



REPORT

Coordination Committee Meeting

Tuesday 20 March 2018
commencing at 10.39am

Caboolture Chambers
2 Hasking Street, Caboolture

ENDORSED GM20180320

CHAIRPERSON'S REPORT

The recommendations contained within this report of the Coordination Committee meeting held 20 March 2018 are recommended to the Council for adoption.

COUNCILLOR ALLAN SUTHERLAND (MAYOR)
CHAIRPERSON
COORDINATION COMMITTEE

Adoption Extract from General Meeting – 20 March 2018 (Page 18/582)

**12.1 Coordination Committee Meeting - 20 March 2018
(Pages 18/584 - 18/640)**

RESOLUTION

Moved by Cr Julie Greer

Seconded by Cr Mick Gillam

CARRIED 11/0

That the report and recommendations of the Coordination Committee meeting held 20 March 2018 be adopted.

LIST OF ITEMS

1 GOVERNANCE SESSION (Cr A Sutherland, Mayor)

2 PLANNING & DEVELOPMENT SESSION (Cr M Gillam)

ITEM 2.1 586

DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT -
DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS)
IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD,
MORAYFIELD - DIVISION 12

COMMITTEE RECOMMENDATION

REPORT DETAIL

3 CORPORATE SERVICES SESSION (Cr M Constance)

ITEM 3.1 625

MONTHLY REPORTING PACKAGE - FEBRUARY 2018 - REGIONAL

COMMITTEE RECOMMENDATION

REPORT DETAIL

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Cr A Hain)

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

6 LIFESTYLE & AMENITY SESSION (Cr D Sims)

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

8 REGIONAL INNOVATION (Cr D Grimwade)

ITEM 8.1 629

JOINING THE OPEN AND AGILE SMART CITIES GROUP - REGIONAL

COMMITTEE RECOMMENDATION

REPORT DETAIL

ITEM 8.2 632

SMART CITY APPROVED CONTRACTOR LIST - REGIONAL

COMMITTEE RECOMMENDATION

REPORT DETAIL

9 GENERAL BUSINESS

ITEM 9.1 640

MORAYFIELD HEALTH HUB - DIVISION 3

ITEM 9.2 640

GALA DINNER - ROTARY CLUB OF CABOOLTURE - REGIONAL

COMMITTEE RECOMMENDATION

CLOSURE

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

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

Officers:

Director Community & Environmental Services	(Mr Bill Halpin)
Director Planning & Economic Development	(Mr Stewart Pentland)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Executive & Property Services	(Ms Anne Moffat)
Manager Development Services	(Ms Kate Isles)
Manager Financial & Project Services	(Mr Keith Pattinson)
Chief Digital Officer	(Mr James Peet)
Senior Planner	(Mr Blayne Magner)
Meeting Support	(Ms Larissa Kerrisk)

Apologies:

Cr Peter Flannery who was representing Council at the Australian Coastal Councils Conference.
Cr Adrian Raedel

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

No items for consideration.

ATTENDANCE

Ms Kate Isles and Mr Blayne Magner attended the meeting at 10.39am for discussion on Item 2.1.

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12

APPLICANT: FAIRLAND GROUP PTY LTD C/- LAND SURVEYING DYNAMICS
OWNER: FAIRLAND GROUP PTY LTD, FAIRMONT LAND HOLDINGS PTY LTD
LANDSA PTY LTD AND MSP PROPERTY HOLDINGS PTY LTD

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16682987 : 6 March 2018 – Refer Supporting Information A16682988
Responsible Officer: BM, Principal Planner, (PED, Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Fairland Group Pty Ltd c/- Land Surveying Dynamics
Lodgement Date:	6 February 2018
Properly Made Date:	6 February 2018
Confirmation Notice Date:	20 February 2018
Information Request Date:	Not Applicable (No information request was issued)
Info Response Received Date:	Not Applicable
Decision Due Date:	27 March 2018
No. of Submissions:	Not Applicable (as application is code assessable)

PROPERTY DETAILS	
Division:	Division 12
Property Address:	46-100 Robbs Road and 37-41 Hauton Road, Morayfield
RP Description	Lot 9 on RP 176373 and Lots 31-38 on RP 182709
Land Area:	19.862Ha
Property Owner	Fairland Group Pty Ltd, Fairmont Land Holdings Pty Ltd, Landsa Pty Ltd and MSP Property Holdings Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	<i>Planning Act 2016</i>
Planning Scheme:	Moreton Bay Regional Council Planning Scheme (Version 3 - effective 3 July 2017)
Planning Locality / Zone	Emerging community zone - Transition precinct
Level of Assessment:	Code Assessable

This development application seeks a development approval for a Reconfiguring a lot - Development Permit for Subdivision (9 into 141 lots and 4 balance lots) over 7 stages, located at 46-100 Robbs Road and 37-41 Hauton Road, Morayfield on land described as Lot 9 on RP 176373 and Lots 31-38 on RP 182709.

The subject site is included within the Urban footprint under the *South East Queensland Regional Plan 2017* and is within the Emerging community zone, Transition precinct under the *Moreton Bay Regional Council Planning Scheme* (Version 3 - effective 3 July 2017) (Planning Scheme). The subject site has an area of 19.862ha (proposed development footprint - 8.908ha).

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

The proposed Reconfiguring a lot application is subject to code assessment within the Emerging community zone, Transition precinct. The development application conflicts with the purpose of the relevant codes of the Planning Scheme and is recommended to be refused.

COMMITTEE RECOMMENDATION

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Julie Greer

CARRIED 10/1

Cr Brooke Savige voted against Committee's Recommendation

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

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

OFFICER'S RECOMMENDATION

A. That Council, in accordance with the *Planning Act 2016*, refuses the development application for Reconfiguration of a Lot - Development Permit for Subdivision (9 into 141 lots and 4 balance lots) in stages, located at 46-100 Robbs Road and 37-41 Hauton Road, Morayfield on land described as Lot 9 on RP 176373 and Lots 31-38 on RP 182709 for the following reasons of refusal:

1. Reasons for Refusal

The proposed development conflicts with the following aspects of the Planning Scheme:

- 9.4.1.2 Purpose of the Reconfiguring a lot code
- 9.4.1.3.2.1(2)(b)(d) - Purpose of the Reconfiguring a lot code, Emerging community, Transition precinct
- 6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone
- 6.2.3.2 (2)(b) - Purpose of the Emerging community zone
- Performance Outcome PO3 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO5 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO7 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO17 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO18 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO20 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO46 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO56 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
- Performance Outcome PO57 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO59 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO63 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO87 of the Reconfiguring a lot code, Emerging community zone, Transition precinct
- Performance Outcome PO18 of the Flood hazard overlay code
- Performance Outcome PO20 of the Flood hazard overlay code
- Performance Outcome PO22 of the Flood hazard overlay code

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2. The development proposal is inconsistent with the proposed amendments to the Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.

B. That the Council Report for this development application be published to the website as Council's statement of reasons in accordance with Section 63 (5) of the *Planning Act 2016*.

C. That the following information be included in the Decision Notice.

Decision Notice information

	Details to Insert
Application Type	Reconfiguring a lot - Development permit for subdivision (9 into 141 lots and balance lot) in stages.
Relevant Period of Approval	Not Applicable - Refusal
Referral Agencies	There are no Referral Agencies
Submissions	Not applicable

REPORT DETAIL

1. Background

Prelodgement Meeting History

On 25 January 2016, an initial prelodgement meeting (PRE/3172) was held to discuss a development proposal for Preliminary Approval to vary the effect of a Local Planning Instrument (*Caboolture ShirePlan*) to allow residential uses. Subsequent prelodgement meetings were held with the applicant after the commencement of the Planning Scheme (1 February 2016) to discuss a development proposal for Reconfiguring a lot under the Planning Scheme. The applicant was advised that:

- Limited infrastructure network planning has been done for Morayfield South growth area.
- The land is not within the Priority Infrastructure Area (PIA).
- The land is not serviced by all local government infrastructure networks including water and sewer.
- While identified for urban development in the future, infrastructure constraint issues need to be resolved before this area is included in the General residential zone. Development of these areas prior to their inclusion in the General residential zone would be subject to bring forward costs and would not be subject to any infrastructure offsets.
- Further integrated land use and infrastructure planning will be undertaken in the Morayfield South growth area prior to its inclusion in the urban corridor. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community.
- The emerging community areas are located outside of the PIA and development of these areas at this time is inconsistent with the planning assumptions used to support the Local Government Infrastructure Plan (LGIP). Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that are designed to support development of the emerging community areas outside the PIA.
- The applicant is required to demonstrate how the development proposal will create developed lots (a 'developed lot' is defined in the Planning Scheme as - a lot that is provided with infrastructure and services (including reticulated water and sewer, stormwater, dedicated roads and electricity) of a standard and capacity required for the proposed development).

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

The applicant was also advised, that should the applicant wish to proceed prior to the Council undertaking this necessary infrastructure work that the Council was willing to work cooperatively with applicants in this respect, however the necessary detailed planning will be required to be provided by the applicant. As a way forward it was suggested that the applicant participate in the major project prelodgement meeting process where Council will work with the applicant through the 'MBRC and Unitywater Emerging community- Structure planning process' for development of this area. Details of this Structure planning process were provided to the applicant.

Relevant Application History

- On 28 January 2016, an application for Operational Works - Development Permit for Vegetation Clearing was lodged over fourteen (14) allotments located along Hauton Road, Clark Road and Robbs Road, Morayfield (DA/31306/2016/V4C). The development proposal was made under the provisions of the now superseded Caboolture *ShirePlan*. The development proposal sought to clear all existing vegetation over the fourteen (14) properties, with the intent to 'facilitate and assist urban development pre-planning process'. On 3 July 2017, the Council's delegate refused the development application on the following grounds:
 1. The applicant has not complied with and cannot be conditioned to comply sufficiently with Specific Outcomes SO1, SO2, SO4, SO5, SO8, SO9 and SO10 of the Catchment protection overlay code.
 2. The applicant has not complied with and cannot be conditioned to comply sufficiently with Specific Outcomes SO1, SO2, SO3, SO4, and SO5 of the Nature conservation overlay code.
 3. The applicant has not complied sufficiently with the Overall Outcomes for the Catchment protection overlay code or the Nature conservation overlay code.
 4. There are not sufficient grounds to warrant approval of the development proposal despite the conflict.
 5. The development proposal does not comply with the State Planning Policy in respect to the State interest of biodiversity.
 6. The applicant has not provided sufficient documentation for the Council to complete a thorough assessment of the vegetation clearing works proposed.

On 31 July 2017 the applicant lodged an appeal against Council's decision to refuse the development application (Planning and Environment Court Appeal No. 2813 of 2017). This appeal was initially put in abeyance by the applicant, however only recently has been re-instigated and is due to proceed in early 2018.

- The applicant (Fairland Group Pty Ltd) has previously lodged two (2) development applications with the Council immediately to the north and north east of the subject site (refer to below images). Both development applications were submitted prior to 1 July 2017, under the provisions of the *Sustainable Planning Act 2009*.

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The details and history of the two development applications are as follows:

DA/34253/2017/V3RL

This development application sought a Reconfiguring a lot - Development Permit for subdivision (9 into 175 lots, new road, detention basin and 5 balance lots) in 6 stages at 15-31 Clark Road and part of 32-60 Robbs Road, Morayfield.

On 7 December 2017, the Council finalised its assessment of the development application. A report to Council was included on the Council agenda on the same day, for consideration by the Council at a meeting held on 14 December 2017 (**7 December Report**). The recommendation of the 7 December Report was that the development application be refused for the following reasons:

1. *The proposed development conflicts with the following aspects of the Moreton Bay Regional Council Planning Scheme:*
 - *Strategic Framework - 3.13.2.4.1 - Element - Caboolture Planning Area - Land Use Strategy*
 - *Strategic Framework - 3.13.2.4 Element - Caboolture Planning Area - Settlement Pattern*
 - *9.4.1.2 Purpose of the Reconfiguring a Lot Code*
 - *9.4.1.3.2.1(2)(b) - Purpose of the Reconfiguring a lot code, Transition precinct*
 - *6.2.3.2 (1)(a)(b)(c) - Purpose of the Emerging community zone*
 - *6.2.3.2 (2)(b) - Purpose of the Emerging community zone*
 - *6.2.3.2.2.1 - Purpose of the Emerging community zone, Transition precinct, Developed lot.*
 - *Performance Outcome PO3 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.*
 - *Performance Outcome PO4 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.*
 - *Performance Outcome PO5 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.*

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- Performance Outcome PO9 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO16 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO33 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO34 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
 - Performance Outcome PO35 of the Reconfiguring a lot code, Emerging community zone, Transition precinct.
2. The proposal is inconsistent with the proposed amendments to the Moreton Bay Regional Council Planning Scheme (as publicly notified between 21 August 2017 and 6 October 2017) and makes more difficult the form of land use and infrastructure planning for the Morayfield South growth area.

On 12 December 2017, being after the finalisation of the 7 December Report which recommended that Council refuse the application, Council received a Deemed Approval Notice under section 331 of the *Sustainable Planning Act 2009*, as Council's request to extend the decision stage was not given within the statutory time frame.

On 13 December 2017, Council officers finalised a supplementary report on the Deemed Approval Notice which was circulated to Councillors on 14 December 2017 for consideration at the Council meeting on 14 December 2017 (**13 December Report**).

On 14 December 2017, the Council resolved the following at the Coordination Committee Meeting:

- (a) That Council delegate authority to the Chief Executive Officer to undertake all necessary steps to:
- (i) Uphold the written notice sent to the applicant to extend the decision-making period for development application number DA/34253/2017/V3RL, including taking Court action or defending Court action; and
 - (ii) Challenge the deemed approval notice given to Council on 12 December 2017

On 14 December 2017, the Council also resolved to refuse the development application for the reasons for refusal listed above.

On 14 December 2017, the Council also applied to the Planning and Environment Court for the following declarations and orders in respect to development application DA/34253/2017/V3RL:

1. A declaration that the failure of the Applicant to decide the development application within the prescribed statutory timeframe was a non-compliance with the *Sustainable Planning Act 2009* (Qld) ("**the non-compliance**").
2. An order that the non-compliance be excused.
3. An order that the decision making period for the development application be extended until a date that is 14 days after the date of Judgment.
4. An order that the Deemed Approval Notice served on Council on 12 December 2017 with respect to the development application be set aside.
5. An order that the decision notice dated 22 December 2017 issued by the Applicant for the development application be set aside.
6. Such other orders the Court deems appropriate.

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The matter is currently before the Planning and Environment Court.

DA/34554/2017/V3RL

This development application sought a Reconfiguring a lot - Development Permit for subdivision (11 into 173 lots + 8 Balance Lots + Detention Basin + Easement in Stages 7 stages) at 51-65 & 77 Clark Road and 54-100 Robbs Road, Morayfield.

On 23 January 2018, the above development application was refused by the Council. On 28 February 2018 the applicant filed a notice of appeal in the Planning and Environment Court.

2. Explanation of Item

2.1 Proposal Details

It is proposed to reconfigure the existing nine (9) allotments into 141 urban residential lots + 4 balance lots + detention basin lot in seven (7) stages which are identified as Stages 14-20 on the proposal plan. It is noted that previous stages 1-13 were part of previous development applications DA/34554/2017/V3RL and DA/34253/2017/V3RL.

The seven (7) stages proposed for this development application are as follows:

Stage	Number of Residential Lots	Stage Area	Length of new road
14	22	2.655ha	696m
15	18	0.985ha	164m
16	18	0.834ha	106m
17	17	0.938ha	160m
18	34	1.634ha	207m
19	16	0.954ha	120m
20	16	0.908ha	147m

The development proposal also seeks to create four (4) balance lots, having a combined area of 10.954ha (proposed Lots 1001, 1009, 1031 and Lot 1038) and a detention basin Lot (Lot 995 - 3,350m²).

The proposed urban residential lots range in land area from 165m² to 1013m². The overall net residential density of the development proposal is 15.82 lots per hectare (excluding balance areas and detention basin lots), consistent with the density target sought by the Planning Scheme.

The development application proposes a mix of five (5) lot types throughout the development proposal as follows:

Lot Type (frontage width)	Number	Percentage
Type A (7.5m)	10	7.1%
Type B (>7.5m -10m)	17	12.1%
Type C (>10-12.5m)	52	36.9%
Type D (>12.5-18m)	58	41.1%
Type E (>18-32m)	4	2.8%

The variety of residential lot types included within the development proposal feature sizes and frontage widths that are consistent with a diverse medium density neighbourhood, as identified by the Planning Scheme.

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The applicant has provided a Plan of Development for all lots with a frontage width of less than 12.5m, showing mandatory built to boundary wall and driveway locations for the purpose of demonstrating that group construction achieves an integrated streetscape solution.

Access to the development proposal is proposed via two new roads, forming new intersections with Robbs Road.

The development proposal seeks to dedicate a Park lot which has been included on the proposal plans (Lot 996 - 3,408m²) for open space and recreation purposes. It is identified that the size of the proposed open space area does not meet the desired standards of service for a Local recreation park as identified within Planning Scheme Policy (PSP) - Integrated design (refer section 2.4 for further discussion).

2.1.1 Emerging community zone, Transition precinct

The Emerging community zone covers areas throughout the Moreton Bay Region that are not currently recognised or developed as urban environments, but may be suitable for future urban uses over the next 10 to 20 years. As identified within the Strategic framework of the Planning Scheme, further integrated land use and infrastructure planning will be undertaken in the Morayfield South area. This further planning work will determine how the area can be developed efficiently to create a cohesive and sustainable urban community. Presently, this work has not been undertaken by Council.

The purpose of the Emerging community zone, Transition precinct is to:

- (a) identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future;
- (b) manage the timely conversion of non-urban land to urban purposes;
- (c) prevent or discourage development that is likely to compromise appropriate longer term land use;
- (d) provide mechanisms to promote and implement an appropriate mix of dwelling types, consistent with a Next generation neighbourhood across the Transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.

Accordingly, for each growth area included in the Emerging community zone, whole of catchment infrastructure solutions are required for the five networks (water, sewerage, transport, stormwater and community Infrastructure). Emerging community zone areas are located outside of the PIA. The development of these areas at this time is inconsistent with the planning assumptions used to support the LGIP. Limited trunk infrastructure planning has been prepared for these areas and no trunk infrastructure has been identified within the LGIP infrastructure schedules that is designed to support development of the growth areas included in the Emerging community zone outside the PIA.

2.1.2 Progress of Structure Planning / Proponent-led Structure Planning

Council has commenced structure planning for the Morayfield South emerging community area and this work is on-going.

The applicant has undertaken its own structure planning process for the Morayfield South emerging community area. The applicant's structure plan assumes the following developable area for the emerging community area:

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	Next Generation neighbourhood	Coast and Riverlands	Urban Neighbourhood	Open Space	Local Centre	Total
Total Area (m ²)	7,183,808	742,903	971,053	186,722	20,051	9,104,537
Constrained Area (m ²)	2,175,498	717,711	250,001	162,085	5,376	3,310,671
Developable Area (m ²)	5,008,310	25,192	721,052	24,637	14,675	5,793,866

The applicant's structure plan is also based on the following density assumptions:

Place Type (MBRC Strategic Framework)	Net Density (du/ha)	Notes
Coast and riverlands	0	Area of constraint
Urban neighbourhood	35	Assumed low end of yield - conservative
Next generation neighbourhood	20	Assumed average of Next generation density (15-25 lots/hectare)
Open space	0	Area of constraint
Local centre	0	8,000m ² GFA on a 2ha parcel

The applicant's structure plan assumes that an ultimate dwelling yield of 12,540 dwelling would be achieved based on the following density scenarios.

Density Type	Land Use Scenario (du/ha)	Notes
Gross density	13.77	Total dwellings within structure plan area
Net density	21.64	Total dwellings within developable area of structure plan area
Site density	30.92	Total dwellings over 70% of developable area (excluding land for roads and other services)

The structure plan also includes an analysis of environmental, infrastructure and flooding constraints within the emerging community area and proposes plans for trunk infrastructure for:

- Road hierarchy;
- Future intersections;
- Open space;
- Stormwater; and
- Environmental corridors.

The applicant has provided costings for the provision of trunk infrastructure within the structure plan area, by utilising the land valuation methodologies as contained within the Council's Charges Resolution Implementation Policy No. 6. Based, on the above-mentioned assumption of an overall yield 12,540 dwellings within the structure plan area, the applicant has identified the cost of providing trunk infrastructure within the structure plan area as follows:

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Network	Relevant catchment	Future Demand Yield (Dwelling)	Total Infrastructure Costs (\$)	Cost per Unit Demand (Dwelling)
Stormwater	Gympie Creek Sub-Catchment	5,927	\$9,140,797.00	\$1,542.00
Transport	Morayfield South Study Area	12,540	\$103,308,092.00	\$8,238.00
Parks	Morayfield South Study Area	12,540	\$14,244,720.00	\$1,136.00
Environmental Corridors	Gympie Creek Sub-Catchment	5,927	\$3,555,250.00	\$600.00
Total			\$130,248,859.00	\$11,516.00
			District and Regional Parks Charge	\$ 3,742.00
			Total MBRC Charge (assumed)	\$15,259.00

Council, utilising material provided by this applicant and others throughout the structure plan area, has completed the first draft of the infrastructure cost framework for the Morayfield South Structure Plan Area. This cost assessment is based on cost estimates to provide the actual infrastructure required to service the growth front, over the life of the growth front (30 years), pro-rata for the percentage impact the growth front will have on the infrastructure required.

Given that the Council has not finalised structure planning work, and there is a significant difference in the land use outcome and cost estimates between the work undertaken in isolation by the applicant and the current status of work being undertaken by Council, it is considered premature to adopt a third-party structure plan. In the absence of finalised land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South Emerging Community Area, the Council is not satisfied that at this time that the provision of infrastructure can be provided efficiently and cost-effectively to the Morayfield South Structure Plan Area.

2.2 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Emerging community zone	Dwelling houses on rural residential lots
South	Emerging community zone	Dwelling houses on rural residential lots
East	Emerging community zone	Dwelling houses on rural residential lots
West	Emerging community zone	Dwelling houses on rural residential lots

2.3 Assessment Benchmarks related to the *Planning Regulation 2017*

The *Planning Regulation 2017* (the Regulation) prescribes assessment benchmarks that the development application must be carried out against, which are additional or alternative to the assessment benchmarks contained in the Planning Scheme.

These assessment benchmarks are prescribed as being contained in:

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

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Applicable Assessment Benchmarks:	<u>State Planning Policy</u> <ul style="list-style-type: none"> State Planning Policy, Part E <u>Regional Plan</u> <ul style="list-style-type: none"> South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> Urban Footprint
Koala Habitat Designation:	Nil

2.3.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
No	None	Not applicable
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
Yes	(1) Development is located, designed, constructed and operated to avoid or minimize adverse impacts on environmental values arising from <ul style="list-style-type: none"> (a) altered stormwater quality and hydrology (b) waste water (c) the creation or expansion of non-tidal artificial waterways (d) the release and mobilization of nutrients and sediments. (2) Development achieves the applicable stormwater management design objectives outlined in tables A and B (appendix 2) (3) Development in a water supply buffer area avoids adverse	The development proposal does not satisfy the SPP (1)(a) and (2) due to the proposed location of the treatment devices not satisfying the Flood hazard overlay code requirements.

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	impacts on drinking water supply environmental values.	
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not applicable

2.3.2 South East Queensland Regional Plan

The subject 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.

2.4 Assessment Against Local Categorising Instrument - Planning Scheme

The development application was properly made on 6 February 2018 and is therefore assessed in accordance with the Planning Scheme.

An assessment against the relevant parts of the Planning Scheme is set out below.

2.4.1 Assessment of Applicable Codes

Code Compliance Summary

The assessment below identifies whether the development proposal achieves the assessment benchmarks and where the development proposal:

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone code, Transition precinct	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO3, PO5, PO7, PO16, PO17, PO18, PO20, PO33, PO34, PO35, PO46, PO56, PO57, PO59, PO63 and PO87
8.2.2 Flood hazard overlay code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO18, PO20 and PO22

The assessment of the development proposal against the Performance Outcomes of the applicable code(s) is discussed below in section 2.4.2.

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2.4.2 Performance Outcome Assessment

Performance Outcome	Example
9.4.1.3.2 - Reconfiguring a lot code, Emerging community zone, Transition precinct	
<p>PO3 Reconfiguring of a lot:</p> <p>a. for land within the Morayfield South urban area identified on Figure 9.4.1.3.2.1 Morayfield South urban area, development does not compromise future developments ability to achieve a minimum residential density of 45 dwellings per hectare to ensure efficient use of the land and infrastructure which facilitates feasible public transport patronage and creates a diverse medium density neighbourhood character; or</p> <p>b. for all other land, development achieves a minimum net residential density of 11 lots per hectare, whilst not exceeding 25 lots per hectare, maintaining a diverse medium density neighbourhood character.</p>	<p>No acceptable outcome provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The subject site is mapped outside of the identified 'Morayfield south urban area as shown on Figure 9.4.1.3.2.1. Accordingly, reconfiguring a lot is required to achieve a minimum net density of 11 lots per hectare, whilst not exceeding 25 lots per hectare and maintaining a diverse medium density neighbourhood character.</p> <p>The development proposal would achieve a net residential density of 15.82 lots per hectare, consistent with the 11 to 25 lots per hectare density target for the precinct, however the development proposal provides an insufficient diversity of lot types to achieve the medium density character intended for the precinct.</p> <p>The development application proposes a majority of Lots with frontage widths of 12.5m or greater (approximately 77% of all lots) and provides for an insufficient mix and diversity of Lot types dispersed within the development to achieve a diverse medium density neighbourhood character. It is acknowledged that the development proposal does include medium density lot types (Lot type A), however these lots are concentrated along the western portion of the subject site and not dispersed within the development.</p> <p>As the development proposal does not comply with Performance Outcome PO3, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO5 Reconfiguring a lot provides for a variety of housing options, by way of a mix of lot sizes and dimensions consistent with the density and character of the precinct, whilst facilitating delivery of diversity within the streetscape.</p>	<p>AO5.3 For reconfiguring a lot which creates in excess of 20 new lots, the following minimum percentages of lot types in accordance with Table 9.4.1.3.2.3: Lot Types apply:</p> <ul style="list-style-type: none"> Lot Type A - 10% of new lots and Lot Type F - 5% of new lots; or

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Performance Outcome	Example
	<ul style="list-style-type: none"> Lot Type A - 15% of new lots and Lot Type F - 2% of new lots; or Lot Type A - 15% of new lots and Lot Type B - 15% of new lots.
<i>Performance Outcome Assessment</i>	
<p>The development application proposes an alternative solution to the mix of Lot types suggested within Acceptable Outcome AO5.3. The development proposal involves the following mix of Lot Types A, B and F proposed throughout the development:</p> <ul style="list-style-type: none"> Lot Type A - 7.1% Lot Type B - 12.1% Lot Type F - 0% <p>The development application does not comply with Performance Outcome PO5 as the development proposal does not provide for a sufficient variety of housing options, by way of a mix of lot sizes and dimensions proposed.</p> <p>The development proposal includes insufficient diversity of lot types. The proposed development includes a majority of lots with a frontage width of 12.5m or greater (approximately 77% of Lot types) which is not reflective of the diversity, density and character of next generation and urban neighbourhood precincts, as contemplated by the Planning Scheme.</p> <p>As the development proposal does not comply with Performance Outcome PO5, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO7 Lots that facilitate medium to high density residential uses (freehold or community titles) are located in proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p>	<p>E7.1 Lots with frontages of 7.5 metres or less are located within 200 metres of:</p> <ul style="list-style-type: none"> a park; or a public transport stop or station; or a higher order centre, district centre, local centre or neighbourhood hub (refer Overlay map - Community activities and neighbourhood hubs).
<i>Performance Outcome Assessment</i>	
<p>The development application proposes lots with 7.5m frontage widths (Lot Type A) which are not located within 200m of a public transport stop or station or higher order centre, district centre, local centre or neighbourhood hub.</p> <p>Pursuant to the Planning Scheme a “Park” is defined as “<i>premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities</i>”. In order to provide for the above, all proposed parks are required to achieve minimum design and functionality standards referred to as the “desired standards of service”, depending on the parks classification.</p> <p>The development proposal seeks to dedicate a Park lot which has been included on the proposal plans (Lot 996 - 3,408m²) for open space and recreation purposes. Table 3.1 - Specific provision for Recreation Type Open Space of the PSP - Integrated design requires that a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that</p>	

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Performance Outcome	Example
<p>the area of open space does not achieve the 'desired standard of service' in terms of minimum size, as identified within PSP - Integrated design for a Local Recreation Park.</p> <p>Given the above assessment, it is considered that the medium to high density residential uses resulting from the development proposal will lack sufficient proximity to recreational opportunities, commercial and community facilities and public transport nodes.</p> <p>As the development proposal does not comply with Performance Outcome PO7, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO16 Street layouts are designed to connect to surrounding neighbourhoods by providing an interconnected street, pedestrian and cyclist networks that connects nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space to residential areas for access and emergency management purposes. The layout ensures that new development is provided with multiple points of access. The timing of transport works ensures that multiple points of access are provided during early stages of a development.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO16 as the proposed reconfiguring a lot does not provide for interconnected street, pedestrian and cyclist networks that connect to the following:</p> <ul style="list-style-type: none"> • nearby centres and neighbourhood hubs; • community facilities; • public transport nodes; <p>As the development proposal does not comply with Performance Outcome PO16, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO17 Development maintains the connections shown on:</p> <p>a. 'Figure 1 - Morayfield South' - Morayfield South;</p> <p>b. 'Figure 2 - Narangba East' - Narangba East.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application proposes connections generally in accordance with Figure 1 - Morayfield South. However, as a result of further structure planning, Figure 1 - Morayfield South has been amended and is now included as Figure A10 of PSP - Neighbourhood design as publicly advertised between 21 August 2017 and 6 October 2017.</p> <p>It is identified that the development proposal does not comply with Figure A10 as an inadequate road reserve width is provided to cater for the required active transport route in accordance with Appendix A of PSP - Integrated design.</p>	

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Performance Outcome	Example
<p>The advertised Figure 1 - Morayfield South identifies an active transport route with a preferred width of 19.5m in the vicinity of proposed Road 9. A review of the proposal plan identifies that proposed Road 9 contains a road reserve width of only 18.5m.</p> <p>As the development proposal does not comply with Performance Outcome PO17, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO18 Street layouts provide an efficient and legible movement network with high levels of connectivity within and external to the site by:</p> <ul style="list-style-type: none"> a. facilitating increased active transport with a focus on safety and amenity for pedestrians and cyclists; b. providing street blocks with a maximum walkable perimeter of 500m (refer Figure - Street block design); c. providing a variety of street block sizes; d. reducing street block sizes as they approach an activity focus; e. facilitating possible future connections to adjoining sites for roads, green linkages and other essential infrastructure. <p>Note - Refer to Planning scheme policy - Neighbourhood design for guidance on how to achieve compliance with this outcome.</p>	<p>No acceptable outcome provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO18(b) of the Reconfiguring a lot code, Emerging community zone, Transition precinct requires that street layouts provide an efficient and legible movement network with high levels of connectivity within the site by providing street blocks with a maximum walkable perimeter of 500m.</p> <p>A review of the proposal plans has identified that the street block containing lots 388-415 will ultimately have a street block with a walkable perimeter greater than 500m based on the submitted Possible Future Road Network drawing.</p> <p>Performance Outcome PO18(e) requires the development proposal to facilitate possible future road connections to adjoining sites. The applicant has provided a concept Structure Plan for the adjoining lots to the north which is consistent with applications DA/34253/2017/V3RL and DA/34554/2017/V3RL. However, the Road 14 connection to the west contains insufficient detail to demonstrate that the road connection is a suitable location.</p> <p>As the development proposal does not comply with Performance Outcome PO18, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

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Performance Outcome	Example
<p>PO20 Streets are designed and constructed to cater for:</p> <ul style="list-style-type: none"> a. safe and convenient pedestrian and cycle movement; b. on street parking adequate to meet the needs of future resident; c. efficient public transport routes; d. expected traffic speeds and volumes; e. utilities and stormwater drainage; f. lot access, sight lines and public safety; g. emergency access and waste collection; h. waste service vehicles; i. required street trees, landscaping and street furniture. <p>Note - Refer to Planning Scheme Policy - Integrated Design for determining design criteria to achieve this outcome</p>	<p>No example provided.</p>
<i>Performance Outcome Assessment</i>	
<p>The Impact Traffic Assessment (ITA) submitted in support of the development application included an assessment of the development proposal's access onto Robbs Road and Lindsay Road to the east.</p> <p>Whilst the ITA included modelling for the Lindsay/Clark road intersection, a detailed assessment of the intersection was not undertaken. The relevant ITA instead substituted this detailed assessment based on the assumption that the development proposal will benefit from future northern road connections to Clark Road resulting from proposed developments DA/34253/2017/V3RL and DA/34554/2017/V3RL.</p> <p>The ITA's submitted for both DA/34253/2017/V3RL and DA/34554/2017/V3RL did not consider the current development proposal within their modelling and therefore the ultimate traffic impact has not been determined. The applicant has therefore failed to demonstrate that the development proposal will not have an accumulative impact on the surrounding road network.</p> <p>Furthermore, in accordance with section 3.2.3 of AS2890 driveway crossings are to be located > 6m from an intersection tangent point. A review of the proposal plans identified that proposed Lots 308, 338, 339 & 373 contain driveway crossings on an 8m frontage which will not allow for a 3m wide driveway to be 6m clear of the intersection tangent point.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO33 A hierarchy of Park and open space is provided to meet the recreational needs of the community</p>	<p>No acceptable outcome provided</p>

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Performance Outcome	Example
<p>Note - To determine the extent and location of Park and open space required refer to Planning scheme policy - Integrated design.</p>	
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO33 as the development proposal is not provided with a hierarchy of Park and open space to meet the recreational needs of the community.</p> <p>Pursuant to the Planning Scheme a “Park” is defined as “premises accessible to the public generally for free sport, recreation, and leisure, and may be used for community events or other community activities”. In order to achieve the above, all proposed parks are required to achieve minimum design and function standards referred to as the “desired standards of service”, depending on the parks classification.</p> <p>It is noted that an area of approximately 3,408m² of unconstrained land has been provided in proposed Lot 996 for open space and recreation purposes. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires that a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that the area proposed for Lot 996 does not achieve the ‘desired standard of service’ in terms of the minimum size and location, as identified within PSP - Integrated design for a Local Recreation Park. The subject site is not proximate to an existing Local Recreation Park meeting the desired standards of service as identified within PSP - Integrated design.</p> <p>The subject site is located outside of the PIA and accordingly detailed planning for a hierarchy of park and open space to service the subject site and surrounding area has not been undertaken for the purpose of Council’s LGIP. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a hierarchy of park and open space to meet the needs of users is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO33, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO34 Park is to be provided within walking distance of all new residential lots. Note - To determine maximum walking distances for Park types refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<i>Performance Outcome Assessment</i>	
<p>The development application does not comply with Performance Outcome PO34 as a suitable Park is not provided within walking distance of all new residential lots.</p> <p>PSP- Integrated design identifies that all residential lots are to be within 400m walking distance of a Local Recreation Park, meeting the desired standards of service.</p> <p>It is noted that an area of approximately 3,408m² of unconstrained land has been provided in proposed Lot 996 for open space and recreation purposes. Table 3.1 - Specific Provision for Recreation Type Open Space of the PSP - Integrated design requires a minimum land area of 0.5ha is dedicated for a Local Recreation Park. It is identified that the proposed area of the Park does not achieve the ‘desired standard of service’ in terms of the minimum size and location, as identified within PSP - Integrated design for a Local Recreation Park.</p>	

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Performance Outcome	Example
<p>The subject site is located outside of the PIA and accordingly the Council's LGIP does not identify a future Local Recreational Park within the vicinity of the subject site. In the absence of a planning instrument addressing land use and infrastructure planning across the growth area, a Park provision within walking distance to all lots is not provided for.</p> <p>As the development proposal does not comply with Performance Outcome PO34, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO35 Park is of a size and design standard to meet the needs of the expected users</p> <p>Note - To determine the size and design standards for Parks refer to Planning scheme policy - Integrated design.</p>	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO35 as the development proposal does not provide a Park of a size and standard to meet the needs of users.</p> <p>PSP - Integrated design identifies the desired standards of service for a Local Recreation Park. The desired standards of service for a Local Recreation Park include, but are not limited to the following:</p> <ul style="list-style-type: none"> • a minimum area of 0.5ha (100% land above 2% AEP); • located adjacent to a collector road or lower; • centrally located in a central, prominent, highly visible and accessible location within the catchment it services; • embellished with small play equipment, picnic areas, pedestrian pathways and drinking taps and the like. <p>It is noted that an area of approximately 3,408m² of unconstrained land has been provided in proposed Lot 996 for open space and recreation purposes. It is identified that this area does not achieve the minimum size prescribe by the 'desired standard of service' to meet the needs of future residents, nor is it proximate to an existing or future identified Park that would meet the needs of the expected users.</p> <p>As the development proposal does not comply with Performance Outcome PO35, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO46 Stormwater management facilities are located outside of riparian areas and prevent increased channel bed and bank erosion.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO46 as the development proposal provides for stormwater management facilities within a riparian area. The development application proposes a 'stormwater management area' within proposed Lot 995. The location of the outlet channel for the proposed bio-retention basin and detention</p>	

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Performance Outcome	Example
<p>basin is in an area mapped under Overlay map - Environmental areas as containing a W3 waterway and riparian and wetland setback.</p> <p>The proposed stormwater management facilities are located within the Sheepstation Creek Tributary, which is a riparian area and would have the potential to increase channel bed and bank erosion both internal and external to the subject site.</p> <p>As the development proposal does not comply with Performance Outcome PO46, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO56 Design and construction of the stormwater management system:</p> <ul style="list-style-type: none"> a. utilise methods and materials to minimise the whole of lifecycle costs of the stormwater management system; b. are coordinated with civil and other landscaping works. <p>Note - Refer to Planning scheme policy - Integrated design for guidance on how to demonstrate achievement of this performance outcome.</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO56 requires the development to minimise the lifecycle costs of the stormwater management system. Performance Outcome PO56 refers the applicant to the PSP - Integrated design as a means of demonstrating compliance.</p> <p>Appendix C, sections 1.5.8 & 1.5.9 PSP - Integrated design refers to the Integrated Regional Infrastructure Strategy and Catchment Management Plans.</p> <p>The Integrated Regional Infrastructure Strategy (iRIS), will combine the Council's infrastructure priorities with the priorities of other infrastructure providers in the region, such as water, sewerage and energy. The iRIS will coordinate the planning, design and construction process for all infrastructure networks.</p> <p>Site Based Stormwater Management Plans (SBSMP) and Catchment Management Plans (CMPs) provide a review of all aspects of the water cycle. They review catchment opportunities and constraints, potential impacts of future development and mitigation measures. They develop solutions which seek to reduce the risk to people and property from flood and storm tide and enhance the environment to protect the lifestyles of residents and visitors.</p> <p>The Council is currently undertaking regional stormwater master planning for the Morayfield South area but has not yet completed this work or adopted its outcomes. The submitted Concept Stormwater Management Plan can therefore not be assessed against the regional master plan to determine whether the proposed development will adversely impact upon future works.</p> <p>As the development proposal does not comply with Performance Outcome PO56, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

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Performance Outcome	Example
<p>PO57 Reconfiguring a lot facilitates the retention of native vegetation by:</p> <ul style="list-style-type: none"> a. incorporating native vegetation and habitat trees into the overall subdivision design, development layout, on-street amenity and landscaping where practicable; b. ensuring habitat trees are located outside a development footprint. Where habitat trees are to be cleared, replacement fauna nesting boxes are provided at the rate of 1 nest box for every hollow removed. Where hollows have not yet formed in trees > 80cm in diameter at 1.3m height, 3 nest boxes are required for every habitat tree removed. c. providing safe, unimpeded, convenient and ongoing wildlife movement; d. avoiding creating fragmented and isolated patches of native vegetation. e. ensuring that biodiversity quality and integrity of habitats is not adversely impacted upon but are maintained and protected; f. ensuring that soil erosion and land degradation does not occur; g. ensuring that quality of surface water is not adversely impacted upon by providing effective vegetated buffers to water bodies 	<p>No acceptable outcome provided</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The proposed development does not comply with Performance Outcome PO57 as the development proposal does not seek to retain native vegetation, inclusive of habitat trees, into the overall subdivision design. The development application proposes to clear all existing vegetation and does not propose to offset the lost habitat values.</p> <p>As the development proposal does not comply with Performance Outcome PO57, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO59 Lots are designed to:</p> <ul style="list-style-type: none"> a. minimise the risk from bushfire hazard to each lot and provide the safest possible siting for buildings and structures; b. limit the possible spread paths of bushfire within the reconfiguring; c. achieve sufficient separation distance between development and hazardous vegetation to minimise the risk to future buildings and structures during bushfire events; 	<p>E59 Reconfiguring a lot ensures that all new lots are of an appropriate size, shape and layout to allow for the siting of future buildings being located:</p> <ul style="list-style-type: none"> a. within an appropriate development footprint; b. within the lowest hazard locations on a lot; c. to achieve minimum separation between development or development footprint and any

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Performance Outcome	Example
<p>d. maintain the required level of functionality for emergency services and uses during and immediately after a natural hazard event.</p>	<p>source of bushfire hazard of 20m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;</p> <p>d. to achieve a minimum separation between development or development footprint and any retained vegetation strips or small areas of vegetation of 10m or the distance required to achieve a Bushfire Attack Level BAL (as identified under AS3959-2009), whichever is the greater;</p> <p>e. away from ridgelines and hilltops;</p> <p>f. on land with a slope of less than 15%;</p> <p>g. away from north to west facing slopes.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The subject site is mapped as containing high potential bushfire hazard and potential impact buffer as identified on Overlay map - Bushfire hazard. The development application does not comply with Performance Outcome PO59 as a Bushfire Management Plan has not been submitted as part of the development application. As a result the level of bushfire risk present on subject site has not been identified and it is not possible to safely site buildings and structures.</p> <p>As the development proposal does not comply with Performance Outcome PO59, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO63 No new boundaries are to be located within 2m of a High Value Area;</p>	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development proposal does not comply with Performance Outcome PO63 as the development application involves the creation of new lot boundaries within 2m of mapped High value areas under Overlay map - Environmental areas.</p> <p>As the development proposal does not comply with Performance Outcome PO36, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	
<p>PO87 Lots are designed to:</p> <p>a. minimise the extent of encroachment into the riparian and wetland setback;</p> <p>b. ensure the protection of wildlife corridors and connectivity;</p>	<p>AO87 Reconfiguring a lot ensures that:</p> <p>a. no new lots are created within a riparian and wetland setback;</p> <p>b. new public roads are located between the riparian and wetland setback and the proposed new lots.</p>

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Performance Outcome	Example
<ul style="list-style-type: none"> c. reduce the impact on fauna habitats; d. minimise edge effects; e. ensure an appropriate extent of public access to waterways and wetlands 	<p>Note - Riparian and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO87 as the development application proposes stormwater management facilities within a riparian area. The development application proposes a 'stormwater management area' within proposed Lot 995. Proposed Lot 995 is located within the riparian and wetland setbacks.</p> <p>The development application is unable to comply with Performance Outcome PO87 as the development proposal would result in encroachment and edge effects to the mapped waterway of Gympie Creek Tributary.</p> <p>As the development proposal does not comply with Performance Outcome PO87, an assessment against the Purpose and Overall outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct is required.</p>	

8.2.2 - Flood hazard overlay code	
<p>PO18 Development is compatible with the intolerable or tolerable level of risk of the flood hazard applicable to the premises such that reconfiguring a lot for creating lots by subdividing another lot:</p> <ul style="list-style-type: none"> a. in the High risk area, is only for the purposes of Park or Permanent plantation unless: <ul style="list-style-type: none"> i. in the Rural residential zone where; the minimum lot size for each rural residential lot is provided outside the High risk area; or ii. in the Rural zone; or b. in the Medium risk area, is only for the purposes of Park or Permanent plantation unless: <ul style="list-style-type: none"> i. in the Centre zone, Industry zone, Recreation and open space zone, or Township zone, where not for a residential purpose or vulnerable use (flood and coastal); or ii. in the Rural zone; or iii. in the Rural residential zone, where the minimum lot size for each rural residential lot is provided outside the Medium risk area; or 	<p>No acceptable outcome provided.</p>

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<p>iv. in any other zone, where all resultant lots are located outside the High risk or Medium risk area other than those for the purposes of Park or Permanent plantation; or</p> <p>c. In the Balance flood planning area, is consistent with the overall outcomes of the applicable zone and precinct.</p> <p>Note - The overall outcomes of this code identify the development outcomes which are intended so as to avoid or mitigate the intolerable or tolerable level of risk applicable to premises in the High risk area, Medium risk area and Low risk area of the Flood planning area.</p>	
<p><i>Performance Outcome Assessment</i></p>	
<p>Performance Outcome PO18(b)(iv) of the Flood hazard overlay code requires all resultant lots to be outside of the medium flood hazard area unless for Park or permanent plantation. A review of the proposal plan identifies that lots 995, 1001 and 1038 are located within a medium flood hazard area. It is noted that the development application does not propose to dedicate lots 995, 1001 and 1038 as a Park.</p> <p>As the development proposal does not comply with Performance Outcome PO18, an assessment against the Purpose and Overall outcomes of the Flood Hazard Overlay Code is required.</p>	
<p>PO20 Development ensures that infrastructure (excluding a road):</p> <ul style="list-style-type: none"> a. is located outside of the High risk flood hazard area and Medium risk flood hazard area; or b. is otherwise located in the High risk flood hazard area or Medium risk flood hazard area to function during and after all flood hazard events up to and including the Defined Flood Event. 	<p>No example provided.</p>
<p><i>Performance Outcome Assessment</i></p>	
<p>The development application does not comply with Performance Outcome PO20 as the development proposal includes stormwater management infrastructure within the mapped medium risk flood hazard as identified on Overlay map - Flood hazard.</p> <p>As the development proposal does not comply with Performance Outcome PO20, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	
<p>PO22 Development ensures that works complies with the requirements of Table 8.2.2.4 'Fill Requirements' and does not:</p>	<p>No example provided.</p>

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<ul style="list-style-type: none"> a. directly, indirectly and cumulatively cause any increase in water flow velocity or level; b. increase the potential for erosion, scour or flood damage either on the premises or other premises, public land, watercourses, roads or infrastructure or elsewhere in the floodplain; c. change the timing of the flood wave or impact on flood warning times; d. adverse impacts on the local drainage and the flood conveyance of a waterway; e. increased flood inundation of surrounding properties; f. any reduction in the flood storage capacity of the floodplain and any clearing of native vegetation. 	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes earthworks within the medium risk flood hazard area to construct stormwater quality and quantity treatment devices. The placed fill does not comply with Table 8.2.2.4 - <i>Fill Requirements</i> of the Flood hazard overlay code, which prohibits fill within the medium risk flood hazard area.</p> <p>The submitted Preliminary Bio-retention Basin Detail Plan indicates batters to the western side of Road 9 into the Park with a grade of 1:2.5. This does not meet the Council's standards to allow for batters to be suitably maintained. The batter grade required is 1:4. The batter grades will further impact on the Flood hazard overlay area.</p> <p>As the development proposal does not comply with Performance Outcome PO22, an assessment against the Purpose and Overall outcomes of the Flood hazard overlay code is required.</p>	

2.4.3 Overall Outcome Assessment

The development proposal does not comply with the Performance Outcomes of the Reconfiguring a lot code, Emerging community zone, Transition precinct stated in section .4.2 above. Therefore, the proposal is required to be assessed against the applicable Overall Outcomes of the Reconfiguring a Lot code as follows:

9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
2.b. Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the following: <ul style="list-style-type: none"> i. for land within the Morayfield South urban area identified on 'Figure 9.4.1.3.2.1 Morayfield South urban area', reconfiguration does not 	No	The development proposal is inconsistent with the Overall Outcome 2 b. for the following reasons: <ul style="list-style-type: none"> i. Not applicable. The subject site is not located within the identified Morayfield South urban area.

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>compromise the areas ability to achieve a minimum site density of 45 dwellings per ha and lots of a size and dimension to accommodate medium - high density development;</p> <p>ii. for land in all other areas, a variety of residential lot sizes and a net residential density of between 11-25 lots per hectare;</p> <p>iii. neighbourhoods that are designed to provide well-connected, safe and convenient movement and open space networks through interconnected streets and active transport linkages that provide high levels of accessibility between residences, open space areas and places of activity;</p> <p>iv. intent and purpose of the Transition precinct outcomes identified in Part 6.</p>		<p>ii. The development proposal achieves a variety of residential lot sizes as required for a Next Generation neighbourhood.</p> <p>iii. The proposed neighbourhood is not designed to provide a well-connected, safe and convenient open space network, as: A) the development proposal does not provide an appropriate open space network and the existing network is not designed to accommodate a residential neighbourhood as the area is located outside the PIA; and B) the development proposal does not provide linkages for active transport networks and road infrastructure of a suitable standard to existing networks or activity places.</p> <p>iv. The development proposal does not achieve the intent and purpose of the Transition precinct outcomes identified in Part 6 (refer assessment below).</p>
<p>2.d. Reconfiguring a lot avoids areas subject to constraint, limitation, or environmental values. Where reconfiguring a lot cannot avoid these identified areas, it responds by:</p> <p>i. adopting a 'least risk, least impact' approach when designing, siting and locating development to minimise the potential risk to people, property and the environment;</p> <p>ii. ensuring no further instability, erosion or degradation of the land, water or soil resource;</p> <p>iii. maintaining environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of environmental offsets,</p>	No	<p>The development application does not comply with Overall outcome 2.d. as the development proposed does not avoid areas subject to constraint, limitation or environmental values.</p> <p>Further, the development application also seeks to create new lot boundaries within mapped high value areas. The development proposal seeks to remove the existing values of the subject site and does not propose to offset those values which will be removed.</p>

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9.4.1.3.2.1 Reconfiguring a lot code, Emerging community zone, Transition precinct		
Overall Outcomes	Complies Y/N	Comments
<p>landscaping and facilitating safe wildlife movement through the environment;</p> <p>iv. protecting native species and protecting and enhancing native species habitat;</p> <p>v. protecting and preserving the natural, aesthetic, architectural historic and cultural values of significant trees, places, objects and buildings of heritage and cultural significance;</p> <p>vi. establishing effective separation distances, buffers and mitigation measures associated with major infrastructure to minimise adverse effects on sensitive land uses from noise, dust and other nuisance generating activities;</p> <p>vii. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of major infrastructure;</p> <p>viii. ensuring effective and efficient disaster management response and recovery capabilities.</p>		

9.4.1.2. Purpose of the Reconfiguring a lot code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the code will be achieved through the following overall outcomes:</p> <p>a. Reconfiguring a lot creates a diversity of lot sizes, dimensions and arrangements consistent with the intended densities, uses, configurations and character of the applicable zone and precinct while not adversely impacting on lawful uses, values or constraints present.</p> <p>b. Reconfiguring a lot delivers the social, cultural and recreational</p>	No	<p>The development proposal is inconsistent with the purpose of the Reconfiguring a lot code as it conflicts with the overall outcomes of the code.</p> <p>The development proposal is inconsistent with Overall Outcome 2.a. as the reconfiguring does not create a diversity of lot sizes, dimensions and arrangements consistent with the intended densities and configurations of the</p>

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<p>needs of the community by ensuring:</p> <ul style="list-style-type: none"> i. a range of lot sizes are delivered to assist in affordable housing opportunities; ii. the lots have convenient, direct and easy pedestrian and bicycle access to commercial and local employment opportunities; iii. Accessible, publicly available open space areas located within walking distance to all residential lots in the General Residential Zone; iv. lots allow future uses to have casual surveillance of public / communal space (such as road and open space areas), have communal meeting / recreational areas conveniently located and accessible using all modes of transport and create a sense of place commensurate with the intents for the applicable zone and precinct; 		<p>Emerging community zone, Transition precinct.</p> <p>The development proposal is inconsistent with Overall Outcome 2.b.ii. as connectivity for pedestrian and bicycles to commercial and local employment opportunities is not achieved and there are no infrastructure plans for this to be achieved given that the subject site is outside the PIA and pedestrian and bicycle pathways are not currently provided or planned for the area surrounding the subject site.</p> <p>The development proposal is inconsistent with Overall Outcome 2.b.iii. as open space areas are not located within walking distance of all residential lots, proposed to be of a density consistent with the General Residential zone.</p>
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Overall Outcome 2.b.iv. of the Reconfiguring a lot code, Emerging community zone, Transition precinct requires that Reconfiguring a lot in the Emerging community zone - Transition precinct, where creating developed lots achieves the intent and purpose of the Transition precinct outcomes identified in Part 6.

Accordingly, an assessment against the purpose and intent of the Emerging community zone code is as follows:

6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>1. The purpose of the Emerging community zone code is to:</p> <ul style="list-style-type: none"> a. identify land that is suitable for urban purposes and conserve land that may be suitable for urban development in the future; b. manage the timely conversion of non-urban land to urban purposes; c. prevent or discourage development that is likely to compromise appropriate longer term land use. 	<p>No</p>	<p>The development proposal is inconsistent with Purpose 1.a. as the subject site is not currently identified as suitable for urban development as the detailed land use and infrastructure planning has not been completed for the Morayfield South growth area. The development proposal seeks to implement an ultimate residential development which pre-empts the structure planning which is currently being carried out as anticipated by the Planning Scheme Amendment and which will identify the land use and infrastructure planning for the Morayfield South growth area.</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		<p>The development proposal is inconsistent with Purpose 1.b. as the proposed conversion of non-urban land to urban purposes is premature, as the subject site is located outside the PIA and necessary infrastructure to support the conversion is not currently planned and the existing infrastructure networks are not to an appropriate standard or capacity to support the conversion.</p> <p>The development proposal is inconsistent with Purpose 1.c. as it is not possible to determine the longer-term land uses or infrastructure requirements, without undertaking the planning of the growth area over the full development horizon. On this basis, the development proposal makes more difficult the land use and infrastructure planning which is necessary for the provision of the infrastructure required to support the appropriate land use outcomes for both the Morayfield South growth area and other anticipated development outside the Morayfield South growth area.</p> <p>The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code set out in this Purpose statement.</p>
<p>2. The Emerging community zone has 2 precincts which have the following purpose;</p> <p>b The Transition precinct is to:</p> <p>i. identify and conserve land that may be suitable for urban development in the future, allowing interim uses that will not compromise the best longer term use of the land;</p> <p>ii. provide mechanisms to promote and implement an appropriate mix of dwelling</p>	No	<p>The development proposal is inconsistent with Purpose 2.b.i. as the land use and infrastructure planning has not been completed for the Morayfield South growth area and it is premature for a development proposal to implement an ultimate residential use in the absence of detailed land use and infrastructure planning for the growth area. The development proposal is not for an interim use and in any event without detailed land use and infrastructure planning</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
<p>types, consistent with a next generation neighbourhood across the transition precinct once this land is developed and serviced with all local government networks including water and sewer and is suitable for urban development.</p> <p>Once serviced by all local government networks, including water and sewer the Transition precinct is to provide a mix of dwelling types to support densities that are moderately higher than traditional suburban areas. Housing forms include predominantly detached dwellings on a variety of lot sizes with a greater range of attached dwellings and low to medium rise apartment buildings. These areas will have convenient access to centres, community facilities and higher frequency public transport.</p>		<p>it is not possible to ascertain whether the proposed development is compromising or making more difficult the form of the land use and infrastructure planning for the growth area.</p> <p>The development proposal is premature, and is inconsistent with Purpose 2.b.ii. as the Planning Scheme Amendment, planning instruments and land use and infrastructure planning necessary to promote and implement a next generation neighbourhood have not been completed or adopted by Council. The subject site is not serviced with all local government networks to a standard or capacity which is suitable for urban development and the development proposal does not demonstrate that all local government networks can be provided to the proposed urban community in accordance with the appropriate standards and required capacity.</p> <p>The development proposal is deficient in that it does not provide for all local government networks to service the development according to Council's standards of provision for:</p> <ol style="list-style-type: none"> 1. Internal Road; 2. Local park provision; and 3. Stormwater management; <p>The development proposal may compromise or make more difficult the form of the land use and infrastructure planning for the subject site.</p> <p>The land use and infrastructure planning and the preparation and adoption of a planning instrument for the Morayfield South growth area has not been completed and therefore the proposed development makes more difficult the form of the</p>

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6.2.3.2 Purpose – Emerging community zone		
Overall Outcomes	Complies Y/N	Comments
		land use and infrastructure planning for the Morayfield South growth area. The development proposal is therefore inconsistent with the intent and purpose of the Emerging community zone code, Transition precinct set out in Overall Outcome 2.b.
8.2.2.2 Purpose – Flood hazard overlay code		
Overall Outcomes	Complies Y/N	Comments
<p>2. The purpose of the Flood hazard overlay code will be achieved through the following overall outcomes:</p> <ul style="list-style-type: none"> a. Development in the Medium risk area manages and mitigates the tolerable risk of flood hazard by ensuring that: <ul style="list-style-type: none"> iii. reconfiguring a lot for creating lots by subdividing another lot only occurs for the purposes of Park or Permanent plantation or ensures that lots have sufficient area outside of the zone for development consistent in the adjoining zone and precinct; v. earthworks do not occur except where associated with a previous approval 	No	<p>The proposed development is inconsistent with the Overall Outcome 2 for the following reasons:</p> <ul style="list-style-type: none"> A. The development application proposes a stormwater management area within the medium risk flood hazard as shown on Overlap map - Flood hazard that involves the construction of bio retention and detention basin, including associated earthworks and batters. B. The development proposal does not comply with Overall Outcome (2)(v) as earthworks are proposed within the mapped medium risk flood hazard. <p>The development proposal is therefore inconsistent with the intent and purpose of the Flood hazard overlay code.</p>

Based on the assessment above, the proposal is inconsistent with the Overall Outcomes of the applicable codes within the Planning Scheme.

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2.4.4 Local Government Infrastructure Plan

The subject site is located outside the PIA which is identified in the LGIP. The PIA is an area that Council has designated for the coordination, prioritisation and sequencing of infrastructure for 10-15 years of growth. Its aim is to identify the areas where infrastructure can be provided most efficiently to support development.

It is acknowledged that urban development is not prohibited outside the PIA, however, it is Council's responsibility to determine whether development outside the PIA will burden the community over the medium and long term. Where this can be quantified, the relevant legislation enables the local government to establish an additional charge and decide the application.

Where a proposed development forms part of a future growth front, such as the Morayfield South growth area, the assessment of the infrastructure should consider the development of the entire future growth front. Council uses this information to inform the necessary coordination, prioritisation and sequencing of infrastructure to ensure efficient and cost-effective provision.

The Council has commenced the preparation of the necessary land use and infrastructure planning to identify the infrastructure needed to support the development of the Morayfield South Emerging Community Area. This planning is intended to inform the coordination, prioritisation and sequencing of the necessary infrastructure.

The applicant has provided information purported to be the necessary land use and infrastructure planning for the Morayfield South Emerging Community Area. The information provided is considered inadequate to meet the requirements of the Council when deciding the ultimate development yield and the extent, location and timing of the necessary infrastructure to service the whole of the Emerging Community Area.

The applicant has not provided adequate information about the land use and infrastructure planning for Council to make a reasonable assessment of the cost/impact on the community as a result of the development.

2.5 Recording of particular approvals on the Planning Scheme

Not applicable in this instance.

2.6 Referrals

2.6.1 Council Referrals

2.6.1.1 Development Engineering

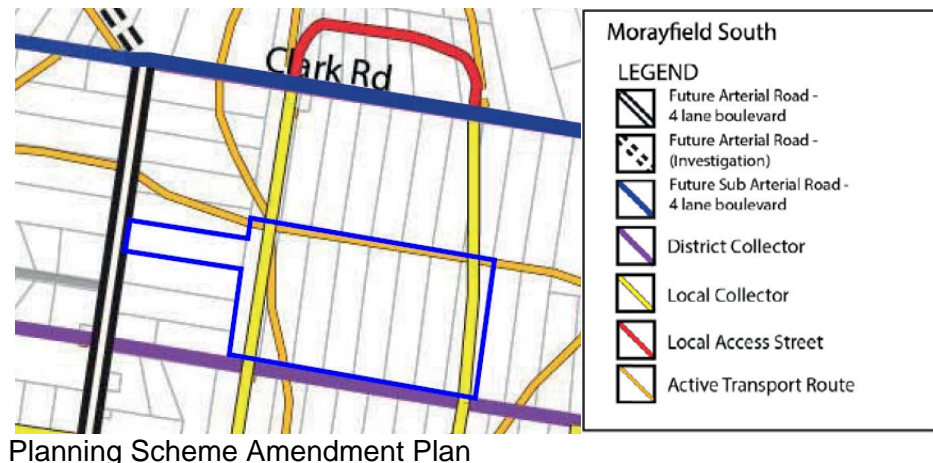
Layout Issues

- Performance Outcome PO17 of the Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to maintain the connections shown in Figure 1 - Morayfield South. However, as a result of further preliminary structure planning, Figure 1 - Morayfield South has been amended and is now included in Figure A10 of PSP - Neighbourhood design as publicly advertised between 21 August 2017 and 6 October 2017 in the Council's proposed Planning Scheme Amendment.

It is identified that the development proposal does not comply with Figure A10 of as an inadequate road reserve width is provided to cater for the required active transport route in accordance with Appendix A of PSP - Integrated design.

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The advertised Figure A10 identifies an active transport route with a preferred width of 19.5m in the vicinity of proposed Road 9. A review of the proposal plan identifies that proposed Road 9 contains a road reserve width of only 18.5m, due to the Park frontage on the western side. The applicant has not demonstrated that the proposed 18.5m wide reserve can cater for the attributes of a Contemporary Residential road and active transport route requirements of PSP - Integrated design section 5.



- Performance Outcome PO18(e) of Reconfiguring a lot code (Emerging community zone - Transition precinct) requires the development to facilitate possible future road connections to adjoining sites. A review of the common material submitted to the Council has identified that sufficient connections have been provided to the adjoining land to the north, which are consistent with development applications DA/34253/2017/V3RL and DA/34554/2017/V3RL. However, the Road 14 connection to the west contains insufficient detail to demonstrate a suitable location.
- In accordance with section 3.2.3 of AS2890 driveway crossings are to be located > 6 m from an intersection tangent point. A review of the proposal plans identifies that proposed Lots 308, 338, 339 & 373 contain driveway crossings on an 8m frontage which will not allow a 3m wide driveway to be 6m clear of the intersection tangent point.
- The submitted Impact Traffic Assessment (ITA) assesses the development proposal's access onto Robbs Road and Lindsay Road to the east. Whilst the ITA included modelling for the Lindsay/Clark road intersection a detailed assessment of the intersection was not undertaken. The relevant ITA instead substituted this detailed assessment based on the assumption that the development proposal will benefit from future northern road connections to Clark Road resulting from proposed developments DA/34253/2017/V3RL and DA/34554/2017/V3RL. The ITA's submitted for both DA/34253/2017/V3RL and DA/34554/2017/V3RL did not consider the current development proposal within their modelling and therefore the ultimate traffic impact has not been determined. The applicant has therefore failed to demonstrate that the development proposal will not have an accumulative impact on the surrounding road network.

Stormwater Management and Drainage Discharge

- Performance Outcome PO18(b)(iv) of the Flood hazard overlay code requires all resultant lots to be outside of the medium flood hazard area unless for Park or permanent plantation.

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A review of the proposal plan identifies that lots 995, 1001 and 1038 are located within the medium flood hazard area. It is noted that the lots 995, 1001 and 1038 have not been proposed to be dedicated as park.

- Performance Outcome PO20 of the Flood hazard overlay code requires that infrastructure is located outside of the medium risk hazard area. A review of the proposal plan has identified that the proposed bio-retention basin outfall is located within the medium flood hazard area.
- The Council is currently undertaking regional stormwater master planning for the Morayfield South area however this has not yet been completed or adopted. At this stage the submitted Concept Stormwater Management Plan cannot be assessed against the regional master plan and it is therefore considered that the layout will impact upon future works.
- The submitted Stormwater Management Plan identifies that the proposed detention facility as being an on-line device and associated with a road crossing culvert structure. No supporting details or information was provided on the configuration of the proposed arrangement to adequately assess the claimed performance.
- A portion of the subject site drains to the east and the applicant claims that the non-worsening case is addressed by reducing the developed catchment compared to the existing catchment. Some flow rates have been provided (Table 14) that claim to show adequate reductions, however the hydrology and hydraulic modelling has not been validated against Council's RDF modelling to demonstrate adequate modelling integrity.
- The development proposal contains a split catchment with stormwater discharge to both the east and west. The western catchment is proposed to be treated by a bio-retention basin and the eastern catchment treated by a swale. Over treatment of the western catchment in compensation of the eastern catchment is not acceptable especially where discharging to separate waterways.

Earthworks

- Performance Outcome PO22 of the Flood hazard overlay code requires the development proposal to ensure works comply with Table 8.2.2.4 - *Fill Requirements*. Table 8.2.2.4 - *Fill Requirements* prohibits the placement of fill within the medium risk flood hazard area. A review of the proposal plan identifies that Road 14 passes through this area. The applicant has not demonstrated that the development proposal complies with the requirements of Performance Outcome PO22.
- The submitted Preliminary Bio-retention Basin Detail Plan indicates batters to the western side of Road 9 into park with a grade of 1:2.5. This does not meet the Council's standards to allow for batters to be maintained / mowed. The batter grade required is 1:4. The batter grades will further impact on the Flood hazard overlay area. With Performance Outcome PO22 of the Flood Hazard Overlay Code prohibiting fill in this location.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

2.6.1.2 Environmental Planning

The information provided in support of the development application relies upon an ecological assessment that forms part of the initial constraints assessment associated with the Structure Planning Work currently being undertaken by the Council that has not yet been finalised and has not been accepted by the Council. A response to the requirements of the Planning Scheme has not been provided. Furthermore, a vegetation management plan and bushfire management plan have not been provided in support of the development application.

The subject site is located in the Environmental Areas High Value area with Matters of State Significance, Matters of Local Significance, Value Offset Area MLES Waterway Buffer and the Riparian and Wetland setback overlay W3 waterway. These overlays reflect the Council's intention to enhance environmental values, protect waterways from development and conserve native species and their habitat in the Moreton Bay region.

The development proposal would result in significant vegetation clearing across the subject site, other than that contained within the Q100 flood line.

All of the parent parcels forming the subject site contain native vegetation, some of which is mapped by the Planning Scheme overlays. A significant area of vegetation mapped as a high value area would be cleared as a result of this development proposal. Large portions of the subject site contain unmapped native vegetation that provides habitat and movement opportunities to wildlife in the area. Numerous koalas as well as other significant wildlife have been sighted within the proposed development area.

Non-mapped Native Vegetation

Performance Outcome PO57 requires the applicant to facilitate the retention of native vegetation not within the overlay by avoiding fragmenting native vegetation, ensuring habitat trees are located outside the development and incorporating native vegetation into the subdivision design.

The development proposal does not comply with performance outcome PO57 as the development proposal seeks to clear all native vegetation on subject site and does not propose to offset the lost habitat values.

Environmental Areas Overlay

Performance Outcome PO63 requires that no new boundaries are created within 2m of a high value area. The subdivision design proposes multiple lot boundaries and new roads through mapped MSES area (those areas mapped as MSES on Lots 34, 35, 36, 37 and 38 on RP182709).

Performance Outcome PO64 requires that development is designed to minimise encroachment on a MLES waterway buffer. The applicant has addressed this code by stating no lots are proposed within the overlay. A review of the proposal plans has identified there is significant encroachment into this overlay, including the construction of road 14 and the proposed bio-retention basin.

Riparian and Wetland Setback Overlay

The development application does not comply with Performance Outcomes PO46 and PO87 as the development proposal provides for stormwater management facilities, inclusive of earthworks associated with the construction of a detention and bio-retention basin, within a mapped riparian area.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

From an environmental planning perspective, the development proposal is not supported in its current form.

2.6.1.3 Strategic Planning

In the absence of detailed structure planning, the development proposal will not achieve the purpose of the Emerging community zone as it fails to properly and effectively manage the timely conversion of non-urban land. The development proposal will not meet the relevant Overall Outcomes as the subject site is not serviced by all networks and does not provide for well-connected, safe and convenient movement and open space networks.

2.6.2 Referral Agencies

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

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

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

The development application is code assessable and accordingly there are no public notification requirements associated with the development proposal.

2.8 Other Matters

2.8.1 Proposed Amendments to the Planning Scheme

The Council commenced public notification of Planning Scheme Amendment on 21 August 2017 which closed on 6 October 2017. The Planning Scheme Amendment seeks to manage the development of future urban areas in the Emerging community zone. Further detailed investigation of land uses and infrastructure planning is required to confirm that these future urban areas are suitable to accommodate future growth. Whole of catchment infrastructure solutions are required for the five networks of water, sewerage, transport, stormwater and community infrastructure, to ensure that the growth areas can be fully serviced in accordance with the relevant standards expected in an urbanised area.

The Planning Scheme Amendment includes the following:

1. introduction of a new overlay map "Overlay map – Structure Plan areas" which identifies areas that are Structure Planned Areas and those which are Future Structure Plan Areas;
2. introduction of definitions of "Service area" and "Non Service Area" reflecting the status of infrastructure availability of land in the Emerging community zone;
3. introduction of an amended PSP - Neighbourhood which includes an amended movement network diagram for Morayfield South.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

4. introduction of an amended level of assessment for reconfiguring a lot such that land within (see Table 5.6.1):
 - a. a Service area (being the area within a structure planned area which is located within the PIA and the water connection area and sewer connection area in the applicable Water netserv plan) is subject to code assessment; and
 - b. a Non-Service area (being an area within a structure plan area which is not a Service area) is subject to impact assessment; and
5. makes reference to the establishment of a Coordinating Infrastructure Agreement (CIA) between major infrastructure service providers being Council, Unitywater and the State Government to relevantly provide for the planning, coordination, sequencing, delivery and operation of infrastructure to service the development of a structure plan area.

The Planning Scheme Amendment demonstrates Council's direction of planning and commitment to advancing the land use and infrastructure planning through the preparation of Structure Plans for the various growth areas in the Emerging community zone.

3. Strategic Implications

3.1 Legislative/Legal Implications

The applicant has appeal rights in accordance with the *Planning Act 2016*.

3.2 Corporate Plan / Operational Plan

The development proposal does not demonstrate well-planned growth or a sustainable and well-planned community as sought by the Corporate Plan.

3.3 Policy Implications

The proposal is inconsistent 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

The development proposal would make more difficult the ultimate decision as to the form of the Planning Scheme Amendment and the related land use and infrastructure planning for the Morayfield South growth area.

3.8 Environmental Implications

There are no environmental implications arising from refusing this development application as the development proposal is not supported from an environmental planning perspective.

3.9 Social Implications

There are no social implications arising from refusing this development application.

ITEM 2.1 DEVELOPMENT APPLICATION DA/35645/2018/V3RL - RECONFIGURING A LOT - DEVELOPMENT PERMIT FOR SUBDIVISION (9 INTO 141 LOTS AND 4 BALANCE LOTS) IN STAGES LOCATED AT 46-100 ROBBS ROAD AND 37-41 HAUTON ROAD, MORAYFIELD - DIVISION 12 - A16682987 (Cont.)

3.10 Consultation / Communication
Refer to clause 2.7.

ATTENDANCE

Ms Kate Isles and Mr Blayne Magner left the meeting at 10.41am after consideration of Item 2.1.

Mr Keith Pattinson attended the meeting at 10.41am for discussion on Items 3.1, 8.1 and 8.2.

3 CORPORATE SERVICES SESSION

(Cr M Constance)

**ITEM 3.1
MONTHLY REPORTING PACKAGE - FEBRUARY 2018 - REGIONAL**

Meeting / Session: 3 CORPORATE SERVICES
Reference: A16694958 : 13 March 2018 - **Refer Supporting Information A16695962**
Responsible Officer: DW, Coordinator Management Accounting (CEO Accounting Services)

Executive Summary

The purpose of this report is to present the Financial Reporting Package for the year to date period ending 28 February 2018.

COMMITTEE RECOMMENDATION

Moved by Cr Mick Gillam

Seconded by Cr Denise Sims

CARRIED 11/0

That the Financial Reporting Package for the year to date period ending 28 February 2018 be received.

ITEM 3.1 MONTHLY REPORTING PACKAGE - FEBRUARY 2018 - REGIONAL - A16694958 (Cont.)

OFFICER'S RECOMMENDATION

That the Financial Reporting Package for the year to date period ending 28 February 2018 be received.

REPORT DETAIL

1. Background

The Financial Reporting Package for the month ending 28 February 2018 is contained within the supporting information to this report.

This package contains a number of financial statements with relevant commentary to provide a breakdown of key financial data and includes.

- ✓ Financial Statements
 - Statement of Comprehensive Income shows all income and expenditure as at the end of the February period.
 - The Statement of Financial Position highlights Council's position at the end of February and itemises assets, liabilities and community equity.
 - Statement of Cash Flows which represents the cash inflows and outflows during the month.
 - Statement of sources and applications of capital funding.
- ✓ Treasury Report
 - The Treasury Report highlights key areas of performance and compliance relating to Council's investments, borrowings and reserves.

2. Explanation of Item

The financial results for the month of February are complete. A commentary is provided on significant matters that occurred during the month.

3. Strategic Implications

3.1 Legislative/Legal Implications

Part 9, section 204 of the Local Government Regulation 2012, (regulation) states the following:

- (1) The local government must prepare a financial report.
- (2) The chief executive officer must present the financial report—
 - (a) if the local government meets less frequently than monthly—at each meeting of the local government; or
 - (b) otherwise—at a meeting of the local government once a month.
- (3) The financial report must state the progress that has been made in relation to the local government's budget for the period of the financial year up to a day as near as practicable to the end of the month before the meeting is held.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Compliance to the Council's Investment Policy is confirmed for the month of February.

3.4 Risk Management Implications

The Council is subject to numerous risks associated with revenue and expenses that can impact upon Council's financial performance and position. Those risks are documented and evaluated as part of the operational plan preparation in conjunction with the annual budget cycle.

ITEM 3.1 MONTHLY REPORTING PACKAGE - FEBRUARY 2018 - REGIONAL - A16694958 (Cont.)

3.5 Delegated Authority Implications

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

3.6 Financial Implications

As at the end of February 2018 Council's operating surplus is \$111.74 million and the capital expenditure incurred to date is \$92.79 million.

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

Chief Executive Officer, Manager Financial and Project Services and Accounting Services Manager.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION

(Cr A Hain)

No items for consideration.

5 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

6 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

No items for consideration.

7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION

(Cr P Flannery)

No items for consideration.

ATTENDANCE

Mr James Peet attended the meeting at 10.45am for discussion on Items 8.1 and 8.2.

8 REGIONAL INNOVATION

(Cr D Grimwade)

ITEM 8.1

JOINING THE OPEN AND AGILE SMART CITIES GROUP - REGIONAL

Meeting / Session: 8 REGIONAL INNOVATION
Reference: A16667799 : 7 March 2018
Responsible Officer: JP, Chief Digital Officer (CEO Financial & Project Services)

Executive Summary

The Open & Agile Smart Cities initiative (OASC) is a city-driven, non-profit organisation with the objective to create a Smart City market. OASC was founded in January 2015 in Europe and today has over one hundred member cities in twenty five countries.

OASC advocates the use of a shared set of methods to develop systems and make them interoperable across a single city as well as between multiple cities and jurisdictions. OASC provides the network for cities all over the world to share best practices, compare results, and avoid vendor (and city) lock-in while advocating for de facto standards.

Council has been informally involved with the OASC group and now seeks to formalise this membership.

COMMITTEE RECOMMENDATION

Moved by Cr Koliانا Winchester

Seconded by Cr Matt Constance

CARRIED 11/0

That the Chief Executive Officer be authorised to sign the Letter of Intent required for Council to join the Open and Agile Smart Cities group.

ITEM 8.1 JOINING THE OPEN AND AGILE SMART CITIES GROUP - REGIONAL - A16667799 (Cont.)

OFFICER'S RECOMMENDATION

That the Chief Executive Officer be authorised to sign the Letter of Intent required for Council to join the Open and Agile Smart Cities group.

REPORT DETAIL

1. Background

In March, 2017, Council signed an MOU with the Global Smart Cities and Communities Coalition (GSC3). The intention of aligning with this group was to open up potential strategic collaboration opportunities with other member cities of GSC3 embarking on similar types of projects and responding to similar challenges as Moreton Bay. Additionally, signing the MOU allowed the Mayor and Councillors to begin to articulate the idea of Smart Cities to the community, along with communicating Council's work in this new area.

Council continues to pursue opportunities to collaborate with member cities (predominantly in Australia) through direct communications with cities such as Brisbane, Ipswich and Canberra.

There are a number of projects being executed in Moreton Bay during 2018 such as Smart parking, Smart Lighting and Smart City data platform establishment. A key aspect of these projects is the need for data and technology standards to ensure all elements of the projects are compatible with one another. In addition, there is a need for the technical aspects of these projects to be compatible with other cities and regions across Australia and the world.

The need for this technical alignment is to reduce vendor "lock-in" thereby reducing technology cost, whilst also ensuring that all initiatives we undertake are people centric rather than Council centric.

A simple example using Smart parking can demonstrate people-centricity versus council-centricity. If all Councils in Australia implemented Smart parking systems that only worked with a specific app, drivers would need to open a different parking app every time they cross a local government boundary; this is a Council centric approach. A people centric approach would ensure openness and compatibility so that even if Councils use different Smart Parking vendors, these systems would be compatible with one another allowing drivers to rely on a single national single parking app or users can be assured that their chosen app will work with Council's data when they are in our region.

2. Explanation of Item

The OASC initiative is governed by the OASC Task Force and overseen by the Connected Smart Cities Network Board. However, cities and regions remain in charge and each country is represented on the Task Force with one Task Force member.

Joining the OASC will provide Council with more opportunities to not only participate in standards development, but also to promote Council's participation thereby informing the community of Smart Cities and Council's work in this important in this area.

With 2018 shaping up to be a year of Smart City project implementation, joining OASC will allow a greater influence on the development of standard approaches to Smart City project methodologies.

3. Strategic Implications

3.1 Legislative/Legal Implications

There are no legislative/legal implications arising as a direct result of this report.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

ITEM 8.1 JOINING THE OPEN AND AGILE SMART CITIES GROUP - REGIONAL - A16667799 (Cont.)

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

Membership of the group will incur at no cost to Council.

3.7 Economic Benefit

Through influencing the creation of Smart City standards, Council encourages economic activity in the region based around Smart Cities capabilities which are applicable to other cities and regions.

3.8 Environmental Implications

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

3.9 Social Implications

Through influencing the creation of Smart City standards, Council can enable customer centric Smart City services.

3.10 Consultation / Communication

Keith Pattinson - Manager Financial and Project Services
The OASC Letter of intent has reviewed by Legal Services

ITEM 8.2
SMART CITY APPROVED CONTRACTOR LIST - REGIONAL

Meeting / Session: 8 REGIONAL INNOVATION
Reference: A16666810 : 7 March 2018
Responsible Officer: KP, Manager Financial and Project Services (CEO Financial & Project Services)

Executive Summary

A Smart City Approved Contractor list (Purchasing Arrangement) has been prepared to facilitate the supply of 11 categories of Smart City services used across Council.

Tenders were sought from the market in a process which commenced on 3 February 2018 and which closed on 27 February 2018. A total of 62 conforming submissions were received across the 11 categories.

Following assessment, it is recommended that a total of 50 suppliers be appointed to the categories as listed.

COMMITTEE RECOMMENDATION

Moved by Cr Matt Constance

Seconded by Cr Julie Greer

CARRIED 11/0

That the following consultants and suppliers be appointed to the Smart City Approved Contractor list MBRC007234:

1. [ui!] the urban institute pty ltd as agent for [ui!] the urban institute
2. Anatas Pty Ltd
3. ARCSG Pty Ltd
4. Arup Pty Ltd
5. Cardno Pty Ltd
6. Civlec Pty Ltd Trading as Trafflec and GRC Civil
7. Core Consultants Pty Ltd
8. Cundall Johnston & Partners
9. Data#3 Limited
10. Delos Delta
11. DNV GL Australia Pty Limited
12. Ecosave Pty Ltd
13. Elysium Road Pty Ltd
14. Engie Services Australia Pty Ltd
15. Fujitsu Australia Limited
16. GHD Pty Ltd
17. Glass and Co Pty Ltd (GLASS)
18. GWI Pty Ltd
19. Honeywell Limited
20. Hover UAV Pty Ltd
21. Ironbark Sustainability
22. J & P Richardson Industries Pty Ltd
23. JYW Consulting Pty Ltd
24. KPMG
25. Layer Zero Trust Trading as TPL Connect
26. LED Signs Pty Ltd
27. Liftango Pty Ltd
28. Max Kelsen Pty Ltd
29. Meshed Pty Limited
30. Metromatics Pty Ltd
31. National Drones Pty Ltd
32. National Narrowband Network Communications Pty Ltd

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

33. **Nova Systems Australia Pty Ltd**
34. **Optus Networks Pty Ltd**
35. **OrangeTek International Pty Ltd**
36. **Reekoh Pty Ltd**
37. **Sarb Management Group Pty Ltd as trustee for The Sarb Enterprises Hybrid Trust trading as Database Consultants Australia**
38. **Schreder Australia Pty Ltd**
39. **Scout Aerial Media and Surveying Pty Ltd**
40. **Smarter Technology Solutions Pty Ltd**
41. **SMEC Australia Pty Ltd**
42. **Solar Bins Australia Pty Ltd**
43. **Sparksman Legal**
44. **Stantec Australia Pty Ltd**
45. **Strategic Lighting Partners Limited**
46. **Total Site Solutions Pty Ltd Trading as Sitexcell**
47. **Transmax**
48. **Vector International Pacific Pty Ltd T_A VRT Systems**
49. **Ventia Pty Limited**
50. **WSP Australia Pty Ltd**

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

OFFICER'S RECOMMENDATION

That the following consultants and suppliers be appointed to the Smart City Approved Contractor list MBRC007234:

1. [ui!] the urban institute pty ltd as agent for [ui!] the urban institute
2. Anatas Pty Ltd
3. ARCSG Pty Ltd
4. Arup Pty Ltd
5. Cardno Pty Ltd
6. Civlec Pty Ltd Trading as Trafflec and GRC Civil
7. Core Consultants Pty Ltd
8. Cundall Johnston & Partners
9. Data#3 Limited
10. Delos Delta
11. DNV GL Australia Pty Limited
12. Ecosave Pty Ltd
13. Elysium Road Pty Ltd
14. Engie Services Australia Pty Ltd
15. Fujitsu Australia Limited
16. GHD Pty Ltd
17. Glass and Co Pty Ltd (GLASS)
18. GWI Pty Ltd
19. Honeywell Limited
20. Hover UAV Pty Ltd
21. Ironbark Sustainability
22. J & P Richardson Industries Pty Ltd
23. JYW Consulting Pty Ltd
24. KPMG
25. Layer Zero Trust Trading as TPL Connect
26. LED Signs Pty Ltd
27. Liftango Pty Ltd
28. Max Kelsen Pty Ltd
29. Meshed Pty Limited
30. Metromatics Pty Ltd
31. National Drones Pty Ltd
32. National Narrowband Network Communications Pty Ltd
33. Nova Systems Australia Pty Ltd
34. Optus Networks Pty Ltd
35. OrangeTek International Pty Ltd
36. Reekoh Pty Ltd
37. Sarb Management Group Pty Ltd as trustee for The Sarb Enterprises Hybrid Trust trading as Database Consultants Australia
38. Schreder Australia Pty Ltd
39. Scout Aerial Media and Surveying Pty Ltd
40. Smarter Technology Solutions Pty Ltd
41. SMEC Australia Pty Ltd
42. Solar Bins Australia Pty Ltd
43. Sparksman Legal
44. Stantec Australia Pty Ltd
45. Strategic Lighting Partners Limited
46. Total Site Solutions Pty Ltd Trading as Sitexcell
47. Transmax
48. Vector International Pacific Pty Ltd T_A VRT Systems
49. Ventia Pty Limited
50. WSP Australia Pty Ltd

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

REPORT DETAIL

1. Background

Pursuant to section 232 of the Local Government Regulation 2012, Council is able to enter into a medium-sized contractual arrangement or large-sized contractual arrangement for the supply of goods and services, without first inviting written quotes or tenders if the contract is entered into with a supplier under a preferred supplier arrangement or register of prequalified suppliers.

With Smart Cities being a new area, Council has a need to discover and/or develop relationships with businesses that have capabilities and experience in this area.

Tenders were advertised on 3 February 2018 and closed on 27 February 2018 for the following Smart City categories:

- Smart Parking
- Smart Lighting
- Smart Mobility
- Open Data
- Smart City data management and publishing
- Machine Learning and Artificial Intelligence
- Internet of Things networks (LPWAN)
- Energy and sustainability
- Digital signage, outdoor advertising and communications
- Public WiFi
- Drones

2. Explanation of Item

Tender assessment team included staff from ICT, Transport Planning, Project Management & Construction and Major Projects teams. Assessments were made in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

A total of 67 submissions were received across the 11 categories. Five submissions were assessed as "Non-Conforming" as they did not address mandatory assessment criteria. These submissions did not progress in the evaluation process. The 62 conforming submissions were then assessed on qualitative criteria that included Capability and Experience of Company.

From the top 50 submissions selected, there is a good representation across the eleven Smart City categories, plus others that were also offered such as strategy development and Smart Waste.

The following table lists the tender submissions based on a weighted score achieved through assessment:

Rank	Tenderer	Weighted Score (100)
1	WSP Australia Pty Ltd	100.00
2	Meshed Pty Limited	95.92
3	Solar Bins Australia Pty Ltd	93.88
4	Stantec Australia Pty Ltd	93.88
5	ARCSG Pty Ltd	91.84
6	Arup Pty Ltd	91.84
7	Fujitsu Australia Limited	91.84
8	Ironbark Sustainability	89.80
9	KPMG	89.80
10	Optus Networks Pty Ltd	89.80

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ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

Rank	Tenderer	Weighted Score (100)
11	Smarter Technology Solutions Pty Ltd	89.80
12	SMEC Australia Pty Ltd	89.80
13	Vector International Pacific Pty Ltd T_A VRT Systems	89.80
14	JYW Consulting Pty Ltd	88.78
15	National Drones Pty Ltd	87.76
16	National Narrowband Network Communications Pty Ltd	87.76
17	Reekoh Pty Ltd	87.76
18	[ui!] the urban institute pty ltd as agent for [ui!] the urban institute	87.76
19	Anatas Pty Ltd	87.76
20	GWI Pty Ltd	87.76
21	J & P Richardson Industries Pty Ltd	86.73
22	GHD Pty Ltd	85.71
23	Max Kelsen Pty Ltd	85.71
24	OrangeTek International Pty Ltd	85.71
25	Sarb Management Group Pty Ltd as trustee for The Sarb Enterprises Hybrid Trust trading as Database Consultants Australia	85.71
26	Strategic Lighting Partners Limited	85.71
27	Schreder Australia Pty Ltd	84.69
28	Elysium Road Pty Ltd	83.67
29	Glass and Co Pty Ltd (GLASS)	83.67
30	Honeywell Limited	83.67
31	Hover UAV Pty Ltd	83.67
32	LED Signs Pty Ltd	83.67
33	Scout Aerial Media and Surveying Pty Ltd	83.67
34	Transmax	83.67
35	Cardno Pty Ltd	83.67
36	Civlec Pty Ltd Trading as Trafflec and GRC Civil	81.63
37	Delos Delta	81.63
38	Ecosave Pty Ltd	81.63
39	Layer Zero Trust Trading as TPL Connect	81.63
40	Liftango Pty Ltd	81.63
41	Metromatics Pty Ltd	81.63
42	Nova Systems Australia Pty Ltd	81.63
43	Sparksman Legal	81.63
44	Total Site Solutions Pty Ltd Trading as Sitexcell	81.63
45	DNV GL Australia Pty Limited	81.63
46	Core Consultants Pty Ltd	79.59
47	Cundall Johnston & Partners	79.59
48	Data#3 Limited	79.59
49	Engie Services Australia Pty Ltd	79.59
50	Ventia Pty Limited	79.59

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

Rank	Tenderer	Weighted Score (100)
Companies below not included in Smart City contractor list		
51	Clarita Solutions	57.14
52	Aten Systems Pty Ltd	57.14
53	Lectel Consulting Pty Ltd	57.14
54	RPS Australia East Pty Ltd	53.06
55	Sat Pty Ltd	53.06
56	V-TOL Aerospace Pty Ltd ____ LATE ____	53.06
57	Eagle Technology & Solutions Pty Ltd	48.98
58	KnowLedge Asset Management Pty Ltd	48.98
59	Renew Solutions Pty Ltd	48.98
60	Atlass-Aerometrex Pty Ltd	42.86
61	Wood & Grieve Engineers Limited	32.65
62	Wood-Sheild Pty Ltd	24.49
63	Isle Utilities Pty Limited	Non-Conforming
64	MRCagney Pty Ltd	Non-Conforming
65	Operational Intelligence (part of the Oberix Group)	Non-Conforming
66	Procure Spot Pty Ltd	Non-Conforming
67	Taggle Systems	Non-Conforming

2.1 Category Matrix

The following matrix describes the Smart City categories each company covers.

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

	Coverage per company	Smart Parking	Smart Lighting	Smart Mobility	Smart Waste	Open Data	Smart City data platform	Machine Learning/Big Data	IoT Networks (Telco related skills)	Energy and sustainability	Digital signage	Public WiFi	Drones	Strategy
Coverage per category	12	20	16	2	11	11	9	13	12	8	8	8	8	18
Anatas Pty Ltd	6	x				x	x	x				x		x
ARCSG Pty Ltd	8	x	x	x		x	x	x	x	x				
Arup Pty Ltd	7	x	x	x		x	x		x					x
Cardno Pty Ltd	3		x						x					x
Core Consultants Pty Ltd	4		x	x				x	x					
Cundall Johnston & Partners	1								x					
Data#3 Limited	1							x						
Database Consultants Australia	1	X												
Delos Delta	5	x	x			x						x		x
DNV GL Australia Pty Limited	3					x		x		x				
Ecosave Pty Ltd	1								x					
Elysium Road Pty Ltd	6	x	x	x								x	x	x
Engie Services Australia Pty Ltd	4		x	x					x					x
Fujitsu Australia Limited	8	x	x	x		x	x	x	x					x
GHD Pty Ltd	12	x	x	x		x	x	x	x	x	x	x	x	x
Glass and Co Pty Ltd (GLASS)	1							x						
GWI Pty Ltd	1													x
Honeywell Limited	1													x
Hover UAV Pty Ltd	1												x	
Ironbark Sustainability	2		x						x					
J & P Richardson Industries Pty Ltd	1		x											
JYW Consulting Pty Ltd	1							x						
KPMG	4	x	x	x										x
LED Signs Pty Ltd	1										x			
Liftango Pty Ltd	1			x										
Max Kelsen Pty Ltd	1							x						
Meshed Pty Limited	1							x						
Metromatics Pty Ltd	1									x				
National Drones Pty Ltd	1												x	
NNNCo Pty Ltd	1							x						
Nova Systems Australia Pty Ltd	2												x	x
Optus Networks Pty Ltd	9	x	x	x		x	x	x		x	x			x
OrangeTek International Pty Ltd	1		x											
Reekoh Pty Ltd	1						x							
Schreder Australia Pty Ltd	1		x											
Scout Aerial Media and Surveying Pty Ltd	1												x	
Sitexcell	1							x						
Smarter Technology Solutions Pty Ltd	10	x	x	x		x	x	x	x		x	x		x
SMEC Australia Pty Ltd	3			x									x	x
Solar Bins Australia Pty Ltd	1				x									
Sparksman Legal	3									x	x			x
Stantec Australia Pty Ltd	6	x	x	x				x		x				x
Strategic Lighting Partners Limited	1		x											
TPL Connect	2					x	x							
Trafflec	1			x										
Transmax	1			x										
Ventia Pty Limited	1							x						
VRT Systems	1						x							
WSP Australia Pty Ltd	13	x	x	x	x	x	x	x	x	x	x	x	x	x
[ui!] the urban institute	5	x	x				x					x		x

ITEM 8.2 SMART CITY APPROVED CONTRACTOR LIST - REGIONAL - A16666810 (Cont.)

3. Strategic Implications

3.1 Legislative/Legal Implications

The calling of public tenders and establishment of preferred supplier arrangements is in accordance with section 232 of the Local Government Regulation 2012.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

These arrangements have been established in accordance with the provisions of Council's Procurement Policy 2150-006.

3.4 Risk Management Implications

The appointment of the suppliers will ensure the timely delivery of these programs whilst complying with Council's Procurement Policy.

3.5 Delegated Authority Implications

Adoption of the suppliers by Council and approval of subsequent purchase orders within delegated financial authority limits will satisfy these requirements.

3.6 Financial Implications

Funding for supply of good and services engaged under this Approved Contractor List are included in the Capital and Operations' works programs.

3.7 Economic Benefit

The appointment of Approved Contractor arrangements will enable Council to deliver its Smart City related projects in a timely and cost-effective manner.

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

Representatives from the Project Management and Construction, Transport Planning, Major Projects and ICT departments sat on the evaluation panel.

Corporate procurement assisted the process through preparation, release and evaluation.

ATTENDANCE

Mr Keith Pattinson and Mr James Peet left the meeting at 10.54am after consideration on Item 8.2.

9 GENERAL BUSINESS

ITEM 9.1 MORAYFIELD HEALTH HUB - DIVISION 3 (AH)

Cr Adam Hain advised that he recently attended a presentation by the University of the Sunshine Coast at the Morayfield Health Hub. Cr Hain noted that the Hub has 300sqm of dedicated space for medical traineeship programs, which is a very exciting initiative for the area.

ITEM 9.2 GALA DINNER - ROTARY CLUB OF CABOOLTURE - REGIONAL (AS)

Cr Allan Sutherland (Mayor) reported on his attendance at a Gala Dinner hosted by the Rotary Club of Caboolture, held at Sandstone Point Hotel on Sunday 18 March 2018. The Mayor said that the dinner was very well attended, with the Guest of Honour being Rotary International President Mr Ian Riseley. The Mayor congratulated the Rotary Club on their successful event.

The Mayor also congratulated the Rotary Club of Bribie Island who celebrated their 30th Anniversary on 18 March 2018, acknowledged during the evening.

COMMITTEE RECOMMENDATION

Moved by Cr Allan Sutherland (Mayor)

Seconded by Cr Adam Hain

CARRIED 11/0

That a letter of congratulations from the Mayor be sent to the President of the Rotary Club of Caboolture on their successful event held at the Sandstone Point Hotel on 18 March 2018.

CLOSURE

There being no further business the Chairperson closed the meeting at 10.59am.