



# REPORT

## Coordination Committee Meeting

**Tuesday 19 June 2018**  
commencing at 10.56am

Caboolture Chambers  
2 Hasking Street, Caboolture

**ENDORSED GM20180619**

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### **CHAIRPERSON'S REPORT**

The recommendations contained within this report of the Coordination Committee meeting held 19 June 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)  
CHAIRPERSON  
COORDINATION COMMITTEE

**Adoption Extract from General Meeting – 19 June 2018 (Pages 18/1311-18/1312)**

**12. ADOPTION OF COMMITTEE MEETING REPORTS & RECOMMENDATIONS**

**12.1 Coordination Committee Meeting - 19 June 2018  
(Pages 18/1314 - 18/1378)**

**RESOLUTION**

Moved by Cr Mick Gillam

Seconded by Cr Adrian Raedel

**CARRIED 11/0**

That the report and recommendations of the Coordination Committee meeting held 19 June 2018 be adopted excluding Items 2.1 and 4.2 to be considered separately.

**ITEM 2.1 - DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6**

(Coordination Committee Meeting - 19 June 2018 - Page 18/1316)

**Conflict of Interest - Declaration - Cr Koliana Winchester**

Pursuant to s175E of the *Local Government Act 2009*, Cr Koliana Winchester declared a perceived conflict of interest in Item 2.1 as Mr Peter O’Keeffe of O’Keeffe Nominees Pty Ltd (the applicant) was a supporter of Cr Winchester’s 2016 election campaign allowing election signage to be located on a property owned by him.

Cr Koliana Winchester retired from the meeting at 3.02pm taking no part in the debate or resolution regarding same.

**RESOLUTION**

Moved by Cr Adam Hain

Seconded by Cr Matt Constance

**CARRIED 10/0**

*Cr Koliana Winchester had declared a conflict of interest and had left the meeting.*

That the Coordination Committee’s recommendation in relation to Item 2.1 be adopted.

**ITEM 4.2 - NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11**

(Coordination Committee Meeting - 19 June 2018 - Page 18/1361)

**Material Personal Interest - Declaration - Cr Denise Sims**

Pursuant to s175C of the *Local Government Act 2009*, Cr Denise Sims declared a material personal interest in Item 4.2, as her son (Jethro Sims) is employed by Cornerstone Building Developments one of the tenderers on the panel list.

Cr Denise Sims retired from the meeting at 3.03pm taking no part in the debate or resolution regarding same.

**RESOLUTION**

Moved by Cr Julie Greer

Seconded by Cr Adam Hain

**CARRIED 10/0**

*Cr Denise Sims had declared a material personal interest and had left the meeting.*

That the Coordination Committee’s recommendation in relation to Item 4.2 be adopted.

## LIST OF ITEMS

### 1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

### 2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

**ITEM 2.1 - DECLARATION OF INTEREST** 1316

*Conflict of Interest - Declaration - Cr Koliana Winchester*

**ITEM 2.1** 1316

DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

### 3 CORPORATE SERVICES SESSION (Cr M Constance)

**ITEM 3.1** 1338

REMOVAL OF MERCHANT SURCHARGE - REGIONAL

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

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

**ITEM 5.1** 1341

BURPENGARY - ROSSINI STREET PARK - PROPOSED PARK NAMING - DIVISION 2

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

### 6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

**ITEM 6.1** 1345

DON PERRIN ENVIRONMENTAL BURSARY 2018 - DIVISION 6

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

**ITEM 6.2** 1348

DISABILITY ACCESS AND INCLUSION PLAN 2018-2022 - REGIONAL

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

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

**ITEM 7.1** 1352

PREFERRED SUPPLIER ARRANGEMENT - RE-IMAGINING THE ROLE OF REGIONAL ECONOMIC CLUSTERS - REGIONAL

**COMMITTEE RECOMMENDATION**

REPORT DETAIL

**8 REGIONAL INNOVATION (Cr D Grimwade)**

**9 GENERAL BUSINESS**

|                                 |             |
|---------------------------------|-------------|
| <b>ITEM 9.1</b>                 | <b>1356</b> |
| REGIONAL ACTIVITIES             |             |
| <b>COMMITTEE RECOMMENDATION</b> |             |
| <b>COMMITTEE RECOMMENDATION</b> |             |
| <b>COMMITTEE RECOMMENDATION</b> |             |
| <b>COMMITTEE RECOMMENDATION</b> |             |

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)**

|  |             |
|--|-------------|
| <b>ITEM 4.1</b>  | <b>1358</b> |
| REGIONAL TRAFFIC SIGNAL NETWORK MAINTENANCE (MBRC007197) - REGIONAL                                    |             |
| <b>COMMITTEE RECOMMENDATION</b>  |             |
| REPORT DETAIL  |             |
| <b>ITEM 4.2 - DECLARATION OF INTEREST</b>  | <b>1361</b> |
| <i>Material Personal Interest - Declaration - Cr Denise Sims</i>                                       |             |
| <b>ITEM 4.2</b>  | <b>1361</b> |
| NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION -<br>DIVISION 11                      |             |
| <b>COMMITTEE RECOMMENDATION</b>  |             |
| REPORT DETAIL  |             |
| <b>ITEM 4.3</b>  | <b>1368</b> |
| COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM NOMINATED<br>LOCATIONS (MBRC006952) - REGIONAL |             |
| <b>COMMITTEE RECOMMENDATION</b>  |             |
| REPORT DETAIL  |             |
| <b>ITEM 4.4 - WITHDRAWN</b>  | <b>1373</b> |
| SUPPLY AND DELIVERY OF FOUR (4) 23T GVM SINGLE CAB TIPPER TRUCKS -<br>REGIONAL                         |             |
| <b>ITEM 4.5 - WITHDRAWN</b>  | <b>1373</b> |
| SUPPLY AND DELIVERY OF LIGHT COMMERCIAL AND PASSENGER VEHICLES<br>MBRC007244 - REGIONAL                |             |
| <b>ITEM 4.6</b>  | <b>1374</b> |
| SUPPLY AND DELIVERY OF FOUR 78-84KW 4WD TRACTORS WITH SCRUB<br>PROTECTION - REGIONAL                   |             |
| <b>COMMITTEE RECOMMENDATION</b>  |             |
| REPORT DETAIL  |             |
| <b>ITEM 4.7 - WITHDRAWN</b>  | <b>1377</b> |
| SUPPLY AND DELIVERY OF THREE SINGLE CAB MINI GARBAGE COMPACTORS -<br>REGIONAL                          |             |

# Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
19 June 2018

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Report

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**ITEM 4.8 - WITHDRAWN** 1377  
SUPPLY AND DELIVERY OF EIGHT 8.5T GVM SINGLE CAB WALK-IN TOOLBOX CRANE  
TRUCKS - REGIONAL

**ITEM 4.9 - WITHDRAWN** 1377  
SUPPLY AND DELIVERY OF FIVE 11T - 12T GVM CREW CAB 3-WAY TIPPING TRUCKS -  
REGIONAL

**ITEM 4.10 - WITHDRAWN** 1378  
SUPPLY AND DELIVERY OF TWO (2) 15T GVM SINGLE CAB TIPPER TRUCKS -  
REGIONAL

## **CLOSURE**

## ATTENDANCE & APOLOGIES

### Attendance:

#### Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)  
Cr Brooke Savige  
Cr Peter Flannery  
Cr Adam Hain  
Cr Julie Greer  
Cr Koliانا Winchester  
Cr Denise Sims  
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 Development Services                     | (Ms Kate Isles)       |
| Team Leader Planning                             | (Ms Amy White)        |
| Manager Financial & Project Services             | (Mr Keith Pattinson)  |
| Meeting Support                                  | (Ms Judy Henry)       |

### Apologies:

Cr James Houghton

Cr Allan Sutherland (Mayor) was not present at the commencement of the Coordination Committee Meeting. The Deputy Mayor assumed the Chair.

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**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:**

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

**1 GOVERNANCE SESSION**

(Cr A Sutherland, Mayor)

No items for consideration.

**ATTENDANCE**

Ms Kate Isles and Ms Amy White attended the meeting at 10.57am for Item 2.1.

**2 PLANNING & DEVELOPMENT SESSION**

(Cr M Gillam)

**ITEM 2.1 - DECLARATION OF INTEREST**

**Conflict of Interest - Declaration - Cr Koliana Winchester**

Pursuant to s175E of the *Local Government Act 2009*, Cr Koliana Winchester declared a perceived conflict of interest in Item 2.1 as Mr Peter O’Keeffe of O’Keeffe Nominees Pty Ltd (the applicant) was a supporter of Cr Winchester’s 2016 election campaign allowing election signage to be located on a property owned by him.

Cr Koliana Winchester retired from the meeting at 11.03am taking no part in the debate or recommendation regarding same.

**ITEM 2.1**

**DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6**

**APPLICANT: O’Keeffe Nominees Pty Ltd C/- Town Planning Strategies**

**OWNER: O’Keeffe Nominees Pty Ltd**

Meeting / Session: 2 PLANNING & DEVELOPMENT  
Reference: A16712921 : 12 June 2018 - Refer Supporting Information A16974919, A16975105, A16975082 A16975251  
Responsible Officer: JL, Planner (Development Services)

**Executive Summary**

| <b>APPLICATION DETAILS</b>         |   |
|------------------------------------|---|
| <b>Applicant:</b>                  | O’Keeffe Nominees Pty Ltd C/- Town Planning Strategies  |
| <b>Lodgement Date:</b>             | 29 January 2016 - The application was subsequently changed from a Development Permit to a Preliminary Approval on 29 March 2017                               |
| <b>Properly Made Date:</b>         | 29 March 2017 (changed application)   |
| <b>Acknowledgment Notice Date:</b> | 10 April 2017 (changed application)   |
| <b>Information Request Date:</b>   | N/A<br><i>No information request was issued given the changed application to a Preliminary Approval.</i>  |
| <b>Public Notification Dates:</b>  | 14 February 2018 to 7 March 2018<br><i>The time elapsed between lodgment and notification was due to ongoing negotiations with Referral Agency being DTMR</i> |
| <b>No. of Submissions:</b>         | Properly Made: Seven (7)  |
| <b>Decision Due Date:</b>          | 26 June 2018  |
| <b>Prelodgement Meeting Held:</b>  | No  |

| <b>PROPERTY DETAILS</b>  |                             |
|--------------------------|-----------------------------|
| <b>Division:</b>         | Division 6                  |
| <b>Property Address:</b> | 444 Oxley Avenue, Redcliffe |
| <b>RP Description</b>    | Lot 7 on RP219275           |



*ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)*

|                       |                           |
|-----------------------|---------------------------|
| <b>Land Area:</b>     | 3,227m <sup>2</sup>       |
| <b>Property Owner</b> | O'Keeffe Nominees Pty Ltd |

| <b>STATUTORY DETAILS</b>        |  |
|---------------------------------|--|
| <b>Planning Legislation:</b>    | <i>Sustainable Planning Act 2009</i>   |
| <b>Planning Scheme:</b>         | Redcliffe City Planning Scheme 2005  |
| <b>Planning Locality / Zone</b> | Frame Business Zone - Preferred Area 12<br>(Local Services, provides a wide variety of service trades and smaller industrial uses that serve local residents and workers). |
| <b>Level of Assessment:</b>     | Impact (Policy Neutral)  |

This application seeks a Preliminary Approval, pursuant to s241 of the *Sustainable Planning Act 2009*, for a Material Change of Use (Food Service, Service Station and Shop) situated at the abovementioned property.

It is important to note that the type of Preliminary Approval applied for would not:

- authorise development to occur;
- vary the planning instrument or alter the level of assessment for subsequent development; or
- avoid the need for a follow up Development Permit for the uses proposed.

A preliminary approval pursuant to Section 241 of the Act is an 'approval in principle' for the land uses proposed, without any detail or commitment to the extent and design of those land uses.

The application was publicly advertised with seven (7) submissions received including a petition. The proposed development is considered to accord with the intent of the superseded Redcliffe City Planning Scheme 2005, as expressed through the level of activity anticipated for the zone and the overall outcomes of the applicable codes.

It is recommended that the Preliminary Approved be approved subject to conditions that are to be realised as part of a follow up development permit application for Council assessment. Furthermore, it is noted that if the subsequent Development Permit application for the same proposed uses were lodged under the current version of the MBRC Planning Scheme, it would be subject to Impact assessment (due to the Service Station use) and therefore a further public notification period would be undertaken.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Adrian Raedel**

**Seconded by Cr Peter Flannery**

**CARRIED 10/0**

*Cr Koliانا Winchester had declared a conflict of interest and left the meeting.*

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

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

**OFFICER'S RECOMMENDATION**

- A. That Council, in accordance with the *Sustainable Planning Act 2009*, approves the development application for a Material Change of Use - Preliminary Approval for Food Services, Shop and Service Station at 444 Oxley Avenue, Redcliffe described as Lot 7 on RP219275, subject to the following plans/documents and conditions:

| <b>Approved Plans and Documents</b> |                         |                    |              |
|-------------------------------------|-------------------------|--------------------|--------------|
| <b>Plan / Document Name</b>         | <b>Reference Number</b> | <b>Prepared By</b> | <b>Dated</b> |
| Stormwater Management Plan          | Ref: 1448-SWMP01        | Contour Consulting | 8 March 2017 |

| <b>Amended Plans and Documents</b> |                         |                    |              |
|------------------------------------|-------------------------|--------------------|--------------|
| <b>Plan / Document Name</b>        | <b>Reference Number</b> | <b>Prepared By</b> | <b>Dated</b> |
| Development Layout Plan            | 1448-SK02 Rev D         | Contour Consulting | 24/04/ 2018  |

**Conditions**

| <b>1.</b> | <b>Amended Layout Required</b>   |  |
|-----------|--|--|
|           | <p>The internal layout plan cannot be approved and any subsequent development applications must include amended plans, addressing the following:</p> <ul style="list-style-type: none"> <li>a. Sight distance requirements when exiting drive through - potential conflict with entering traffic due to the angle of the exit point.</li> <li>b. AV fuel tanker utilizing Manley Street on regular basis. Manley Street is a lower hierarchy local access street and may not be structurally sound for the estimate long term traffic loads.</li> <li>c. Exit to Manley Street limited to left turn only.</li> <li>d. Refuse storage, bin wash down and collection locations.</li> <li>e. Air and water refill point.</li> <li>f. Detailed landscape planting to frontages and adjacent to the common boundary with residential development.</li> <li>g. Acoustic measures required to mitigate noise generated on site, as outlined in a Noise Impact Assessment prepared by a suitably qualified acoustics professional, and to be approved by Council.</li> <li>h. Suitable separation distance between refuelling points and adjacent residents, as outlined in Noise and Air Quality/Odour impact assessments prepared by suitably qualified professionals and to be approved by Council.</li> <li>i. Amended elevation plans and details to address the design related provisions under the planning scheme current at the time of a subsequent application for a development permit.</li> </ul> | <p>At the time of lodging application for Development Permit for Material Change of Use.</p> |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

|           |  |   |
|-----------|--|---|
|           | j. Any details required by the conditions herein, or the planning scheme at the time, which necessitate identification on the proposal plans.  |   |
| <b>2.</b> | <b>Access for Articulated Vehicle</b>  |   |
|           | It is proposed for re-fuelling tankers to access the site via Manley Street, which is a "local access street" not designed for heavy vehicles, therefore this proposal may not be accepted without investigation into structural integrity of Manley Street. Suitable existing road pavement conditions must be investigated prior to the subsequent development permit application for the Service Station use. The report shall include the existing pavement layers (with thickness, material of each layer) demonstrating the traffic carrying capacity. | At the time of lodging development permit application for Material Change of Use. |

- B. That all external Referral Agencies for the development application be provided with a copy of the Council's Decision Notice.
- C. That the following information be included in the Decision Notice.

**Decision Notice information**

|   | Details to Insert  |
|---|--|
| <b>Application Type</b>                                 | Material Change of Use Preliminary Approval for Food Service, Service Station and Shop   |
| <b>Relevant Period of Approval</b>                      | Material Change of Use – 6 years   |
| <b>Section 64(5) Deemed Approval</b>                    | Not applicable   |
| <b>Superseded Planning Scheme</b>                       | Redcliffe City Planning Scheme 2005  |
| <b>Variation approval affecting the Planning Scheme</b> | Not applicable   |
| <b>Other Necessary Permits</b>                          | <ul style="list-style-type: none"> <li>• Material Change of Use - Development Permit</li> <li>• Operational Works – Development Permit</li> <li>• Building Works – Development Permit</li> </ul> |
| <b>Codes for Accepted Development</b>                   | Not applicable   |
| <b>Referral Agencies</b>                                | State Development, Manufacturing, Infrastructure and Planning  |
| <b>Submissions</b>                                      | There were seven (7) properly made submissions about this application.   |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

**REPORT DETAIL**

**1. Background**

A previous approval exists for a Shop and Warehouse, which was lodged 5 October 2006. Conditions of that approval were negotiated in 2007, however by and large these uses underpinned the commercial uses of the subject site. More recently, in 2011, a self-assessable uses check was carried out by Council officers, and the most recent use of the site has been for a motor vehicle dealership.

This application was initially lodged on 29 January 2016, seeking a Development Permit for Food Service, Service Station and Shop. However, following the issue of an information request to the applicant, which sought detailed responses in terms of urban design, traffic, access/servicing, setbacks, pedestrian access, signage, underground fuel storage, stormwater, waste management air quality and acoustic compliance, the applicant opted to change the application to seek only a Preliminary Approval. This followed two extensions of the information response timeframe and a response on 8 March 2017. The change to the application was ultimately provided on 30 March 2017.

The application’s assessment has since navigated a range of discussions with the State Referral Agency and Council, concerning vehicular access to the site and on-site operation / traffic flow.

**2. Explanation of Item**

**2.1 Description of the Site and Surrounds**

The subject site is a generally rectangular shaped allotment with three road frontages. Two of these roads, being Anzac Avenue and Oxley Avenue, are State Controlled Roads. And the third, being Manley Street, is a local road. The site’s eastern boundary adjoins residential dwelling house development, which is earmarked for higher density residential use.

The subject site is improved by a single storey commercial building, with the most recent use being an RV sales business (Outdoor Sales use). The site is almost entirely hardstand and no significant vegetation exists on site. The site has two access to Manley Street, one access (exit) to Oxley Avenue and one access to Anzac Avenue. The land falls by approximately 2 metres from the southwestern corner to the northeastern corner.

The subject site is identified within the Frame Business Zone under the superseded Redcliffe City Planning Scheme 2005. More specifically, the subject site forms part of the Redcliffe Seaside Village under that planning scheme. The following table identifies the applicable zoning under the Redcliffe City Planning Scheme and current land use.

| Directions | Planning Scheme Zone            | Current Land Use                |
|------------|---------------------------------|---------------------------------|
| North      | Medium Density Residential Zone | Multiple Dwelling               |
| South      | Open Space and Recreation Zone  | Youth Space Park                |
| East       | Medium Density Residential Zone | Dwelling Houses                 |
| West       | Frame Business Zone             | Service Trade use (Tyre Centre) |

**2.2 Assessment Benchmarks related to the State Planning Regulatory Provisions (SPRPs)**

An assessment against each of the State Planning Regulatory Provisions is set out as follows:

| Name  | Designation | Applicable Requirements  |
|---|-------------|--|
| State Planning Regulatory Provision (Adopted Charges) | None        | Not Applicable to Development Assessment however the SPRP has informed the Council’s Adopted Infrastructure Charges Resolution, and this is discussed in section 2.4 of this report. |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

| Name   | Designation     | Applicable Requirements   |
|--|-----------------|---|
| State Planning Regulatory Provisions (Adult Stores)  | None            | The development proposal is not for an Adult Store and therefore the State Planning Regulatory Provisions do not apply.   |
| South Queensland Conservation State Planning Regulatory Provisions   | None            | The site is not located in a Priority Koala Assessable Development Area or Koala Assessable Development Area. No non-juvenile habitat trees exist on site.                                  |
| Southeast Queensland Regional Plan 2009-2031 (SEQRP) State Planning Regulatory Provisions - May 2014 Version | 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. |

2.2.1 State Planning Policy

On December 2013, the single State Planning Policy (SPP) came into effect and includes interim development assessment requirements to be applied by Council until the SPP has been appropriately integrated into Council's planning scheme applying to the subject land. For some state interests, the SPP include a statutory code the development is required to be assessed against. Assessment against the SPP is as follows:

| State Interest - livable communities             |                 |   |
|--|-----------------|---|
| Applicable to Development                        | SPP requirement | Comment   |
| No   | None            | Not applicable to a preliminary approval application. |
| State Interest - mining and extractive resources |                 |   |
| Applicable to Development                        | SPP requirement | Comment   |
| No   | None            | Not applicable  |
| State Interest - Biodiversity                    |                 |   |
| Applicable to Development                        | SPP requirement | Comment   |
| No   | None            | Not applicable  |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

| <b>State Interest - Coastal Environment</b>                |  |   |
|--|--|---|
| Applicable to Development                                  | SPP requirement                            | Comment   |
| No   | None                                       | Not applicable  |
| <b>State Interest - water quality</b>                      |  |   |
| Applicable to Development                                  | SPP requirement                            | Comment   |
| No   | None                                       | Not applicable to preliminary approval application. Detailed assessment and detailed layout and design is yet to be affirmed.   |
| <b>State Interest - Emissions and Hazardous Activities</b> |  |   |
| Applicable to Development                                  | SPP Requirement                            | Comment   |
| No   | None                                       | Not applicable to preliminary approval application. Detailed assessment and detailed layout and design is yet to be affirmed.   |
| <b>State Interest - natural hazards</b>                    |  |   |
| Applicable to Development                                  | SPP Requirement                            | Comment   |
| No   | None                                       | Not applicable. Detailed soils testing identifying the presence of Acid Sulfate Soils has not been undertaken at this preliminary stage. Detailed assessment and design is yet to be affirmed. This would be addressed with a development permit application. |
| <b>State Interest - State Transport Infrastructure</b>     |  |   |
| Applicable to Development                                  | SPP Requirement                            | Comment   |
| Yes  | State Controlled Road access requirements. | The application was referred to the State Assessment and Referral Agency, which has imposed conditions on the development. The referral is  |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

|  |                 |   |
|--|-----------------|---|
|  |                 | detailed in section 2.6.2 of this report. |
| <b>State Interest - strategic airports and aviation facilities</b> |                 |   |
| Applicable to Development  | SPP Requirement | Comment                                   |
| No   | None            | Not applicable                            |

2.2.2 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 Assessment Against Local Categorising Instrument - Superseded Redcliffe City Planning Scheme

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

2.3.1 *Desired Environmental Outcomes*

The desired environmental outcomes for Redcliffe City are quoted in italics below, with each followed by an officer comment:

*A) Sustainable economic development in Redcliffe City that provides employment and supports, but does not diminish, the role and function of the urban villages and the employment node.*

Officer Comment:

The proposed development supports employment creation, but is not of a scale or intensity that would diminish the role and function of the urban villages or the employment node identified under the planning scheme.

*B) The prevailing character of the City comprising of its bayside location, low to medium density development and the scenic coastal landscapes are enhanced and protected.*

Officer Comment:

The proposed land uses do not impact/alter the prevailing character of the City. They are uses expected on sites which have been zoned for commercial purposes.

*C) The distinctive local character of each urban village that is made up from a combination of its physical attractiveness, safety, accessibility and distinctive role on the Redcliffe Peninsula is enhanced and protected.*

Officer Comment:

The information provided with the proposed preliminary approval application does not feature a detailed design that outlines how the development would contribute to local character. Even so, the capacity for such a development to contribute to the distinctive local character exists and can be influenced during a subsequent assessment of a Development Permit application. Which is required before the uses can proceed on the subject site.

*D) Quality, useable open space adequate for the recreation needs of Redcliffe City is provided and maintained for the community throughout the urban environment.*

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Officer Comment:

The subject site is an existing frame business site that is opposite open space. While no additional open space is proposed or appropriate on the subject site, it will maintain pedestrian links throughout and to the broader open space network.

*E) The ecological and biodiversity values of areas with identified natural values together with the economic values of the Fish Habitat Areas are not compromised.*

Officer Comment:

Complies, the natural values of the site, which is almost entirely hardstand, would not be diminished by future service station, shop and food service uses.

*F) Impacts on water and air quality by contamination, effluent disposal, loss of vegetation, soil erosion and disturbance of acid sulfate soils are minimised.*

Officer Comment:

The proposal is for a preliminary approval, which does not authorise development to commence. An acid sulfate soils investigation and mitigation report will be required prior to any subsequent development permit for a service station, to ensure areas where underground tanks are proposed will be appropriately treated.

*G) Public areas and places of cultural heritage significance are protected and the amenity and attractiveness enhanced to increase community well-being and community and cultural identity.*

Officer Comment:

Not applicable, the subject site is not located within a public area or place of cultural heritage significance.

*H) The range of housing types, facilities, services and community infrastructure reflects community need with medium density housing and community infrastructure located within urban villages where there is maximised transport efficiency, higher order facilities and amenity in the public realm.*

Officer Comment:

The proposed application seeks to establish activities providing convenience uses that service surrounding medium density residential zoned land. The subject site is highly accessible, having three frontages and consistent with the zoning of the site is ideal for the role of providing services to residents rather than residential development itself.

*I) The efficient supply, use and safe operation of infrastructure (including the water supply and treatment systems, transport networks and facilities, drainage, communication and energy networks, waste disposal, harbours and facilities for aircraft) is maximised.*

Officer Comment:

The subject site can be efficiently supplied with all urban services available.

*J) Transport infrastructure (including roads, traffic control devices, dedicated public transport corridors and services, cycle ways and pathways) supports urban villages, the employment node and residential areas and the use of transport modes other than the private motor vehicle.*

Officer Comment:

The subject site is in a highly accessible and efficient location for the services proposed. The capacity of the transport network to accommodate access on site has been assessed and is detailed in the engineering comments within this report. Full details of these arrangements would however be determined as part of a future development permit.



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*K) Development has a high standard of amenity, safety and equity of access with the external impacts and appearance of development compatible and complementary with the location.*

Officer Comment:

The information provided with the proposed preliminary approval application does not feature a level of design detail that outlines elevations of the buildings on the latest site plans. Even so, the capacity for such a development to contribute to a high standard of amenity exists within a site of this size and can be influenced during the subsequent assessment of a Development Permit application.

*L) The design and operation of development is appropriate with regard to drainage, soil types, stability, environmental impacts and the minimisation of the adverse impacts of flood, bushfire and landslide.*

Officer Comment:

Conditions are recommended to ensure that soil types are identified prior to the issue of a development permit. Soil testing is also required prior to any detailed structural engineering design and building approval process. These applications are more detailed in nature than the preliminary land use application currently before Council.

*M) Development and supporting infrastructure in the planning scheme area –*

*i) Is in accordance with the reasonable expectations of the existing and future residents of the location in which the development is located; and*

*ii) Is consolidated in a location intended for the development and is only developed outside of that location where:*

*(a) there is both an overwhelming economic need for the development; and*

*(b) the development is located at the edge of the location in which it is intended to be developed rather than in a stand alone or more isolated location that is not intended for the development; and*

*iii) Is of a scale, form and intensity intended for the location in which the development is located and is only developed at a greater scale, form and intensity where there is both an overwhelming community need and an overwhelming economic need for the development.*

*iv) Supports the area of the Redcliffe / Kippa-Ring urban villages as a Major Activity Centre within the region, under the provisions of the SEQ Regional Plan.*

Officer Comment:

The proposed uses of Food Service and Shop are consistent with the land use expectations for the Frame Business Zone, as they are code assessable. The proposed service station, although impact assessable, has similar vehicle movements and impacts to that of the Food Service and Shop and presents the opportunity to consolidate these uses on the large corner site, which has three frontages. Given the site's location; the fact that the land within the Frame Business Zone; and that it is currently occupied by commercial uses, the proposed uses are considered to be appropriately located on a site intended for non-residential service based uses that align with reasonable expectations for the land.

### 2.3.2 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 solution satisfying or not satisfying the corresponding Specific Outcome; and

(b) proposes a solution where no 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 |
|--|--|--|
| <b>Zone/ Local Plan Code</b>               |  |  |
| Frame Business Zone Code                   | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | SO2, SO13, SO14                          |
| <b>Overlay Codes</b>                       |  |  |
| Natural Features or Resources Overlay Code | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | SO18                                     |
| <b>Development Codes</b>                   |  |  |
| Business and Commercial Uses Code          | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | SO2, SO3, SO4, SO5, SO12, SO19 and SO26  |
| Citywide Code                              | <input checked="" type="checkbox"/> Yes<br><input type="checkbox"/> No | SO10. SO13, SO23, SO26, SO96 and SO99    |

Various iterations of the proposal plans have been provided by the applicant since the lodgement of the change to the application (seeking a preliminary approval only) in March 2017. The changes to the plan stemmed from discussions with officers from Council and SARA during the referral and decision-making periods. The changes focussed on the ability of the uses to function and be accessed on the subject site, and therefore centred on the overall site plan only. No detailed floor plans or elevations, relating to the buildings shown on the latest versions of the site plan, have been submitted.

Importantly, only a Preliminary Approval pursuant to s241 of the *Sustainable Planning Act* is sought, and a follow up application for Development Permit containing all of the plans and documents necessary to address the specific outcomes of the planning scheme would be required before the uses can be constructed and proceed. Because of this, provided Council Officers are comfortable that the uses could ultimately be designed on site to satisfy the outcomes of the planning scheme, it is recommended that conditions be imposed on a preliminary approval to address these design matters and/or refer to the planning scheme provisions applicable at the time of the subsequent application. Because of the limited detail provided with the proposal plans, an assessment of the development against all Specific Outcomes in the relevant code is not outlined herein. Rather, an overall land use assessment is outlined herein.

It is noted that the Food Service and Shop uses are code assessable, and therefore they are anticipated forms of development within the Frame Business Zone. The issue of a Preliminary Approval pursuant to s241 of the *Sustainable Planning Act* would provide no further advantage to their ultimate development than that already provided by the planning scheme.

The proposed Service Station is policy neutral, and is impact assessable. This report is therefore centered on the suitability of the proposed service station use on the site, subject to any design refinements that would be required as part of a subsequent development permit assessment process.

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An assessment of the proposed Service Station use against the Overall Outcomes of the applicable codes is provided below.

### 2.3.3 Citywide Code Overall Outcome Assessment

The relevant Overall Outcomes under the Citywide Code are quoted in italics below, followed by a comment.

- A) *iii) Development supports the role and function of the urban villages and the employment node with commercial development outside of these areas not detracting from economic vitality of the urban villages and the employment node.*

Officer Comment:

The proposed uses offer localised convenience services on appropriately zoned land. This is in-line with the broader strategic fabric of commercial land uses and does not detract from other employment clusters or nodes in Redcliffe city.

*vi) Development contributes positively to the amenity of the locality and does not cause adverse effects at levels beyond those commonly accepted for the adjoining use or zone by emission of ash; dust; fumes; grit; light; noise; odour; oil; radio or electrical interference; smoke; soot; steam; vapour; vibration; waste water; waste products; and other materials or substances.*

Officer Comment:

Detailed assessments of the noise and air emissions of the proposed service station use have not been provided with the preliminary approval application before Council. It is recognised however that the subject site has the capacity to manage those impacts subject to appropriate reporting and design. Detailed assessment of noise and air emissions will be carried out as part of any future Material Change of Use for a Development Permit.

*viii) A sense of community and cultural identity is enhanced through landscaping, urban design, and streetscape works.*

Officer Comment:

The information provided with the proposed preliminary approval application does not feature a level of urban design detail that confirms or conflicts with the above outcome. Even so, the capacity for such a development to contribute to a high standard of urban design and landscaping exists within a site of this size and can be influenced during the subsequent assessment of a Development Permit application.

*xi) Development does not create a traffic problem or increase an existing traffic problem.*

*xii) Development provides safe access from the road, on-site parking, loading and manoeuvring areas.*

Officer Comment:

The applicant has demonstrated that appropriate access for all forms of vehicles required for the uses can be obtained to the site. This included turning paths for an Articulated Vehicle with appropriate standing area on site, which was a key assessment consideration for the merits of the service station use. The exact configuration of the uses, loading areas and their access within the site is still yet to be finalised and will be required prior to the issue of a development permit. The site is of a sufficient size to accommodate the manoeuvres associated with the proposed uses (subject to design) but it has been demonstrated that the largest vehicle can safely access the site and the local road network is wide enough for this. Because of the preliminary nature of the design, it is not recommended that any plans be stamped as approved as part of this preliminary approval, but rather require amendments for the subsequent development permit application.

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*xiii) Buildings, the spaces around them and landscaping are attractive and contribute to the character and amenity of the City.*

Officer Comment:

The information provided with the proposed preliminary approval application does not feature a level of urban design detail that confirms or conflicts with the above outcome. Even so, the capacity for a future design of the uses proposed to contribute to the character of the City exists within a site of this size and can be influenced during the subsequent assessment of a Development Permit application.

*xiv) Development is designed to mitigate its impacts on adjacent zones and land uses.*

Officer Comment:

Detailed assessments of the noise and air emissions of the proposed service station use have not been provided with the preliminary approval application before Council. It is recognised however that the subject site has the capacity to manage those impacts subject to appropriate reporting and design.

*xv) Development is of a scale and form which:*

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

Officer Comment:

The proposed development is no greater than 500m<sup>2</sup> in floor area, and future detailed design may require amendments to accommodate loading and servicing associated with the uses. The proposal is not of a scale that detracts from the broader employment network and is in-line with the preferred pattern of commercial development in Redcliffe. The information provided with the proposed preliminary approval application does not feature a level of urban design detail that confirms or conflicts with the above outcome. Even so, the capacity for such a development to contribute to a high standard of urban design and landscaping exists within a site of this size.

*C) Urban Villages*

*i) The function of the urban villages in supporting a mix of uses including convenience retail, a range of housing styles and employment opportunities is suitable for the scale, location and role of the individual urban village without adversely affecting the function of other urban villages.*

Officer Comment:

The proposed scale and (customer service based) land uses are in-line with the zoning and preferred pattern of commercial development in the Redcliffe Seaside Village.

#### *2.3.4 Frame Business Zone Code Overall Outcome Assessment*

The relevant Overall Outcomes under the Frame Business Zone Code are quoted in italics below, followed by a comment.

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A) *The range of retail and commercial uses located in the Frame Business Zone supports and sustains the distinctive role and character of the urban village and preferred use area in which they are located.*

Officer Comment:

The proposed uses offer localised convenience services that are consistent with the zone.

B) *Where located in an urban village, the Frame Business Zone supports but does not diminish or directly compete with the Retail Core Zone in the urban village.*

Officer Comment:

The proposed uses offer localised convenience services that do not compete with the retail core.

C) *Where located in an urban village, Frame Business Zone businesses have a lesser scale and intensity than in the Retail Core Zone.*

Officer Comment:

Complies. The proposed uses are of a lower scale and intensity than that expected for the retail core zoned land.

E) *Development is designed to integrate with existing and planned development in the zone and preferred use area.*

Officer Comment:

The subject site is a standalone Frame Business Zone site, with three frontages and one side boundary, which adjoins another zone. There is an obvious limitation of the site to integrate with other land in *Preferred Use Area 12* given the breadth of Anzac and Oxley Avenues, which segregate the subject site from the rest of the land within that preferred use area. The service based uses proposed provide easy access to the residential community east of Oxley Avenue and west of Humpybong Esplanade. This is considered be an efficient use of the land given the surroundings.

F) *Development is designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.*

Officer Comment:

The information provided with the proposed preliminary approval application does not feature a level of urban design detail that confirms or conflicts with the above outcome. Even so, the capacity for a future design of the uses proposed to contribute to local character exists within a site of this size. Moreover, it can be influenced during the subsequent assessment of a Development Permit application.

G) *Development is of a type, scale and form which is consistent with the existing and planned development in the Frame Business Zone and preferred use area.*

Officer Comment:

The scale is consistent with the Frame Business Zone and the floor area nominated for *Preferred Use Area 12*. The types of uses proposed are either code assessable (food service and shop) or impact but consistent with other development in *Preferred Use Area 12* (refer to the *7eleven* service station that covers the catchment diagonally opposite).

H) *Development in the Frame Business Zone has the following characteristics:*

i) *The character, location, siting, bulk, scale, size, height, density, design and external appearance of the development accords with the existing and planned development within the zone and preferred use area; and*

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- ii) *The development has a positive impact on the landscape, scenic amenity and streetscape of the zone and preferred use area; and*
- iii) *The development does not generate greater traffic movements or hazards than is reasonably expected in the zone and preferred use area by reason of;*
  - (a) Parking areas on the premises and off the premises; or*
  - (b) The number or type of vehicle movement; or*
  - (c) The manner of access and manoeuvring to the development; and*
- iv) *The capacity of the road network in the zone and preferred use area is suitable for the development; and*
- v) *The development has a reasonable level of accessibility by all modes of transport including pedestrian, cyclist, public transport and private vehicular access, that is appropriate to the development; and*
- vi) *An adequate level of infrastructure and services is available to service the development and any infrastructure and services upgrading carried out as a consequence of the development is within the limits reasonable expected for the zone and preferred use area;*
- vii) *Noise generated by the development is within the levels expected for the zone and preferred use area;*
- viii) *The development does not result in an unreasonable risk or hazard to the development or adjoining premises; and*
- ix) *The disposal or storage of wastes and other materials will not result in visual blight, environmental harm, environmental nuisance, a nuisance or degradation of the nature conservations values of the zone and preferred use area; and*
- x) *The development does not generate negative community impact including impacts on:*
  - (a) Community identity, cohesion and cultural practises; and*
  - (b) Community health and well-being; and*
  - (c) Access to community services and facilities required to support the needs of the community; and*
  - (d) Personal safety; and*
  - (e) Property security; and*
  - (f) Housing choice, mix, cost and location; and*
  - (g) Access to employment and education; and*
- xi) *The development does not generate adverse economic impacts on existing or planned facilities or services.*

Officer Comments:

The proposed uses are of a type and scale that can be reasonably accepted within the zone. The local service based uses are particularly relevant for the site, given that it is excised from the remainder of the preferred use area by high order roads. The site is of a size that can accommodate movements by a range of vehicle types and ensure landscaping, acoustics and air quality is maintained, subject to detailed design as part of a development permit application and follow up assessment by Council.

*K) Preferred Use Area 12 – Local Services, provides a wide variety of service trades and smaller industrial uses that serve local residents and workers.*

Officer Comment:

The subject site is a standalone Frame Business Zone site, with three frontages and one side boundary, which adjoins another zone. There is an obvious limitation of the site to integrate with other land in *Preferred Use Area 12* given the breadth of Anzac and Oxley Avenues, which segregate the subject site from the rest of the land within that preferred use area. The service based uses proposed provide easy access to the residential community east of Oxley Avenue and west of Humpybong Esplanade. This is considered be an efficient use of the land given:

- the surrounding land use pattern and segregation provided by establish roads;
- the scale (GFA) of development within the Preferred Use Area 12 being restricted to 500m<sup>2</sup>; and
- therefore, the inability of uses on site to be integrated with or physically co-located with other industrial uses in the vicinity.

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### 2.3.5 Business and Commercial Uses Code Overall Outcome Assessment

The relevant Overall Outcomes under the Business and Commercial Uses Code are quoted in italics below, followed by a comment beneath each.

- A) *Business and commercial uses are designed and constructed to protect and enhance the existing and planned amenity and character of the zone and preferred use area.*

Officer Comment:

It is important to note that the proposed Food Service, Shop and Service Station uses would ultimately offer a more appropriate level of amenity to adjacent residents and residents in Manley Street than trades or industrial uses mentioned in the overall outcomes for *Preferred Use Area 12*. As outlined in this report, the subsequent development permit application/s will be required to show evidence of design to a high level of character and visual amenity, investigate constraints and mitigate impacts.

- B) *Business and commercial uses are of a scale and form which is intended for development in the zone and preferred use area.*

Officer Comment:

Complies. The proposed scale and form of development is not being approved as part of this application. Detailed design and layout will be assessed as part of any future application for a development permit.

- C) *The design and layout of development promotes public safety and provides casual surveillance of public places.*

Officer Comment:

Subject to the conditions for amended plans recommended herein, there is scope for the proposed development of the subject site to accommodate this outcome as part of the future development permit application/s.

- D) *Landscape works in the private and public realm promote the identity of the locality.*

Officer Comment:

The information provided with this proposed preliminary approval application does not feature a level of landscape design detail that confirms or conflicts with the above outcome. Even so, the capacity for a future design of the uses proposed to promote the local identity exists within a site of this size. Landscape concept plans will be required for a subsequent development permit application.

## 2.4 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 with the Charges Resolution applicable at the time the subsequent Development Permit application/s is lodged. An infrastructure Charges Notice is not attached to this report, given that only a Preliminary Approval pursuant to s241 of the *Sustainable Planning Act* is proposed, and that approval would not authorise development to occur, a charges notice is not recommended at this time.

## 2.5 Recording of particular approvals on the MBRC Planning Scheme

Not Applicable in this instance.

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## 2.6 Referrals

### 2.6.1 *Council Referrals*

#### 2.6.1.1 **Development Engineering**

*Site Access and Parking:*

The location of proposed access driveways from Manley Street will generally reflect the existing crossovers location with slight modifications. Access from state controlled Anzac Ave, and Oxley Avenue will also remain within an approximate vicinity to existing driveways and the proposal was generally accepted by DTMR. The proposal is supported by a Traffic Impact Assessment that has been assessed by Council Officers and determined to be satisfactory. Development Engineering concurs that the proposal will not adversely impact on the traffic flow patterns in the vicinity of existing external road networks and intersections.

Alternative proposal for fuel deliveries or demonstration of structural integrity of the existing pavement on Manley Street is requested.

*Stormwater Management and Drainage Discharge:*

The proposed development is to occur over an existing built-up area so there is no significant increase or changes in impervious area. It is also noted that the existing stormwater network will continue to be utilised. The proposal is supported by a Stormwater Management Plan that has been assessed by Council Officers and determined to be satisfactory. Stormwater management will be assessed as part of any future application for a development permit.

#### 2.6.1.2 **Environmental Health**

*Waste Management:*

Waste management will be assessed as part of any future application for a development permit.

*Noise:*

A noise impact assessment report has not been provided in response to the further information requested to identify noise impacts associated with this development onto sensitive receivers. There are potential noise impacts from the fuel service station and fast food outlets that can cause nuisance to occupants of nearby dwellings. These noise impacts include vehicle movements onto and off the property, car parking, noise from the drive-through of the fast food outlet, air-conditioning and mechanical plant. An assessment has not been undertaken to identify how these noise impacts will be managed. A Noise Impact Assessment will be required as part of any future application seeking a Development Permit.

*Air Quality:*

There are potential air quality issues associated with this development. There are potential health impacts from the fuel station onto nearby residential properties that must be addressed. An Air Quality Assessment will be required as part of any future application seeking a Development Permit.

*Lighting:*

Lighting will be assessed as part of any future application seeking a Development Permit.

*Fuel Storage:*

Service stations have specific environmental risks inherent with the bulk storage and dispensing of dangerous goods. Details for the service station including a site plan incorporating design elements have been provided. It is noted that the fuel station canopy



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will be concrete surfaced and will cover the fuel dispensing area. The management of runoff from the fuel dispensing and tanker refueling areas has been specified. It is acknowledged that the fuel dispensing area will be graded to an approved hydrocarbon separator. The hydrocarbon separator proposed for the fuel station is the Spel Puraceptor. The Puraceptor will remove hydrocarbons, gross pollutants and total suspended solids prior to discharge to stormwater. Given a layout/site plan is not being approved at this point in time. This detail will be assessed as part of any future application for a development permit.

2.6.2 Referral Agencies

2.6.2.1.1 Concurrence Agency - Department of State Development Manufacturing, Infrastructure and Planning

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

- (a) Matters relating to State-Controlled Roads. Council was advised on 7 February 2018 that DSDMIP has no objection to the development application subject to a number of conditions being attached to Council’s Decision Notice.

2.6.2.2 Advice Agencies

There were no Advice Agencies involved in assessing this application.

2.6.2.3 Third Party Agencies

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

2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 14-02-18.
- (b) The development application was advertised in the Redcliffe and Bayside Herald on 14-02-18.
- (c) A notice in the prescribed form was posted on the relevant land on 14-02-18 and maintained for a period of at least 15 business days until 08-03-18.

2.7.2 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 |                      | 6                     |
|                   | Petition           | 62                   | 1                     |
| Not Properly Made | Letter, Email, Fax |                      |                       |
|                   | Petition           |                      |                       |
| <b>Total</b>      |                    |                      | <b>7</b>              |

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

|   |
|---|
| <p><b>Assessment of Submissions</b></p>   |
| <p><b>Issue - Traffic: Manley Street</b></p> <ul style="list-style-type: none"> <li>• The width of Manley Street cannot accommodate two standard width cars safely</li> <li>• With the major entry and exit points via Manley St this means that at least 75% of the traffic will need to enter and exit via Manley St with an estimation of 265 cars per hour visiting the new premises (figures detailed in the Contour report 2016) this will increase the number of cars by approximately 200 per hour in Manley St alone, which equates to 400 extra trips through the street (unacceptable.)</li> <li>• Greater Volume of vehicular traffic onto Manley Street and Humpybong Avenue</li> <li>• Lack of Foot paths for pedestrians and PWD on Manley Street</li> <li>• Ingress and egress points onto Manley Street will have volumes of up to 200 VPH and that would impact onto the multiple dwelling development across the street</li> <li>• Manley Street is a two way, two lane road, and is classified as an 'Access Street' by Moreton Bay Regional Council. Manley Street has a formation width of approximately 10m, including parallel parking spaces on the shoulders. It intersects with Oxley Avenue at the northern boundary of the subject site. Submission are concerned with traffic volume onto Manley Street as a direct result of the proposed development, residual traffic will be onto Manley Street.</li> </ul>   |
| <p><b>Discussion</b></p> <p>The development proposal received multiple submissions pertinent to the traffic elements associated with the subject site, existing road and intersection conditions. More specifically, the site is bounded by three (3) road frontages being Anzac Avenue (southern boundary), Oxley Avenue (western boundary) and Manley Street (Northern boundary). Council engineering has undertaken their assessment of the proposed preliminary approval and have provided the following input:</p> <ul style="list-style-type: none"> <li>• "Manley street is a 10m wide local access through road and meets the minimum width requirements as per AS2890.1. Being an access street the provision for parking on street is not required, although it is provided. A parallel parking bay is generally 2.1m wide. With a parking bay on each side of the street, the existing road profile provides 5.8m of width for the two-way traffic lanes. It is considered that this width is acceptable.</li> <li>• DTMR has approved restricted access to the proposed development through its roads. Site access is proposed via a left -in (ingress) driveway from Oxley Ave and left-out (egress) onto Anzac Avenue. Oxley Avenue and Anzac Ave fronting the development is a chevron marked divided road classified as a Sub-Arterial Road under the control of DTMR. A secondary access one entry and one exit onto Manley Street is also proposed. The sight distance complies with the requirements of Austroads safe intersection sight distance for a posted speed limit of 60km/h.</li> <li>• The Manley Street road reserve and pavement width is sufficient for turning manoeuvres and the proposal will not have adverse impact on the adjacent development. However, the development will result in loss of some on-road parking spaces (due to driveway splays)."</li> </ul> <p>The Preliminary approval will be located on a site that has pre-existing entry and exit points onto Manley street where the zoning of that area has been designated as Frame Business Zone under the Redcliffe Planning Scheme 2005 (Superseded). The Frame Business Zone supports a range of retail and commercial uses. The site is designated as a Preferred Use Area 12, which is intended for:</p> |

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

*Local Services provides a wide variety of service trades and smaller industrial uses that serve local residents and workers.*

Previously, the site operated as a commercial use; more specifically an RV business and rental. Both the superseded and current planning schemes contemplate Food Service and Shop uses, with the only impact assessable use (policy neutral) being the Service Station. This means that vehicle trip demands stemming from Food Service and Shop has been contemplated for the site for a number of planning scheme iterations. Increased vehicular activity within Manley Street is contemplated by the planning scheme and the Manley Street geometry can accommodate the necessary vehicle movements and vehicle types generated by the development.

With respect to footpaths, Manley Street has a footpath on the northern side, which is ideally located away from the vehicle entries to the site. Further, increased development in Manley Street over time will likely necessitate footpath construction. Any requirement for a footpath adjacent to the development site frontage on Manley Street will be considered as part of any future application for a development permit.

The application being sought is a Preliminary Approval that does not affect a Local Planning Instrument (section 241 of the SPA). The granting of a Preliminary Approval will not result in the establishment of the uses on site. If granted, the Preliminary Approval only goes as far as to approve the uses in principle without committing to detailed design or authorising works to commence.

The applicant would be required to submit a further application for a Development Permit in accordance with any Preliminary Approval. At that time the submitters concerns, or any submissions on that future application, could be assessed in detail.

The above issues are not sufficient grounds for refusal of the application for Preliminary Approval.

**Issue - Environmental Health (noise, light & litter pollution)**

- The risk of polluting onto Redcliffe Foreshore area from the proposed development
- The potential of Noise pollution from the proposed development emanating from the service station and fast food
- The unexpected volume of noise resulting from the proposed development and the impact onto the adjoining residential amenity
- Increase rubbish and litter from the proposed development will impact on the residential amenity
- Subsequent visibility and sound proof barrier would remove natural light and ventilation to properties to the east
- Noise impacts from the service station and food services onto adjoining neighbours
- Constant stream of litter from existing food services

**Discussion**

The proposed uses are consistent with a range of local convenience service uses that are contemplated in the Frame Business Zone. Even so, the various impacts of noise, light and waste pollution of any form of development on the site must be appropriately mitigated.

Council have standardised and consistent requirements regarding lighting and waste storage/collection, which can be conditioned on any future development permit.

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

The same applies to noise. The applicant has not provided a noise impact assessment to demonstrate how noise would be mitigated (e.g. fences, service point locations and hours of servicing). Council officers have concerns regarding the potential arrangements for service and refuelling vehicles, including the access, timing, proximity of service points to adjoining residents. These aspects would be thoroughly assessed as part of any subsequent application for a Development Permit over the site. It is noted that noise barriers would only block the western sun and have limited impact on natural light within land to the east. Particularly given the location of the existing building wall on site.

This is not sufficient grounds for refusal of the application.

#### Issue - General Residential Amenity

- The proposed development is incompatible with the existing and adjoining residential area.
- Private living spaces on the western side of the adjacent residential properties are to be affected by the 35 vehicles queued for the fast food.
- Quality of lives compromised by the proposed development.
- The desire or need for Food Services and Service Station is questioned, particularly given that there are existing service stations and food services in close proximity.
- The submitters raised concerns about the safety in the street; stating that there are people travelling along Manley Street in motorised wheelchairs, young children, pets and adult drivers living in the street all will be compromised and could be put in danger.

#### Discussion

As outlined above, the proposed uses are consistent with a range of local convenience service uses that are contemplated in the Frame Business Zone. The application is for a Preliminary Approval only and any subsequent application for a Development Permit for the proposed uses must mitigate impacts to preserve an appropriate level of amenity for the adjoining residential zoned land. That is, in keeping with expectations for land adjacent to the Frame Business Zone.

As local convenience and services uses are contemplated by the superseded and current land use zoning. This is not sufficient grounds for refusal of the application. The onus remains on the applicant or future to applicant to demonstrate that amenity impacts can be mitigated prior to the issue of a subsequent development permit.

Separation of the proposed development from existing Food Service, Shop and Service Stations is not a relevant planning scheme consideration. It is not unusual to find two petrol stations located opposite each other on a busy road being utilised by different catchments.

Council's engineers have accepted that vehicle movements via Manley Street can be accommodated within the existing road reserve. Vehicle movements will typically occur at the end of Manley Street.

#### 2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 08-03-18. 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.

ITEM 2.1 DA/31316/2016/V2K - MATERIAL CHANGE OF USE - PRELIMINARY APPROVAL FOR FOOD SERVICE, SERVICE STATION AND SHOP LOCATED AT 444 OXLEY AVENUE, REDCLIFFE AND DESCRIBED AS LOT 7 ON RP219275 - DIVISION 6 - (Cont.)

2.8 Other Matters

None identified.

**3. Strategic Implications**

3.1 Legislative/Legal Implications

The applicant and submitters have appeal rights in accordance with the *Sustainable Planning Act 2009*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

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.

3.7 Economic Benefit

There are no economic benefits 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 environmental implications arising from this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

**ATTENDANCE**

Cr Koliana Winchester returned to the meeting at 11.09am after consideration of Item 2.1.

Ms Kate Isles and Ms Amy White left the meeting and Mr Keith Pattinson attended the meeting for Item 3.1 at 11.09am.

**3 CORPORATE SERVICES SESSION**

**(Cr M Constance)**

**ITEM 3.1  
REMOVAL OF MERCHANT SURCHARGE - REGIONAL**

*Meeting / Session:* 3 CORPORATE SERVICES  
*Reference:* A17069650 : 12 June 2018 - **Refer Supporting Information A17073156**  
*Responsible Officer:* JG, Coordinator Corporate Accounting (CEO Accounting Services)

**Executive Summary**

Council has charged a Merchant Service Fee (known in the industry as a Merchant Surcharge) in some form since 2009. In an attempt to encourage electronic payments, from 1 July 2016 Council removed the surcharge on electronic payment methods. Due to future system considerations, as well as taking further measures to encourage electronic payment methods, it is necessary to review whether the merchant surcharge is still relevant.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Adrian Raedel**

**Seconded by Cr Denise Sims**

**CARRIED 10/1**

*Cr Mick Gillam voted against Committee's Recommendation*

- 1. That the Merchant Surcharge be removed from all charge types and payment channels, including Council's Schedule of Fees and Charges for 2018/19.**
- 2. That the removal of the Merchant Surcharge be effective from 1 July 2018.**

*ITEM 3.1 REMOVAL OF MERCHANT SURCHARGE - REGIONAL - A17069650 (Cont.)*

**OFFICER'S RECOMMENDATION**

1. That the Merchant Surcharge be removed from all charge types and payment channels, including Council's Schedule of Fees and Charges for 2018/19.
2. That the removal of the Merchant Surcharge be effective from 1 July 2018.

**REPORT DETAIL**

**1. Background**

Council introduced a Merchant Surcharge in 2009, as a means of recouping some of the costs associated with the acceptance of credit card payments through various payment channels. There have been several changes to the surcharge over the years since its introduction, including a decrease to the rate, and changes to payment channels on which it is charged.

Council currently collects approximately \$30,000 per annum from the surcharge. This is mainly from Development Services charges.

**2. Explanation of Item**

There are different requirements and timing needs for the removal of the surcharge. The details for each channel is shown below:

| <b>Payment Channel</b>              | <b>Required change</b>   | <b>Timeframe</b> |
|-------------------------------------|--|------------------|
| Australia Post                      | Change to biller numbering in Australia Post internal systems to recognise the change.                   | 1-2 weeks        |
| Over the Counter at Council offices | Settings within Pathway receipting system to be amended after 29 June 2018 to remove surcharge settings. | 1 hour           |
| Pay by Phone                        | NAB to undertake voice scripting update removing reference to the surcharge.                             | 2 weeks          |
|                                     | Council to update settings in banking software to reduce surcharge rate to nil.                          | 1 hour           |

There are a number of other items that need to be addressed to ensure references to the surcharge are removed. This includes:

- Councils intranet and external website need to be adjusted to remove references to the surcharge.
- Council's Schedule of Fees and Charges and database need to be amended to remove the charge.
- Rate notices and Development Services notices and invoices need to have references to the surcharge removed from the document.
- Physical notices at Customer Service areas will need to be removed.

Given the timeframes involved, it is likely that these changes can be implemented by 30 June, to allow a 1 July 2018 commencement date.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Council is legally allowed to charge a merchant surcharge to recover credit card fees incurred. The removal of the surcharge will have no implications.

**3.2 Corporate Plan / Operational Plan**

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

ITEM 3.1 REMOVAL OF MERCHANT SURCHARGE - REGIONAL - A17069650 (Cont.)

3.3 Policy Implications

Whilst there are no direct policy implications a number of Council documents and supporting systems will need to be updated to remove references to merchant surcharges.

There are also three fees and some wording to be removed from Council's adopted Schedule of Fees and Charges. The specific fees and wording are indicated in the attached excerpt from the schedule (supporting information #1).

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

Council's revenue will reduce by approximately \$30,000 per annum. There may be additional charges incurred if the usage of credit cards increases as a result of the removal of the surcharge.

3.7 Economic Benefit

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

3.8 Environmental Implications

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

3.9 Social Implications

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

3.10 Consultation / Communication

Manager Financial and Project Services, Accounting Services Manager and Coordinator Corporate Accounting.

## **ATTENDANCE**

Mr Keith Pattinson left the meeting at 11.14am after consideration of Item 3.1.



Committee deferred discussion on items in the Asset Construction & Maintenance session to a later stage of the meeting (refer Page 18/1358).

**5 PARKS, RECREATION & SPORT SESSION**

(Cr K Winchester)

**ITEM 5.1**

**BURPENGARY - ROSSINI STREET PARK - PROPOSED PARK NAMING - DIVISION 2**

*Meeting / Session:* 5 PARKS, RECREATION & SPORT  
*Reference:* A16799405 : 13 June 2018  
*Responsible Officer:* BS, Technical Officer (ECM Infrastructure Planning)

**Executive Summary**

An application has been received requesting that an existing unnamed park located in Rossini Street, Burpengary, Lot 871 RP226071, be named in recognition of Ruth McDonald.

This report provides Council with background information relevant to the application and recommends that Lot 871 RP226071 be named "Ruth McDonald Park".

**COMMITTEE RECOMMENDATION**

Moved by Cr Peter Flannery

Seconded by Cr Adrian Raedel

**CARRIED 11/0**

1. That having regard to the information provided within this report and subject to the outcome of public advertising, the naming of Lot 871 RP226071 as "Ruth McDonald Park" be approved.
2. That the proposal to name the park in recognition of Ruth McDonald be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising, the matter be referred back to Council in a subsequent report.

ITEM 5.1 BURPENGARY - ROSSINI STREET PARK - PROPOSED PARK NAMING - DIVISION 2 - A16799405  
(Cont.)

**OFFICER'S RECOMMENDATION**

1. That having regard to the information provided within this report and subject to the outcome of public advertising, the naming of Lot 871 RP226071 as "Ruth McDonald Park" be approved.
2. That the proposal to name the park in recognition of Ruth McDonald be advertised in local newspapers with public submissions open for a period of 28 days.
3. That should adverse submissions be received as a result of public advertising, the matter be referred back to Council in a subsequent report.

**REPORT DETAIL**

**1. Background**

An application has been received by Council requesting that Lot 871 RP226071 (refer Figure 1), located off Rossini Street, Burpengary, be named in recognition of Ruth McDonald.



Figure 1: Lot 871 RP226071 - Rossini Street Park

**2. Explanation of Item**

The application to name a park or recreation reserve under Council control was lodged by the President of the Burpengary Community Association in recognition of Ruth McDonald's volunteer work within the Burpengary community. The McDonald family lived in Burpengary from 1987 to 2016.

ITEM 5.1 BURPENGARY - ROSSINI STREET PARK - PROPOSED PARK NAMING - DIVISION 2 - A16799405  
(Cont.)

Information received with the application notes the following information in respect of Ruth McDonald:

- Joined the former Burpengary Community Progress Association in 1994
- Treasurer of the Burpengary Community Progress Association from 1996 until 2005 (9 years)
- President of the Burpengary Community Progress Association until 2014
- Acted as Booking Officer for the Burpengary Community Hall
- Instrumental, with the Association, in changing the name of the eastern side of Burpengary to Burpengary East.
- Commenced the Annual Christmas Fun Day (now Burpengary Christmas Spectacular)
- Volunteered with Burpengary Neighbourhood Watch, Meals On Wheels and Lifeline

Under Policy No: 11-2150-039, Naming of Council-Owned or Administered Buildings, Structures and other Assets (excluding roads), applicants are required to provide documentation to substantiate the good character of the person or persons being acknowledged. This application has been supported by a letter of recommendation from a past president of the Burpengary Community Association and is also supported by Division 2 Councillor, Peter Flannery.

The recommendation to name the area after Ruth McDonald complies with the Council's policy guideline as outlined below:

- Names of respected community members of considerable service who are, or were residents or working within the region.

Council policy requires that any proposal to name a park, reserve or place be advertised in local newspapers for a period of 28 days during which time submissions can be received. This process allows Council to assess any possible objections to the proposed naming.

A history board is proposed to be installed in conjunction with the new park name sign to explain the connection Ruth McDonald had with the area. The proposed wording is as follows:

*"This park is named after Ruth McDonald in recognition of the contribution she made to the Burpengary Community Association and the local community."*

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

No legislative/legal implications arising as a direct result of this report.

#### 3.2 Corporate Plan / Operational Plan

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

#### 3.3 Policy Implications

The submitted application complies with and has all the supporting documentation required under MBRC Policy No: 11-2150-039, Naming of Council-Owned or Administered Buildings, Structures and other Assets (excluding roads).

#### 3.4 Risk Management Implications

No risk management implications arising as a direct result of this report.

#### 3.5 Delegated Authority Implications

Subject to no adverse submissions being received, the matter should be referred to the Director Engineering Construction and Maintenance for implementation.

#### 3.6 Financial Implications

The estimated cost of fabricating and installing a new sign in accordance with the draft Park and Open Space Signage Guidelines is approximately \$2,000.

*ITEM 5.1 BURPENGARY - ROSSINI STREET PARK - PROPOSED PARK NAMING - DIVISION 2 - A16799405  
(Cont.)*

3.7 Economic Benefit

No economic benefit implications arising as a direct result of this report.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

Formal naming will provide improved awareness of, and the ability to recognise distinct locations within the region.

3.10 Consultation / Communication

The proposed naming is supported by the divisional Councillor. The proposed naming will be advertised in local newspapers for a period of 28 days during which time public submissions can be made and will be received. If adverse comments are received, then the matter will be reported back to Council for final consideration and direction. Where no adverse comments are received, the matter will be delegated to the Director Engineering Construction and Maintenance for implementation.

**6 LIFESTYLE & AMENITY SESSION**

(Cr D Sims)

**ITEM 6.1**

**DON PERRIN ENVIRONMENTAL BURSARY 2018 - DIVISION 6**

*Meeting / Session:* 6 LIFESTYLE & AMENITY  
*Reference:* A17040116 : 6 June 2018  
*Responsible Officer:* RM, Manager Environmental Services (CES Environmental Services)

**Executive Summary**

Moreton Bay Regional Council offers the *Don Perrin Environmental Bursary* (the Bursary) annually. The recipient of the Bursary receives \$2,000 to assist with expenses associated with their environmental-based university degree.

Applications for the 2018 Bursary opened in October 2017 and closed on 25 May 2018. The Manager, Environmental Services together with the Coordinator Environment and Conservation, and Environment Centres Coordinator recommend the submission received from Mr Mackenzie Smith, a resident of Cashmere.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Mick Gillam**

**Seconded by Cr Julie Greer**

**CARRIED 11/0**

**That Mr Mackenzie Smith receive the Don Perrin Environmental Bursary for 2018.**

ITEM 6.1 DON PERRIN ENVIRONMENTAL BURSARY 2018 - DIVISION 6 - A17040116 (Cont.)

## OFFICER'S RECOMMENDATION

That Mr Mackenzie Smith receive the Don Perrin Environmental Bursary for 2018.

### **REPORT DETAIL**

#### **1. Background**

Council offers the Bursary annually to assist a student who is undertaking an environmental-based university degree.

A person is eligible to apply if they:

1. Are a resident of the Moreton Bay Region;
2. Have graduated from Year 12 within the last two years; and
3. Have accepted an offer to study an environmental-based university degree commencing in 2018.

Examples of environmental-based university degrees include a Bachelor of Science, Bachelor of Environmental Science, Bachelor of Wildlife Science and Bachelor of Environmental Law.

#### **2. Explanation of Item**

Applications for the *Don Perrin Environmental Bursary* opened in October 2017 and closed on 25 May 2018. The Bursary was promoted to:

1. All high schools within the region and 6 high schools outside the region.
2. All South-East Queensland Universities.
3. Residents via Council's events page, Councillor newsletters and social media posts.

The Manager, Environmental Services together with the Coordinator Environment and Conservation, and Environment Centres Coordinator recommend the submission by Mr Mackenzie Smith and have confirmed that the application meets the eligibility and selection criteria for the Bursary.

Mr Mackenzie Smith presented a strong application for the 2018 Bursary. He is a resident of Cashmere, attended St Pauls School at Bald Hills and is currently studying a Bachelor of Environmental Science at the University of the Sunshine Coast.

Mr Smith's community work includes involvement in National Tree Day and Clean Up Australia Day activities. In addition, Mackenzie will be volunteering at Council's Environment Centres.

Mr Smith's aspiration is to work in the areas of environmental conservation, with a focus on climate change adaptation and sustainability.

#### **3. Strategic Implications**

##### 3.1 Legislative/Legal Implications

No legislative/legal implications arising as a direct result of this report.

##### 3.2 Corporate Plan / Operational Plan

Valuing Lifestyle: Healthy natural environment - a clean and healthy environment.

##### 3.3 Policy Implications

The presentation of the Bursary is aligned with Council's Sustainability Policy 12-2150-044 which aims to improve performance in biodiversity protection and environmental enhancement in the wider community.

##### 3.4 Risk Management Implications

If the bursar voluntarily leaves their elected environmental field of study during the first year of study, they may be required to repay the full amount of the Bursary.

*ITEM 6.1 DON PERRIN ENVIRONMENTAL BURSARY 2018 - DIVISION 6 - A17040116 (Cont.)*

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Funds for the Bursary for 2018 are included in the Environmental Services budget allocation (20162.000).

3.7 Economic Benefit

The Bursary encourages a resident of the region to pursue tertiary education, which supports the bursar in obtaining qualifications for future employment.

3.8 Environmental Implications

It is expected that the bursar will apply the skills acquired during their study to the Moreton Bay Region by participating in environmental activities or events, such as National Tree Day.

3.9 Social Implications

No social implications arising as a direct result of this report.

3.10 Consultation / Communication.

Relevant Divisional Councillors  
Director Community and Environmental Services.

**ATTENDANCE**

The Mayor attended the meeting at 11.21am and assumed the Chair at that time.

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**ITEM 6.2**  
**DISABILITY ACCESS AND INCLUSION PLAN 2018-2022 - REGIONAL**

*Meeting / Session:* 6 LIFESTYLE & AMENITY  
*Reference:* A17026587 : 19 June 2018 - **Refer Supporting Information A17056407**  
*Responsible Officer:* AM, Access and Inclusion Officer (CES Community Services, Sport & Recreation)

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**Executive Summary**

The purpose of this report is to present the *Disability Access and Inclusion Plan 2018-2022* to Council for adoption. This plan has been developed following extensive consultation with people who have a lived experience of disability, human service providers working in the disability sector, and the wider community.

The adoption of this plan will provide Council with a five-year strategy to progressively improve the accessibility and inclusiveness of Council's infrastructure, services and information for people with disabilities.

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**COMMITTEE RECOMMENDATION**

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Moved by Cr Matt Constance

Seconded by Cr Julie Greer

CARRIED 12/0

That the *Disability Access and Inclusion Plan 2018-2022* as provided in the supporting information of this report, be adopted.



ITEM 6.2 DISABILITY ACCESS AND INCLUSION PLAN 2018-2022 - REGIONAL - A17026587 (Cont.)

**OFFICER'S RECOMMENDATION**

That the *Disability Access and Inclusion Plan 2018-2022* as provided in the supporting information of this report, be adopted.

**REPORT DETAIL**

**1. Background**

The proportion of people living with a disability in the Moreton Bay Region is comparatively higher than the other most-populous local government areas (LGA) in South East Queensland (SEQ) (See Table 1). The Moreton Bay LGA records the highest rate of 'unpaid assistance to persons with a disability' and of 'people with a profound or severe disability aged under 64 years'. Although the proportion of people with a profound or severe disability over the age of 65 is comparative with other LGAs, the incidence of disability is known to increase significantly with age, and therefore this rate is projected to further increase as the region's population continues to age.

Table 1: Comparative LGA rates of unpaid assistance and people living with a disability

| Area               | Unpaid assistance to persons with a disability (%) | People with a profound or severe disability (all ages) (%) | People with a profound or severe disability (0-64 years) (%) | People with a profound or severe disability (65 years+) (%) |
|--------------------|--|--|--|---|
| Moreton Bay LGA    | 11.1   | 4.9  | 3.0  | 17.4  |
| Brisbane LGA       | 9.6  | 3.6  | 1.8  | 17.6  |
| Sunshine Coast LGA | 10.9   | 5.0  | 2.6  | 14.7  |
| Gold Coast LGA     | 9.4  | 4.2  | 2.2  | 15.3  |
| Logan LGA          | 10.4   | 4.4  | 2.9  | 18.4  |
| Queensland         | 10.2   | 4.5  | 2.6  | 17.2  |
| Australia          | 10.9   | 4.6  | 2.5  | 17.8  |

Source: Public Health Information Development Unit (PHIDU), 2016

Council has received feedback in recent years from residents, community organisations and disability advocates in relation to some of the difficulties that people living with a disability, their families and carers can experience when accessing Council facilities and services.

In response to this feedback, Council resolved to develop a Disability Access and Inclusion Policy and Plan. The following appears on Minute Page 16/2063 of the General Meeting of Council held 4 October 2016:

Ex. Coordination Committee Meeting held 4 October 2016 (MP 16/2139)

**COMMITTEE RECOMMENDATION**

1. That Council approve the development of a Disability Access and Inclusion Policy and Plan for the Moreton Bay Region.
2. That Council approve the provision of project funding, totalling \$40,000, as part of Council's 2016/17 quarter one budget review.

In March of 2017, Council adopted its Disability Access and Inclusion Policy (No. 2150-094) and resolved to commence the development of a Disability Access and Inclusion Plan (MP 17/419). In developing this Plan, Council conducted community consultation activities between April and June of 2017, and internal consultation with relevant Council staff between July and October 2017. Feedback received through this consultation process was utilised to develop the draft *Disability Access and Inclusion Plan 2018-2022*.

ITEM 6.2 DISABILITY ACCESS AND INCLUSION PLAN 2018-2022 - REGIONAL - A17026587 (Cont.)

## 2. Explanation of Item

Council's draft *Disability Access and Inclusion Plan 2018-2022* was released for public comment between 15 February and 29 March 2018. Through this consultation process, a total of 42 submissions were received from people with a disability, their family members and carers, disability sector advocates and other interested stakeholders. As a direct result of the feedback received, a series of plan amendments have been made.

The final *Disability Access and Inclusion Plan 2018-2022* (as provided in the supporting information of this report) outlines a 5-year strategy to progressively improve the accessibility and inclusiveness of Council's infrastructure, services and information. It identifies current and future action items, which will improve access and inclusion outcomes for people with disabilities, across 5 key priority areas:

1. Pedestrian Mobility, Parking and Transport;
2. Buildings and Facilities;
3. Parks and Open Space;
4. Events and Programs; and
5. Council Services and Information.

## 3. Strategic Implications

### 3.1 Legislative/Legal Implications

*Disability Discrimination Act 1992*  
*Anti-Discrimination Act 1991 (Qld)*  
*Guide, Hearing and Assistance Dogs Act 2009 (Qld)*

### 3.2 Corporate Plan / Operational Plan

Strengthening Communities: Healthy and supportive communities - a healthy and inclusive community.

### 3.3 Policy Implications

Council's Disability Access and Inclusion Policy (2150-094) outlines Council's commitment to developing and implementing a Disability Access and Inclusion Plan to guide its prioritisation of, and investment in, accessibility initiatives throughout the region.

### 3.4 Risk Management Implications

No risk management implications arising as a direct result of this report.

### 3.5 Delegated Authority Implications

No delegated authority implications associated with the recommendations of this report.

### 3.6 Financial Implications

Funding to support the implementation of strategies and initiatives outlined in the *Disability Access and Inclusion Plan 2018-2022* will be considered by Council as part of its annual budget process.

In its 2018/19 budget, Council has established an Accessibility Upgrades Program (\$250,000) and an Operational Projects Program (\$70,000). These additional programs compliment Council's annual investment in capital and operational projects to improve accessibility outcomes for people with a disability in the Moreton Bay Region.

### 3.7 Economic Benefit

No economic benefit implications arising as a direct result of this report.

### 3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

ITEM 6.2 DISABILITY ACCESS AND INCLUSION PLAN 2018-2022 - REGIONAL - A17026587 (Cont.)

3.9 Social Implications

The implementation of the *Disability Access and Inclusion Plan 2018-2022* will enable people with disabilities to progressively experience reduced barriers when accessing Council infrastructure, services and information.

3.10 Consultation / Communication

**Internal**

Director - Community and Environmental Services  
Manager - Community Services, Sport and Recreation  
Community Planning and Resources Manager  
All Councillors (Council Workshop 7 June 2018)

**External**

The development of Council's Disability Access and Inclusion Plan 2018-2022 involved extensive community consultation targeting people with a disability, their families and carers, community service providers and other interested stakeholders.

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

**ITEM 7.1  
PREFERRED SUPPLIER ARRANGEMENT - RE-IMAGINING THE ROLE OF  
REGIONAL ECONOMIC CLUSTERS - REGIONAL**

*Meeting / Session:* 7 ECONOMIC DEVELOPMENT, TOURISM AND EVENTS  
*Reference:* A17059935: 11 June 2018  
*Responsible Officer:* SH, Divisional Project Coordinator (PED Directorate)

**Executive Summary**

The Moreton Bay Regional Council Planning Scheme commenced 1 February 2016. Part of the Planning Scheme's vision is the delivery of a land use plan coupled with economic strategies that would drive the aspirational target of 70% self-containment. Put simply, it is around more people living **and** working within the region.

To support this target, the Planning and Economic Development Division is undertaking a project titled "*Positioning Moreton Bay 2050 - Re-Imagining the Role of our Regional Economic Clusters (RECs)*". The project will focus initially on a body of work that will investigate the role of these RECs together with our Principal and Major Activity Centres which are also identified within the State Government's Shaping SEQ Regional Plan which commenced in mid-2017.

In early 2018, recognising the research credibility, international knowledge and intellectual depth, Council engaged with the Massachusetts Institute of Technology, Norman B. Leventhal Center for Advanced Urbanism (MIT) to instigate and help inform the Council's policy on its RECs through emerging smart technologies and specialised spatial planning.

It is recommended Council contract with MIT through a formal membership to the Norman B. Leventhal Center for Advanced Urbanism. MIT is recognised as a world leader in urban planning and with such specialised experience and knowledge cannot be easily and practically duplicated by other consultancies.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Mick Gillam**

**Seconded by Cr Koliana Winchester**

**CARRIED 11/0**

*Cr Julie Greer had briefly retired from the meeting and was not present when the vote was taken.*

1. That in accordance with section 235(b) of the *Local Government Regulation 2012*, Council is satisfied that because of the specialised nature of the services to be provided it would be impractical or disadvantageous for the Council to seek quotes for the services.
2. That the Chief Executive Officer be authorised to formalise the membership with Massachusetts Institute of Technology, Norman B. Leventhal Center for Advanced Urbanism (MIT) on behalf of the Council.

ITEM 7.1 PREFERRED SUPPLIER ARRANGEMENT - RE-IMAGINING THE ROLE OF REGIONAL ECONOMIC CLUSTERS - REGIONAL - A17059935 (Cont.)

## OFFICER'S RECOMMENDATION

1. That in accordance with section 235(b) of the *Local Government Regulation 2012*, Council is satisfied that because of the specialised nature of the services to be provided it would be impractical or disadvantageous for the Council to seek quotes for the services.
2. That the Chief Executive Officer be authorised to formalise the membership with Massachusetts Institute of Technology, Norman B. Leventhal Center for Advanced Urbanism (MIT) on behalf of the Council.

## **REPORT DETAIL**

### **1. Background**

The Planning and Economic Development Division is undertaking a project "*Positioning Moreton Bay 2050 - Re-Imagining the Role of our Regional Economic Clusters*". The project aims to assist the Council in adopting the aspirational target of 70% self-containment by specialisation and improvement of our RECs via land use planning and economic analysis, coupled with emerging smart city technologies. Whilst the division would ordinarily undertake the body of work through internal resources and locally sourced contracts, the division intends to engage and work collaboratively with the Massachusetts Institute of Technology, Norman B. Leventhal Center for Advanced Urbanism (MIT) to develop the research given their role as thought leaders and world class reputation and credibility within urban planning.

MIT has already provided preliminary services to the division including an initial scoping exercise, a draft letter of support, research paper and numerous teleconferences. To continue the work with MIT, the division is requested to formalise a membership with MIT which attracts a membership fee of \$150,000. It is important to note, that once having secured the MIT membership, the division intends to apply and gain grant funding under two (2) separate State and Federal grants discussed below to further leverage and value add to the MIT membership.

### **2. Explanation of Item**

In early 2018, recognising the research credibility, international knowledge and intellectual depth, Council engaged with the MIT to instigate and help inform the Council's development of policy on its RECs through emerging smart technologies and specialised spatial planning and economic analysis. MIT has provided some preliminary work to the Council to assist in the Council's development of submissions to upcoming State and Federal grant applications.

The project, *Positioning Moreton Bay 2050 - Re-Imagining the Role of our Regional Economic Clusters (RECs)*, will focus initially on a body of work that will investigate the role of MBRCs RECs together with our Principal and Major Activity Centres which are also identified within the State Government's Shaping SEQ Regional Plan which commenced in mid-2017.

This project is intended to assist Moreton Bay attain its goal of 70% self-containment while also addressing concerns such as resource depletion, climate change, congestion, and housing unaffordability. It also includes the incorporation of several smart technologies, including emergent autonomous vehicles (AD), smart grids, meshed information networks, and connected homes, parks, and streets. If successfully implemented, these could allow the Moreton Bay region and its neighbouring communities to increase environmental and economic self-sufficiency.

The project aims to deliver on multiple plans and policies of the Council including:

- **MBRC Community Plan 2011-2021:** one aspect of the plan, *Creating Opportunities*, identifies target 2 specifically stating: "*increase the number of Moreton Bay Region residents working in the region*" with the measure being the self-containment rate.

ITEM 7.1 PREFERRED SUPPLIER ARRANGEMENT - RE-IMAGINING THE ROLE OF REGIONAL ECONOMIC CLUSTERS - REGIONAL - A17059935 (Cont.)

- **MBRC Planning Scheme 2016:** the strategic intent of the Strategic Framework identifies “*our Region by 2031 is a network of, safe, more self-contained, well connected communities each with a unique identity and sustainable lifestyle within a healthy and resilient natural environment.*”
- **MBRC Corporate Plan 2017-2022:** the theme, Creating Opportunities, identifies a strategic priority as “*local jobs for residents*” through developing a sustainable, innovative and thriving economy.
- **Economic Development Action Plan 2017-2022:** one core principle of the plan is “*in order to achieve a self-containment rate of 70 per cent, approximately 193 000 from this labour force will need to work within the region.*”

The division is also lodging two (2) separate grant applications with the State and Federal Government to further supplement the funding available to undertake the body of work. The grants include:

- **Innovation and Improvement Fund - Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP, QLD Government):** the fund aims to promote planning improvement and innovation across Queensland. It provides local governments with opportunities to explore and deliver planning innovation and improvement projects that will contribute to creating a better planning system for the community.
  - The division has submitted an optional pre-application and is awaiting feedback.
  - Formal submissions close 27 July 2018 and the division is currently preparing this submission, in consultation with MIT.
- **Smart Cities and Suburbs Program (Australian Government):** provides local government agencies with grants of \$250,000 to \$5 million to support projects that apply innovative technology-based solutions to urban challenges to improve the liveability, productivity and sustainability of Australian cities, suburbs and towns. A partner organisation is required.
  - Formal submissions close on 2 July 2018 and the division is currently preparing this submission, in consultation with MIT.

It is Council officer’s view that with a project partner such as MIT working with the Council to formulate the grant applications, significantly enhances the chances of receiving additional funding through the State and Federal governments.

The recommendation to contract with MIT through a formal membership is considered to be the most practical and efficient way to ensure the additional works is completed within a timely manner and to ensure other grant funding deadlines can be met. Further, MIT is recognised as a world leader in urban planning and with such specialised experience and knowledge cannot be easily and practically duplicated by other consultancies within the timeframes required to suit the numerous ongoing deadlines.

At this point in the project and nearing the various submission deadlines it would be difficult for another consultancy to acquire the specialised knowledge and experience necessary to ensure the work is completed within the timeframe required for the project schedule.

Accordingly, it is considered that it would be impractical or disadvantageous to seek quotes for the additional work.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

Under the Local Government Regulation 2012, the Council must seek quotes prior to entering into a contract for services expected to be worth between \$15,000 and \$200,000. This general requirement is subject to a number of limited exceptions.

Section 235(b) of the Local Government Regulation 2012 provides that Council can enter into a contractual arrangement without firstly seeking quotes if it resolves that, because of the specialised

*ITEM 7.1 PREFERRED SUPPLIER ARRANGEMENT - RE-IMAGINING THE ROLE OF REGIONAL ECONOMIC CLUSTERS - REGIONAL - A17059935 (Cont.)*

or confidential nature of the services sought, it would be impractical or disadvantageous to invite quotes or tenders.

3.2 Corporate Plan / Operational Plan

- Creating Opportunities: Local jobs for residents - an innovative and thriving economy.
- Creating Opportunities: Land use and infrastructure planning - a sustainable planning and design framework to manage growth.

3.3 Policy Implications

Given the work already undertaken and the extensive experience and knowledge acquired conducting this work it would not be advantageous for MBRC to go to the market to complete this work.

3.4 Risk Management Implications

There is a risk the Council will not secure grant funding through DSDMIP and the Australian Government for work that the Council is otherwise budgeting to undertake. This risk is likely to be reduced by partnering with MIT through a formal membership. If grant funding is not obtained, the division intends to continue to undertake the project.

3.5 Delegated Authority Implications

There are no delegated authority implications arising from this report.

3.6 Financial Implications

The membership is in the amount of \$150,000 and is covered through the existing Planning and Economic Development budget.

3.7 Economic Benefit

The wider body of work being undertaken will give rise to improved local and regional economic benefits through seeking to reach the aspirational self-containment rate.

3.8 Environmental Implications

There are no environmental implications arising from this report.

3.9 Social Implications

There are no social implications arising from this report.

3.10 Consultation / Communication

The Finance Department has been consulted in relation to this matter.

**8 REGIONAL INNOVATION**

(Cr D Grimwade)

No items for consideration.

**9 GENERAL BUSINESS**

**ITEM 9.1  
REGIONAL ACTIVITIES**

Cr Brooke Savige congratulated the **Library Services** team on the brilliant events they conduct.

Cr Brooke Savige made special mention of **Master Henry Purtill-Stokes**, a 13-year old who recently saved the life of a drowning friend. Cr Savige praised Henry's brave actions commending him for his quick thinking and selfless acts.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Brooke Savige**

**Seconded by Cr Mick Gillam**

**CARRIED 11/0**

*Cr Julie Greer had briefly retired from the meeting and was not present when the vote was taken.*

**That a Mayoral letter and certificate of recognition be sent to Master Henry Purtill-Stokes commending him on his bravery.**

Cr Denise Sims reported on her attendance at the **opening of Churches of Christ Housing Services Kurrajong Townhouses** on Saturday 16 June 2018. Cr Sims advised the complex has a community centre and Pastoral care attached. Cr Sims was given a viewing by one of the residents who feels very grateful to have a safe and secure home. The \$10.2M project was made possible due to the generous donation of land worth over \$1M by Ian and Neva Handy.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Denise Sims**

**Seconded by Cr Allan Sutherland (Mayor)**

**CARRIED 11/0**

*Cr Julie Greer had briefly retired from the meeting and was not present when the vote was taken.*

- 1. That a Mayoral letter of congratulation be sent to Churches of Christ Care on the opening of Kurrajong townhouses in Duffield Road, Kallangur by Churches of Christ Community Care.**
- 2. That a Mayoral letter of congratulation be sent to Ian and Neva Handy for donating the land.**



**ADJOURNMENT**

**COMMITTEE RECOMMENDATION**

Moved by Cr Peter Flannery

Seconded by Cr Adrian Raedel

**CARRIED 12/0**

**That the meeting be adjourned and resume at 1.15pm.**

The meeting adjourned at 11.45am.

**COMMITTEE RECOMMENDATION**

Moved by Cr Julie Greer

Seconded by Cr Koliana Winchester

**CARRIED 12/0**

**That the meeting resume its normal proceedings.**

The meeting resumed at 1.25pm.

The Chief Executive Officer informed Council that items 4.4, 4.5, 4.7, 4.8, 4.9 and 4.10 would be withdrawn from the agenda.

**4 ASSET CONSTRUCTION & MAINTENANCE SESSION**

**(Cr A Hain)**

**ITEM 4.1  
REGIONAL TRAFFIC SIGNAL NETWORK MAINTENANCE (MBRC007197) -  
REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A17040267 : 6 June 2018 - Refer **Confidential** Supporting Information  
**A16979447**  
*Responsible Officer:* AC, Supervisor Projects (ECM Asset Maintenance)

**Executive Summary**

Tenders were called for the Regional Traffic Signal Network Maintenance (MBRC007197), through open tender using LG Tenderbox. Tenders closed on 1 May 2018, with five conforming tenders received.

It is recommended that the tender for Regional Traffic Signal Network Maintenance (MBRC007197) be awarded to RoadTek (Department of Transport and Main Roads) for the estimated annual sum of \$368,361 (excl. GST) with the option to extend the contract by two x one-year periods based upon satisfactory contractor performance, as this offer represents the best overall value to Council.

**COMMITTEE RECOMMENDATION**

**Moved by Cr Matt Constance**

**Seconded by Cr Mike Charlton (Deputy Mayor)**

**CARRIED 12/0**

**That the tender for Regional Traffic Signal Network Maintenance (MBRC007197) be awarded to RoadTek (Department of Transport and Main Roads) for the estimated annual sum of \$368,361 (excl. GST) with the option to extend the contract by two x one-year periods, based upon satisfactory contractor performance.**

*ITEM 4.1 REGIONAL TRAFFIC SIGNAL NETWORK MAINTENANCE (MBRC007197) - REGIONAL - A17040267 (Cont.)*

**OFFICER'S RECOMMENDATION**

That the tender for Regional Traffic Signal Network Maintenance (MBRC007197) be awarded to RoadTek (Department of Transport and Main Roads) for the estimated annual sum of \$368,361 (excl. GST) with the option to extend the contract by two x one-year periods, based upon satisfactory contractor performance.

**REPORT DETAIL**

**1. Background**

Moreton Bay Regional Council (MBRC) currently own and operate 106 sets of traffic signals on local roads within the region. Traffic signals require ongoing routine maintenance, monitoring and emergency damage repairs to ensure they remain operational and compliant for road users at all times. Currently these services are delivered by RoadTek under the existing contract for Maintenance of Traffic Signals which expires on 30 June 2018.

Tenders were called for the Regional Traffic Signal Network Maintenance (MBRC007197), through open tender using LG Tenderbox. Tenders closed on 1 May 2018, with five conforming tenders received.

**2. Explanation of Item**

MBRC's traffic signals assets require regular routine maintenance, monitoring and repair to ensure their ongoing safe operation and the safe movement of vehicular and pedestrian movement through intersections. Such services require the services of suitably qualified electrical technicians who specialise in traffic signal maintenance, and possess an understanding of roads operations and applicable traffic management requirements.

Council received five conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

The conforming tenders and the final weighting scores are tabled below (ranked from highest to lowest):

| RANK | TENDERER   | EVALUATION SCORE |
|------|--|------------------|
| 1    | RoadTek (Department of Transport and Main Roads) | 99.79            |
| 2    | Downer EDI Works Pty Ltd                         | 94.36            |
| 3    | Pensar Utilities Pty Ltd                         | 83.23            |
| 4    | Civlec Pty Ltd Trading as Trafflec               | 76.00            |
| 5    | Glow Energy Pty Ltd                              | 73.30            |

The submission received from RoadTek was the lowest priced submission and received the highest evaluation score. RoadTek have been satisfactorily delivering the service under the current contract since August 2015. Due to RoadTek's price, extensive experience in traffic signal maintenance and proven history with MBRC, their offer is deemed best overall value to Council.

While the offers submitted from other industry specialists were deemed suitable to undertake the required works, these offers were not considered value for money, and therefore received lower evaluation scores.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Due to the value of the work being greater than \$200,000, a competitive open tender process was undertaken. The tender was called in accordance with the *Local Government Act 2009*.

*ITEM 4.1 REGIONAL TRAFFIC SIGNAL NETWORK MAINTENANCE (MBRC007197) - REGIONAL - A17040267  
(Cont.)*

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

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

3.4 Risk Management Implications

This contract will ensure service staff are suitably qualified and experienced to undertake these specialised works 24 hours a day, 365 days per year.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Provision has been made in the 2018/19 Asset Maintenance operational services budget (Project 20422.106) for the tendered works with an estimated annual cost of \$368,361.00 (excl. GST).

3.7 Economic Benefit

No economic benefit arising as a direct result of this report.

3.8 Environmental Implications

No environmental implications arising as a direct result of this report.

3.9 Social Implications

Working traffic signals will ensure, as far as practical, the safety of people using signalised intersections.

3.10 Consultation / Communication

Senior Procurement Officers from Financial and Project Services have been consulted during the assessment and tendering process.

## **ITEM 4.2 - DECLARATION OF INTEREST**

### **Material Personal Interest - Declaration - Cr Denise Sims**

Pursuant to s175C of the *Local Government Act 2009*, Cr Denise Sims declared a material personal interest in Item 4.2, as her son (Jethro Sims) is employed by Cornerstone Building Developments one of the tenderers on the panel list.

Cr Denise Sims retired from the meeting at 1.31pm taking no part in the debate or recommendation regarding same.

## **ITEM 4.2**

### **NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE

*Reference:* A17035042 : 13 June 2018 - Refer **Confidential** Supporting Information  
**A16798532**

*Responsible Officer:* SAC, Project Manager (ECM Project Management & Construction)

#### **Executive Summary**

Tenders were invited for the 'Narangba - Harris Avenue Sports Complex - Clubhouse Construction (MBRC006950)' project. The tender closed on 3 May 2018 with a total of 12 tenders received, 10 of which were conforming.

It is recommended that Council award the contract to Murphy Builders QLD Pty Ltd for the sum of \$497,306.74 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

The works are expected to commence in July 2018 and take 20 weeks to complete, which includes an allowance for wet weather.

#### **COMMITTEE RECOMMENDATION**

**Moved by Cr Darren Grimwade**

**Seconded by Cr Peter Flannery**

**CARRIED 11/0**

*Cr Denise Sims had declared a material personal interest and had left the meeting.*

**That the tender for 'Narangba - Harris Avenue Sports Complex - Clubhouse Construction (MBRC006950)' project be awarded to Murphy Builders QLD Pty Ltd for the sum of \$497,306.74 (excluding GST).**

ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)

## OFFICER'S RECOMMENDATION

That the tender for 'Narangba - Harris Avenue Sports Complex - Clubhouse Construction (MBRC006950)' project be awarded to Murphy Builders QLD Pty Ltd for the sum of \$497,306.74 (excluding GST).

## **REPORT DETAIL**

### **1. Background**

This project is located within the Harris Avenue Sports Complex, Harris Avenue, Narangba. The scope of the works includes the construction of shared amenities (PWD, male and female toilets) and storage to service the needs of the lower soccer field and future tennis complex. The design of the shared amenities and storage building has taken into consideration the concept and connectivity to the proposed clubhouse for tennis. The objective of the project is to provide suitable amenities to support the use of facilities in the Harris Avenue Sports Complex.



Figure 1 - Location of works

ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)



Figure 2 - Site plan

ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)

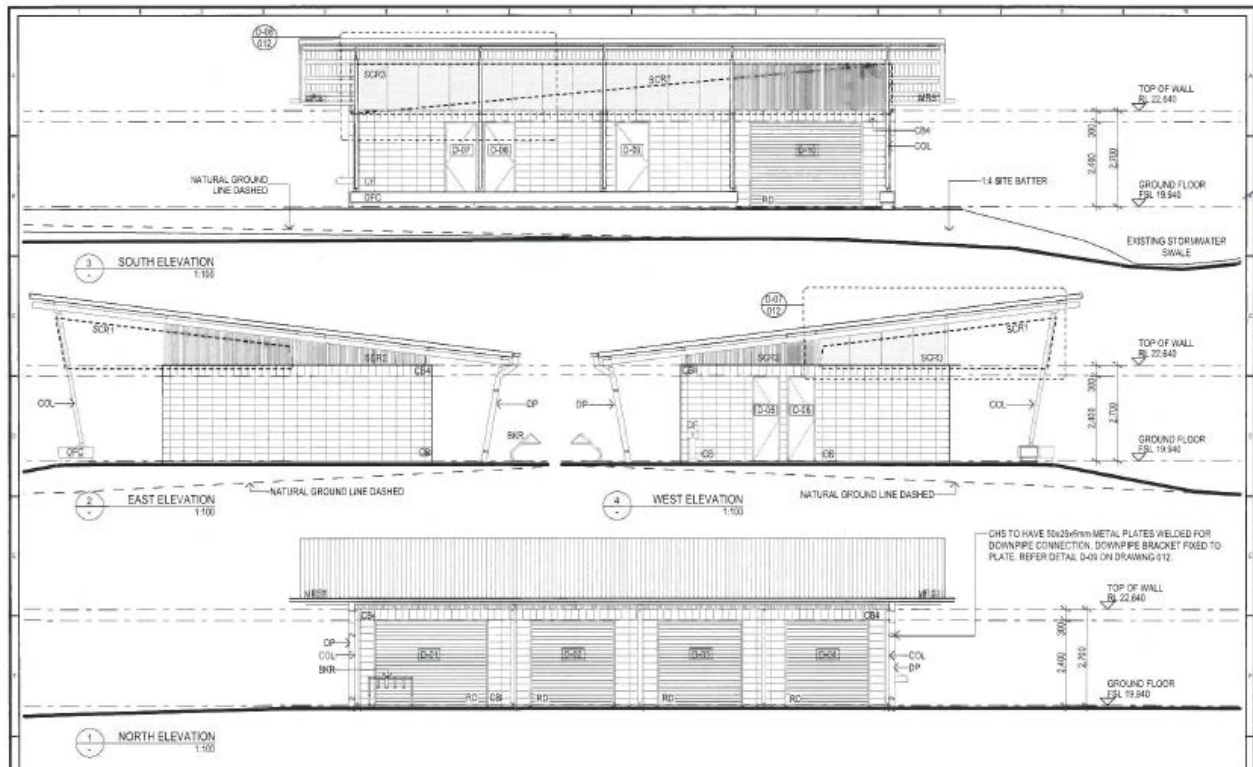


Figure 3 - Building elevations

2. Explanation of Item

Tenders for the 'Narangba - Harris Avenue Sports Complex - Clubhouse Construction (MBRC006950)' project closed on 3 May 2018 with a total of 12 tenders received, 10 of which were conforming. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

| RANK | TENDERER  | EVALUATION SCORE |
|------|---|------------------|
| 1    | Murphy Builders QLD Pty Ltd                           | 100.00           |
| 2    | NF Corbett Pty Ltd                                    | 93.68            |
| 3    | MAW Group (Aust) T/A Oasis Construction (Aust)        | 92.45            |
| 4    | Cornerstone Building Developments (Australia) Pty Ltd | 90.48            |
| 5    | A Dart & Co   | 90.45            |
| 6    | Leaf Building Group Pty Ltd                           | 88.43            |
| 7    | Chapcon Building Services                             | 83.61            |
| 8    | J. Mac Constructions Pty Ltd                          | 82.93            |



ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)

| RANK | TENDERER  | EVALUATION SCORE |
|------|---|------------------|
| 9    | Caspian Building Services                                 | 78.21            |
| 10   | Zorv Group T/A Build 4 U Quality Constructions (Brisbane) | 76.60            |
| 11   | PDR Construction Group                                    | Non-conforming   |
| 12   | Sunshine Skips  | Non-conforming   |

**Murphy Builders QLD Pty Ltd** submitted a comprehensive tender and demonstrated their experience on projects of a similar scale and complexity. At the tender clarification meeting held on 4 June 2018, Murphy Builders QLD Pty Ltd demonstrated their relevant experience, methodology, capability and their strong understanding of the project.

**NF Corbett Pty Ltd** submitted a comprehensive tender that demonstrated their relevant experience, methodology and understanding of the project; however, there were no additional benefits for the higher price.

**MAW Group (Aust) T/A Oasis Construction (Aust)** submitted a comprehensive tender that demonstrated their relevant experience, methodology and understanding of the project; however, there were no additional benefits for the higher price.

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

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

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

#### 3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - active recreation opportunities.

#### 3.3 Policy Implications

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

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

#### 3.4 Risk Management Implications

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

##### *Financial Risks:*

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

##### *Construction Risks:*

- a. The contractor will provide a construction plan that will include a program of works, traffic management plan and safety plan and will be required to fence off the areas where construction is being undertaken.

*ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)*

- b. The contractor has taken into consideration and provided an allowance for weather delays as part of their tender program.
- c. The site has previously been subject to considerable earthworks and geotechnical investigations have been undertaken to assist in developing the structural design for the building foundations.

*State Government Approvals:*

State Government approvals have been lodged for the service corridor easement creation. This is well advanced and will not impact on the construction. The building approval will be issued upon payment of QLeave.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has allocated a total of \$600,000 (excl. GST) for the 'Narangba - Harris Avenue Sports Complex - Clubhouse Construction (MBRC006950)' project, \$50,000 (excl. GST) for detail design in the 2017/18 Capital Project program and a further \$550,000 (excl. GST) for construction in the 2018/19 Capital Project program, budget number 101302.

|                             |               |
|-----------------------------|---------------|
| Design costs (2017/18)      | \$ 55,344.00  |
| Unitywater fees (2017/18)   | \$ 9,500.00   |
|                             | -----         |
| Sub Total (2017/18)         | \$ 64,844.00  |
|                             | =====         |
| <br>                        |               |
| Tender price (construction) | \$ 497,306.74 |
| Contingency 5%              | \$ 24,865.34  |
| Consultant site involvement | \$ 3,000.00   |
| QLeave                      | \$ 2,363.00   |
|                             | -----         |
| Sub Total (2018/19)         | \$ 527,535.08 |
|                             | =====         |
| <br>                        |               |
| Total Project Cost          | \$ 592,379.08 |
|                             | =====         |

Estimated ongoing operational/maintenance costs for building maintenance are \$3,500 per financial year.

The 2018/19 budget amount for this project is sufficient.

3.7 Economic Benefit

The project will provide the opportunity for employment of local contractors and trades during the project's construction duration.

3.8 Environmental Implications

There are minimal environmental implications posed by the works. The successful tenderer will be required to submit an environmental management plan for the works. The contractor has demonstrated their understanding of the requirement to manage site sediment run-off to protect nearby waterways.

3.9 Social Implications

The project will provide amenities and storage for a recently constructed soccer field that is some distance from the main clubhouse, reducing the impact on volunteers and facilities for spectators. This facility will also provide amenities and storage for the future tennis complex and proposed tennis clubhouse.

*ITEM 4.2 NARANGBA - HARRIS AVENUE SPORTS COMPLEX - CLUBHOUSE CONSTRUCTION - DIVISION 11 - A17035042 (Cont.)*

3.10 Consultation / Communication

Project signage will be displayed prior and throughout the works including project notices distributed two weeks prior to the commencement of works. A weekly project update, including program, will be provided to the Divisional Councillor.

The Sport and Recreation team has consulted with residents, the nearby school and sports field users about the upcoming works.

The Divisional Councillor has been consulted and is supportive of the project.

**ATTENDANCE**

Cr Denise Sims returned to the meeting at 1.33pm after Item 4.2.

**ITEM 4.3  
COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM  
NOMINATED LOCATIONS (MBRC006952) - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16983247 : 11 June 2018 - Refer **Confidential** Supporting Information 1A & 1B A16985682 & A16985689 and Confidential Supporting Information 2 A16984557  
*Responsible Officer:* BM, Coordinator Waste Operations (ECM Waste Services)

**Executive Summary**

Tenders were invited for the 'Collection and Purchase of Recovered Metal Streams from Nominated Locations' (MBRC006952) at waste management facilities and depots. The tender closed on 6 February 2018 with a total of six conforming offers received.

It is recommended that Council award two contracts - the first contract for bulk steel and all other metals (all schedules excluding Schedule 2N) to Qld Metal Recyclers Pty Ltd and the second contract for used lead acid batteries (Schedule 2N) to Zanfar Pty Ltd t/a Suncoast Renewables, as the offers from these two companies represented the best overall value to Council with an estimated annual income to Council of \$3,001,583 (excluding GST), being \$2,792,537 for metal streams and \$209,046 for used lead acid batteries for a 12-month term from 1 July 2018.

**COMMITTEE RECOMMENDATION**

Moved by Cr Mick Gillam

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

That the tender for 'Collection and Purchase of Recovered Metal Streams from Nominated Locations' (MBRC006952) be awarded as two separate contracts to:

- a) Qld Metal Recyclers Pty Ltd for all schedules excluding Schedule 2N for an annual income to Council estimated to be \$2,792,537 (excluding GST) for the collection and purchase of bulk steel and all other metals for a 12-month term effective 1 July 2018; and
- b) Zanfar Pty Ltd (trading as Suncoast Renewables) for Schedule 2N for an annual income to Council estimated to be \$209,046 (excluding GST) for the collection and purchase of used lead acid batteries for a 12-month term effective 1 July 2018.

ITEM 4.3 COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM NOMINATED LOCATIONS (MBRC006952) - REGIONAL - A16983247 (Cont.)

## OFFICER'S RECOMMENDATION

That the tender for 'Collection and Purchase of Recovered Metal Streams from Nominated Locations' (MBRC006952) be awarded as two separate contracts to:

- a) Qld Metal Recyclers Pty Ltd for all schedules excluding Schedule 2N for an annual income to Council estimated to be \$2,792,537 (excluding GST) for the collection and purchase of bulk steel and all other metals for a 12-month term effective 1 July 2018; and
- b) Zanfar Pty Ltd (trading as Suncoast Renewables) for Schedule 2N for an annual income to Council estimated to be \$209,046 (excluding GST) for the collection and purchase of used lead acid batteries for a 12-month term effective 1 July 2018.

## **REPORT DETAIL**

### **1. Background**

To obtain the best offer to Council for the collection and purchase of recovered metal streams, the requirements for waste management facilities and depot facilities were combined in this tender.

Tenderers were requested to supply a schedule of rates, per tonne for a 12-month term, for all recovered metal streams as set out in the tender return schedules. Tenderers could also submit a price for used lead acid battery collections only.

The estimated annual income is based on pricing provided by tenderers utilising a fixed percentage for industry standard market rates based on the monthly "Tex Report Pty Ltd Tokyo Market" prices for ferrous metals and the "London Metal Exchange (LME) Cash Seller and Settlement" for non-ferrous (lead from acid batteries) metals. These two price indices are an industry standard for identifying the monthly market prices for different metal commodities.

Services for the collection and purchase of recovered metal streams include:

- bulk steel (ferrous) from stockpile sites and bulk bins;
- all other metals (non-ferrous) from bulk bins (mixed or segregated);
- batteries; used lead acid batteries (ULAB)
- domestic gas bottles; and
- supply of the required number of bulk bins to nominated locations as per the schedules.

Nominated locations include:

- Waste management facilities including landfills, transfer stations and treasure markets;
- Depot facilities and other Council construction and demolition sites established from time to time.

### **2. Explanation of Item**

Tenders for the 'Collection and Purchase of Recovered Metal Streams from Nominated Locations (MBRC006952)' closed on 6 February 2018 with a total of six conforming tenders received. The tenders were assessed by the evaluation panel in accordance with Council's Procurement Policy and the selection criteria as set out in the tender documents.

Five companies submitted tenders for all recovered metal streams while one company submitted a tender for used lead acid battery collections only.

Submissions were assessed under two waste streams as indicated in Tables 1 and 2 below - recovered metal streams (bulk steel and all other metals excluding batteries) and used lead acid battery (ULAB) collection only. All tenderers and their evaluation scores are listed and ranked from highest to lowest.

ITEM 4.3 COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM NOMINATED LOCATIONS  
(MBRC006952) - REGIONAL - A16983247 (Cont.)

**Table 1 - Recovered Metal Streams**

| Rank | Tenderer   | Evaluation Score |
|------|--|------------------|
| 1    | Raw Metal Corp Pty Ltd   | 97.27            |
| 2    | Qld Metal Recyclers Pty Ltd                                      | 94.56            |
| 3    | Onesteel Recycling Pty Ltd trading as Liberty Onesteel Recycling | 91.27            |
| 4    | AMR Recyclers Pty Ltd trading as Action Metal Recyclers          | 83.67            |
| 5    | Sims Group Australia Holdings Ltd                                | 73.71            |

**Table 2 - ULAB Battery Collection Only**

| Rank | Tenderer   | Evaluation Score |
|------|--|------------------|
| 1    | Zanfar Pty Ltd trading as Suncoast Renewables                    | 98.86            |
| 2    | Qld Metal Recyclers Pty Ltd                                      | 94.46            |
| 3    | Sims Group Australia Holdings Ltd                                | 92.39            |
| 4    | Onesteel Recycling Pty Ltd trading as Liberty Onesteel Recycling | 87.23            |
| 5    | AMR Recyclers Pty Ltd trading as Action Metal Recyclers          | 82.74            |
| 6    | Raw Metal Corp Pty Ltd   | 81.93            |

Tenderers provided details of plant and equipment, work health and safety management systems, retrieval methodology, financial details and current commitments. Due to the risk associated with the expected revenue amount to Council, third party reviews (Veda report) were undertaken on the three highest ranking tenderers - Raw Metal Pty Ltd, Qld Metal Recyclers Pty Ltd and Zanfar Pty Ltd to further assist the evaluation panel in making their recommendation. Further, tender clarification meetings were undertaken with Qld Metal Recyclers Pty Ltd and Zanfar Pty Ltd (t/a Suncoast Renewables). Information on the third-party reviews is available in the Confidential Supporting Information 2.

**Raw Metal Corp Pty Ltd** received the highest ranking for the collection and purchase of recovered metal streams as indicated in Table 1 above. The company submitted a comprehensive tender to collect all recovered metal streams. The company currently supplies services for Brisbane-based companies. A third party financial review was undertaken to assist the evaluation panel in determining their recommendation for this tender. This information is contained in the Confidential Supporting Information 2.

**Qld Metal Recyclers Pty Ltd** received the second highest ranking for the collection and purchase of recovered metal streams as indicated in Table 1 above. The company submitted a comprehensive tender to collect all recovered metal streams. The company currently supply services to the Gold Coast City Council and Rockhampton Regional Council. A third party financial review was undertaken to assist the evaluation panel in determining their recommendation for this tender. This information is contained in the Confidential Supporting Information 2.

**Zanfar Pty Ltd t/a Suncoast Renewables** received the highest ranking for the collection of used lead acid batteries as indicated in Table 2 above. The company provided a comprehensive tender addressing all the criteria to allow for an evaluation. Zanfar Pty Ltd were awarded the MBRC contract in 2016 to collect ULAB batteries and provided prompt satisfactory service. This company currently provides services to the Sunshine Coast Regional Council and private companies north of the Moreton Bay Region. A third party financial review was undertaken to assist the evaluation panel in determining their recommendation for this tender. This information is contained in the Confidential Supporting Information 2.

ITEM 4.3 COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM NOMINATED LOCATIONS  
(MBRC006952) - REGIONAL - A16983247 (Cont.)

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

Council called a public tender for the services through the LG Tender system in accordance with the *Local Government Act 2009*.

#### 3.2 Corporate Plan / Operational Plan

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

#### 3.3 Policy Implications

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

- Council's Procurement Policy 10-2150-006
- *Local Government Act 2009*

#### 3.4 Risk Management Implications

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

*Services risk:*

- Plant and equipment - Qld Metal Recyclers Pty Ltd and Zanfar Pty Ltd have confirmed that they have sufficient trucks to enable services to be carried out in a timely manner.
- Timeframes - Qld Metal Recyclers Pty Ltd and Zanfar Pty Ltd have indicated that they are able to carry out the services within the required timeframes.
- Work Health and Safety - Qld Metal Recyclers Pty Ltd and Zanfar Pty Ltd have provided a copy of their WH&S management systems and confirmed that they will comply with Council's own "Safetyfirst" requirements when attending nominated locations.

*Financial*

This tender involves revenue to Council for the recovered metal streams with payments to be made monthly after each collection service. Third party financial reviews were undertaken to provide Council with the risk associated for the successful tenderers to pay Council for the recovered metal streams for the contract term. The outcome of these third party reports is provided in the Confidential Supporting Information 2.

*Performance Security:*

The successful tenderers are required to provide a performance security for the collection and purchase of recovered metal streams and for the collection and purchase of used lead acid batteries.

#### 3.5 Delegated Authority Implications

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

#### 3.6 Financial Implications

In 2016/17, Council recovered approximately 12,000 tonnes of ferrous (bulk steel) metals, 294 tonnes of batteries and 65 tonnes of gas bottles.

In awarding the tender based on the industry standard practice market rates to the recommended companies, it is estimated that Council will receive an income of approximately \$3,001,583 per annum (excluding GST) for the collection and purchase of all recovered metal streams (\$2,792,537 for metal streams and \$209,046 for batteries). Details of the tendered rates based on the industry standard market rates are included in the Confidential Supporting Information 1A (metal streams) and 1B (battery collection).

The income received from these contracts will be credited to job numbers:

- 20616.000.15011 - Waste management facilities
- 20161.000.15008 - Depot facilities

*ITEM 4.3 COLLECTION AND PURCHASE OF RECOVERED METAL STREAMS FROM NOMINATED LOCATIONS  
(MBRC006952) - REGIONAL - A16983247 (Cont.)*

3.7 Economic Benefit

The purchase of recovered metal streams from waste management facilities and depot facilities will assist in reducing Council's costs in managing the facilities.

3.8 Environmental Implications

The diversion of the recovered recyclable material from landfill is a major target of waste minimisation, helps preserve landfill space and meets the requirements of Council's sustainability policy and Waste Reduction and Recycling Plan 2016-2026.

3.9 Social Implications

Providing areas at waste management facilities and depot facilities for the collection of recovered metal streams creates the opportunity for both residents and Council staff to dispose of and recycle materials that may otherwise end up in landfill.

3.10 Consultation / Communication

Consultation was held with Procurement Services and Financial Services to ensure compliance with Council's Procurement Policy for both the tender documents and the evaluation process.



**ITEM 4.4 - WITHDRAWN  
SUPPLY AND DELIVERY OF FOUR (4) 23T GVM SINGLE CAB TIPPER TRUCKS -  
REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16973910 : 11 June 2018 - Refer **Confidential** Supporting Information  
**A16911508**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

**ITEM 4.5 - WITHDRAWN  
SUPPLY AND DELIVERY OF LIGHT COMMERCIAL AND PASSENGER VEHICLES  
MBRC007244 - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16941477: 15 May 2018 - Refer **Confidential** Supporting Information  
**A16899331, A16851199, A16851219, A16851235, A16851243, A16851253,  
A16851258, A16851262, A16851267**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

**ITEM 4.6  
SUPPLY AND DELIVERY OF FOUR 78-84KW 4WD TRACTORS WITH SCRUB  
PROTECTION - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16962885: 11 June 2018 - Refer **Confidential** Supporting Information  
**A16842288**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

**Executive Summary**

Tenders were called for the supply and delivery of four 78-84KW 4WD tractors (with an option of scrub protection) under quotation HF11.18, using a vendor panel arrangement. The tender closed on 22 April 2018, with one conforming and three non-conforming submissions received.

It is recommended that the tender for the supply and delivery of four 78-84KW 4WD tractors be awarded to John Page Machinery for the total sum of \$410,298.04 (excl. GST), as this offer represents the best overall value to Council.

**COMMITTEE RECOMMENDATION**

Moved by Cr Peter Flannery

Seconded by Cr Mike Charlton (Deputy Mayor)

CARRIED 12/0

That the tender for the supply and delivery of four 78-84KW 4WD tractors (with option of scrub protection) be awarded to John Page Machinery for the total sum of \$410,298.04 (excl. GST).

*ITEM 4.6 SUPPLY AND DELIVERY OF FOUR 78-84KW 4WD TRACTORS WITH SCRUB PROTECTION - REGIONAL - A16962885 (Cont.)*

**OFFICER'S RECOMMENDATION**

That the tender for the supply and delivery of four 78-84KW 4WD tractors (with option of scrub protection) be awarded to John Page Machinery for the total sum of \$410,298.04 (excl. GST).

**REPORT DETAIL**

**1. Background**

Tenders were called for the supply and delivery of four 78-84KW 4WD tractors (with option of scrub protection) using a vendor panel arrangement. Tenders closed on 22 April 2018, with one conforming and three non-conforming submissions received. These tractors are utilised within the Parks section of Asset Maintenance, undertaking park and roadside mowing activities.

**2. Explanation of Item**

Council received one conforming and three non-conforming tender responses. The tenders were assessed by a selection panel in accordance with Council's Procurement Policy and the selection criteria set out in the tender documentation.

The conforming tender and final weighting score is tabled below (ranked from highest to lowest):

| RANK | TENDERER                                       | EVALUATION SCORE |
|------|--|------------------|
| 1    | John Page Machinery - John Deere 6110M         | 100              |
| 2    | North Pine Motors - Massey Ferguson 5711SL     | Non-conforming   |
| 3    | Wideland Trucks & Equipment - New Holland 6020 | Non-conforming   |
| 4    | Wideland Trucks & Equipment - New Holland 5105 | Non-conforming   |

**John Page Machinery** submitted an offer for a John Deere 6110M 4WD tractor. The John Deere 6110M meets all requirements outlined in the tender specification; has sufficient power and hydraulic capabilities to undertake operational activities; and includes 2 years / 2,000 hrs warranty. This model tractor has received positive feedback from current operators with reliability and performance.

**North Pine Motors** submitted an offer for a Massey Ferguson 5711SL 4WD tractor. This offer did not meet requirements outlined in the tender specification.

**Wideland Trucks & Equipment** submitted two offers for New Holland 6020 and 5105 tractors. These offers did not meet the transmission requirements outlined in the tender specification, specifically the 24-speed transmission option, and were therefore deemed non-conforming.

**3. Strategic Implications**

**3.1 Legislative/Legal Implications**

Due to the value of the purchase being greater than \$200,000, a competitive tender process was undertaken through a vendor panel arrangement. The tender was called in accordance with the Local Government Act 2009.

**3.2 Corporate Plan / Operational Plan**

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

**3.3 Policy Implications**

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

- Council's Procurement Policy 2150-006

ITEM 4.6 SUPPLY AND DELIVERY OF FOUR 78-84KW 4WD TRACTORS WITH SCRUB PROTECTION - REGIONAL - A16962885 (Cont.)

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

3.4 Risk Management Implications

No risk management implications arising as a direct result of this report.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

The recommended tendered amount for four John Deere 6110M tractors is \$410,298.04 (excl. GST), which is within budget allocation.

3.7 Economic Benefit

The purchase of these tractors will ensure programs are delivered in line with planned outcomes.

3.8 Environmental Implications

The recommended tractor engines meet current environmental and Australian standards.

3.9 Social Implications

No social implications arising as a direct result of this report.

3.10 Consultation / Communication

Consultation for the supply and delivery of these tractors has been undertaken with Procurement and the Parks section of Asset Maintenance.

**ITEM 4.7 - WITHDRAWN  
SUPPLY AND DELIVERY OF THREE SINGLE CAB MINI GARBAGE COMPACTORS  
- REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16965173 : 11 June 2018 - Refer **Confidential** Supporting Information  
**A16912970**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

**ITEM 4.8 - WITHDRAWN  
SUPPLY AND DELIVERY OF EIGHT 8.5T GVM SINGLE CAB WALK-IN TOOLBOX  
CRANE TRUCKS - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16988830 : 23 May 2018 - Refer **Confidential** Supporting Information  
**A16948772**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

**ITEM 4.9 - WITHDRAWN  
SUPPLY AND DELIVERY OF FIVE 11T - 12T GVM CREW CAB 3-WAY TIPPING  
TRUCKS - REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16985668: 11 June 2018 - Refer **Confidential** Supporting Information  
**A16909889**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

**ITEM 4.10 - WITHDRAWN  
SUPPLY AND DELIVERY OF TWO (2) 15T GVM SINGLE CAB TIPPER TRUCKS -  
REGIONAL**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A16965829 : 11 June 2018 - Refer **Confidential** Supporting Information  
**A16907920**  
*Responsible Officer:* BS, Technical Officer Fleet Support (ECM Asset Maintenance)

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This item was withdrawn at the request of the Chief Executive Officer.

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**CLOSURE**

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There being no further business the Chairperson closed the meeting at 1.36pm.