev 5	Ellivo	13/03/2018
Typical Townhouse Plan - T4E	T4E-DA-A1-200 Rev 4	Ellivo	13/03/2018
Overall Landscape Masterplan	DA11	Form Landscape Architects	29/03/2018
Townhouses Landscape Masterplan	DA11	Form Landscape Architects	29/03/2018
Entry Precinct	DA11	Form Landscape Architects	29/03/2018
Section A - Drainage Corridor	DA11	Form Landscape Architects	29/03/2018
Communal Recreation Facilities	DA11	Form Landscape Architects	29/03/2018
Section B - Communal Recreation Facilities	DA11	Form Landscape Architects	29/03/2018

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Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Section C - Communal Recreation Facilities	DA11	Form Landscape Architects	29/03/2018
Typical House Design - Type B	DA11	Form Landscape Architects	29/03/2018
Typical House Design - Type C	DA11	Form Landscape Architects	29/03/2018
Section D - Road Relationship	DA11	Form Landscape Architects	29/03/2018
Section E - Boundary Relationship	DA11	Form Landscape Architects	29/03/2018
Typical House Design - Type E	DA11	Form Landscape Architects	29/03/2018
Section F - Creek Relationship	DA11	Form Landscape Architects	29/03/2018
Typical House Design - Type F	DA11	Form Landscape Architects	29/03/2018
Section G - Creek Relationship	DA11	Form Landscape Architects	29/03/2018
Section H - Leatherwood Drive	DA11	Form Landscape Architects	29/03/2018
Structure Diagrams (Stormwater and Fences)	DA11	Form Landscape Architects	29/03/2018
Entry Precinct Character Images	DA11	Form Landscape Architects	29/03/2018
Recreation Facilities Character Images	DA11	Form Landscape Architects	29/03/2018
Materials and Finishes	DA11	Form Landscape Architects	29/03/2018
Planting Palette (39)	DA11	Form Landscape Architects	29/03/2018
Planting Palette (40)	DA11	Form Landscape Architects	29/03/2018
Planting Layout Diagram	DA11	Form Landscape Architects	29/03/2018
Stormwater Management Plan and Overland Flow Report	M43000_009 Rev 4	Engeny Water Management	29 March 2018
Waste Management Program	17BRW0030	TTM Consulting Pty Ltd	19/04/2018

Conditions

CONDITION	TIMING
RECONFIGURING A LOT	
DEVELOPMENT PLANNING	
1	Approved Plans and/or Documents

ITEM 2.1 DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT - A16775743 (Cont.)

	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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) and to be maintained at all times.
2	Amended Plan Required	
A	Submit an amended Preliminary Bulk Earthworks Layout Plan incorporating the following: 1. Amend the level for Lot 3 to 68.40m AHD, which is the 1% AEP flood level of 67.65m AHD plus 0.75m freeboard	Prior to any Approval of Operational Works.
B	Obtain approval from Council for the amended plan in accordance with (A) above.	Prior to any Approval of Operational 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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
3	Develop in Stages	
	Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the development approval as it relates to each stage, unless otherwise stated in the condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
4	Street Trees	
	Provide street trees along the Leatherwood Drive frontage in accordance with Planning scheme policy - Integrated design, Appendix D - Landscaping. Specifically, the: (a) species choices are set out in section 1.2.2; (b) pot size is set out in section 1.2.3; and (c) number to be provided is set out in section 1.2.4.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
5	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: (a) a reticulated water supply network connection is available to the land; and (b) a sewerage network connection is available to the land; and (c) all the requirements of Unitywater have been satisfied.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
6	Existing Telecommunications Infrastructure	
	Provide a 'Telecommunications Infrastructure Provisioning Confirmation' or a 'Telecommunications Network Infrastructure Notification' letter from a telecommunications carrier licensed under the <i>Telecommunications Act 1997</i> (e.g. Telstra) confirming that telecommunications carrier has been engaged to install telecommunications infrastructure within the proposed development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).

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7	Existing Service Connections	
	Submit certification from a suitably qualified person that: (a) All of the existing service connections (electricity, telecommunications, water) to an existing building or a private property pole is wholly contained in the lot it serves; and (b) Any electricity connections and infrastructure made redundant by the development is removed with the land reinstated.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
8	Electricity	
A	Provide evidence (e.g. Certificate for Electricity Supply to Subdividers with Agreement Number or Certificate of Supply) demonstrating that an electricity supply network has or will be constructed within all new roads and along the frontage of each proposed lot.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
B	Provide an electricity supply connection to each proposed lot as follows: (a) where the electricity network at the road frontage is underground, the connection for the lot is to be underground; or, (b) where the electricity network at the road frontage is above ground, the connection for the lot is to be: 1. either above or underground to an existing building, if one exists on the lot; or 2. underground from an electricity supply network pole with any crossing of an existing road carriageway to be constructed using thrust boring; or 3. above ground to a private property pole on the lot. Note: the property pole will not be acceptable for the subsequent Material Change of Use.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
9	Payment of Rates	
	Pay all outstanding rates and charges applicable to the subject land.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
10	Plan of Development	
	Development must comply with the approved Plan of Development unless otherwise approved in writing by Council.	To be maintained at all times.
11	Advice to Purchasers Regarding Plan of Development	
	Acknowledge in writing that potential purchasers will be advised of the approved Plan of Development and the requirement to comply with the approved Plan of Development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. survey plan).
12	Road Dedication	
	Transfer land shown as "New Road" on the approved plan, at no cost to Council, to the crown as road.	Prior to submitting to the Council any request for approval

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	<i>This condition has been imposed under Section 145 of the Planning Act 2016.</i>	of a plan of subdivision (i.e. survey plan).
13	Management of Wildlife	
A	Carry out approved vegetation clearing under the supervision of a Fauna Spotter Catcher holding a valid Rehabilitation Permit from the relevant State Government Agency.	Prior to and during site works.
B	Clearing of native vegetation on premises must be carried out in a way that ensures koalas have enough time to move from the area being cleared without human intervention; and	Prior to and during site works.
C	Links between koala habitats are maintained to allow koalas to move from the area being cleared; and	Prior to and during site works.
D	A tree is not cleared if a koala is present in the tree or the crown of the tree overlaps another tree in which a koala is present; and	Prior to and during site works.
E	Provide an activity report, to be completed by the supervising Fauna Spotter Catcher, including: (a) The number and species of any animals observed during clearing; (b) The actions taken to deal with observed animals; (c) The number of any animals that were required to be relocated; (d) The release site for any relocated animals; (e) The number (if any) of animals injured during clearing; (f) The treatment provided; (g) The outcome of any treatment; and (h) The location of the treatment.	Within fourteen (14) days of completion of clearing.
14	Vegetation Clearing – Extent Approved	
A	Clearing of native vegetation must be limited to that which is necessary for site earthworks, reconfiguration of the lot and the construction of the multiple dwellings (including accesses and the like); and	Prior to and during site works and to be maintained.
B	The clearing must be carried out in stages, with each stage involving the clearing of no more than 50% of the area; and	Prior to and during site works;
C	Clearing must not be carried out on the premises between each stage of clearing for at least 1 period starting at 6p.m. on a day and ending at 6a.m. the following day; and	Prior to and during site works;
D	Clearing of native vegetation must not occur within Leatherwood Drive Park.	Prior to and during site works and to be maintained.
15	Cleared Vegetation – Disposal	
	Chip, shred or tub grind cleared native vegetation and spread as mulch or dispose of at an authorised waste facility. Any hollows observed in cleared vegetation must be salvaged and installed as nest boxes in trees within the property.	At all times.
16	Vegetation Management Plan	

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A	<p>Submit a Vegetation Management Plan prepared by a suitably qualified person and include scaled plans and supporting documentation that provides for the following:</p> <p>(a) The protection of trees on Lot 10 SP170626 (Leatherwood Drive Park) during site works on the development site. Best practices are to reflect Australian Standard AS4970 - 2009 Protection of trees on development sites, or as amended. The protection is to recognise potential impacts from expected bulk earthworks on adjacent native vegetation.</p> <p>(b) Control measures, exclusionary fencing, remedial action for vegetation disturbance, including tree root protection and or treatment and designation of tree protection zones, to protect native vegetation located on adjacent Lot 10 SP170626 from disturbance, damage or removal during site works in proximity to common boundaries of the same; and</p> <p>(c) Engage an appropriately qualified professional, for example an arborist or botanist, to supervise and instruct protection of adjacent vegetation from disturbance, damage or removal during site works in proximity to common boundaries with Lot 10 SP170626.</p>	Prior to works commencing on site.
B	Obtain approval from Council for the Vegetation Management Plan in accordance with (A) above.	Prior to works commencing on site.
C	Carry out works in accordance with the approved Vegetation Management Plan.	Prior to the commencement of works and during site works.
DEVELOPMENT ENGINEERING		
17	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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
18	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 submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
19	Earth Retaining Structures	
A	<p>Design and construct all earth retaining structures within private land in accordance with:</p> <p>(a) Council's planning scheme and relevant planning scheme policies;</p> <p>(b) Council's design standards;</p> <p>(c) Relevant Australian Standards; and</p> <p>(d) Relevant Building code requirements.</p> <p>The minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its</p>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).

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	intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Table 3.1 of Australian Standard AS4678-2002. Note: Timber retaining structures and boulder retaining walls are not acceptable unless specifically approved in writing by Council.	
B	Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
C	Provide design drawings that clearly show the location and overall configuration (fully dimensioned), design parameters and loads, materials and finishes of all earth retaining structures for the development.	Prior to issue of a development permit for operational works for the development
D	Provide temporary safety fencing to all earth retaining structures over 1.0 metre in height.	Prior to acceptance of the development works "on maintenance" or completion of the permanent works, whichever occurs first.
E	Provide written certification from a suitably qualified and experienced RPEQ that the works comply with this permit condition.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan) or commencement of use - whichever occurs first.
20	Council Frontage Roads – Design & Construction	
A	Design and construct at no cost to Council, frontage roads (and associated works) in accordance with Council's design standards, and Council's Planning Scheme Policies current at the time of development.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
B	Design and construct the following frontage roads in accordance with the following classification as identified in the relevant planning scheme codes: (a) Leatherwood Drive - Access Street The extent of frontage road construction shall be as follows: (i) Reconstruct road verge according to Council standard verge profile. <i>This condition has been imposed under section 145 of the Planning Act 2016</i>	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
21	Site Access Prohibited	
	Vehicular access directly from Leatherwood Drive to Lot 4 is prohibited for traffic management and safety reasons. Note: A property condition will be attached to the affected lots to advise land owners of this restriction.	To be maintained at all times.
22	Access Easements	

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	Provide an access easement over Lot 1 on RP 205708 in favour of Lot 10 on SP 16508 and provide an access easement over Lot 10 on SP 16508 in favour of Lot 1 on RP 205708 as generally shown on the approved plans as Easements C and D, or as amended. The easements shall be of sufficient width to contain the constructed driveway.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan).
23	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. Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).	At all times.
24	Overland Flow Management	
	(a) 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. (b) Provide drainage easements, free of cost and compensation in Council's favour, over any drainage paths and drainage infrastructure within all new lots including all inter-allotment drainage works. (c) The major and minor drainage systems through the subject land are to be designed to cater for a fully developed (in accordance with the planning scheme) upstream catchment. (d) The roads, drainage pathways, drainage features and waterways safely convey the stormwater flows for the major storm event without allowing flows to encroach upon lots. (e) Stormwater drainage infrastructure through or within private land is protected by easements in favour of Council (at no cost to Council) with easement areas and dimensions conforming to Council's standards.	All prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan)
25	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.
26	Pedestrian Pathways	
	Construct a 2.0 metre wide reinforced concrete pathway in accordance with Council's standards at the following locations (a) Leatherwood Drive frontage for the extent of Lot 1 RP205708 frontage.	Prior to submitting to the Council any request for approval of a plan of subdivision (i.e. a survey plan)

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	<i>This condition has been imposed under section 145 of the Planning Act 2016</i>	
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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
DEVELOPMENT PLANNING		
27	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 for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
28	Develop in Stages	
	Develop the site generally in accordance with the stages identified on the approved plans in consecutive order. Development must comply with each condition of the development approval as it relates to each stage, unless otherwise stated in the condition. To remove any doubt, construction of multiple stages may occur concurrently.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
29	Community Management Statement	
	Ensure that the Community Management Statement for the development reflects the following: 1. Car parking provisions; 2. Landscaping requirements; 3. Communal Open Space and Recreation areas; 4. Bin storage requirements and collection locations; 5. Stormwater Management requirements; and 6. Any easements over the land and their purpose.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
30	Extent of Dwellings	
	Develop the Dwellings on the site as follows: (a) 77 dwellings each containing 3 or more bedrooms	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
31	Remove /Demolition of Existing Buildings	
	Remove / demolish all existing buildings located on the lot.	Prior to the commencement of use for Stage 2 or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
32	On-Site Car Spaces	
A	Provide vehicle spaces on site in accordance with the approved plans. One (1) of the dedicated visitor spaces in Stage 3 is to be utilised interchangeably for a car wash bay and sign posted as such.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
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.	
33	Electrical Transformer	
	Ensure that where electrical transformers are located in the front setback it is screened so that the transformer is not visible from any road frontage and achieves the following: (a) A combination of screening device and landscaping; (b) The screening device is constructed of durable, weather resistant materials; and (c) Is integrated with the design of the development and positively contributes to the streetscape. Note: The use of barbed wire or metal prongs is not permitted	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
34	Clothes Drying Facilities	
	Provide external clothes drying facilities that are screened from adjoining properties and the street, or provide an electric clothes dryer within each dwelling.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
35	Privacy Screening	
A	Provide privacy screening or alternate treatments where: (a) Habitable room windows or balconies of ground floor dwellings directly face another habitable room or balconies on the same site or an adjoining site that are within 9m; and/or (b) Habitable room windows or balconies that overlook private recreation areas of other dwellings on the same site or an adjoining site.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Treatments may consist of one or more of the following: (a) Sill heights at a minimum of 1.5 metres above floor level; or (b) Fixed, tinted or opaque glazing in at least any part of the fixed window or balcony balustrading between the floor level of the dwelling or balcony and 1.5m for windows and 1.2m for balconies; or	

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES	
(c) Sliding external screens (e.g. louvered panels), of durable weather resistant materials an with a maximum of 50% transparency.	
36 Location of Vehicle Parking	
Provide landscaping including hedge species with a minimum mature height of 1.2m at the end of visitor car parking spaces adjoining the transformer to reduce glare from vehicle head lights from intruding into habitable room windows of adjoining dwellings.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
37 Materials and Finishes to Driveway and External Car Parking Spaces	
<p>Construct the driveway and visitor parking spaces of materials and finishes to soften the visual impact of these areas. In order to achieve the above, one or a combination of the following is to be used:</p> <ul style="list-style-type: none"> (a) coloured aggregate; (b) coloured asphalt; (c) brick pavers; (d) approved porous surfacing; and/or (e) banding patterns in the surface design. <p>Notes:</p> <ul style="list-style-type: none"> (i) Council may approve other materials and finishes that are compatible with the objectives of this requirement. (ii) Driveways and parking areas must not be surfaced with the same material, unless different colours, textures or borders are used to differentiate between them. (iii) The use of a plain concrete finish for the driveways and parking areas is not acceptable. 	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
38 Street Numbering and Building Names	
Install dwelling and street numbering 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. In addition, install mail boxes generally in accordance with the approved plans.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
39 Identification Display Board	
<p>Install at each vehicular entry to the site a display board meeting the following criteria:</p> <ul style="list-style-type: none"> (a) Constructed from permanent and durable material; (b) located in a visually prominent position; (c) lighting to allow for 24 hour viewing; and (d) contains an accurate site plan showing: <ul style="list-style-type: none"> (i) The overall layout of the development to scale; 	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

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MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES	
<ul style="list-style-type: none"> (ii) The internal access ways, visitor car parks and residential dwellings; (iii) Any physical constraints that would restrict emergency vehicles; (iv) The names of the access ways (if applicable); (v) The numbers of each unit if an internal numbering system has been used in the development; (vi) The location of the manager's dwelling, (vii) The location and name of facilities; (viii) The location of fire hydrants and any water storage; (ix) The position of the site identification diagram in relation to its surroundings with the words "You Are (x) Here" highlighted and related to that position. <p>Note: Assistance with the content of the diagram may be obtained from the Department of Emergency Services.</p>	
40 Internal Fire System	
A External fire hydrant facilities are provided on site to the standard prescribed under the relevant parts of Australian Standard AS2419.1 (2005) - Fire Hydrant Installations.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B A continuous path of travel having the following characteristics is provided between the vehicle access point to the site and each external fire hydrant and hydrant booster point on the land: <ul style="list-style-type: none"> (a) An unobstructed width of no less than 3.5m; (b) An unobstructed height of no less than 4.8m; (c) Constructed to be readily traversed by a 17 tonne HRV fire brigade pumping appliance; (d) An area for a fire brigade pumping appliance to stand within 20m of each fire hydrant and 8m of each hydrant booster point. 	
C On-site fire hydrant facilities are maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.	At all times.
D For development that contains on-site fire hydrants external to buildings: <ul style="list-style-type: none"> (a) Those external hydrants can be seen from the vehicular entry point to the site; or (b) A sign identifying the following is provided at the vehicular entry to the site: <ul style="list-style-type: none"> (i) The overall layout of the development (to scale); (ii) Internal road names (where used); (iii) All communal facilities (where provided); (iv) The reception area and on-site manager's office (where provided); (v) External hydrants and hydrant booster points; 	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES	
<p>(vi) Physical constrains within the internal roadway system which would restrict access by fire fighting appliances to external hydrants and hydrant booster points; and</p> <p>(vii) Maintained in effective operating order in a manner prescribed in Australian Standard AS1851 (2013) - Routine service of fire protection systems and equipment.</p>	
<p>E For development that contains on-site fire hydrants external to the building, those hydrants are identified by way of marker posts and raised reflective pavement markers in the manner prescribed in the technical note Fire hydrant indication system produced by the Queensland Department of Transport and Main Roads.</p> <p>Note: This condition (including items A-E) does not apply to buildings that are required by the Building Code of Australia to have a fire hydrant system complying with Australian Standard AS 2419.1 (2005) – Fire Hydrant Installations or other fire fighting facilities which provide equivalent protection.</p>	<p>Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
41 Front Fencing	
<p>Ensure that any front fencing to Leatherwood Drive is constructed in accordance with one of the following and provides for identified pedestrian entries:</p> <p>(a) 0% transparent and does not exceed 1.2 metres in height; or</p> <p>(b) minimum 50% transparent and does not exceed 1.5 metres in height; or</p> <p>(c) minimum 85% transparent and does not exceed 1.8 metres in height</p> <p>No front fencing is permitted along Plucks Road.</p>	<p>Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
42 Screen Fencing	
<p>A Construct a screen fence along the side 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 in accordance with the approved Structure Diagrams (Stormwater and Fences) plan, or, 1.8 metres in height and constructed of treated timber where not shown on that plan adjoining a residential property. Fencing along the sides of the site that extends beyond the main building line is to taper to 1.2 metres. Council may approve alternate fence treatments or locations in writing; and</p>	<p>Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.</p>
<p>B Construct a screen fence between the private open spaces of each dwelling within the site. The screen fence is to be 1.8 metres in height and solid with no gaps.</p> <p>Note: a treated timber fence is a suitable solution.</p>	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
43	Landscaping	
A	Provide landscaping on site generally in accordance with the approved plans and Council's policies.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification, from a suitably qualified person, that landscaping has been implemented in accordance with (A) above.	
C	Maintain the landscaping.	At all times
44	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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
45	On Site Services	
	Ensure garbage bin areas, rainwater tanks, hot water tanks, gas bottles and air conditioners are: (a) Located in the rear setback; or (b) located in the side setbacks and include screening (e.g. fencing or landscaping) from view of any road frontage; or (c) entirely underground where located in the front setback. Note: Rainwater tanks are not permitted within easements.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
46	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: (a) a reticulated water supply network connection is available to the land; and (b) a sewerage network connection is available to the land; and (c) all the requirements of Unitywater have been satisfied.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
47	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: (a) Extends the service drop conduit from the property boundary to the external Premises Connection Device (PCD) or the likely location of the PCD; and (b) 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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
B	Provide certification to Council from the installer or an RPEQ engineer (electrical engineer) that the works and infrastructure	

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MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
	required in (A) above has been done. Note: A template for certification is available from council for the purpose of this condition.	
48	Telecommunications Internal Wiring	
A	Install internal wiring (Category 6 or better) within each dwelling from the expected location of any future Network Termination Device (NTD) for High Speed Broadband (based on the recommended locational criteria in the NBN Co Guideline (MDU Building Design Guide for New Developments or NBN Co. Preparation and Installation Guide for SDUs and MDUs) to the same connection points in the dwelling that would have been or have been installed for telephone and television connections; including but not limited to bedrooms, family/living rooms, and study/office.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
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.	
49	Electricity	
	Provide an underground electricity connection to each building. Where the electricity network at the road frontage is above ground, the connection for the lot is to be underground from an electricity supply network pole with any crossing of an existing road carriageway to be constructed using thrust boring.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
50	Pedestrian Access Easement	
A	Provide an access easement which is to be for pedestrian and bicycle access in favour of Council over the internal driveway and any internal pedestrian pathways from the pedestrian entry at Leatherwood Drive through the development site to the Plucks Road frontage.	Prior to the commencement of use or Council endorsement of any Community Management Statement for Stage 4, whichever occurs first.
B	Provide signage within the site that is visible from Plucks Road and Leatherwood Drive that identifies public pedestrian and bicycle access is available through the site via the internal driveway and pathways to link a pedestrian from Leatherwood Drive to Plucks Road and vice versa. Include internal wayfinding signage at internal junctions to direct public pedestrians to the relevant street frontage.	Prior to the commencement of use or Council endorsement of any Community Management Statement for Stage 4, whichever occurs first.
51	External Lighting	

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A Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
52 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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
53 Waste Management Program	
A Implement the approved waste management program;	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
B Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
C Provide a bin wash down facility connected to sewer as per SC 6.20 Planning Scheme Policy - Waste.	
DEVELOPMENT ENGINEERING	
54 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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
55 Alterations and Relocation of Existing Services	

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CONDITION		TIMING
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	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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
56	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: (a) Proposed construction program, including consideration of timing of major works / actions (e.g. concrete pours) to ensure as little disruption occurs; (b) Public safety, amenity and site security; (c) Operating Hours, Noise and Vibration Controls; (d) Air & dust management; (e) Stormwater runoff, erosion & sediment control; (f) Waste & materials refuse management; (g) Traffic management including when cranes are operating and concrete pours occur; (h) Construction materials delivery & storage; (i) Construction office accommodation; (j) Contractors / tradesman vehicle parking arrangements; (k) Contact details for the person that the public can call to receive complaints about the construction process; and (l) A notification process for informing surrounding land owners of major works that may cause disruption (eg concrete pours). (m) 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: <ul style="list-style-type: none"> • Council will generally only approve early starts for large concrete pours (e.g. monolithic concrete pours for basements and suspended floor slabs) during summer. • Dewatering directly into Council's stormwater system (pipes or overland flow) without appropriate water quality treatment/improvement is not acceptable. • Materials unloading and loading must occur on-site unless prior written approval is given by Council. 	

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
	<ul style="list-style-type: none"> All construction office accommodation and associated temporary buildings is to be contained within the site or on a nearby site. 	
57	Earth Retaining Structures	
A	<p>Design and construct all earth retaining structures within private land in accordance with:</p> <p>(a) Council's planning scheme and relevant planning scheme policies;</p> <p>(b) Council's design standards;</p> <p>(c) Relevant Australian Standards; and</p> <p>(d) Relevant Building code requirements.</p> <p>The minimum Design Life (the period assumed in design for which a structure or structural element is required to perform its intended purpose without replacement or major structural repairs) for the earth retaining structure is that specified in Table 3.1 of Australian Standard AS4678-2002.</p> <p>Note: Timber retaining structures and boulder retaining walls are not acceptable unless specifically approved in writing by Council.</p>	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
B	Earth retaining structures within the land and around areas of cut on or near the boundaries of the site must be designed to allow for live and dead loads associated with the land/premise's current occupancy and use.	
C	Provide written certification from a suitably qualified and experienced RPEQ that the works comply with this permit condition.	
58	Intersection Access – Design & Construction	
A	<p>Submit a layout design of the intersection of the new development access at Plucks Road for approval by Council, to confirm the type and configuration of intersection required to satisfy the requirements below.</p> <p>CHR and AUL turn treatments are required at the access.</p> <p>Minimum lane widths are to be 3.0m.</p> <p>Right turn from the access to Plucks Road is to be prohibited. The design must facilitate this requirement.</p>	Prior to lodging an operational works development application.
B	Design and construct the intersection of the new development access at Plucks Road in accordance with Council's planning scheme, relevant planning scheme policies and design standards current at the time of development. The design must be based on predicted traffic volumes and turning movements ten (10) years hence from the time of completion of the whole development. The pavement and formation must be designed and constructed to the ultimate road classification.	Prior to the commencement of use for Stage 2 or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
	<i>This condition has been imposed under section 145 of the Planning Act 2016.</i>	
59	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 the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first and to be maintained.
B	Provide a 'Level III' allotment drainage system in accordance with the Queensland Urban Drainage Manual (QUDM). The design ARI for the system shall be in accordance with QUDM but in no circumstance shall the ARI be less than that for the Minor Stormwater System in the adjacent road system.	
C	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
60	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. Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).	At all times.
61	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.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
62	Stormwater Management & Drainage Infrastructure – Design & Construction	
	Design and construct at no cost to Council all necessary stormwater management and drainage works (internal and external to the site) in accordance with Council's design standard current at the time of development.	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES		
	The design must consider "Water Sensitive Urban Design" principles, integrating the stormwater infrastructure into the urban design wherever possible.	Management Statement, whichever occurs first.
63	Site Based Stormwater Management (Multiple Dwelling Developments)	
A	The Stormwater Management Strategy (SMS) provided in support of the application is approved as demonstrating that stormwater from the site can be discharged in accordance with Council's planning scheme and design standards.	Note only.
B	<p>Install on-site stormwater management measures in accordance with the approved SMS and Council's planning scheme and design standards.</p> <p>Detailed design of the stormwater management works shall conform to the approved SMS.</p> <p>Provide Council with "As Built" drawings and specifications of the stormwater management (quality and quantity mitigation) devices certified by an RPEQ.</p> <p>Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.</p>	Prior to the commencement of use for each stage or Council endorsement of any Community Management Statement, whichever occurs first.
C	The landowner is responsible for the ongoing operation and maintenance of the stormwater management devices to ensure the design discharge parameters are maintained for the life of the approved development.	At all times after commencement of the use.
D	The stormwater quality devices located within the development are to be maintained at regular intervals after commencement of the use by a suitably qualified contractor. A certificate of compliance from the maintenance contractor is to be kept on site and made available to Council Officers upon successful completion of each maintenance procedure. Maintenance certificates are to be kept on site for a minimum of 2 years.	Ongoing at maintenance intervals not exceeding the maintenance specifications in the approved SMS from the commencement of the use.
E	Approved wording is to be included in the documentation/community management statement to bind the future owners and/or body corporate to undertaking the maintenance, repair and reporting for the on-site stormwater management devices.	Prior to the commencement of use.
64	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.
65	Pedestrian/Cyclist Pathways	

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT - ALL STAGES	
<p>Construct a 2.0 metre wide reinforced concrete cycle/pathway in accordance with Council's standards at the following locations</p> <p>(a) Plucks Road frontage for the frontage of Lot 1 on RP 205708 and extended west of the access to past the left turn lane taper. The extent is to be determined as part of the Operational Works approval for the intersection access.</p> <p>The pathway must connect to the existing east bound parking/cycle lane on Plucks Road, prior to the left turn lane taper into the site.</p> <p>The pathway must connect to the existing concrete pathway on the eastern side of the site.</p> <p><i>This condition has been imposed under section 145 of the Planning Act 2016</i></p>	<p>Prior to the commencement of use for Stage 2 or Council endorsement of any Community Management Statement, whichever occurs first.</p>

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 Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
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</p>

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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.

PROPERTY NOTES	
1	DS01 Siting Requirements
	<p>The following property note will be attached to Council's database for Lots 1-3:</p> <p><i>"A plan has been approved by Council for this lot identifying how and/or where development on this lot is to occur. Any development on this lot must be in accordance with the approved plan and associated conditions.</i></p> <p><i>Further details can be found in the development permit creating the lot or the development approval for the use, and the associated Council report (Delegated or Council Meeting) or approval letter. This information is available through the PD Online facility on Council's website www.moretonbay.qld.gov.au."</i></p>
2	DS07 Additional Development Requirements
	<p>The following property note will be attached to Council's database for Lot 4:</p> <p><i>"Additional development requirements apply to this lot. Any development on this lot must be in accordance with the approved plan and associated conditions.</i></p> <p><i>Further details can be found in the development permit creating the lot or the development approval for the use, and the associated Council report (Delegated or Council Meeting) or approval letter. This information is available through the PD Online facility on Council's website www.moretonbay.qld.gov.au."</i></p>

- 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	(a) Reconfiguring a Lot Development Permit for Subdivision (1 into 4 Lots) and Access Easement AND (b) Material Change of Use Development Permit for Medium Density Multiple Dwelling Units (77 Units) AND (c) Building Works Development Permit for Medium Density Multiple Dwelling Units and Dwelling House (Small Lot Plan)

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	Details to Insert
Relevant Period of Approval	<ul style="list-style-type: none"> • Reconfiguring a Lot requiring or not requiring Works – 4 years • Material Change of Use – 6 years • Building Works - 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	PineRiversPlan 2006
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	<ul style="list-style-type: none"> • Operational Works – Development Permit • Building Works – Development Permit
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were 124 properly made submissions about this application.

REPORT DETAIL

1. Background

On 2 November 2016, a Prelodgement meeting was held to discuss Multiple dwellings under the MBRC Planning Scheme.

On 3 February 2017, Council’s delegate agreed to the request to allow the proposed development for Material Change of Use - Development Permit for Low Density Multiple Dwelling Units and/or Medium Density Multiple Dwelling Units, and Reconfiguring a Lot - Development Permit for Subdivision under the superseded PineRiversPlan (DA/33366/2016/V9).

On 27 July 2017, the development application was lodged as a Material Change of Use - Development Permit for Medium Density Multiple Dwelling Units (77 units) and Reconfiguring a Lot - Development Permit for Subdivision (1 into 4 Lots) and Building Works - Development Permit (Medium Density Multiple Dwelling Units and Building Works for Dwelling House (small lot plan)) (superseded planning scheme).

On 16 August 2017, Council officers issued the information request to the applicant. The applicant responded to that information request on 3 October 2017 with public notification commencing shortly after on 5 October 2017. During public notification, Council received 124 properly made submissions with 99 submissions relating to impacts on Leatherwood Drive and the intersection of Plucks Road and Tetragona Drive given the proposal’s single access to Leatherwood Drive sent all traffic in that direction. Noting the community concern and in response to these submissions, and having regard to the adjacent western property also having lodged a development application (DA/34775/2017/V2M), Council recommended that both proponents collaborate and work to a shared development access off Plucks Road being the higher order sub-arterial road (and eliminating any vehicle access to Leatherwood Drive). In response, the Council received a Minor Change to the application under Section 52 of the *Planning Act 2016* (the Act). The Minor Change related to the inclusion of part of the adjoining property 82 Plucks Road, Arana Hills (Lot 10 SP165087) for the purposes of an access easement only which would facilitate the combined driveway access. The application was therefore changed to apply to 80 & 82 Plucks Road, Arana Hills and described as: Material Change of Use - Development Permit for Medium Density Multiple Dwelling Units (77 units) and Reconfiguring a Lot - Development Permit for Subdivision (1 into 4 Lots) and Access Easement and Building Works - Development Permit (Medium Density Multiple Dwelling Units and Dwelling House (small lot plan)) (superseded planning scheme).

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It is noted that in accordance with Section 52(3) of the Act: “If the change is a minor change, the change does not affect the development assessment process”. In accordance with this section of the Act, the decision part of the development assessment process continued and Council officers have assessed the changed application.

2. Explanation of Item

2.1 Proposal Details

The applicant seeks a Material Change of Use - Development Permit for Medium density multiple dwelling units (77 units) and Reconfiguring a Lot - Development Permit for Subdivision (1 into 4 lots) and Access easement and Building Works - Development Permit (Medium density multiple dwelling units and Dwelling house (small lot plan)) at 80 & 82 Plucks Road. The extent of buildings is restricted to 80 Plucks Road with the inclusion of 82 Plucks Road only to facilitate the shared access driveway. The proposal is to be developed in four (4) stages as follows:

Stage 1

It is proposed to subdivide the land into four (4) lots including three (3) small residential lots each with a 12.5m frontage along Leatherwood Drive and one (1) large balance lot. The balance lot is proposed to contain the 77 units of the next stages.

Stage 2 - 4

It is proposed to develop 77 units with access from Plucks Road as follows:

- 23 units in Stage 2;
- 24 units in Stage 3; and
- 30 units in Stage 4

Stage 2 involves the construction of the landscaped access driveway to Plucks Road and will include the access easement over 82 Plucks Road to legalise the access arrangement. Stage 2 also involves the construction of the communal recreation area central to the development.

Each unit is proposed to include three (3) or four (4) bedrooms and is to be provided with at least two (2) car parking spaces by way of a double garage. The proposal will provide 50 visitor car parking spaces by way of tandem spaces and dedicated visitor parking bays which exceeds planning scheme requirements. Private open space is provided for each unit in the form of a courtyard and/ or balcony which is directly accessible from a main indoor living area.

A public pedestrian access easement is proposed to be installed within Stage 4 to provide public access through the development linking users from Plucks Road to Leatherwood Drive.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Residential A Zone	Dwelling House
South	Residential A Zone	Dwelling House
East	Park & Open Space	Leatherwood Drive Reserve
West	Residential A Zone	Existing Dwelling House Proposed Medium Density Multiple Dwelling Units (DA/34775/2017/V2M)

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.

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These Assessment Benchmarks are prescribed as being contained in:

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

Applicable Assessment Benchmarks:	<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 was not integrated into the superseded *PineRiversPlan*. The following assessment benchmarks are to be applied to the assessment of development applications until the State interests have been appropriately integrated into Council's planning scheme. Assessment against the SPP assessment benchmarks is as follows:

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
Yes	<p>(1) Development ensures fire hydrants are installed and located to enable fire services to access water safely, effectively and efficiently.</p> <p>(2) Road widths, and construction within the development, are adequate for fire emergency vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on-street parking spaces are occupied.</p> <p>(3) Fire hydrants are suitable identified so that fire services can locate them at all hours.</p>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply. It is recommended to include conditions of approval requiring suitable fire hydrant installation and emergency vehicle access.
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable

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Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	<p>(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from</p> <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. <p>(2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2)</p> <p>(3) Development in a water supply buffer area avoids adverse impacts on drinking water supply environmental values.</p>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) 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>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) 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>	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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Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
	(4) 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. (5) 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.	
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

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 - PineRiversPlan

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

2.4.1 *Desired Environmental Outcomes*

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

2.4.2 *Assessment of Applicable Codes*

Code Compliance Summary

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

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

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Assessment Benchmarks	Compliance with Overall Outcomes	Specific Outcomes assessment is required
Zone/ Local Plan Code		
Urban Locality Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO4
Urban Locality Code - Residential A Zone Provisions	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO13
Overlay Codes		
Biodiversity Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Bushfire Hazard Area Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Potential Landslide Areas Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Development Codes		
Urban Residential Subdivision Design Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Multiple Dwelling Units Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	SO3, SO7, SO10, SO11, SO13
Advertising Signs Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Access and Parking Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Infrastructure Works Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Landscape Design Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Setbacks Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

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

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2.4.3 Specific Outcome Assessment

Specific Outcome	Probable Solution
Urban Locality Code	
<p>SO4 Medium density residential uses are developed in areas zoned Residential B and other appropriate locations, including:-</p> <ol style="list-style-type: none"> 1) sites in close proximity to centres and community facilities; 2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality; 3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and 4) sites in close proximity to land zoned Residential B; <p>provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.</p>	<p>PS 4 No solution provided.</p>
<i>Specific Outcome Assessment</i>	
<p>The applicant proposes medium density residential use in an “other appropriate location” within the Residential A Zone. The proposal accords with (1) - (3) as the site:</p> <ol style="list-style-type: none"> (1) is in close proximity to centres and community facilities including 600m to Arana Hills Library, 1km to Birralee community child care centre, 1.5km to The Hills District Community Centre, and 1.1km to the Arana Hills district centre, 4km to Mitchelton Major Regional Activity Centre, and 9.5km from Chermside Principal Regional Activity Centre, as defined by the South East Queensland Regional Plan. The site is also in proximity to other private and public community facilities including schools, medical facilities and places of worship. (2) will be designed with a high level of visual amenity adjacent to open space by way of Leatherwood Drive Park and 100m to William Scott Park as well as being situated 1.5km to Leslie Patrick Park district sports fields and 3km to James Drysdale Reserve, (3) is situated approximately 350m from existing bus stops with services that stop at train stations, including Grovely station which is 2.3km from the site. <p>The proposal does not accord with (4) as the site is not in close proximity to land zoned Residential B. Despite this, the proposal does not prejudice environmental values of the surrounding area as demonstrated by the supporting technical reports and nor does it prejudice the detached housing character as other multiple dwellings are in proximity despite the established detached housing area. Regardless however, the proposal requires assessment against the Overall Outcomes.</p>	
Urban Locality Code - Residential A Zone Provisions	
<p>SO13</p>	<p>PS 13 No solution provided.</p>

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Specific Outcome	Probable Solution
<p>Medium density residential uses are only developed in appropriate locations including:-</p> <ol style="list-style-type: none"> 1) sites in close proximity to centres and community facilities; 2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality; 3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and 4) sites in close proximity to land zoned Residential B; <p>provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.</p>	
<i>Specific Outcome Assessment</i>	
<p>The applicant proposes medium density residential use in an appropriate location within the Residential A Zone. The proposal accords with (1) - (3) as the site:</p> <ol style="list-style-type: none"> (1) is in close proximity to centres and community facilities including 600m to Arana Hills Library, 1km to Birralee community child care centre, 1.5km to The Hills District Community Centre, and 1.1km to Arana Hills district centre, 4km to Mitchelton Major Regional Activity Centre, and 9.5km from Chermside Principal Regional Activity Centre, as defined by the South East Queensland Regional Plan. The site is also in proximity to other private and public community facilities including schools, medical facilities and places of worship. (2) will be designed with a high level of visual amenity adjacent to open space by way of Leatherwood Drive Park and 100m to William Scott Park as well as being situated 1.5km to Leslie Patrick Park district sports fields and 3km to James Drysdale Reserve, (3) is situated approximately 350m from existing bus stops with services that stop at train stations, including Grovely station which is 2.3km from the site. <p>The proposal does not accord with (4) as the site is not in close proximity to land zoned Residential B. The proposal does not prejudice environmental values of the surrounding area as demonstrated by the supporting technical reports and nor does it prejudice the detached housing character as other multiple dwellings are in proximity despite the established detached housing area. Despite this however, the proposal requires assessment against the Overall Outcomes.</p>	

Multiple Dwelling Units Code	
<p>SO3 All building work on the site is of a scale and form which:-</p> <ol style="list-style-type: none"> 1) does not adversely impact on the existing or desired streetscape for the area; and 2) is in keeping with the desired or established character of the area. 	<p>PS3.2 For medium density multiple dwelling units, the building height does not exceed 2 storeys above natural ground surface.</p>
<i>Specific Outcome Assessment</i>	

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<p>The applicant proposes an alternative solution to PS3.2 as some units are proposed more than 2 storeys above natural ground surface. There are 3x units that slightly exceed 2 storeys in height within Building 5 along the western boundary. Notwithstanding, the building only slightly exceeds an 8.5m height limit and is suitably designed by being cut into the site to accommodate the sloping topography. The building design responds to the topography. The proposal is acceptable as the building is of a scale and form which does not adversely impact on the existing or desired streetscape as Building 5 is in the middle of the site and is also in keeping with the desired or established character as the height is comparable to a 2 storey dwelling. The proposal achieves the Specific Outcome.</p>	
<p>SO7 Vehicle access driveways permit safe and convenient pedestrian and vehicular circulation.</p>	<p>PS 7.1 Internal loop roads and access roads within the development have a minimum width of 6.5m.</p>
<p><i>Specific Outcome Assessment</i></p>	
<p>The applicant proposes an alternative solution to PS7.1 as the internal loop road has a width of 6m in lieu of 6.5m. Council's traffic engineers have assessed the proposal including the internal road layout and are satisfied it is acceptable in this instance and will permit safe and convenient pedestrian and vehicular circulation. The proposal achieves the Specific Outcome.</p>	
<p>SO10 The development is provided with sufficient landscaped open space and recreation facilities to cater for the needs of residents.</p>	<p>PS10.1 (2) For medium density multiple dwelling units, not less than 15% of the area of that section of the site occupied by the multiple dwelling units is developed and maintained for communal landscaped open space and recreation facilities.</p>
<p><i>Specific Outcome Assessment</i></p>	
<p>The applicant proposes an alternative solution to PS10.1 as approximately 11% of the site area is landscaped communal open space in lieu of the nominated 15%. The communal open space is centrally located and includes an area of 868m² and accommodates a large pool and recreation area. In this instance, the provision of communal open space is sufficient to cater for open space and recreation facilities needs of residents. The proposal achieves the Specific Outcome.</p>	
<p>SO11 The development provides private open space to meet the needs of residents.</p>	<p>PS 11.1 For any ground floor dwelling unit, ground floor private open space is provided such that: (2) each private open space area contains a circle with minimum diameter of 4m</p>
<p><i>Specific Outcome Assessment</i></p>	
<p>The applicant proposes an alternative solution to PS11.1 as the units in Buildings 6, 7 and 8 do not wholly contain the 4m diameter circle with only slight encroachments within the diameter. Given the configuration of the site and these units, the 4m diameter circle is not accommodated in one location. However, each of the units within these buildings is provided with private open space in at least two (2) locations like a balcony and courtyard. For this reason, the development provides private open space to meet the needs of residents and achieves the Specific Outcome.</p>	
<p>SO13 The location, design, height, extent and materials of retaining walls minimises visual impact.</p>	<p>PS 13.1</p>

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	The combined height of retaining wall and fence (of the parent parcel) does not exceed 2m.
<i>Specific Outcome Assessment</i>	
<p>The site slopes heavily and the proposed earthworks minimise the use of large retaining walls on boundaries as much as practicable. Notwithstanding, the applicant proposes an alternative solution to PS13.1 as along the property boundary adjoining Building 15 and 17 the retaining walls are proposed at approximately 2m in height and adjoining Building 9, 21 and 22 the retaining walls are proposed at approximately 1m in height. When combined with a typical fence of 1.8m, the combined height of retaining wall and fence would exceed 2m. The applicant proposes a 1.2m high aluminium fence along the boundary of Buildings 9, 21 and 22. It is recommended this be adopted and conditioned to minimise visual impact of the retaining wall and fence height in this location which adjoins a Council park. With respect to Buildings 15 and 17, the applicant proposes a typical 1.8m timber fence. This part of the site adjoins a future development site and for this reason privacy is important to both sets of residents. In this instance, it is recommended the combined height of approximately 3.8m at the highest point be accepted as not being an unreasonable visual impact as it will be limited to a length of approximately 20m of the overall 100m long boundary. The recommendations of this report include conditions requiring fencing to be installed with the identified fence treatments. The conditions ensure the proposal achieves the Specific Outcome.</p>	

2.4.4 Overall Outcome Assessment

The development proposal does not comply with Specific Outcome SO4 and SO13 of the Urban Locality Code and Urban Locality Code - Residential A Provisions. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the code as follows;

URBAN LOCALITY CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
The overall outcomes for the Urban Locality are the following:-		
General	YES	
(1) The Urban Locality is used principally for residential purposes, including medium density residential development, and also for non-residential uses such as business and community centres containing shopping and office facilities, business and industry areas containing predominantly service industries, schools, open space, sporting facilities and some community facilities that are integral to the proper and normal functioning of the residential area;		The proposal is for medium density residential development within the urban locality which is integral to the proper and formal functioning of the residential area by providing housing choice in proximity to services.
(2) Urban development is consolidated within the Urban Locality and is progressively developed and incorporated into the locality creating interconnected and integrated urban neighbourhoods;	YES	The proposal represents infill development and consolidates urban development in the locality. The proposal provides pathways along Plucks Road to connect into existing networks and provide east-west connectivity. North-south connectivity is provided through

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URBAN LOCALITY CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
		existing connections through Leatherwood Drive park. Internal connections are provided via internal pathway networks and a shared access arrangement. The proposal provides an interconnected and integrated neighbourhood.
(3) Non-residential development is conveniently located and is integrated into the pattern of development so as to maintain the character and amenity of residential areas;	NA	The proposal is not for non-residential development.
(4) Development providing opportunities for recreation and tourism, including nature based activities, occurs within appropriate locations within the Urban Locality; and	NA	The proposal is not for recreation and tourism.
(5) A wide range of conveniently located employment opportunities and services and facilities integrated with existing and intended future road networks and public transport services are provided.	NA	The proposal is not for employment. However, the site is in proximity to employment opportunities.
Residential (6) A diversity of housing options and accommodation types, densities and residential allotment sizes are developed in appropriate locations within the Urban Locality to cater for the accommodation needs of residents through each stage of their lives.	YES	The proposal provides a diverse range of housing options including freehold lots and 3 and 4 bedroom dwelling units. The range of housing is able to cater for needs of residents through each stage of their lives.
Business and Industry Areas (7) - (9)	NA	
Business and Community Centres (10) - (16)	NA	
Community Needs (17) Development maximises the use of existing services and facilities and contributes to the provision of new facilities; and	YES	The proposal will provide additional residents in proximity to established services and facilities (eg. community halls, sporting fields, child cares, etc) to maximise the use of these. The proposal is not required to contribute to new community facilities however will attract infrastructure charges to promote ongoing efficiencies of these operations.
(18) Community facilities and services are accessible and conveniently located on the transport network.	YES	The nearby community facilities are accessible on the transport network which serves the development site.

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URBAN LOCALITY CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
Infrastructure Efficiency (19)Development occurs in an orderly manner having particular regard to the efficient and economic provision and ongoing maintenance of engineering and social infrastructure.	YES	The site is within the Priority Infrastructure and able to be suitably serviced. The development represents infill development and as such will efficiently utilise existing engineering and social infrastructure.
Transport Infrastructure (20)Land use and transport are integrated, including appropriate higher densities and a greater mix of uses in and around centres;	YES	The proposal provides density in proximity to the Arana Hills District Centre with existing active and public transport routes available.
(21)There are high levels of accessibility and mobility including efficient public transport within the Urban Locality;	YES	The site is located in proximity to the public transport network (both train and bus) providing a high level of accessibility to the Greater Brisbane area.
(22)Appropriate transport connections are provided to improve access and mobility between and through the Urban Locality;	YES	The proposal will provide an extension of the active transport network along Plucks Road to improve access and mobility within the Urban Locality.
(23)The efficiency and effectiveness of the existing transport system and future transport corridors are protected and enhanced through appropriate development;	YES	The proposal provides external roadworks for access into the site to protect and enhance the Plucks Road transport system. There are no identified future corridors applicable.
(24)Transport infrastructure facilitates economic development opportunities and supports the development of centres, business and industry areas and resource based activities;	YES	The identified external pathway and bicycle infrastructure the development will provide will promote economic development by continuing the active transport network into the nearby centres.
(25)Development promotes and encourages well connected local public transport, walking and cycling networks and facilitates the integration of all modes of transport;	YES	The proposal will provide external pathway and bicycle infrastructure to promote and encourage local public transport.
(26)Development incorporates safe pathways for pedestrians and cyclists; and	YES	The proposal incorporates pathways internal and external for pedestrians and cyclists.
(27)Residential Street and pathway systems are designed and developed to facilitate use of public transport and encourage walking and cycling.	YES	The proposal will provide pathways internal and external and road widening on Leatherwood Drive to widen the verge and encourage walking, cycling and use of public transport.

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URBAN LOCALITY CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
Public Spaces (28)A network of pleasant public spaces is developed within the Urban Locality including the provision of new public spaces and maximising the use of existing public spaces.	YES	The proposal adjoins Leatherwood Drive Park and is 100m to William Scott Park. The proposal will ensure the use of these existing spaces is maximised.
Amenity (29)Development occurs in a manner that maintains significant scenic landscapes;	YES	The proposal does not jeopardise significant scenic landscapes.
(30)The Urban Locality is developed in an attractive manner, with a high standard of residential amenity in the residential areas;	YES	The proposal will provide the expected standard of residential amenity being within an established suburban locality.
(31)Development achieves high standards of amenity for residents and neighbours, including high levels of convenience and accessibility, and maintains or enhances residential character and streetscape;	YES	The proposal provides residential lots along Leatherwood Drive consistent with the character. The multiple dwellings are setback from the site and largely screened from view from the road. The proposal maintains residential character and streetscape.
(32)The scale, density and character of development are in keeping with the existing and likely future development of the surrounding area and the adverse impacts of intrusive uses, noise and through-traffic are minimised;	YES	The proposal is in proximity to other nearby multiple dwelling developments with a commensurate density. The proposal provides a density of 35 dwellings per hectare and for example, 48 Leatherwood Drive has an existing density of 33 dwellings per hectare. The access is via Plucks Road, a sub-arterial road, where higher traffic volumes are expected. Therefore, through-traffic to the local area is minimised.
(33)Development maintains a high level of visual amenity at the interface between residential areas and commercial or industrial areas; and	YES	The proposal adjoins a Council park with existing vegetation to the east, a future development site to the west, with residential lots proposed to the north and a long landscaped driveway proposed from the south. In this respect, the interface with the adjoining residential area is appropriate and will provide a high level of visual amenity.
(34)The development of infrastructure minimises the adverse effects on amenity.	YES	The infrastructure proposed will not affect amenity.

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URBAN LOCALITY - RESIDENTIAL A ZONE CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
The overall outcomes for Residential A Zone are the following:-		
(1) Low density residential uses are established, predominantly in the form of a single house on each lot with other forms of residential development interspersed within the area;	YES	<p>The proposal is for multiple dwelling development which is an alternative form of development suitably interspersed within the area. The proposal is defined as Medium Density Multiple Dwelling. The proposal is in proximity to other established multiple dwellings namely:</p> <ul style="list-style-type: none"> • 48 Leatherwood Drive – 17 units constructed in 1993 • 52 Plucks Road – 30 units constructed in 2012 <p>And in proximity to future multiple dwellings including:</p> <ul style="list-style-type: none"> • 62 Plucks Road – 40 units approved in 2015 and awaiting construction • 82 Plucks Road – directly next door and combined access proposed - 174 units currently proposed and awaiting response to information request (DA/34775/2017/V2M) <p>Evidently, multiple dwellings are interspersed within the area however the predominant form of housing for the locality remains a single house on each lot.</p> <p>The proposal provides an 'other form' of residential development interspersed within the area.</p>
(2) Medium density residential uses are not developed in the Residential A zone, except in limited appropriate locations;	YES	<p>The proposal is for Medium Density Residential Dwellings in an appropriate location. The site is suitably positioned to cater for an increased density given convenient and local access to facilities and services including:</p> <ul style="list-style-type: none"> • A bus route along Plucks Road; • 3km to James Drysdale Reserve • 2.3km to Groveley train station; • 1.5km to Leslie Patrick Park (Council sports fields); • 1.5km to The Hills District Community Centre; • 1.2km to Arana Hills shopping centre; • 1km to Birrale community child care centre; • 600m to Arana Hills library; • 100m to William Scott park; and • Adjoining Leatherwood Drive Park
(3) Non-residential land uses are only established in exceptional circumstances	NA	The proposal is not for a non-residential land use.

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URBAN LOCALITY - RESIDENTIAL A ZONE CHAPTER 3, PART 2, DIVISION 2		
Overall Outcomes	Complies	Assessment Comments
where residential character and amenity are maintained, the uses performed are allied to and compatible with the residential area and the uses do not undermine the viability of local centres; and		
(4) Development is of a scale, size and bulk that is appropriate for the lot and compatible with the surrounding residential development.	YES	The proposal is of a scale, size and bulk appropriate for the lot and compatible with the surrounding development. All units are 2 or 3 storeys and all those that are 3 storeys are less than 8.5m above natural ground level given the use of cut and fill to step units up the land, catering for the slope. As such, the built form is comparable to surrounding Dwelling houses. The exception to this is units in Building 5 where given the extreme slope the 3 storey units protrude to a height of approximately 9m above natural ground. This is acceptable as these units will adjoin future multiple dwellings and all setbacks comply. As such, the scale, size and bulk is appropriate for this lot and compatible with surrounding development.

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

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

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(b) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$17,001.54 exists and has been calculated based on an existing three (3) bedroom dwelling house.

(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.

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

Significant earthworks are proposed, along with retaining walls of varying types. As a consequence, the recommendations of this report include conditions regarding the design and construction of retaining walls.

Site Access and Parking

Access for Lots 1, 2 and 3 is proposed from individual driveways to Leatherwood Drive. The verge in Leatherwood Drive is to be reconstructed. As a consequence, the recommendations of this report include conditions regarding these works.

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Site access for the multiple dwelling units is via a driveway to Plucks Road. This access is to be shared with the development to the west. The proposed revised access configuration limits exiting vehicles to left turns only. As a consequence, the recommendations of this report include conditions regarding the form of the access and timing for construction.

Stormwater Management and Drainage Discharge

A Stormwater Management Plan and Overland Flow Report dated 29 March 2018 by Engeny Water Management has been provided in support of the application. The report has been reviewed and is considered to demonstrate compliance with Council requirements. As a consequence, the recommendations of this report include conditions requiring the works to be undertaken in accordance with the approved stormwater report.

2.7.1.2 Environmental Health

Lighting

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

Waste Management

A waste management program has been provided and is acceptable for the proposed use. This development will have two bin enclosures which will be screened. A main bin enclosure for Stages 2 and 4 will store 3 x 1.1m³ bins for general waste serviced twice weekly and 3 x 1.1m³ bins for recyclable waste serviced weekly. While a smaller bin enclosure for the development for Stage 3 will store 2 x 1.1m³ bins for general waste serviced twice weekly and 2 x 1.1m³ bins for recyclable waste serviced weekly. Bins will be serviced on the internal road of the development and a bin wash area with sewerage connected will be provided in close proximity. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with the waste management program.

Noise

It is acknowledged that the development has changed. Originally there was a lot proposed as part of Stage 5 facing Plucks Road. This lot has now been removed as part of the development and replaced with landscaping and visitor car parking. A noise assessment was conducted in response to the further information requested which assessed the noise impacts from the Plucks Road onto the lot. Results of the traffic noise calculation indicate that the proposed dwelling adjacent to Plucks Road will be impacted by traffic noise. The assessment recommended for the proposed dwelling to be constructed in accordance with MP4.4 of the Queensland Development Code. As a result of the change to the proposed development the noise assessment conducted is no longer applicable. The closest dwelling is located more than 50 metres away from Plucks Road, a sub-arterial road and therefore noise impacts from the road are not anticipated to adversely affect these dwellings. The change to the development is not likely to warrant for a new noise assessment to be provided.

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.

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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 4 October 2017.
- (b) The development application was advertised in the Courier Mail on 4 October 2017.
- (c) A notice in the prescribed form was posted on the relevant land on 4 October 2017 and maintained for a period of 15 business days until 27 October 2017.

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		124
	Petition	0	0
Not Properly Made	Letter, Email, Fax		3
	Petition	0	0
Total			127

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

Assessment of Submissions
Issue - Concerns were raised that Council’s assessment should consider the current planning intent being the MBRC Planning Scheme.
<p>Discussion</p> <p>Section 29(11) of the <i>Planning Act 2016</i> states for a superseded planning scheme application the assessment manager must assess a superseded planning scheme application as if the superseded planning scheme was in effect instead of-</p> <ul style="list-style-type: none"> (a) The planning scheme; and (b) Any related planning scheme policies. <p>Therefore, in accordance with Section 29, the Council is unable to consider the current MBRC Planning Scheme in its assessment.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

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<p>Assessment of Submissions</p>
<p>Issue - Concerns were raised the proposal represents an overdevelopment of the site and the amount of townhouses should be reduced to align with the MBRC Planning Scheme (max 15 dwellings per hectare).</p>
<p>Discussion</p> <p>As discussed earlier, Council is unable to utilise the policies of the MBRC Planning Scheme. The proposal has been assessed against the superseded <i>PineRiversPlan</i> and it has been determined the proposal is not an overdevelopment of the site and the medium density residential use is appropriately located in proximity to other multiple dwelling developments and in proximity to services and amenities.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal does not comply with SO3 and SO19 of the Multiple Dwelling Units Code.</p>
<p>Discussion</p> <p><u>Specific Outcome for Assessable Development SO3</u></p> <p>Specific Outcome for Assessable Development SO3 of the Multiple Dwelling Units Code seeks to ensure that <i>all building work on the site is of a scale and form which:-</i></p> <p>(1) <i>does not adversely impact on the existing or desired streetscape for the area; and</i></p> <p>(2) <i>is in keeping with the desired or established character of the area.</i></p> <p>The development proposes all units of 2 or 3 storeys and all those that are 3 storeys are less than 8.5m above natural ground level given the use of cut and fill to step units up the land. As such, the built form is comparable to surrounding Dwelling houses. The exception to this is units in Building 5 where given the extreme slope of the land in this vicinity the 3 storey units protrude to a height of approximately 9m above natural ground. This is acceptable in this particular location as these units will adjoin future multiple dwellings and all setbacks comply. The proposed development does not adversely impact on the existing or desired streetscape of the area and is in keeping with the desired or established character of the area. In this regard, the proposal meets the Specific Outcome.</p> <p><u>Specific Outcome for Assessable Development SO19</u></p> <p>The proposal has been assessed against the Probable Solutions corresponding with Specific Outcome for Assessable Development SO19 of the Multiple Dwelling Units Code. It has been determined that the proposal complies with all the Probable Solutions therefore assessment against the Specific Outcome is not required. Notwithstanding, SO19 states <i>development achieves a pleasant, attractive and manageable living environment</i>. The site cover is only 36%, units are setback from all road frontages, pleasant communal open space is provided and the buildings are an attractive built form. In this regard, a pleasant and manageable living environment is proposed.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal does not comply with SO4-SO6, SO39 and SO40 of the Urban Locality Code.</p>
<p>Discussion</p> <p><u>Specific Outcome for Assessable Development SO4</u></p> <p>Specific Outcome for Assessable Development SO4 of the Urban Locality Code seeks to ensure that <i>Medium density residential uses are developed in areas zoned Residential B and other appropriate locations, including:-</i></p> <p>(1) <i>sites in close proximity to centres and community facilities;</i></p>

ITEM 2.1 DA/34700/2017/V23R - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR MEDIUM DENSITY MULTIPLE DWELLING UNITS (77 UNITS) AND RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (1 INTO 4 LOTS) AND ACCESS EASEMENT AND BUILDING WORKS - DEVELOPMENT PERMIT - A16775743 (Cont.)

Assessment of Submissions
<p>(2) sites with a high level of visual amenity that are adjacent to district and regional parks and open space or the Coast and River Lands Locality;</p> <p>(3) sites within easy walking distance (approximately 400-500m) of existing and committed future railway stations or bus facilities; and</p> <p>(4) sites in close proximity to land zoned Residential B;</p> <p><i>provided the character and amenity of the predominantly detached housing area and environmental values of the surrounding area are not prejudiced.</i></p> <p>The site for the proposed development is located 1.1km from the Arana Hills District Centre, 4km from the Mitchelton Major Regional Activity Centre, and 9.5km from the Chermside Principal Regional Activity Centre, as defined by the South East Queensland Regional Plan. There are also a variety of public and private community facilities located nearby, including schools and colleges, medical facilities, sporting facilities (Leslie Patrick Park & James Drysdale Reserve), and places of worship. The site is located approximately 350m from existing bus stops with services that stop at train stations. Grovely Station is the closest train station located 2.3km from the site. In this regard, the proposal meets the first three requirements of Specific Outcome SO4. As the site is not located in close proximity to land zoned Residential B, the proposal does not meet the fourth requirement of Specific Outcome SO4. As such, the proposal has been assessed against the Overall Outcomes of the superseded <i>PineRiversPlan</i> and complies with the Overall Outcomes.</p> <p><u>Specific Outcome for Assessable Development SO5</u></p> <p>Specific Outcome for Assessable Development SO5 seeks to ensure that <i>the traffic impact of medium density residential uses does not detrimentally affect residential amenity, exceed the environmental capacity of the street or cause a traffic hazard.</i></p> <p>The submitted traffic impact assessment report has been reviewed by Council's Traffic and Transport engineers and is determined to be satisfactory. The applicant has re-designed the proposed access arrangements and is proposing a dedicated turning lane into the site. The proposal is for left out only to avoid turning right across traffic onto Plucks Road. The driveway is positioned internal to the site to provide separation from neighbouring houses. The proposal ensures that the traffic impact does not detrimentally affect residential amenity, exceed the environmental capacity of the street or cause a traffic hazard. In this regard, the proposal meets the Specific Outcome.</p> <p><u>Specific Outcome for Assessable Development SO6</u></p> <p>Specific Outcome for Assessable Development SO6 seeks to ensure that <i>Medium density residential uses are consistent with the visual and general amenity of the area.</i></p> <p>The proposal is for Medium Density Multiple Dwelling Units which is consistent with other development in the area. The proposal includes lots along Leatherwood Drive which can facilitate single Dwelling Houses consistent with the surrounding area. The proposal is consistent with the visual and general amenity of the area. In this regard, the proposal meets the Specific Outcome.</p> <p><u>Specific Outcome for Assessable Development SO39</u></p> <p>Specific Outcome for Assessable Development SO39 seeks to ensure that <i>development does not generate excessive volumes of additional traffic on adjoining residential streets and is designed to discourage industrial traffic from using the residential roads.</i></p> <p>The submitted traffic impact assessment report has been reviewed by Council's Traffic and Transport engineers and is determined to be satisfactory. The proposal will not generate excessive</p>

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<p>Assessment of Submissions</p> <p>volumes of additional traffic on adjoining residential streets as access to the multi-residential component is via Plucks Road. The proposal is designed to discourage industrial traffic from using the residential roads. In this instance, the proposal meets the Specific Outcome.</p> <p><u>Specific Outcome for Assessable Development SO40</u> Specific Outcome for Assessable Development SO40 of the Code seeks to ensure that <i>Medium density housing development does not obtain vehicular access to or from Brahms Street.</i></p> <p>The proposal obtains vehicular access to and from Plucks Road and does not obtain access to or from Brahms Street. In this instance, the proposal meets the Specific Outcome.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that the development does not accord with the Overall Outcomes of the Urban Locality Code in the PineRiversPlan.</p>
<p>Discussion</p> <p>The proposal has been assessed against the Overall Outcomes of the superseded <i>PineRiversPlan</i>. The assessment has revealed the proposal complies with all the Overall Outcomes of the Urban Locality Code.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that the development does not accord with the Desired Environmental Outcomes of the PineRiversPlan.</p>
<p>Discussion</p> <p>The proposal has been assessed and determined to accord with the Desired Environmental Outcomes of the superseded <i>PineRiversPlan</i>. Further, it is noted the proposal also complies with all the Overall Outcomes of the planning scheme.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal does not accord with the South East Queensland Regional Plan 2017.</p>
<p>Discussion</p> <p>The Council has considered the matters it must consider in its assessment as outlined in Section 45 of the <i>Planning Act 2016</i>, including those matters prescribed by regulation. The <i>Planning Regulation 2017</i> (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. The South East Queensland Regional Plan has been assessed and 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.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal does not provide enough resident and visitor car parking.</p>
<p>Discussion</p> <p>The Multiple Dwelling Units Code of the Superseded <i>PineRiversPlan</i> Probable Solution PS5.1 requires 1.5 parking spaces per unit and 1 visitor space per 4 units. In total, 116 resident spaces, and 20 visitor spaces are required by the planning scheme (136 overall).</p>

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Assessment of Submissions
<p>The proposal provides 212 parking spaces for the townhouses comprising of 154 resident parking spaces, 42 tandem vehicle spaces and a further 16 communal visitor bays. Additionally, parking spaces will be included in the future Dwelling Houses.</p> <p>The proposal exceeds the minimum requirement and therefore provides more than enough resident and visitor car parking.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal should dedicate parkland and open space in lieu of Stage 5 and provide a public pathway from Plucks Road to Leatherwood Drive Reserve.</p>
<p>Discussion</p> <p>For clarity, the Stage 5 referenced in the submissions is now the proposed combined access to Plucks Road. There is no mechanism in the Council's planning scheme to require a parkland dedication in the location outlined (eg. Not identified in Council's infrastructure planning). Further, such a proposal would see pedestrians needing to traverse the open drainage channel to enter Leatherwood Drive Reserve which is not a safe route. Further, it is noted an existing and safe pedestrian laneway is provided between 70 & 74 Plucks Road to allow pedestrians to enter Leatherwood Drive Reserve. This pedestrian laneway is located approximately 90m east of the submitter identified connection through the development site.</p> <p>As an alternative to facilitate public connectivity through the site and achieve the same outcome as called for by submitters (eg. connecting Plucks to Leatherwood Drive), it is recommended to include a condition requiring a public pedestrian access easement. Such a requirement would facilitate public connection through the site.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised there is insufficient car parking at nearby train and bus stations to support additional density and public transport is generally lacking within the area to support the proposal.</p>
<p>Discussion</p> <p>Council officers note the concerns raised with train station and bus station parking, however these are not Council regulated services. It is noted that there is an existing bus service along Plucks Road feeding the Ferny Grove train line into the city and other nearby services to provide alternate transport modes rather than private vehicle.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

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Assessment of Submissions
Issue - Concerns were raised the development is not in keeping with the established character of the area.
<p>Discussion</p> <p>The proposal is for Multiple Dwellings within an established residential area. There are other multiple dwelling developments located in immediate proximity at:</p> <ul style="list-style-type: none"> • 48 Leatherwood Drive – 17 constructed units • 52 Plucks Road – 30 constructed units • 62 Plucks Road – 40 approved units awaiting construction • 82 Plucks Road – directly next door and combined access proposed - 174 units currently proposed and awaiting response to information request (DA/34775/2017/V2M) <p>Therefore, whilst it is noted the predominant character may be residential dwellings, the area also has an established history of Multiple Dwellings.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised with the integration of 80 Plucks Road (DA/34700/2017/V23R) and 82 Plucks Road (DA/34775/2017/V2M) developments.
<p>Discussion</p> <p>In response to the submissions, the applicant has revised the proposal to provide a shared, consolidated access driveway onto Plucks Road and incorporate roadworks within Plucks Road to ensure safe ingress and egress. Further, a pedestrian connection is also identified between the two (2) development sites. The concerns with integration have therefore been satisfactorily addressed.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised the proposal will result in waste bins lined along streets creasing nuisance and being unsightly.
<p>Discussion</p> <p>This development will be serviced by bulk bins (except for the residential lots) with bin storage areas provided internally to the development. Waste vehicles will enter the site, collect the bulk bins internally and then exit the site in a forward gear. As such, waste bins will not be lined along streets. For the residential lots, regular bin placement at kerbside will be applicable which is in keeping with the existing Leatherwood Drive arrangements.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised the Medium Density Multiple Dwelling Units will contribute to unacceptable levels of noise and air pollution on existing properties.
<p>Discussion</p> <p>The development is a residential use on a site located in an established residential area with other Multiple Dwelling developments located close by. The proposal is not expected to contribute noise and air pollution levels dissimilar to other residential Dwelling Houses and Units in the area, or at unacceptable levels. The Dwelling Units proposed have been designed and located away from frontages with suitable setbacks to minimise these impacts.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

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<p>Assessment of Submissions</p>
<p>Issue - Concerns were raised the proposal will result in loss of significant fauna and flora on the site, including mapped Matters of State Environmental Significance.</p>
<p>Discussion</p> <p>Council's Environmental Planner has reviewed the proposal and assessed it against the relevant provisions required by the Act and the superseded <i>PineRiversPlan</i>. It has been determined the proposal accords with the relevant environmental provisions, subject to the recommended environmental conditions pertaining to wildlife management and vegetation clearing practices.</p> <p>Further, as a result of the revised proposal, the applicant has submitted an Ecological Assessment which concludes that there is existing disturbance including the absence of habitat and connectivity values therefore combining the entry road for 80 and 82 Plucks Road proposals will not significantly impact ecological values.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that proper community consultation did not occur.</p>
<p>Discussion</p> <p>In accordance with the <i>Planning Act 2016</i>, the applicant has undertaken all necessary public notification actions satisfactorily.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that the proposed earthworks will create potential landslips within the site, impacting other properties.</p>
<p>Discussion</p> <p>The submitted Geotechnical Report has been reviewed by Council's Engineers and it has been determined to be satisfactory. The report has determined that the likelihood of a landslip is unlikely, and is acceptable. Development according to the report will ensure that the potential for landslip is mitigated. It is recommended to approve the Geotechnical Report so that development occurs in accordance with it.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the Stormwater Management Plan does not utilise an appropriate methodology (eg. outdated rainfall guides) or consider the ultimate developed scenario.</p>
<p>Discussion</p> <p>The applicant has submitted an amended Stormwater Management Plan and Overland Flow 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.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the development would result in pollutant runoff into Cabbage Tree Creek.</p>
<p>Discussion</p> <p>The proposed stormwater management has been assessed by relevant Council technical officers and deemed satisfactory. The proposal achieves relevant water quality objectives to minimise any potential pollutant runoff.</p>

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<p>Assessment of Submissions</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the development has the potential to obstruct the natural flow of water, causing erosion and degradation in the area.</p>
<p>Discussion</p> <p>The applicant has submitted an amended Overland Flow Report which has been reviewed by Council's Stormwater Technical Specialist and determined to be satisfactory and in accordance with relevant Council policies. The proposal suitably conveys stormwater and is unlikely to obstruct the natural flow path of water and will not result in erosion or degradation in the area.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised with potential increase in flood levels along Leatherwood Drive and adjoining properties.</p>
<p>Discussion</p> <p>As mentioned previously, Council Engineers have reviewed the amended Stormwater Management Plan and Overland Flow Report and deemed it satisfactory. The report concludes as a result of the proposal, an increase in flood levels is unlikely to be experienced for properties along Leatherwood Drive.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that the Traffic Engineering Report submitted in support of the proposal underestimates existing and proposed vehicle trips and is generally inaccurate.</p>
<p>Discussion</p> <p>A revised traffic impact assessment was submitted with the re-designed proposal. The traffic report has been reviewed by Council's Traffic and Transport engineers and is determined to be satisfactory.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that the increase in vehicles will increase accidents at Plucks Road and Tetragona Drive as this intersection is already viewed as unsafe due to poor sight distances and non-compliances with Austroad standards.</p>
<p>Discussion</p> <p>Following submissions, the applicant has re-designed the proposal with vehicle access only to Plucks Road being the higher order road. As such, vehicular conflicts at Tetragona Drive are avoided. The supporting traffic impact assessment report demonstrates the Plucks Road entry as suitable in this instance. The traffic report has been reviewed by Council's Traffic and Transport engineers and is determined to be satisfactory.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

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Assessment of Submissions
Issue - Concerns were raised Leatherwood Drive is too narrow to support additional vehicles.
<p>Discussion</p> <p>The proposal will no longer see vehicles for the Medium Density Residential component accessing Leatherwood Drive as the vehicle entrance is via Plucks Road.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised that the increase in vehicles will negatively impact Tetragona Drive.
<p>Discussion</p> <p>The proposal will no longer see vehicles for the Medium Density Residential component accessing Leatherwood Drive as the vehicle entrance is via Plucks Road.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised that an alternative entry point for the development should be via Plucks Road. Conversely, concerns were raised an entrance on Plucks Road would not be suitable.
<p>Discussion</p> <p>The site has road frontage to Leatherwood Drive and Plucks Road only. An entry point must come from one of these roads. Following submissions, the applicant has re-designed the proposal with vehicle access only to Plucks Road being the higher order road. The supporting traffic impact assessment report demonstrates the Plucks Road entry as suitable in this instance.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised that Plucks Road should be required to be upgraded by the developer, including traffic calming devices and dedicated turning lanes into the development site.
<p>Discussion</p> <p>The applicant has re-designed the proposed access arrangements and is proposing a dedicated turning lane into the site. The proposal is for left out only to avoid turning right across traffic on to Plucks Road. There are no adverse impacts to existing residence's accesses (refer image below for conceptual design).</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised with current speeding and speed limits of Plucks Road near Tetragona Drive.
<p>Discussion</p> <p>Speeding and speed limits of public roads are not a matter that Council's planning scheme regulates. However, it is noted the applicant has provided a traffic impact assessment report demonstrating no adverse impacts onto Plucks Road with the current speed limits factored in.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
Issue - Concerns were raised that residents will be negatively impacted during any construction works.
Discussion

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<p>Assessment of Submissions</p> <p>It is recommended a condition of approval be included requiring the formation and implementation of a Construction Management Plan so that Council is able to assess the plan to deal with construction nuisance issues. The recommendation would ensure construction works are appropriately managed to reduce impacts on adjoining neighbours.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concern was raised there is no economic need for additional townhouses in Arana Hills.</p>
<p>Discussion</p> <p>Economic need and market take-up rates of proposed dwellings are not a matter considered during the Council's assessment. This is a developer risk.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concern was raised about Aboriginal Cultural Heritage.</p>
<p>Discussion</p> <p>Council acknowledges the significance of Aboriginal Cultural Heritage. The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage which applies on all land and water. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity. An advice notice regarding the Cultural Heritage Duty of Care is attached to all application approvals and is again recommended on this development permit.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised that during construction water pressure will be reduced.</p>
<p>Discussion</p> <p>Water servicing and matters related to water infrastructure are not matters regulated by Council through the development assessment process. Separate applications and approvals are required to be provided by Unitywater and at that time Unitywater will consider the impacts to their infrastructure networks.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>
<p>Issue - Concerns were raised the proposal would decrease property values.</p>
<p>Discussion</p> <p>Property values is not a matter that Council's planning scheme regulates.</p> <p>This is <u>not</u> sufficient grounds for refusal of the application.</p>

2.8.3 *Notice of Compliance*

The Notice of Compliance was received by Council on 30 October 2017. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.9 Other Matters
None identified.

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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 superseded *PineRiversPlan* 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

There are no economic implications arising from this development application.

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 Scott Hambleton left the meeting at 11.15am after consideration Item 2.1.

Mr Keith Pattinson attended the meeting at 11.15am for discussion on Items 3.1, 3.2 and 3.3.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

**ITEM 3.1
DEBT POLICY 2018/19 - REGIONAL**

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16886106 : 4 May 2018 - **Refer Supporting Information A16885878
(Official Version A9499790)**
Responsible Officer: DC, Accounting Services Manager (CEO Accounting Services)

Executive Summary

The purpose of this report is to adopt the Debt Policy 2150-083 for 2018/19.

COMMITTEE RECOMMENDATION

Moved by Cr Mick Gillam

Seconded by Cr Koliana Winchester

CARRIED 12/0

That the Debt Policy be adopted, as tabled.

ITEM 3.1 DEBT POLICY 2018/19 - REGIONAL - A16886106 (Cont.)

OFFICER'S RECOMMENDATION

That the Debt Policy as tabled, be adopted.

REPORT DETAIL

1. Background

In accordance with section 192 of the Local Government Regulation 2012, Council must prepare and adopt an annual debt policy.

2. Explanation of Item

Every financial year the Council must prepare and adopt an annual Debt Policy. The Debt Policy must state:

- i. the new borrowings planned for the current financial year and the next nine financial years.
- ii. the period over which the Council plans to repay existing and new borrowings.

The Debt Policy is prepared and formulated in the context of Council's Annual Budget cycle and Long Term Financial Forecast.

The Debt Policy outlines Councils forecast borrowings covering the period from 1 July 2018 to 30 June 2028.

3. Strategic Implications

3.1 Legislative/Legal Implications

In accordance with section 192 of the Local Government Regulation 2012,

- (1) A local government must prepare and adopt a debt policy for a financial year.
- (2) The debt policy must state:
 - (a) the new borrowings planned for the current financial year and the next 9 financial years;
and
 - (b) the period over which the local government plans to repay existing and new borrowings.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The Debt Policy 2150-083 is updated annually and provides forward projections of borrowings over the next ten financial years.

3.4 Risk Management Implications

The Debt Policy is prepared and formulated in the context of Council's Annual Budget and Long Term Financial Forecast and is reviewed annually.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The Debt Policy allows, upon approval, the Council to borrow money that assists in funding capital expenditure.

3.7 Economic Benefit

The economic benefit derived comes from providing new infrastructure to the region.

ITEM 3.1 DEBT POLICY 2018/19 - REGIONAL - A16886106 (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, Chief Executive office and the Manager Financial and Project Services.

ITEM 3.2

MICROSOFT ENTERPRISE AGREEMENT RENEWAL - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16836492 : 20 April 2018 Refer **Confidential** Supporting Information
A16878123
Responsible Officer: SA, ICT Infrastructure and GIS Coordinator (CEO Information & Communication Technology)

Executive Summary

In 2015 Council entered into a Microsoft Enterprise Agreement for the licencing of a range of Microsoft products such as Windows 10, Office 365 and Skype for Business. This three-year agreement is about to expire and is due for renewal.

A selective tender process was undertaken to appoint a Microsoft Licensing Partner for the next three years to transact all Microsoft sales. It is recommended that Council award the contract to Insight Enterprises Australia.

COMMITTEE RECOMMENDATION

Moved by Cr Adam Hain

Seconded by Cr Adrian Raedel

CARRIED 12/0

1. That the tender for a Microsoft Licensing Solutions Partner be awarded to Insight Enterprises Australia.
2. That the Chief Executive Officer be authorised to sign the Microsoft Enterprise Agreement on the Council's behalf and to execute all associated documents that may be necessary to give effect to the agreement.

ITEM 3.2 MICROSOFT ENTERPRISE AGREEMENT RENEWAL - REGIONAL - A16836492 (Cont.)

OFFICER'S RECOMMENDATION

1. That the tender for a Microsoft Licensing Solutions Partner be awarded to Insight Enterprises Australia.
2. That the Chief Executive Officer be authorised to sign the Microsoft Enterprise Agreement on the Council's behalf and to execute all associated documents that may be necessary to give effect to the agreement.

REPORT DETAIL

1. Background

The Microsoft Enterprise Agreement (EA) is a three-year licensing agreement which offers attractive volume pricing for Microsoft software to organisations with 500 or more users. In addition to volume pricing the EA also provides a range of benefits such as technical support, training, simplified license management and the flexibility to respond to a changing technological landscape by having access to the latest versions of Microsoft software.

In 2015 Council entered into a Microsoft EA for the licensing of a range of Microsoft products such as Windows 10, Office 365 and Skype for Business.

The following resolution appears on Minute Page 15/894 of the General Meeting of Council held 9 June 2015:

Ex. Coordination Committee Meeting held 9 June 2015 (MP. 15/898):

COMMITTEE RECOMMENDATION

That the Chief Executive Officer be authorised to sign the Microsoft Enterprise Agreement on the Council's behalf and to execute all associated documents that may be necessary to give effect to the agreement.

The 2015 agreement saw a change of licensing for some products from perpetual to subscription based. The subscription period for these products is about to expire and requires renewal to maintain access to key software and services such as Office 365.

Council previously had separate Microsoft agreements for the licensing of its SQL Database and Windows Server deployments. These agreements have been consolidated into the EA to provide a simpler consolidated approach to Council's Microsoft Licensing. The 17/18 financial year cost for Microsoft licencing from these agreements was \$984,564.49 (ex gst).

2. Explanation of Item

Microsoft does not sell its software directly to councils and government departments. To procure Microsoft software council needs to purchase through a Microsoft licensing solution provider (LSP).

A selective tender process was undertaken to appoint a LSP using a whole-of-government standing offer arrangement for the provision of Microsoft products and associated licensing solution partner services (ICTSS.1308).

A total of three submissions were received and reviewed by the assessment panel in accordance with councils purchasing policy and the criteria set out in the tender documents.

ITEM 3.2 MICROSOFT ENTERPRISE AGREEMENT RENEWAL - REGIONAL - A16836492 (Cont.)

All tenders with their weightings are tabled below (ranked from highest to lowest):

Rank	Tenderer	Evaluation Score
1	Insight Enterprises Australia	99.17
2	Dimension Data	98.16
3	Data#3	97.64

Insight Enterprises Australia received the highest ranking from the selection panel as it met all of council's requirements and provided the best value for money.

Dimension Data received the second ranking from the selection panel as it met all of council's requirements and was the next best priced submission.

Data#3 received the third ranking from the selection panel as it met all of council's requirements, however their pricing was the least competitive of the submissions received.

3. Strategic Implications

3.1 Legislative/Legal Implications

Council will be entering into an agreement with Microsoft under a whole-of-government standing offer Arrangement: ICTSS.13.08. In accordance with section 235(f) of the Local Government Regulation 2012, the Council may enter into a contractual arrangement without first inviting written quotes or tenders if the contract is made under an arrangement with a government agency.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

Not Applicable

3.5 Delegated Authority Implications

This reports seeks that the Chief Executive Officer be authorised to sign the Microsoft Enterprise Agreement on the Council's behalf and to execute all associated documents that may be necessary to give effect to the agreement.

3.6 Financial Implications

The annual renewal costs during the Microsoft EA period is \$943,308.30 (ex GST). This is within the ICT budget allocation for Microsoft software licensing. The costs will be debited to Project number 20096. Further negotiations will be made with the successful tenderer to ensure that appropriate licencing levels are purchased for Council, which should result in further cost savings. The maximum envisaged spend on the three-year agreement will be \$2,829,924.90 (ex GST).

3.7 Economic Benefit

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

ITEM 3.2 MICROSOFT ENTERPRISE AGREEMENT RENEWAL - REGIONAL - A16836492 (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

The following people have been consulted during this process:

Manager Financial and Project Services

Information and Communication Technology Manager

Senior Legal Officer

Senior ICT Infrastructure Officer

Procurement Officer

ITEM 3.3
2018/19 REVENUE POLICY - REGIONAL

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16899248 : 8 May 2018 - **Refer Supporting Information A16897292**
(Official version A9474083)
Responsible Officer: JL, Financial Operations Manager (CEO Financial Operations)

Executive Summary

Pursuant to section 104 of the *Local Government Act 2009 (Act)* and section 193 of the Local Government Regulation 2012 (Regulation) Council is required to prepare a Revenue Policy on an annual basis.

The policy must be prepared in sufficient time to allow an annual budget that is consistent with the revenue policy to be adopted for the next financial year.

The Revenue Policy is a key component of the system of financial management established by Council in accordance with section 104 of the Act.

COMMITTEE RECOMMENDATION

Moved by Cr Koliانا Winchester
Seconded by Cr Brooke Savige

CARRIED 12/0

That the 2018/19 Revenue Policy be adopted, as tabled.

ITEM 3.3 2018/19 REVENUE POLICY - REGIONAL - A16899248 (Cont.)

OFFICER'S RECOMMENDATION

That the 2018/19 Revenue Policy as tabled, be adopted.

REPORT DETAIL

1. Background

The Revenue Policy is a key component of the Financial Policies required under the *Local Government Act 2009* and will provide guidance during the development of the 2018/19 budget.

2. Explanation of Item

In accordance with the requirements set out under section 193 of the Local Government Regulation 2012, the Revenue Policy must incorporate:

- (a) the principles that the local government intends to apply in the financial year for—
 - I levying rates and charges; and
 - ii. granting concessions for rates and charges; and
 - iii. recovering overdue rates and charges; and
 - iv. cost-recovery methods; and
- (b) if the local government intends to grant concessions for rates and charges - the purpose for the concessions; and
- (c) the extent to which physical and social infrastructure costs for a new development are to be funded by charges for the development.

The Council must review the Revenue Policy annually and in sufficient time to allow an annual budget that is consistent with the Revenue Policy to be adopted for the next financial year.

3. Strategic Implications

3.1 Legislative/Legal Implications

- Council is required to prepare a Revenue Policy under section 104 of the *Local Government Act 2009*
- Section 193 of the Local Government Regulation 2012 outlines the requirements of the Revenue Policy.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

The Revenue Policy is required under section 104 of the *Local Government Act 2009*.

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The annual budget for 2018/19 must be consistent with the principles outlined in the Revenue Policy.

3.7 Economic Benefit

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

ITEM 3.3 2018/19 REVENUE POLICY - REGIONAL - A16899248 (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

Nil.

ATTENDANCE

Mr Keith Pattinson left the meeting at 11.19am after consideration of Item 3.3.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

8 REGIONAL INNOVATION

(Cr D Grimwade)

ITEM 8.1

COMMERCIAL PROPERTY LEASE - EXPRESSIONS OF INTEREST - DIVISION 11

Meeting / Session: 8 REGIONAL INNOVATION
Reference: A16872771 : 2 May 2018 - **Refer Supporting Information A16884030**
Responsible Officer: AS, Enterprise and Investments Officer (CES Property & Commercial Services)

The purpose of this report is to seek Council approval to undertake an Expression of Interest (EOI) process in regard to the lease of commercial property at 28 Williams Street, Dayboro, before inviting written tenders.

Under section 228 of the Local Government Regulation 2012, a local government may invite expressions of interest before inviting written tenders if the local government decides by resolution that it would be in the public interest to do so.

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Mick Gillam

CARRIED 12/0

1. That Council decides it is in the public interest to invite expressions of interest (EOIs) prior to inviting written tenders for the lease of commercial property at 28 Williams Street, Dayboro, (the subject property) as it will enable Council to consider tenders from a shortlist of EOI respondents who have submitted a clear plan, and demonstrated an ability to achieve the specific outcomes envisaged by the Council.
2. That Council invites expressions of interest for the lease of the subject property, and invites tenders from an appropriate shortlist of respondents.
3. That the Chief Executive Officer be authorised to do all things necessary to complete the EOI and tender process for the lease of the subject property in accordance with the Local Government Regulation 2012, section 228(5) and (6).
4. That the Chief Executive Officer report to the Council about the tender process and recommend a preferred tenderer.

ITEM 8.1 COMMERCIAL PROPERTY LEASE - EXPRESSIONS OF INTEREST - DIVISION 11 - A16872771 (Cont.)

OFFICER'S RECOMMENDATION

1. That Council decides it is in the public interest to invite expressions of interest (EOIs) prior to inviting written tenders for the lease of commercial property at 28 Williams Street, Dayboro, (the subject property) as it will enable Council to consider tenders from a shortlist of EOI respondents who have submitted a clear plan, and demonstrated an ability to achieve the specific outcomes envisaged by the Council.
2. That Council invites expressions of interest for the lease of the subject property, and invites tenders from an appropriate shortlist of respondents.
3. That the Chief Executive Officer be authorised to do all things necessary to complete the EOI and tender process for the lease of the subject property in accordance with the Local Government Regulation 2012, section 228(5) and (6).
4. That the Chief Executive Officer report to the Council about the tender process and recommend a preferred tenderer.

REPORT DETAIL

1. Background

The subject property is located at 28 Williams Street, Dayboro (L8 / RP31287) as shown on the location plan included as Supporting Information #1. The tenancy, shown as the hatched area in Supporting Information #2, is currently held by Electricity Credit Union LTD (ECU) on a periodic lease. ECU has informed Council that it intends to vacate the premises on 30 June 2018. A portion of the building is utilised for community purposes, with the public able to access meeting rooms at the rear of the property. The bookings for this facility are managed by ECU as part of its lease.

As ECU is the last remaining financial institution physically located in Dayboro, the local community, in particular the local retailers, have an interest in seeking a comparable organisation to operate at the site.

2. Explanation of Item

This report seeks a resolution to commence an EOI process for the lease of the subject property as shown in Supporting Information #2. The EOI will encourage submissions from parties who can provide a level of financial services within the local community. Council will be briefed on the outcome of the EOI process prior to any shortlisted parties being invited to submit a written tender for the continued use of the tenancy. A report will then be provided to the Council with a recommendation as to a preferred tenderer for approval, should a tender be received which meets Council's objectives (including social and financial outcomes).

This process is provided for under section 228 of the Local Government Regulation 2012, in circumstances where the Council decides it is in the public interest to invite expressions of interest before inviting written tenders. Council officers consider it is in the public interest to conduct an EOI as it will enable Council to limit the invitation to tender to those respondents who have a clearly described proposal in keeping with that envisaged by the Council.

3. Strategic Implications

3.1 Legislative/Legal Implications

Under section 228 of the Local Government Regulation 2012, a local government may invite expressions of interest before inviting written tenders if the local government decides by resolution that it would be in the public interest to do so.

3.2 Corporate Plan / Operational Plan

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

ITEM 8.1 COMMERCIAL PROPERTY LEASE - EXPRESSIONS OF INTEREST - DIVISION 11 - A16872771 (Cont.)

3.3 Policy Implications

There is no Council policy which specifically deals with the disposal of non-current assets; however, the provisions of the Local Government Regulation 2012 apply.

3.4 Risk Management Implications

The primary risk is probity. The Manager Property and Commercial Services will oversee the EOI process which will be conducted in accordance with the relevant legislation and policies.

3.5 Delegated Authority Implications

As noted in the recommendation.

3.6 Financial Implications

Appropriate rent will be charged to any successful tenderer.

3.7 Economic Benefit

There is no economic benefit as a direct result of this report.

3.8 Environmental Implications

There are no environmental implications arising from this report.

3.9 Social Implications

An Expressions of Interest will provide the opportunity to address the local community's concern regarding ongoing access to services.

3.10 Consultation / Communication

Councillors, Director Community and Environmental Services and Manager Community Services, Sport and Recreation.

9 GENERAL BUSINESS

ITEM 9.1

PICNIC IN THE PARK - HILLS FESTIVAL - DIVISION 10

Cr Matt Constance reported on the **Picnic in the Park** event held Sunday 13 May 2018 at George Wilmore Park, Ferny Hills as part of the Hills Festival. Cr Constance said that the event was magnificent and was attended by approximately 800 people who enjoyed the entertainment, food trucks and musicians with positive feedback received from the community.

ITEM 9.2

ST COLUMBAN'S COLLEGE - 90-YEAR CELEBRATIONS - DIVISION 12

Cr Raedel reported his recent attendance to the **St Columban's College** 90-year celebrations, with Cr Peter Flannery also in attendance on the Mayor's behalf. Cr Raedel said that the college had moved from the Brisbane region to Caboolture 21-years ago and congratulated them on their milestone achievement.

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Peter Flannery

CARRIED 12/0

That a Mayoral letter of congratulation be sent to St Columban's College, Caboolture, on reaching their 90-year anniversary.

CLOSED SESSION (Confidential items)

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

CLOSED SESSION

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Julie Greer

CARRIED 12/0

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

Members of the press and public gallery left the Chambers.
The closed session commenced at 11.25am.

OPEN SESSION

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr Mick Gillam

CARRIED 12/0

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

The open session resumed at 11.28am.

ITEM C.1 – CONFIDENTIAL
PROPERTY ACQUISITION - CABOOLTURE - DIVISION 3

Meeting / Session: 1 GOVERNANCE

Reference: A16856913 : 27 April 2018 - Refer **Confidential Supporting Information**
A16856920

Responsible Officer: AS, Enterprise and Investments Officer (CES Property & Commercial Services)

Basis of Confidentiality

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

Executive Summary

This report seeks Council's approval to acquire land for road purposes, in particular to provide for a turning lane associated with a future intersection upgrade.

COMMITTEE RECOMMENDATION

Moved by Cr Adrian Raedel

Seconded by Cr James Houghton

CARRIED 12/0

1. That the land described in this confidential report be acquired in accordance with Policy No. 12-2150-057 Resumption and Acquisition of Land.
2. That the Chief Executive Officer is authorised to do all things necessary to give effect to Recommendation 1.

CLOSURE

There being no further business the Chairperson closed the meeting at 11.30am.