



# MINUTES

## GENERAL MEETING

**Tuesday 12 November 2019**

commencing at 10.34am

Caboolture Chambers  
2 Hasking Street, Caboolture

**ENDORSED GM20191119**

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**4. A) CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING**

**RESOLUTION**

Moved by Cr Koliana Winchester

Seconded by Cr Julie Greer

**CARRIED 12/0**

That the minutes of the General Meeting held 12 November 2019, be confirmed with the following amendment, noted as an administrative omission on page 19/2385 of today's meeting:

Page 19/2338 be amended to include the wording of the resolution moved by Cr Adam Hain, seconded by Cr Koliana Winchester permitting Cr Darren Grimwade to remain and participate in the meeting following the Councillors declaration of perceived conflict of interest in Item C.1 and having not voluntarily left the meeting.

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## 1. OPENING PRAYER

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The Mayor recited the Opening Prayer and invited Councillors to join him in the recitation of the Lord's Prayer.

## 2. ATTENDANCE & APOLOGIES

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### **Attendance:**

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 Darren Grimwade

### **Officers:**

Acting Chief Executive Officer	(Mr Graeme Kanofski)
Director Engineering, Construction & Maintenance	(Mr Tony Martini)
Director Community & Environmental Services	(Mr Bill Halpin)
Director Infrastructure Planning	(Mr Andrew Ryan)
Director Planning	(Mr Mike Pickering)
Director Finance & Corporate Services	(Ms Donna Gregory)
Meeting Support	(Larissa Kerrisk)

### **Apologies:**

Cr Matt Constance who is representing Council at the 2019 LGx Conference in Brisbane.

### **Suspended:**

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office.

## 3. MEMORIALS OR CONDOLENCES

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Council observed a moment's silence for residents who had passed away.

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#### 4. CONFIRMATION OF MINUTES FROM PREVIOUS GENERAL MEETING

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##### **General Meeting - 6 November (Pages 19/2286 - 19/2306)**

##### **RESOLUTION**

Moved by Cr Mick Gillam

Seconded by Cr Peter Flannery

CARRIED 11/0

That the minutes of the General Meeting held 6 November 2019, be confirmed.

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#### 5. PRESENTATION OF PETITIONS

*(Addressed to the Council and tabled by Councillors)*

There were no petitions tabled.

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#### 6. CORRESPONDENCE

There was no correspondence tabled.

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#### 7. COMMUNITY COMMENT

##### **7.1. Community Comment: Mr Derek Catterall - Objection to DA16705/2007VCHG/3 - Gayundah Esplanade, Woody Point (A19338563)**

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Cr Allan Sutherland (Mayor) opened the Community Comment session, making the required statement regarding the conduct of the Session, and invited Mr Derek Catterall, to address the Council in respect of an Objection to DA16705/2007VCHG/3 - Gayundah Esplanade, Woody Point.

Mr Catterall's address contained the following points:

- Mr Catterall advised that he was representing 100 local households who strongly object to the amended development application.
- The height zoning for the area is 21 metres, however the approved scheme for the development is 27.6 metres, which is in keeping with existing high-rise buildings in the Woody Point area.
- The amended development application is 45 metres which is excessive and over twice the height of the recommended zoning.
- The construction would be an eyesore and completely out of character for Woody Point 'village'. The amended scheme is ultra-modern and more in keeping with the Gold Coast or Brisbane CBD. The 'village' and skyline of Woody Point would be destroyed if the application was to be approved.
- The height of 45 metres is unprecedented for the area and would have a negative impact on Woody Point amenity.
- The approved scheme for the site allowed for 17-19 retail/visitor car parking spaces. The amended scheme allows for only 11 retail parking spaces with no mention of additional visitors car spaces. The amended scheme for retail/visitor car parking spaces is insufficient for the area, especially on weekends and public holidays.
- Mr Caterall said that residents and ratepayers put their faith in Moreton Bay Regional Council and hope that Council reject the application for the good and benefit of the residents and visitors to Woody Point and the Redcliffe Peninsula in general.

## 7. COMMUNITY COMMENT (Cont'd)

Cr Allan Sutherland (Mayor) thanked Mr Caterall for attending the Community Comment Session.

The Mayor clarified that under the *Planning Act 2016* Moreton Bay Regional Council must accept all Development Applications received and that each application must be considered on its merits.

## 8. NOTIFIED MOTIONS

There were no notified motions.

## 9. NOTICES OF MOTION (Repeal or amendment of resolutions)

*(s262 of the Local Government Regulation 2012)*

There were no notices of motion.

## 10. OFFICERS' REPORTS TO COUNCIL (conducted in Sessions)

*(as referred by the Chief Executive Officer)*

Consideration of officers' reports as referred by the Chief Executive Officer, to be conducted in Sessions.

The Session Chairperson and designated Spokesperson for the respective portfolio, is 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 Kolianna Winchester
6 Lifestyle & Amenity	Cr Denise Sims
7 Economic Development, Events & Tourism	Cr Peter Flannery
8 Regional Innovation	Cr Darren Grimwade



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**1 GOVERNANCE SESSION**

**(Cr A Sutherland, Mayor)**

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**ITEM 1.1  
DISCRETIONARY FUNDS - DIVISION 12**

*Meeting / Session:* 1 GOVERNANCE  
*Reference:* A19305921 : 5 November 2019  
*Responsible Officer:* LK, Executive Support Officer (CORP Executive Services)

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**Executive Summary**

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Under section 182A of the *Local Government Act 2009* the Councillor for Division 12, Cr Adrian Raedel, is currently suspended from office and is unable to approve the allocation of discretionary funds. An eligible application for discretionary funds has been received for Division 12 as follows:

- Lions Club of Wamuran Inc in the amount of \$500 for the 'Wamuran Christmas Carnival'.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider this application for discretionary funds, the funding request should be considered by Council at its General Meeting.

This report seeks Council's direction in relation to the application for Division 12 discretionary funds from the Lions Club of Wamuran Inc.

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**RESOLUTION**

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**Moved by Cr Peter Flannery  
Seconded by Cr Adam Hain**

**CARRIED 11/0**

**That the application by the Lions Club of Wamuran under Council's Discretionary Funds Policy, for the 'Wamuran Christmas Carnival', be approved in the amount of \$500 from the Division 12 allocation.**

ITEM 1.1 DISCRETIONARY FUNDS - DIVISION 12 - A19305921 (Cont'd)

**OFFICER'S RECOMMENDATION**

**Council direction is required** in relation to the application by Lions Club of Wamuran Inc for \$500 from Division 12 discretionary funds for the 'Wamuran Christmas Carnival'.

**REPORT DETAIL**

**1. Background**

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Unless otherwise approved by Council, each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3,000 in discretionary funds to the Mayor and Councillors respectively. Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

**2. Explanation of Item**

Under section 182A of the *Local Government Act 2009* Cr Adrian Raedel is currently suspended from office and is unable to approve the allocation of discretionary funds.

The Department of Local Government, Racing and Multicultural Affairs have advised that in this instance where a Councillor is unable to consider this application for discretionary funds, the funding request should be considered by Council at its General Meeting.

Council direction is sought in relation to the following eligible application for Division 12 discretionary funds.

Lions Club of Wamuran Inc

Lions Club of Wamuran Inc has applied for \$500 under the Discretionary Funds Policy for the 'Wamuran Christmas Carnival'. The festive event will provide an opportunity for community involvement within the Moreton Bay Region.

**3. Strategic Implications**

3.1 Legislative / Legal Implications  Nil identified

3.2 Corporate Plan / Operational Plan  
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications  
Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications  Nil identified

3.5 Delegated Authority Implications  Nil identified

3.6 Financial Implications  
Appropriate funds have been provided in the 2019/20 budget and the applications for funding are eligible under the 2019/20 Discretionary Funds guidelines.

3.7 Economic Benefit Implications  Nil identified

3.8 Environmental Implications  Nil identified

*ITEM 1.1 DISCRETIONARY FUNDS - DIVISION 12 - A19305921 (Cont'd)*

3.9 Social Implications  Nil identified

3.10 Consultation / Communication

Councillors, the Acting Chief Executive Officer, Director Finance and Corporate Services and Manager Executive Services have been consulted in relation to the preparation of this report.

## **ITEM 1.2 - DECLARATION OF INTEREST**

### **Conflict of Interest - Declaration - Cr Allan Sutherland (Mayor)**

Pursuant to s175E of the *Local Government Act 2009*, Cr Allan Sutherland (Mayor) declared a perceived conflict of interest in Item 1.2 as Mr Noel Powell, Chairman of Redcliffe PCYC (the applicant), is a friend of the Mayor.

**Cr Allan Sutherland (Mayor) retired from the meeting at 10.48am taking no part in the debate or resolution regarding same.**

Cr Mike Charlton (Deputy Mayor) assumed the Chair at this time.

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

Pursuant to s175E of the *Local Government Act 2009*, Cr Koliana Winchester declared a perceived conflict of interest in Item 1.2 as Mr Noel Powell, Chairman of Redcliffe PCYC (the applicant), supported Cr Winchester's nomination in the 2016 election, and Cr Winchester was previously a Committee Member of the Redcliffe PCYC.

**Cr Koliana Winchester retired from the meeting at 10.49am taking no part in the debate or resolution regarding same.**

## **ITEM 1.2**

### **DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5**

*Meeting / Session:* 1 GOVERNANCE  
*Reference:* A19281896 : 30 October 2019  
*Responsible Officer:* LK, Executive Support Officer (CORP Executive Services)

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#### **Executive Summary**

The Council makes discretionary funds available each financial year to community organisations for community purposes in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

An eligible application for discretionary funds has been received as follows:

- Redcliffe PCYC in the amount of \$5000 for the annual Santa Sleigh event.

Cr Allan Sutherland (Mayor), Cr Houghton (Division 5) and Cr Winchester (Division 6) would like to support this initiative through the discretionary funds program.

Cr Houghton and Cr Winchester have allocated \$1500 each to this project for a total contribution of \$3000.

A perceived conflict of interest has been declared by Cr Allan Sutherland (Mayor) in relation to this application.

This report seeks Council's direction in accordance with Council's adopted procedure. Where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting.

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ITEM 1.2 DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5 - A19281896 (Cont'd)

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**RESOLUTION**

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**Moved by Cr James Houghton**

**Seconded by Cr Mick Gillam**

**CARRIED 9/0**

*Cr Allan Sutherland (Mayor) and Cr Koliana Winchester had declared a conflict of interest and had left the meeting.*

**That the application by Redcliffe PCYC under Council's Discretionary Funds Policy, for the Santa Sleigh event, be approved in the amount of \$2000 from the Regional (Mayor) allocation and \$1500 from the Division 6 allocation.**

ITEM 1.2 DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5 - A19281896 (Cont'd)

**OFFICER'S RECOMMENDATION**

**Council direction is required** in relation to the application by Redcliffe PCYC for support through the Mayor's discretionary funds for the Santa Sleigh event for the remaining \$2000.

**REPORT DETAIL**

**1. Background**

The Council makes discretionary funds available each financial year to community organisations for community purposes, in accordance with Council's Discretionary Funds Policy, Availability Notice and Guidelines.

Unless otherwise approved by Council, each financial year community organisations are eligible to apply for a maximum of \$10,000 and \$3000 in discretionary funds to the Mayor and Councillors respectively. Community organisations may apply for discretionary funds to both the Mayor and Councillors up to a maximum of \$13,000 in total each financial year.

In accordance with Council's adopted procedure, where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting.

**2. Explanation of Item**

A perceived conflict of interest has been declared by Cr Allan Sutherland (Mayor) in relation to this application.

As mentioned above, in accordance with Council's adopted procedure, where a Councillor has a real or perceived conflict of interest in a discretionary funds application, the conflicted Councillor may decide to not deal with the application, and the application is to be considered at Council's General Meeting. Therefore, Council direction is sought in relation to the Mayor's support of the Redcliffe PCYC's annual sleigh event.

Redcliffe PCYC

Redcliffe PCYC has applied for \$5000 under the discretionary funds policy in support of the event. This application is for the annual Santa Sleigh which is a long-standing event held in the Redcliffe area whereby Santa visits multiple locations on the Redcliffe Peninsula through to Rothwell. The sleigh is staffed by a range of volunteers from community groups and organisations who contribute a large number of volunteer hours to enable the success of the event.

**3. Strategic Implications**

3.1 Legislative / Legal Implications  Nil identified

3.2 Corporate Plan / Operational Plan  
Strengthening Communities: Strong local governance - strong leadership and governance.

3.3 Policy Implications  
Arrangements will be made in accordance with Council's Discretionary Funds Policy 2150-101.

3.4 Risk Management Implications  Nil identified

3.5 Delegated Authority Implications  Nil identified

3.6 Financial Implications  
Appropriate funds have been provided in the 2019/20 budget and the application for funding is eligible under the 2019/20 Discretionary Funds guidelines.

*ITEM 1.2 DISCRETIONARY FUNDS - REDCLIFFE PCYC - DIVISION 5 - A19281896 (Cont'd)*

3.7 Economic Benefit Implications  Nil identified

3.8 Environmental Implications  Nil identified

3.9 Social Implications  Nil identified

3.10 Consultation / Communication

Councillors, the Acting Chief Executive Officer, Interim Director Finance and Corporate Services and Manager Executive Services have been consulted in relation to the preparation of this report.

**ATTENDANCE**

Cr Allan Sutherland (Mayor) and Cr Koliانا Winchester returned to the meeting at 10.52am after consideration of Item 1.2.

The Mayor resumed the Chair.

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**2 PLANNING & DEVELOPMENT SESSION**

**(Cr M Gillam)**

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No items for consideration.

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**3 CORPORATE SERVICES SESSION**

**(Cr M Constance)**

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No items for consideration.



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**4 ASSET CONSTRUCTION & MAINTENANCE SESSION**

**(Cr A Hain)**

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**ITEM 4.1**

**ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A19189864 : 25 October 2019 - Refer **Confidential** Supporting Information  
**A19186057**  
*Responsible Officer:* SC, Project Manager (ECM Project Management)

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**Executive Summary**

Tenders were invited for the 'Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement (MBRC008990)' project. The request for tenders closed on 10 October 2019 with a total of six conforming tenders received.

It is recommended that Council award the contract to Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the sum of \$451,441 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

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**RESOLUTION**

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Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr Mick Gillam

**CARRIED 11/0**

1. That the tender for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) be awarded to Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the sum of \$451,441 (excluding GST).
2. That the Council enters into an agreement with Kane Constructions (QLD) Pty Ltd (trading as arete Australia) as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) and any required variations of the agreement on Council's behalf.

*ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont'd)*

## OFFICER'S RECOMMENDATION

1. That the tender for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) be awarded to Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the sum of \$451,441 (excluding GST).
2. That the Council enters into an agreement with Kane Constructions (QLD) Pty Ltd (trading as arete Australia) as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Kane Constructions (QLD) Pty Ltd (trading as arete Australia) for the *Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement* project (MBRC008990) and any required variations of the agreement on Council's behalf.

## **REPORT DETAIL**

### **1. Background**

The project is located at the Arana Hills Library, 63 Cobbitty Crescent, Arana Hills. The project scope comprises two main elements, being the internal refurbishment of the library, as well as the replacement of part of the roof structure and replacement of the existing external roof lining.

**Internal refurbishment** - this element's project scope includes creating new internal spaces, with connections to the existing parkland. The project will reconfigure the internal layout for the placement of shelving, furniture and functional areas and redesign the functionality of the staff areas and customer service counter. Existing external and internal door and window openings, as well as other alterations to the structure, will maximise connectivity with the exterior landscape.

**Roof replacement** - this element's project scope includes the replacement of the tiled roofing and damaged roofing structures. Specifically, works will include replacing the existing external roof lining with a new metal roof lining.

The objective of the overall project is to ensure the Arana Hills Library maintains relevance as a highly valued and well utilised library, meeting the needs of the community by creating welcoming and appealing spaces for all library customers, keeping the library's appearance modern and inviting and to address the serviceability issues associated with the roof.

The project has been tendered as one contract to minimise the disruption to library users due to the need for the library to be closed during the works.

The proposed timing of the works has been scheduled to minimise inconvenience to the users of the facility. The project work will commence in April 2020, taking up to ten weeks to complete and will require the library to close for the construction period. The relatively long lead time allows the recommended tenderer to procure materials well ahead of the works commencing.

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont'd)



Figure 1: Location of works - Arana Hills Library

2. Explanation of Item

Tenders were invited for the 'Arana Hills - Arana Hills Library - Internal Refurbishment and Roof Replacement project (MBRC008990)' and closed on 10 October 2019, with six conforming tenders received. The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the tender documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Kane Constructions (QLD) Pty Ltd (trading as arete Australia)	98.15
2	NF Corbett Pty Ltd	97.95
3	J&D Contracting	91.86
4	Premis Solutions Pty Ltd	88.32
5	Modus Projects Pty Ltd	85.41
6	Leaf Building Group Pty Ltd	83.66

*ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont'd)*

**Kane Constructions Pty Ltd trading as arete Australia (Kane)** submitted a comprehensive tender. A tender clarification meeting was held on 25 October 2019, at which Kane demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. Kane has recently undertaken construction work for the Sunshine Coast Council at the Caloundra Events Centre refurbishment valued at \$5,000,000, the Noosa Council Noosaville Library refurbishment and extension valued at \$2,100,000 and the Gold Coast City Council Waterside West Building fitout valued at \$1,100,000. The panel evaluated the tender from Kane as the best overall value tender, despite it not being the lowest priced tender.

**NF Corbett Pty Ltd (NFC)** submitted a comprehensive tender. A tender clarification meeting was held on 25 October 2019 at which NFC demonstrated their relevant experience, methodology, understanding of the project and capability in delivering the project. The tendered price was the lowest tender received; however, the panel evaluated NFC's offer as the second-best tender received.

**J&D Contracting** submitted a well-presented tender, demonstrating relevant similar project experience; however, there were no additional benefits for the higher price.

### 3. Strategic Implications

#### 3.1 Legislative/Legal Implications

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

#### 3.2 Corporate Plan / Operational Plan

This project is consistent with the Corporate Plan outcome - Valuing Lifestyle: Quality recreation and cultural opportunities - places to discover, learn, play and imagine.

#### 3.3 Policy Implications

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

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

#### 3.4 Risk Management Implications

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

##### Financial Risks:

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

##### Construction Risks:

- a. The recommended contractor will provide a program of works, traffic management plan, safety management plan and environmental plan as part of the contract to identify and detail how it will manage and mitigate project construction risks.
- b. The recommended contractor has demonstrated their understanding of the project site and the need to manage the impact of the works and the ability for the community to access the park.
- c. The recommended contractor has indicated that their program of works takes into consideration the provision of appropriate resources to be able to complete the project works efficiently.
- d. Inclement weather may impact on the duration of the works due to a major component of the work being the external roof lining replacement where care will be required to mitigate the potential for water damage to the building and the library book collection.

ITEM 4.1 ARANA HILLS - ARANA HILLS LIBRARY - INTERNAL REFURBISHMENT AND ROOF REPLACEMENT - DIVISION 10 - A19189864 (Cont'd)

- e. There is some risk associated with roof structural elements where the existing tile roof has a history of water ingress over time which may have caused damage to the roof structure. The heavy roof has also impacted on the integrity of the roof truss/framing system where sagging is evident. An invasive investigation of the roof structure has been undertaken to assist with establishing the likely structural condition. In addition, 'hold points' during the work will be implemented to enable the structural engineer to review the condition of the roof structure prior to the new external roof lining being installed.
- f. Other risks may include termite/white ant infestation and potentially unsafe electrical works; again hold point inspections will occur.
- g. There are no development approval risks relating to this contract.
- h. There are no procurement risks relating to this contract. The timeframe from awarding the contract and commencement of works has been clarified with the contractor and there is sufficient lead time for material procurement so as not to delay the project.

3.5 Delegated Authority Implications                     Nil identified

3.6 Financial Implications

Council has allocated a total of \$579,000 in Capital funding in the 2019/20 FY. The combined funding comes from projects 108116 and 101970. All financials below exclude GST.

Tender price (construction)	\$ 451,441.00
Contingency (20%)	\$ 90,288.20
Consultancy services	\$ 5,000.00
QLLeave (0.475%)	\$ 2,144.35
	-----
Total project cost	\$ 548,873.55
	=====

Estimated ongoing operational/maintenance costs                    \$2,400 per F/Y

The budget amount for this project is sufficient.

3.7 Economic Benefit                                             Nil identified

3.8 Environmental Implications

The recommended contractor is required to submit an environmental management plan and comply with relevant regulatory requirements. The contractor will be required to manage noise and dust associated with the works.

3.9 Social Implications

The project will provide refurbished internal spaces that will improve the visitor experience at the library as well as reducing the short and long-term effects of water ingress to the building and its resultant potential damage to the structure and library collection.

3.10 Consultation / Communication

A detailed communication plan has been prepared. Project signage will be displayed four weeks prior and throughout the works including project notices distributed two weeks prior to the commencement of works to the surrounding residents.

Project notices will also be available from the library counter in January 2020 and library staff will communicate with regular users and user/school groups.

Weekly project updates via email will be provided to the Divisional Councillor. The Divisional Councillor has been consulted and is supportive of the project.

**ITEM 4.2 - STATEMENT OF LEGAL POSITION**

Following the receipt of legal advice that agenda item 4.2 is administrative in nature and could not be perceived as having any substantive impact on any donor to the Moreton Futures Trust, no personal interests need be declared by any Councillor in relation to this item.

**ITEM 4.2  
PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL  
ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A19009678 : 27 August 2019 - Refer **Confidential Supporting Information A19003239**  
*Responsible Officer:* HT, Project Engineer (ECM Major Projects - Petrie Mill Development)

**Executive Summary**

This report seeks Council approval to enter into arrangements with specialist environmental consultants to provide environmental construction support and advice services to Council regarding the decommissioning works being undertaken by Orora Limited (Orora). Under the terms of the Contract of Sale for the purchase of the former Petrie Mill site, Orora, the former owner of the site, are required to decommission the site.

Three companies were invited to provide tenders from the Local Buy Engineering & Environmental Consultancy Services Panel (contract number BUS 262-0317) for VP147028 - *Provision of Environmental Advice and Construction Support*. Tenders closed on 21 June 2019 and three conforming submissions were received.

It is recommended that Council enters into an arrangement with Cardno Pty Ltd for the sum of \$1,515,599 (excluding GST) from the date of signing the agreement until 31 December 2022 for the *Provision of Environmental Advice and Construction Support (VP147028)* for the Petrie Mill Redevelopment project as the offer represents the best overall offer to Council as assessed by the evaluation panel.

**RESOLUTION**

Moved by Cr Koliانا Winchester

Seconded by Cr Mick Gillam

CARRIED 11/0

1. That the tender for the '*Provision of Environmental Advice and Construction Support (VP147028)*' be awarded to Cardno Pty Ltd for the total sum of \$1,515,599 (excluding GST) from the date of signing the agreement until 31 December 2022, or approximately \$505,199.66 per annum (excluding GST).
2. That the Council enters into an agreement with Cardno Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Cardno Pty Ltd for the '*Provision of Environmental Advice and Construction Support (VP147028)*' and any required variations of the agreement on Council's behalf.

*ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont'd)*

## OFFICER'S RECOMMENDATION

1. That the tender for the 'Provision of Environmental Advice and Construction Support (VP147028)' be awarded to Cardno Pty Ltd for the total sum of \$1,515,599 (excluding GST) from the date of signing the agreement until 31 December 2022, or approximately \$505,199.66 per annum (excluding GST).
2. That the Council enters into an agreement with Cardno Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Cardno Pty Ltd for the 'Provision of Environmental Advice and Construction Support (VP147028)' and any required variations of the agreement on Council's behalf.

## **REPORT DETAIL**

### **1. Background**

Council have previously engaged the services of specialist environmental consultants to assist with independent advice by way of inspection of works performed on site and reviews and recommendations surrounding documentation issued to Council (MBRC) by Orora as a part of the decommissioning process.

Council has previously commissioned the engineering firm Cardno Pty Ltd (Cardno) to undertake these works (Coordination Committee recommendation of 28 June 2016 - Item C.2 - Petrie Mill Development - site decommissioning - specialist consultancy services). The initial piece of work has now been completed. MBRC requires ongoing services to continue with this scope and meet the time frames and deliverables associated with the Deed of Variation of the Contract for Sale and Extension Deed as executed by MBRC and Orora on 11 June 2019.

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

The land Council procured for the Petrie Mill Redevelopment project contains areas that require advice from industry experts. These areas include historical landfills, engineered landfills, contaminated land and sites that are governed by stringent and complex management plans. MBRC requires specialist environmental advice and support to cover three key roles with expertise in the following areas:

- **Engineer / Environmental Technician** - assistance for part-time onsite construction support, primarily focusing on testing, data collection, monitoring and enabling ongoing construction in line with governing documentation and legislation. The technician will work directly with MBRC's construction and decommissioning team to provide technical and construction support.
- **Senior Engineer / Suitably Qualified Person (SQP)** - assistance for onsite and remote construction support to provide technical expertise and advice to MBRC's management, construction and decommissioning team. The SQP will assist the technician, as required, by ensuring legislative requirements are met and provide advice/direction to MBRC considering contractual and legislative requirements.
- **Specialist / Principal Engineering** - will assist the SQP and Environmental Technician, as required, by providing technical expertise and legislative direction. The Specialist will also work with MBRC's management team to provide formal direction and documentation to MBRC for a range of matters, including site parameters, professional opinion, legislation, management plans and industry benchmarking.

The level of commitment for each role is based on the respective workload associated with achieving milestones and construction programs. The Project Director - Petrie Mill will be required to balance the procurement of the necessary environmental construction personnel as required by construction demand.

ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont'd)

Council requested tenders through *Vendor Panel Local Buy BUS 262-0317 Engineering & Environmental*. Three companies were invited to tender to fulfil the required roles. The tenders closed on 21 June 2019 and three submissions were received.

The tenders were assessed by the assessment panel in accordance with Council's Purchasing Policy and the selection criteria as set out in the request for quotation documents.

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

RANK	TENDERER	EVALUATION SCORE
1	Cardno Pty Ltd	99.56
2	Arcadis Australia Pacific Pty Limited	96.36
3	Advisian Pty Ltd	93.31

**Cardno Pty Ltd (Cardno)** received the highest overall ranking. Subsequent to tender clarification, Cardno indicated that the original candidates may no longer be available. As a result, Cardno elected to update their proposal. Cardno's submission demonstrated comprehensive understanding of the project requirements and capability to complete the works in an efficient manner. Cardno's submission met the mandatory criteria, and presented, in the panel's assessment, the best overall offer by way of value for money and the nominated personnel with technical expertise for the requirements unique to the Petrie Mill Redevelopment project.

**Arcadis Australia Pacific Pty Limited (Arcadis)** received the second highest overall ranking. Arcadis submitted a similarly comprehensive tender demonstrating detailed understanding of the project requirements and experience of personnel. Subsequent to tender clarification, Arcadis indicated that the original candidates may no longer be available. As a result, Arcadis updated their proposal. Arcadis met the mandatory criteria, submitted a competitive price and nominated personnel with good experience; however, they were not as experienced as those provided in Cardno's submission.

**Advisian Pty Ltd (Advisian)** received the third overall ranking. Advisian submitted a competitive price and satisfactorily responded to the mandatory criteria. The tender submission demonstrated a reasonable understanding of the project requirements and their capability to complete the works. While Advisian met the mandatory criteria and submitted a competitive price, the panel's assessment was that the team offered by Advisian was not to the same level as that of that of the two other tenders.

**3. Strategic Implications**

3.1 Legislative/Legal Implications

Due to value of work being greater than \$200,000, Council called for tenders for the work through Vendor Panel Local Buy BUS 262-0317 Engineering & Environmental in accordance with the *Local Government Act 2009*.

3.2 Corporate Plan / Operational Plan

This project is consistent with Creating Opportunities: Well-planned growth - a sustainable and well-planned community.

3.3 Policy Implications

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

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



ITEM 4.2 PETRIE MILL REDEVELOPMENT PROJECT - PROVISION OF ENVIRONMENTAL ADVICE AND CONSTRUCTION SUPPORT (VP 147028) - DIVISION 7 - A19009678 (Cont'd)

3.4 Risk Management Implications

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

*Continuity - personnel changes:*

Potential risk is for changes in Environmental Advice and Construction Support team personnel throughout the duration of the project. MBRC will work with the successful consultant to establish and implement a communication management plan to mitigate the risk of impact to MBRC. MBRC and the successful consultant will conduct regular meetings to ensure the relevant personnel are up to date on project status and requirements. The consultant has specified and allowed for several backup personnel to ensure Council has adequate resources committed to the project.

*Legislative and regulatory requirements:*

The Petrie Mill Redevelopment project works are governed by the requirements of the Environmental Protection Act (1994), Environmental Protection Regulation (2008) and relevant management plans developed for individual lots. The successful consultant has vast experience and knowledge of relevant legislation, regulations and management plans and will be engaged to provide MBRC with technical expertise and direction.

*Accepting Owner's Consent for Land:*

MBRC is presented with *Owner's Consent* documents that specify requirements for managing land. The Senior Specialist and SQP will work directly with MBRC's management team to ensure risks are identified and appropriate strategies are implemented to mitigate risk to MBRC.

*Achieving specified milestone dates:*

With the assistance of the Environmental Advice and Construction Support team, the management of legislative requirements that impact construction works will be effectively anticipated and managed.

3.5 Delegated Authority Implications                       Nil identified

3.6 Financial Implications

The arrangement will be based on a schedule of rates basis for a period of approximately three years, from date of signing the agreement until 31 December 2022. The estimated total cost of the specialist service and advice for this period is \$1,515,599 (excluding GST), or approximately \$505,199.66 (excluding GST) per annum. The estimated total cost is within the Petrie Mill Redevelopment project budget.

3.7 Economic Benefit

The expert advice will assist MBRC with ensuring that Orora meets its contractual obligations in relation to the decommissioning of the site. Further, this engagement will enable ongoing delivery of the Petrie Mill Redevelopment which has significant economic benefits for the region.

3.8 Environmental Implications

The Environmental Advice and Construction Support team will assist MBRC in ensuring all environmental aspects across the Petrie Mill Redevelopment project are appropriately managed.

3.9 Social Implications

The overall Petrie Mill Redevelopment project will provide significant positive social benefits and will facilitate construction of a university campus.

3.10 Consultation / Communication

The works will be managed by the Major Projects team in line with communication policies and protocols.

**ITEM 4.3**

**DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A19300958 : 5 November 2019 - Refer **Confidential** Supporting Information  
**A19308748**  
*Responsible Officer:* MK, Principle Engineer Buildings and Facilities (IP Infrastructure Planning)

**Executive Summary**

Tenders were invited for the “*Deception Bay Scouts Hall Construction (MBRC008989)*” project. The tender closed on 10 September 2019 with a total of 14 conforming tenders received.

The project scope includes the construction of a new Scout’s Hall on the corner of Bonton Avenue and George Street in Deception Bay. The reason for this project is that the old Scout’s Hall was in very poor condition, and it was determined to be more financially feasible to demolish and re-construct the building rather than to completing remedial works.

It is recommended that the Council awards the contract for the “*Deception Bay Scouts Hall Construction (MBRC008989)*” to Ri-Con Contractors Pty Ltd for the sum of \$361,000.05 (excluding GST), as this tender submission was shown to have the best value for money.

**RESOLUTION**

Moved by Cr James Houghton

Seconded by Cr Peter Flannery

CARRIED 11/0

1. That the tender for “*Deception Bay Scouts Hall Construction (MBRC008989)*” be awarded to Ri-Con Contractors Pty Ltd for the amount of \$361,000.05 (excluding GST).
2. That the Council enters into an agreement with Ri-Con Contractors Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Ri-Con Contractors Pty Ltd for “*Deception Bay Scouts Hall Construction (MBRC008989)*” and any required variations of the agreement on Council’s behalf.

*ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)*

## OFFICER'S RECOMMENDATION

1. That the tender for "*Deception Bay Scouts Hall Construction (MBRC008989)*" be awarded to Ri-Con Contractors Pty Ltd for the amount of \$361,000.05 (excluding GST).
2. That the Council enters into an agreement with Ri-Con Contractors Pty Ltd as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary, including but not limited to, negotiating, making, amending, signing and discharging the agreement with Ri-Con Contractors Pty Ltd for "*Deception Bay Scouts Hall Construction (MBRC008989)*" and any required variations of the agreement on Council's behalf.

## **REPORT DETAIL**

### **1. Background**

Deception Bay Scouts is one of (16) Scout groups that operate on Moreton Bay Regional Council owned or controlled land. The existing Scout group are subject to the standard lease clauses under the current MBRC policy. This policy states that Scouts are responsible for internal maintenance and MBRC are responsible for external and structural maintenance. Since 2002, the Queensland branch of the Scout Association of Australia, has held a lease with Council over a building at 18 George Street, Deception Bay. The Deception Bay Scout group have been operating out of the old Scout's Hall since 1981/1982. The building had been well utilised by the 47 Scouts and nine leaders up to its demolition in July 2019.

On 11 May 2017 FSA Consulting Engineers were engaged to conduct an inspection of the structural defects on the Deception Bay Scout Hall, located at 18 George Street, Deception Bay QLD on behalf of Moreton Bay Regional Council. The inspection identified significant structural damage due to termite activity in the sub-floor members, timber floor boards, wall framing members and roof framing members. It also included structural damage to bearer ends resulting from water ingress via failed or non-existent water proofing systems. There was also a loss of structural capacity of roof framing due to defects in purlins and defective connection detail between purlins and bracing.

Following a detailed report and subsequent workshops with Council, it was decided that the best course of action was to demolish the building and construct a new facility for the Scouts to use. A budget allocation was provided in the 2019/20 Council budget to progress the design and construction of the new facility.

The site of Deception Bay Scouts Hall is at the corner of George Street and Bonton Avenue, Deception Bay, as shown in Figure 1 below.

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)



Figure 1 - Deception Bay Scouts Hall

The original Scout's Hall has now been demolished and a building has been designed to take its place. The new building will consist of a concrete floor with a steel framed construction. The new building will include PWD amenities, a kitchen-utility room, meeting room, store room and male and female toilets. The design also provides fully compliant access to all areas of the building.

The floor plan of the new building is shown below in Figure 2 and a north elevation in Figure 3.

ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)

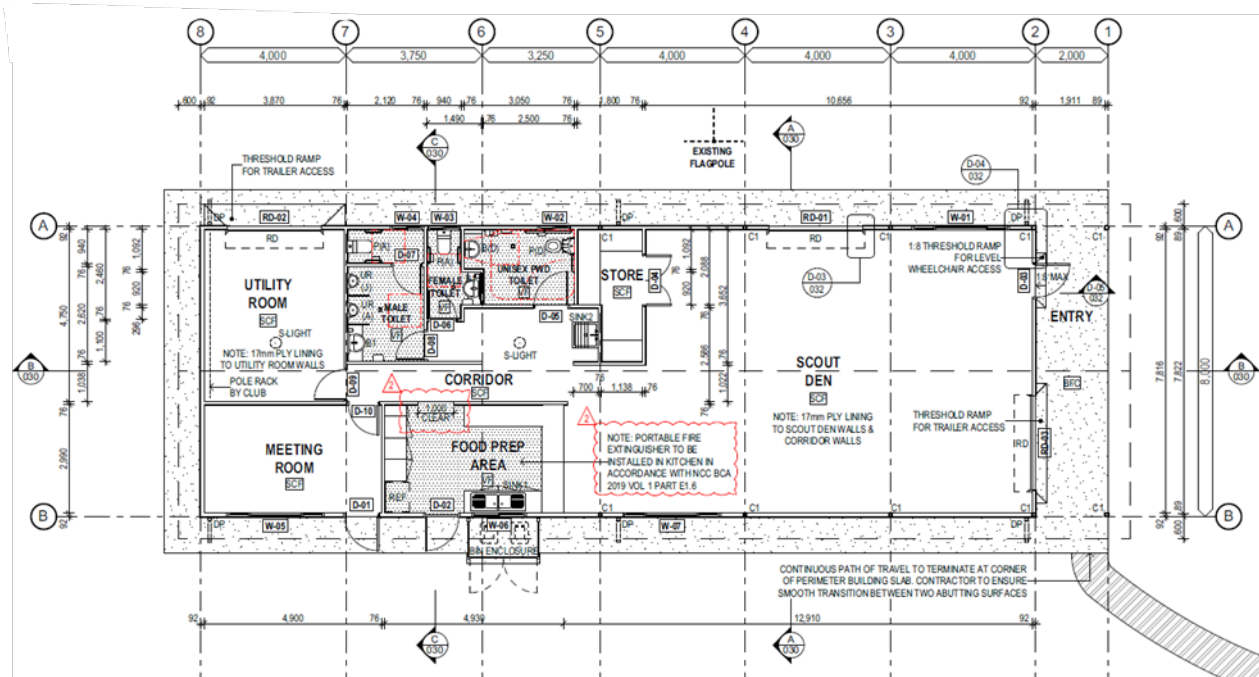


Figure 2 - Floor Plan of Scouts Hall

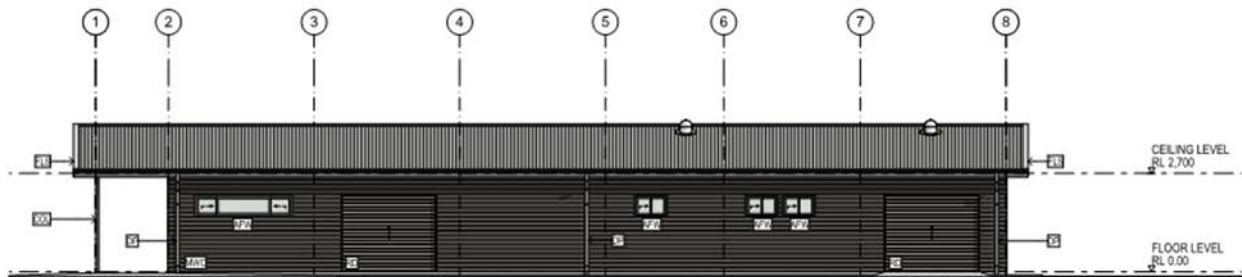


Figure 3 - North Elevation of new Hall

2. Explanation of Item

Tenders for the “Deception Bay Scouts Hall Construction (MBRC008989)” project closed on the 10th of September with a total of 14 conforming tenders and one non-conforming received. The tenders were assessed by the assessment panel in accordance with Council’s Purchasing Policy and the selection criteria as set out in the tender documents.

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

Rank	Tenderer	Evaluation Score
1	Ri-Con Contractors	100.00
2	Murphy Builders	95.25
3	Main Constructions	94.76
4	Midson Constructions	90.20
5	A Dart & Co	89.90
6	Hawley Constructions	88.85
7	NF Corbett	88.77

*ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)*

Rank	Tenderer	Evaluation Score
8	Verve Constructions	86.92
9	Anchor Building Services	82.37
10	Leaf Building Group	82.22
11	Caspian Building Services	81.22
12	Rork Projects	79.05
13	Goris Co Projects	72.77
14	KDR Build & Construct	66.89
-	Mint Construction	Non-conforming

**Ri-con Contractors** submitted a tender which extensively covered all evaluation criteria and all mandatory criteria. This included a detailed methodology and strategy, Gantt chart, and details of 3 previous relevant projects. These projects included works with both the Gympie Regional Council and the Sunshine Coast Regional Council, which demonstrates that they have experience working with local government. Two of these projects were the construction of community halls, which will be a similar type of construction to the Deception Bay Scouts Hall. Ri-Con Contractors attended a clarification meeting which was held on the 15<sup>th</sup> of October 2019. In this meeting Ri-Con Contractors confirmed all aspects of their tender which the MBRC enquired about, including their proposed schedule of works. They also confirmed that they understood all points raised in the MBRC standard document: *"Tender Clarification Meeting Agenda - AS2124"*.

Ri-con Contractors have provided a Gantt Chart which indicates that works will be completed by mid-March 2020, if they are awarded the contract by mid-November. This Gantt chart only includes rain-days until the lock-up stage of the project. This means that rain days are only included in November and December and Ri-Con have confirmed that this is correct in a clarification meeting. Ri-con agreed during tender clarification meeting that the construction program will be 15.1 weeks.

**Murphy Builders** submitted a comprehensive tender and demonstrated their methodology and experience on projects of a similar scale and complexity. Murphy Builder's tendered construction program was 17.1 weeks duration including wet weather allowance; however, there were no additional benefit for the higher price.

**Main Constructions** submitted a comprehensive tender and demonstrated their methodology and experience on projects of a larger scale and increased complexity. This was considered less appropriate to this project, as a larger contract value requires a different approach. Main Construction's tendered construction program was 19.6 weeks duration including wet weather allowance; however, there were no additional benefit for the higher price.

The non-conforming tender did not provide the mandatory documentation.

**3. Strategic Implications**

**3.1 Legislative / Legal Implications**

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

**3.2 Corporate Plan / Operational Plan**

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

*ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)*

**3.3 Policy Implications**

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

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

**3.4 Risk Management Implications**

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

*Financial Risk:*

- a. A third-party review of financial status has been carried out and the successful tenderer was rated 'satisfactory or above'.

*Construction Risks:*

- a. The recommended contractor will provide a detailed program of works, a staging plan, site specific traffic management, environmental management and safety plans. Work areas will be isolated to protect site personnel, the public, and to meet workplace health and safety requirements.
- b. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works at this location.

*Wet weather delays*

- a. The tender document required tenderers to include an allowance for inclement weather within their tendered construction time line. The allowance is based upon the Bureau of Meteorology Rainfall Graph for the Brisbane area. The contractor has provided an initial program of works with an inclusion of estimated wet weather days for the months of November and December. After these months the lock-up stage will be reached and as such no more wet weather days will be allowed for.

**3.5 Delegated Authority Implications                       Nil identified**

**3.6 Financial Implications**

Council has allocated \$489,526 in this FY for the Deception Bay Scouts Hall project. \$58,998 has been carried over from the 18/19 FY and was used to pay for the remaining design and demolition costs. This leaves \$430,528 for the construction of the Scout's hall in this financial year.

Tender Price (Construction)	\$361,000.05	
Contingency (10%)	\$ 36,100.05	
	-----	
Total Project Cost	\$397,100.10	
	=====	
Estimated ongoing operational/maintenance costs	\$3,000.00	per F/Y.

This project will be debited to job/project number 105787.907.22004

The budget amount for this Project is sufficient.

**3.7 Economic Benefit Implications**

The project provides Council with a leasable facility and will bring the building back to full utilisation for the Scouts.

**3.8 Environmental Implications**

An Environmental Management Plan will be provided by the successful tenderer, detailing the management of environmental matters affecting the project during construction.

*ITEM 4.3 DECEPTION BAY SCOUTS HALL CONSTRUCTION - DIVISION 5 - A19300958 (Cont'd)*

3.9 Social Implications

The social implications for this project in relation to the Council are positive. By re-constructing this building, we will be providing the Scouts with a brand-new building to run activities in.

3.10 Consultation / Communication

Building & Facilities Planning will be in continuous communication with the Principal Contractor. Communication strategies include weekly site visits to gather updates from the contractor. In addition to this, Community Services Sports & Recreation will be given consistent updates on the projects progress which can then be passed on to the Scouts.



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**5 PARKS, RECREATION & SPORT SESSION**

**(Cr K Winchester)**

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No items for consideration.

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**6 LIFESTYLE & AMENITY SESSION**

**(Cr D Sims)**

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No items for consideration.

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**7 ECONOMIC DEVELOPMENT, EVENTS & TOURISM SESSION**

**(Cr P Flannery)**

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No items for consideration.

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**8 REGIONAL INNOVATION SESSION**

**(Cr D Grimwade)**

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No items for consideration.

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**11. GENERAL BUSINESS OR RESPONSE TO QUESTIONS TAKEN ON NOTICE**

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**ITEM 11.1  
REMEMBRANCE DAY SERVICES - REGIONAL  
DS**

Cr Denise Sims made mention of her attendance at the Remembrance Day service held in the Memorial Gardens of the Pine Rivers District RSL Sub-Branch on Monday 11 November 2019.

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**RESOLUTION**

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**Moved by Cr Denise Sims  
Seconded by Cr Julie Greer**

**CARRIED 11/0**

**That a Mayoral letter of thanks be sent to the various RSL Sub-branches, community organisations, schools and volunteers throughout the region, for the conduct of services to commemorate Remembrance Day.**

**ITEM 11.2  
DALE MARSH - CATCHING THE LIGHT EXHIBITION - DIVISION 1  
BS**

Cr Brooke Savige made mention of her attendance to the Dale Marsh 'Catching the Light' Exhibition held at the Bribie Island Seaside Museum on Saturday 9 November 2019. Cr Savige said that Dale's art has been a long-standing focal point on Bribie Island, becoming a part of its identity through the mural that is visible on entry to the island. Cr Savige added that Dale has been working with Council on the future of this Bribie Island mural for some time and his contributions are valued.

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**RESOLUTION**

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**Moved by Cr Brooke Savige  
Seconded by Cr Peter Flannery**

**CARRIED 11/0**

**That a Mayoral letter of thanks be sent to Mr Dale Marsh for his contributions to the local community and broader region.**

**ITEM 11.3**  
**AUSTRALIAN INDIGENOUS FOOTBALL CHAMPIONSHIPS - DIVISION 2**  
**PF**

Cr Peter Flannery made mention of his attendance on Saturday 9 November 2019 at the Australian Indigenous Football Championships held at the Moreton Bay Central Sports Complex. Cr Flannery said that it was an extremely hot day and was supported by the indigenous community from all over the state and the country. Cr Flannery added that the tournament was very successful, with the Queensland men's team winning their competition after a penalty shoot-out. The event included teams of men, women, and for the first time, a Youth Tournament, and that a Qld Police vs All Stars Indigenous Exhibition game was played.

**RESOLUTION**

Moved by Cr Peter Flannery

Seconded by Cr Koliana Winchester

CARRIED 11/0

**That a Mayoral letter of congratulation be sent to the Australian Football Indigenous Corporation on the successful conduct of the Australian championships tournament.**

**ITEM 11.4**  
**MORETON BAY REGIONAL COUNCIL EVENTS - FIREWORKS - REGIONAL**

Cr Allan Sutherland (Mayor) moved the following:

**RESOLUTION**

Moved by Cr Allan Sutherland (Mayor)

Seconded by Cr James Houghton

CARRIED 11/0

**That a ban be placed on all Council-supported fireworks displays planned for upcoming Christmas and New Year events, and that alternative entertainment be investigated in the meantime.**

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**12. CLOSED SESSION**

*(s275 of the Local Government Regulation 2012)*

Consideration of confidential officers' reports as referred by the Chief Executive Officer and confidential general business matters as raised at the meeting.

**CLOSED SESSION**

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**RESOLUTION**

Moved by Cr Mike Charlton (Deputy Mayor)

Seconded by Cr James Houghton

**CARRIED 11/0**

**That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Items C.1 to C.2.**

Members of the press and public gallery left the Chambers.  
The closed session commenced at 11.07am.

**OPEN SESSION**

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**RESOLUTION**

Moved by Cr Adam Hain

Seconded by Cr James Houghton

**CARRIED 11/0**

**That Council resume in open session and that the following motions be considered.**

The open session resumed at 11.09am.

**ITEM C.1 - DECLARATION OF INTEREST**

**Conflict of Interest - Declaration - Cr Darren Grimwade**

Pursuant to s175E of the *Local Government Act 2009*, Cr Darren Grimwade declared a perceived conflict of interest in Item C.1 as Telstra Corporation Limited has provided the Councillor with event tickets and hospitality to numerous events.

However, Cr Darren Grimwade has considered his position and is firmly of the opinion that he could participate in the debate and resolution on the matter in the public interest.

**Councillor not voluntarily left meeting - other Councillors who are entitled to vote must decide**

*Pursuant to s175E(3) of the Local Government Act 2009, the other Councillors who are entitled to vote at the meeting have been informed about a Councillor's personal interests in the matter and the Councillor has not voluntarily left the meeting, and in accordance with s175E(4) the other Councillors must decide whether the Councillor has a real or perceived conflict of interest in the matter and what action the Councillor must take.*

Moved by Cr Adam Hain

Seconded by Cr Koliana Winchester

CARRIED 10/0

*Cr Darren Grimwade had declared a perceived conflict of interest and was not entitled to vote*

That in accordance with s175E(4) of the *Local Government Act 2009*, it is considered that Cr Darren Grimwade has a perceived conflict of interest in the matter however, may participate in the meeting including voting on the matter as it is considered that this is in the public interest.

Cr Darren Grimwade remained in the meeting.

*Administrative omission corrected - confirmed General Meeting 19 November 2019 (19/2385)*

**CLOSED SESSION**

**RESOLUTION**

Moved by Cr James Houghton

Seconded by Cr Koliana Winchester

CARRIED 11/0

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

Members of the press and public gallery left the Chambers.  
The closed session commenced at 11.12am.

**OPEN SESSION**

**RESOLUTION**

Moved by Cr Koliana Winchester

Seconded by Cr Peter Flannery

CARRIED 11/0

That Council resume in open session and that the following motions be considered.

The open session resumed at 11.15am.

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**12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL**

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**ITEM C.1 – CONFIDENTIAL**

**PROPOSED LEASE - TELECOMMUNICATIONS FACILITY - DIVISION 12**

**Meeting / Session:** *7 Economic Development, Events & Tourism (Cr P Flannery)*  
**Reference:** *A19260817 : 28 October 2019 - Refer Confidential Supporting Information A19260809*  
**Responsible Officer:** *JH, Technical Officer - Property Services (CES Property & Commercial Services)*

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**Basis of Confidentiality**

Pursuant to s275 (1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

**Executive Summary**

This report seeks Council's approval for the provision of a trustee lease to Telstra Corporation Limited (ABN 33 051 775 556) (**Telstra**), for the purpose of a telecommunications facility on the terms outlined in this report.

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**RESOLUTION**

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Moved by Cr Peter Flannery

Seconded by Cr Mick Gillam

CARRIED 11/0

1. That the exception contained in section 236(1)(c)(vi) of the Local Government Regulation 2012 applies to the Council regarding the disposal of the property referred to in this report.
2. That Telstra be granted a trustee lease over Lease T on SP315397 in Lot 68 on CP864872 on the terms outlined in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the lease and any required variations of the lease on the Council's behalf, as described in this report.

**ITEM C.2 - STATEMENT OF LEGAL POSITION**

Following the receipt of legal advice that agenda item C.2 is administrative in nature and could not be perceived as having any substantive impact on any donor to the Moreton Futures Trust, no personal interests need be declared by any Councillor in relation to this item.

**CLOSED SESSION**

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**RESOLUTION**

**Moved by Cr Koliana Winchester**

**Seconded by Cr James Houghton**

**CARRIED 11/0**

**That Council move into closed session pursuant to the provisions of s275 (1) of the Local Government Regulation 2012 to discuss Item C.2.**

Members of the press and public gallery left the Chambers.  
The closed session commenced at 11.18am.

**OPEN SESSION**

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**RESOLUTION**

**Moved by Cr Julie Greer**

**Seconded by Cr Mick Gillam**

**CARRIED 11/0**

**That Council resume in open session and that the following motions be considered.**

The open session resumed at 11.21am.

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**12a. CONFIDENTIAL OFFICERS' REPORTS TO COUNCIL**

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**ITEM C.2 – CONFIDENTIAL**

**PETRIE MILL REDEVELOPMENT - MASTER PLANNING FOR MILL CENTRAL - DIVISION 7**

*Meeting / Session:* 4 ASSET CONSTRUCTION & MAINTENANCE  
*Reference:* A19070524 : 22 July 2019  
*Responsible Officer:* PC, Project Director, The Mill

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**Basis of Confidentiality**

Pursuant to s275(1) of the Local Government Regulation 2012, clause (e), as the matter involves contracts proposed to be made by the Council.

**Executive Summary**

A Master Plan review of stage 1 of the redevelopment project was recently undertaken by Archipelago under Local Buy contract BUS265 for Planning, Surveying, Design and Architectural Services.

The Master Planning now needs to be undertaken for the broader Mill Central. This plan will guide future stages of site development across the wider Mill Central.

This report recommends that Council enter into a new contractual arrangement with Archipelago to progress *Master Planning for Mill Central*.

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**RESOLUTION**

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Moved by Cr Adam Hain

Seconded by Cr Denise Sims

CARRIED 11/0

1. That in accordance with section 234 of the Local Government Regulation 2012, Council is satisfied that an agreement with Archipelago for the *Master Planning for Mill Central* project is entered into under a Local Buy Arrangement (LGAQ).
2. That the Council enters into an agreement with Archipelago as described in this report.
3. That the Chief Executive Officer be authorised to take all action necessary including, but not limited to, negotiating, making, amending, signing and discharging the agreement with Archipelago for the *Master Planning for Mill Central* project and any required variations of the agreement on Council's behalf.



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**12b. CONFIDENTIAL GENERAL BUSINESS**

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No items for consideration.

**13. CLOSURE**

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There being no further business the meeting closed at 11.23am.

CHIEF EXECUTIVE OFFICER'S CERTIFICATE

I certify that minute pages numbered 19/2307 to 19/2342 constitute the minutes of the General Meeting of the Moreton Bay Regional Council held 12 November 2019.

\_\_\_\_\_  
Graeme Kanofski  
Acting Chief Executive Officer

CONFIRMATION CERTIFICATE

The foregoing minutes were confirmed by resolution of Council at its meeting held Tuesday 19 November 2019.

\_\_\_\_\_  
Graeme Kanofski  
Acting Chief Executive Officer

\_\_\_\_\_  
Councillor Allan Sutherland  
Mayor