



AGENDA

Coordination Committee Meeting

Tuesday 12 June 2018

commencing at 10.30am

Redcliffe Chambers
Irene Street, Redcliffe

COUNCILLOR:

NOTICE IS HEREBY GIVEN, that a meeting of the Coordination Committee will be held on Tuesday 12 June 2018 commencing at 10.30am in Redcliffe Chambers, Irene Street, Redcliffe to give consideration to the matters listed on this agenda.

Daryl Hitzman
Chief Executive Officer

7 June 2018

Membership = 13
Mayor and all Councillors

Quorum = 7

[Agenda for public distribution](#)

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SUPPORTING INFORMATION
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9 REGIONAL INNOVATION (Cr D Grimwade)

10 GENERAL BUSINESS

ATTENDANCE & APOLOGIES

Attendance:

Committee Members:

Cr Allan Sutherland (Mayor) (Chairperson)

Officers:

Apologies:

Cr Adam Hain

Cr James Houghton

The Mayor is the Chairperson of the Coordination Committee.

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

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

1 GOVERNANCE SESSION

(Cr A Sutherland, Mayor)

ITEM 1.1

AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL

Meeting / Session: 1 GOVERNANCE

Reference: A17015566 : 1 June 2018 - **Refer Supporting Information A16677339
(Official Version A6676650)**

Responsible Officer: HK, Executive Support Officer (CEO Executive Services)

Executive Summary

This report seeks the consideration and adoption of the amended Audit Committee - Terms of Reference, as appearing in the supporting information to this report.

OFFICER'S RECOMMENDATION

That the Audit Committee Terms of Reference be adopted.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

REPORT DETAIL

1. Background

In accordance with the review triggers, the Audit Committee - Policy and Terms of Reference have been reviewed to ensure relevance and effectiveness is maintained.

The Audit Committee considered the revised Terms of Reference at its meeting held 30 May 2018 subsequently recommending them to the Council for adoption. The revised Terms of Reference are contained in the supporting information to this report.

2. Explanation of Item

The Terms of Reference is designed to assist the Council in fulfilling its corporate governance role and oversight of financial management and reporting responsibilities imposed under the *Local Government Act 2009*, the Local Government Regulation 2012 and other relevant legislation.

The Terms of Reference is to be reviewed at least annually. This review is to include consultation with the Chief Executive Officer.

A comprehensive review was undertaken having regard to the following:

- Drafting of the Audit Committee Induction Pack
- Internal Audit of Conflicts of Interest
- Results of the Audit Committee Self-Assessment Questionnaire
- Better Practice Guide: Public Sector Internal Audit – An Investment in Assurance and Business
- Improvement issued by the Australian National Audit Office in September 2012, and
- Audit Committee Guidelines - Improving Accountability and Performance issued by the Queensland Government in June 2012.

3. Strategic Implications

3.1 Legislative/Legal Implications

The Terms of Reference has been reviewed in accordance with the *Local Government Act 2009* and the Local Government Regulation 2012 and other relevant legislation.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Following adoption, the amended Terms of Reference will be placed on embarc (intranet) and Council's website.

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

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

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.

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ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

3.9 Social Implications

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

3.10 Consultation / Communication

Consultation has been undertaken with Council's Audit Committee, Chief Executive Officer and relevant departmental officers.

SUPPORTING INFORMATION

Ref: A16677339

The following list of supporting information is provided for:

**ITEM 1.1
AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL**

#1 Audit Committee Terms of Reference

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

#1 Audit Committee Terms of Reference

AUDIT COMMITTEE

TERMS OF REFERENCE



Terms of Reference

Audit Committee

Moreton Bay Regional Council

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

TERMS OF REFERENCE

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TOR /AC-01 Document Status

Version	Committee Consideration	Council Adoption
V1	Audit – 22 July 2008 (P.08/1953)	General Meeting – 5 August 2008 (P.GM-08/2285)
V2	Audit – 22 April 2009 (P.09/1011)	General Meeting – 28 April 2009 (P.09/1066)
V3	Audit – 13 September 2010 (P.10/2203)	General Meeting – 21 September 2010 (P.10/2231)
V4	Post-election Meeting – 14 May 2012 (P.12/603)	General Meeting – 22 May 2012 (P.12/609)
V5	Audit – 29 August 2012 (P.12/1492-1493)	General Meeting – 4 September 2012 (P.12/1499)
V6	Audit – 20 November 2013 (P.13/2211)	General Meeting – 3 December 2013 (P.13/2349)
V7	Post-election Meeting - 18 April 2016 (P. 16/545)	General Meeting - 26 April 2016 (P. 16/550)
V8	Audit - 8 March 2017 (P.17/348)	Coordination Committee - 4 April 2017 (P.17/461) <i>General Meeting - 4 April 2017 (P.17/458)</i>
V9	Audit - 30 May 2018 (P. 18/1203)	General Meeting -

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

TERMS OF REFERENCE

1. Head of Power

This Audit Committee (**Committee**) Terms of Reference has been designed to assist the Moreton Bay Regional Council (**Council**) in fulfilling its corporate governance role and oversight of financial management and reporting responsibilities imposed under the *Local Government Act 2009 (Act)*, the Local Government Regulation 2012 (**Regulation**), and other relevant legislation.

2. Establishment

The Committee is established in accordance with s.105 of the Act and ss. 208-211 of the Regulation.

Pursuant to s.265 of the Regulation, the Committee is an advisory committee - it has no line authority in itself and does not replace the management responsibilities of the Executive Management Team (**EMT**), but rather acts as a source of independent advice to the Council and to the Chief Executive Officer (**CEO**) on governance, risk management, accountability and audit-related matters. It in no way diminishes the EMT's responsibility to maintain an adequate governance and internal control system and manage risks.

These Terms of Reference set the principles and standards for the Committee and explains the role of the Committee within Council.

3. Objectives

The objective of the Committee is to advise Council on, and where delegated, determine upon matters outlined in the roles and responsibilities of the Committee. This includes the provision of independent assurance and assistance to the Council, the CEO and the EMT on Council's risk, control and compliance framework, and its financial statement responsibilities.

4. Roles and Responsibilities of the Audit Committee

The role of the Committee is to assist Council and the CEO to discharge their responsibilities imposed under the Act and other relevant legislation, which includes the requirement to monitor and review the:

- Integrity of financial documents
- Internal Audit function
- Effectiveness and objectivity of the Council's Internal Auditors and External Audit, and
- Effectiveness of Council's internal controls.

The Committee's roles and responsibilities also include:

Control and Policies

- Evaluate and monitor the integrity, adequacy and effectiveness of finance, administrative and operating systems, policies and procedures through communication with, and reports from management, External and Internal Audit.
- Monitor the standard of corporate governance and ethical considerations.
- Monitor compliance with statutory, regulatory and policy obligations.
- Review the effective operation of an accounting and financial control and risk environment.
- Review the Internal Audit Plan for the current financial year.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

TERMS OF REFERENCE

- Review the progress of the Internal Audit Plan and the implementation of recommendations. With respect to audit recommendations, Internal Audit will follow up each recommendation when the implementation date falls due.

Financial Reporting

- Review significant accounting and reporting issues, including complex or unusual transactions and highly judgmental areas, and recent professional and regulatory pronouncements, and understand their impact on the financial statements.
- Review proposed asset valuation methodology and the final annual asset valuation report.
- Review with management and the External Auditors the results of the audit, including any difficulties encountered.
- Review the annual financial report, and consider whether it is complete, consistent with information known to Committee members, and reflects appropriate accounting principles, standards and regulatory requirements.
- Review with management and the External Auditors all matters required to be communicated to the Audit Committee under generally accepted auditing standards.
- Review any legal matters which could significantly impact the financial statements.

Internal and External Audit

- Oversee Council's External Audit and consider audit findings and management's response to the External Auditor's management letter.
- Endorse Internal Audit plans.
- Review the audit plans of the Internal and External Auditors and the extent to which planned audit scope can be relied upon to detect weaknesses in internal control, risk, fraud or other illegal acts.
- Review Internal Audit reports and findings.
- Review the status of the follow up and the implementation of recommendations made by Internal and External Auditors.

Risk Management

- Monitor Council's Enterprise Risk Management (**ERM**) strategies, policies and procedures.
- Advise on the management of Council's strategic risks. The Committee may identify specific risks for more detailed review and discussion.
- Provide an effective oversight function to ensure that fraud and corruption control objectives are being met in relation to the mitigation of fraud and corruption risks.
- Seek assurance from those in attendance at meetings and from information presented at meetings that the implementation of the Operational Plan continues to focus on the adequacy and effectiveness of internal controls and the minimisation of risk.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

TERMS OF REFERENCE

5. Member Responsibilities

Members of the Committee are expected to understand and observe the legal requirements of the Act and Regulation.

Members are expected to at all times:

- Act in the best interests of Council
- Apply good analytical skills, objectivity and good judgement
- Maintain confidentiality of information and documentation considered by the Committee
- Express opinions constructively and openly, raise issues that relate to the Committee's responsibilities and pursue independent lines of enquiry, and
- Contribute the necessary time required to review the agenda papers prior to attending meetings.

6. Composition

Section 210 of the Regulation specifies that the Committee must consist of at least three and no more than six members; and must include at least one, but no more than two councillors.

The members, taken collectively, will have a broad range of skills and experience relevant to the Committee's responsibilities. At least one member will have significant accounting or related financial management experience with an understanding of accounting and auditing standards in a public sector environment.

Council will appoint one of the Committee members as Chairperson.

To improve the level of independence and objectivity, two suitably qualified independent external members will be appointed to the Committee under terms and conditions resolved by Council from time to time.

Whilst the CEO is not a member of the Committee he/she should attend meetings of the Committee as required.

7. Terms of Membership

Councillors

- Councillor members will be appointed to the Committee for the full Council term unless otherwise removed by a resolution of full Council or acceptance of a resignation.
- In the event of a Councillor resigning his/her position on the Committee, the full Council will nominate a Councillor to fill the vacant position.

Independent External Members

- Appointment of external members will be made via a public advertisement; an evaluation of candidates and a recommendation for appointment put to Council, or as otherwise determined by Council. External members may not be Council employees or contractors.
- External members shall be appointed for a maximum term of four years.
- External members should have significant experience and skills in financial matters and be conversant with the role of Internal Audit, ERM principles and the financial and other reporting requirements of local governments.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

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-
- The evaluation of potential external members will be undertaken by the Mayor or a nominated Councillor, Chairperson of the Committee and the CEO, taking account of the experience of candidates and their likely ability to apply appropriate analytical and strategic management skills.
 - Remuneration will be paid to each external member.
 - External members may be re-appointed, however, they must reapply and follow the selection process.

Committee

- If the Council proposes to remove a member of the Committee, it must give written notice to the member of its intention to do so and provide that member with the opportunity to be heard at a Council meeting which is open to the public, if that member so requests.
- The Chairperson shall be appointed by Council.

8. Independence and Ethical Standards

- Members must act and make decisions with an open and enquiring mind from their perspective as a Committee member safeguarding the interests of Council.
- Members must act independently.
- Members of the Committee must, at all times in the discharge of their duties and responsibilities, exercise honesty, objectivity and probity.

9. Quorum

Section 211(2) of the Regulation requires a quorum of at least half the number of members of the Committee and either the Chairperson shall preside or if the Chairperson is absent, the member chosen by the members present as Chairperson for the meeting presides.

10. Meetings and Reporting

- The dates and times of regular meetings of the Committee will be fixed by resolution of Council and may be amended from time to time by resolution.
- As an indicative guide the Committee should meet at least quarterly with meetings arranged to coincide with relevant Council deadlines, for example, to coincide with the approval of corporate plans, annual plans and budgets, to coincide with engagement of the External Auditors and the finalisation of the financial statements.
- Additional meetings shall be convened at the discretion of the Chairperson or at the written request of any member of the Committee, Internal or External Auditor.
- The CEO, the Manager Financial & Project Services and the Principal Internal Auditor shall attend all meetings, except when the Committee chooses to meet in camera. Other members of Council or Council employees may be invited to attend where appropriate at the discretion of the Committee to advise and provide information when required.
- Representatives of the External Auditor should be invited to attend at the discretion of the Committee but **must** attend meetings considering the draft Annual Financial Report and results of the External Audit.
- Due to the confidential nature of information and the high level of independence of Internal and External Audit, Committee meetings may be closed in accordance with s.275 of the Regulation.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

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- If considered beneficial by the Chairperson of the Committee, additional meetings may be held with Internal or External Audit. The Chairperson could decide to hold one or both of the following meetings:
 - (a) A separate meeting may be held by the Audit Committee and Internal or External Audit with no observers present, and/or
 - (b) An executive session may be held by the Chairperson with an independent Committee member and Internal or External Audit.

The Chairperson would hold the meetings when considered appropriate. These meetings would be in addition to the normal Committee meetings.

- Appendix 'A' - Standing Agenda Items.

Administrative Support

The CEO shall provide administrative support to the Committee.

This support shall include:

- Preparation and distribution of the agenda and any attachments and other material to the Committee, the EMT and all other Councillors prior to the Meetings, in accordance with s.277 of the Regulation.
- Pursuant to s.272 (7) of the Regulation, the Committee is exempted from the requirement to keep minutes of its proceedings as the function of the Committee is to advise or recommend.

Access by Committee

The Committee shall be supplied with information it requires from the CEO or any Council employee delegated by the CEO.

Requests for Council employees and independent experts to attend a Committee meeting to provide information shall be approved by the CEO or a Director.

Reporting Requirements

Sections 211(1)(c) and 211(4) of the Regulation requires a written report about the matters reviewed at a Committee meeting and the Committee's recommendations about the matters to be presented by the CEO at the next Council meeting for consideration and adoption.

Internal and External Audit may be requested to address Council to provide detailed explanation of the issues reported or raised within the Committee meetings. It is imperative that the independence of audit is not compromised or seen to be compromised.

To maintain this high level of independence, it may be necessary to resolve that the Council meeting be closed (in terms of s.275 of the Regulation) when Internal or External Audit addresses Council.

After the Council meeting, the adopted report is to be circulated to all Committee members.

11. Relationships

Internal Audit

The Committee will act as a forum for Internal Audit and oversee its planning, monitoring and reporting processes. This process will form part of the governance process that ensures that Council's Internal Audit function operates effectively, efficiently and economically.

ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

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External Audit

The Committee has no power of direction over External Audit or the manner in which the External Audit is planned or undertaken, but will act as a forum for the consideration of External Audit findings and will ensure that they are balanced with the views of management.

12. Induction of New Members

New members of the Committee will be provided with induction material to allow the members to familiarise themselves with the organisation and to facilitate their understanding of its principal operations and activities, corporate practices and culture.

New members will receive relevant information and briefings upon their appointment to assist them to understand and meet their responsibilities under this Terms of Reference. Further training may be available if required.

13. Performance Review and Assessment

The Chairperson of the Committee, in consultation with the CEO, will initiate a review of the performance of the Committee at least every 2 years.

A Committee self-assessment questionnaire will be used to facilitate this review with appropriate input sought from the CEO, Committee members, the EMT, Internal and External Auditors, the Manager Financial & Project Services, and any other relevant stakeholders.

The Principal Internal Auditor will assist the Chairperson with the administration of the self-assessment questionnaire.

14. Conflicts of Interest

Committee members are required to provide written declarations declaring any potential or actual conflicts of interest they may have in relation to their responsibilities.

As they arise between meetings, or at the beginning of each Committee meeting, members are required to declare any new or changed potential or actual conflicts of interest that may apply to specific matters on the meeting agenda.

Where required, the members will be excused from the meeting or from the Committees consideration of the relevant agenda item(s). Details of potential or actual conflicts of interest declared by members and action taken will be appropriately recorded.

15. Professional Indemnity Insurance

Committee members are provided with professional indemnity insurance as part of Council's Broad Form Liability Cover - Qld Local Government Mutual Liability Pool.

16. Review of the Terms of Reference

This Terms of Reference will be reviewed at least annually. This review will include consultation with the CEO.

Any substantive changes to the Terms of Reference will be formally adopted by the Council on the recommendation of the Committee.

17. Legislation referenced in the Terms of Reference

Local Government Act 2009
Local Government Regulation 2012
Auditor-General Act 2009

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ITEM 1.1 AUDIT COMMITTEE - TERMS OF REFERENCE - REGIONAL - A17015566 (Cont.)

AUDIT COMMITTEE

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APPENDIX 'A' - STANDING AGENDA ITEMS

Agenda Item	Topic	Speaker / Presenter
1	Welcome and Apologies	Chairperson
2	Potential Conflict of Interest Declarations	Chairperson
3	Significant Organisation and System Matters	CEO
4	Enterprise Risk Management Activities Update	Risk Owner
5	Financial Reporting – <i>including YTD budget versus actual</i>	Accounting Services Manager
6	External Auditor Report	External Audit
7	Internal Audit Overview, Reports & Follow-Up Actions	Internal Audit
8	General Business	Committee
9	Next Audit Committee Meeting	Chairperson
10	Close	Chairperson

2 PLANNING & DEVELOPMENT SESSION

(Cr M Gillam)

ITEM 2.1

DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1

APPLICANT: Boland Cranes C/- JFP Urban Consultants Pty Ltd

OWNER: Wexboland Pty Ltd

Meeting / Session: 2 PLANNING & DEVELOPMENT
Reference: A16786356: 9 April 2018 – Refer Supporting Information A16944186
Responsible Officer: TA, Planner (PED Development Services)

Executive Summary

APPLICATION DETAILS	
Applicant:	Boland Cranes C/- JFP Urban Consultants Pty Ltd
Lodgement Date:	26 June 2017
Properly Made Date:	10 August 2017
Confirmation Notice Date:	22 August 2017
Information Request Date:	6 September 2017
Info Response Received Date:	6 February 2018
Public Notification Dates:	15 February 2018 - 8 March 2018
No. of Submissions:	Properly Made: Two (2) Not Properly Made: Zero (0)
Decision Due Date:	14 June 2018 (by agreement)
Prelodgement Meeting Held:	PRE/2718

PROPERTY DETAILS	
Division:	Division 1
Property Address:	310 Old Toorbul Point Road, Caboolture
RP Description	Lot 48 RP 197137
Land Area:	20,030 M ²
Property Owner	Wexboland Pty Ltd

STATUTORY DETAILS	
Planning Legislation:	<i>Sustainable Planning Act 2009</i>
Planning Scheme:	MBRC Planning Scheme
Planning Locality / Zone	Rural Residential Zone
Level of Assessment:	Impact Assessable

This application seeks Material Change of Use - Development Permit for Transport Depot and ancillary Office situated at the abovementioned property. It is proposed to establish a Transport Depot on site with a total use area is 1500m², which includes an existing shed, ancillary office, and outdoor storage areas.

The proposed Transport Depot caters for the following vehicles:

- One (1) Large Rigid Vehicle;
- One (1) Medium Rigid Vehicle; and
- Four (4) Cranes.

Moreton Bay Regional Council

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 - A16786356 (Cont.)

The existing Dwelling house is to be retained on site as a Residential Use, with the Transport Depot operated by the residents. The use includes up to a maximum of two (2) additional employees.

The application was publicly advertised with two (2) submissions received. The proposed development is considered to accord with the intent of the MBRC Planning Scheme, and is recommended to be approved subject to conditions.

OFFICER'S RECOMMENDATION

- A. That Council, in accordance with the *Sustainable Planning Act 2009*, approves the development application for a Material Change of Use - Development Permit for Transport Depot and ancillary Office at 310 Old Toorbul Point Road, Caboolture, described as Lot 48 RP 197137, subject to the following plans/documents and conditions:

Approved Plans and Documents			
Plan / Document Name	Reference Number	Prepared By	Dated
Site Plan	M1 Rev. B Sheet 1 of 1	JFP Consultants	5 February 2018
Environmental Noise Impact Report	1801305	Decibell Consulting Pty Ltd	13 December 2017
Traffic Impact Assessment for Crane Storage Facility at 310 Old Toorbul Point Rd, Caboolture	0751 Rev. 2	PSA Consulting Australia	11 December 2017

CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
DEVELOPMENT PLANNING		
1	Approved Plans and/or Documents	
	Undertake development generally in accordance with the approved plans and/or documents. These plans and/or documents will form part of the approval, unless otherwise amended by conditions of this approval.	Prior to commencement of use and to be maintained at all times.
2	Extent of Use	
A	Ensure the maximum number of vehicles on site do not exceed: <ol style="list-style-type: none"> 1. One (1) Large Rigid Vehicle; 2. One (1) Medium Rigid Vehicle; and 3. Four (4) cranes. 	Prior to commencement of use and to be maintained at all times.
B	Ensure the total number of heavy vehicle movements per day do not exceed eight (8) traffic movements. Note: This excludes cars.	Prior to commencement of use and to be maintained at all times.
3	On-Site Car Spaces	
A	Provide at least six (6) vehicle spaces on site, aligned with at least the following: <ul style="list-style-type: none"> • Four (4) cars 	Prior to commencement of use and to be maintained at all times.

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ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 - A16786356 (Cont.)

CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
	<ul style="list-style-type: none"> • One (1) Large Rigid Vehicle; and • One (1) Medium Rigid Vehicle
B	Provide for the manoeuvring of vehicles on site, generally in accordance with the approved plan.
	Prior to commencement of use and to be maintained at all times.
4	Screen Fencing
A	Construct a screen fence along the western boundary of the site, extending along from the front property boundary for at least 115m to screen the proposed use area from adjoining landowners. Unless an alternative design is agreed to with the owner of the adjoining land, the screen fence is to be 1.8 metres in height and constructed of treated timber,
	Prior to the commencement of the use and to be maintained at all times.
5	Water
	Submit to Council a Certificate of Completion or Provisional Certificate of Completion for the development from the Northern SEQ Distributor–Retailer Authority (Unitywater) confirming: <ol style="list-style-type: none"> 1. a reticulated water supply network connection is available to the land; and 2. all the requirements of Unitywater have been satisfied.
	Prior to the commencement of the use and to be maintained at all times.
6	No Clearing On Site
	Ensure no native vegetation clearing occurs as part of the approved use.
	Prior to the commencement of use and to be maintained at all times.
ENVIRONMENTAL HEALTH	
7	External Lighting
	Install external lighting in accordance with AS4282-1997 - (Control of the Obtrusive Effects of Outdoor Lighting) or as amended.
	Prior to commencement of use and to be maintained at all times.
8	Waste Management
	Manage waste in accordance with SC 6.20 Planning Scheme Policy - Waste.
	Prior to commencement of use and to be maintained at all times.
9	Premises Hours of Operation
	Limit the hours of operation, including vehicles entering and leaving the site, to between 7am to 6pm Monday to Friday.
	At all times.
DEVELOPMENT ENGINEERING	
10	Replace Existing Council Infrastructure
	Replace existing Council infrastructure (including but not limited to street trees and footpaths) that is damaged as part of construction works, to a standard which is consistent with Council's standards.
	Prior to commencement of use.

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CONDITION	TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT	
11	Alterations and Relocation of Existing Services
	Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.
	Prior to commencement of use.
12	Access, Internal Roadways and Servicing Areas
A	Design, construct and maintain accesses, internal roadways and servicing areas, in accordance with the approved plan(s) of layout, MUTCD and Australian Standard AS2890. The works must be designed, constructed and maintained in accordance with good engineering practices and Council's Planning Scheme requirements unless conditioned otherwise.
	Prior to commencement of use and to be maintained.
B	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.
	Prior to commencement of use
13	Driveway Crossover
	The driveway crossover from the constructed road to the site must be designed and built as a Type Rural Driveway in accordance with Council Standard Driveway Crossover Drawing RS056, with levels complying with Council Standard Road Verge Drawing RS056.
	Provide certification from an RPEQ that all works have been designed and constructed in accordance with this permit condition.
	Notes: 1. The internal access works must be designed to ensure the correct line, level and layout is achieved for the driveway crossover.
	Council will not accept driveway crossovers that do not conform to the above requirements.
	Prior to commencement of use
14	Construction Affecting Existing Roads
	Provide and maintain control measures for any works in or affecting roads (including verges) to ensure that the works will not injure, endanger, obstruct or unduly inconvenience any person or user of the road.
	Note: All traffic control devices must be installed and maintained in accordance with the Manual of Traffic Control Devices (Queensland).
	At all times.
15	Stormwater Quality Management – Best Practice Measures
A	Prepare and implement a Stormwater Quality Management Plan incorporating stormwater quality management best practices – Refer to Water By Design Deemed to Comply Solutions.
	Prior to commencement of the use.

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CONDITION		TIMING
MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT		
B	Provide certification from an RPEQ that condition (A) above has been complied with.	Prior to commencement of the use.
16	Stormwater Drainage - Lawful Discharge	
	Ensure that stormwater from the proposed development is lawfully discharged from the subject land without causing nuisance and annoyance to any person.	At all times.
17	Building Materials Below the Flood Planning Level	
A	Building works which are below the Flood Planning Level are to be constructed from materials with a high water resistance.	Prior to commencement of use
B	No filling is permitted within the area mapped as Medium/High risk flood hazard area under Council's Flood Hazard Overlay Code.	At all times
	Notes: 1. The Flood Planning Level used for development can be obtained from the relevant section of the Flood Check Development Report available via Council's website: www.moretonbay.qld.gov.au . The current Flood Planning Level for this site is RL7.4 AHD. 2. The Queensland Government Fact Sheet 'Rebuilding after a flood' provides information about water resilient products and building techniques. Available at www.hpw.qld.gov.au .	

ADVICES	
1	Aboriginal Cultural Heritage Act 2003
	<p>The <i>Aboriginal Cultural Heritage Act 2003</i> commenced in Queensland on April 16, 2004. Under the Act, indigenous parties are key in assessing cultural heritage significance.</p> <p>The <i>Aboriginal Cultural Heritage Act 2003</i> establishes a Duty of Care for indigenous cultural heritage. This applies on all land and water, including freehold land. The Cultural Heritage Duty of Care lies with the person or entity conducting the activity.</p> <p>Penalty provisions apply for failing to fulfil the Cultural Heritage Duty of Care.</p> <p>Those proposing an activity that involves additional surface disturbance beyond that which has already occurred on the proposed site need to be mindful of the Duty of Care requirement.</p> <p>Details of how to fulfill the Duty of Care are outlined in the Duty of Care Guidelines gazetted with the Act.</p> <p>Council strongly advises that you contact the relevant state agency to obtain a copy of the Duty of Care Guidelines and further information on the responsibilities of developer under the terms of the <i>Aboriginal Cultural Heritage Act 2003</i>.</p>
2	Adopted Charges
	<p>Payment of an Adopted Infrastructure Charge in accordance with Council's Infrastructure Charges Resolution (No. 7) dated 11 December 2017 or as amended apply to this development approval.</p> <p>From 1 July 2014, Moreton Bay Regional Council no longer issues an Infrastructure Charges Notice on behalf of Unitywater for water supply and sewerage networks and therefore a separate</p>

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ADVICES	
	<p>Infrastructure Charges Notice may be issued directly to the applicant by Unitywater in respect to this development approval.</p> <p>Payment of Infrastructure Charges is to be in accordance with the Infrastructure Charges Notice issued with this development approval and any Infrastructure Charges Notice issued by Unitywater. From 1 July 2014, all Infrastructure Charges for infrastructure networks controlled by Unitywater (eg. water and/or sewerage) regardless of when the Infrastructure Charges Notice was issued are to be paid directly to Unitywater while Infrastructure Charges for networks controlled by Moreton Bay Regional Council will continue to be paid directly to Moreton Bay Regional Council.</p>
3	Building Works
	The site is subject to Flooding constraints. It is advised that the Outbuilding to be used as part of this use should be subject to a Structural engineering design report in accordance with Planning Scheme Policy -Flood hazard, Coastal hazard and Overland flow and upgraded where required.

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

Decision Notice information

	Details to Insert
Application Type	(a) Material Change of Use - Development Permit for Transport Depot and ancillary Office
Relevant Period of Approval	Material Change of Use – 6 years
Section 64(5) Deemed Approval	Not applicable
Superseded Planning Scheme	Not applicable
Variation approval affecting the Planning Scheme	Not applicable
Other Necessary Permits	Not applicable
Codes for Accepted Development	Not applicable
Referral Agencies	There are no Referral Agencies
Submissions	There were two (2) properly made submissions about this application.

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REPORT DETAIL

1. Background

On 24 April 2017, a Show Cause Notice was issued on the site for unlawful land use being conducted.

2. Explanation of Item

2.1 Description of the Site and Surrounds

Directions	Planning Scheme Zone	Current Land Use
North	Rural Zone	Beerburrum East State Forest
South	Rural Residential Zone	Dwelling House & Outbuildings
East	Rural Residential Zone	Dwelling House & Outbuildings
West	Rural Residential Zone	Dwelling House & Outbuildings

2.2 Assessment Benchmarks related to the *Planning Regulation 2017*

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

These Assessment Benchmarks are prescribed as being contained in:

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

Applicable Assessment Benchmarks:	<p>State Planning Policy</p> <ul style="list-style-type: none"> • State Planning Policy, Part E <p>Regional Plan</p> <ul style="list-style-type: none"> • South East Queensland Regional Plan
SEQ Regional Plan Designation:	<ul style="list-style-type: none"> • Regional Landscape and Rural Production Area
Koala Habitat Designation:	Nil

2.2.1 State Planning Policy

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

Assessment benchmark - livable communities		
Applicable to Development	SPP requirement	Comment
No	None	Not Applicable
Assessment benchmark - mining and extractive resources		
Applicable to Development	SPP requirement	Comment
Yes	No	None

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Assessment benchmark - livable communities		
No tick boxes		
Assessment benchmarks - water quality		
Applicable to Development	SPP requirement	Comment
No	None	Not Applicable
Assessment benchmarks - natural hazards, risk and resilience		
Applicable to Development	SPP Requirement	Comment
Yes	<p>Bushfire, flood, landslide, storm tide inundation, and erosion prone areas outside the coastal management district:</p> <p>(1) Development other than that assessed against (1) above, avoids natural hazard areas, or where it is not possible to avoid the natural hazard area, development mitigates the risks to people and property to an acceptable or tolerable level.</p> <p>All natural hazard areas:</p> <p>(2) Development supports and does not hinder disaster management response or recovery capacity and capabilities.</p> <p>(3) Development directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties.</p> <p>(4) Risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard are avoided.</p> <p>(5) The natural processes and the protective function of landforms and the vegetation that can mitigate risks associated with the natural hazard are maintained or enhanced.</p>	An assessment of the proposed development has been undertaken against the applicable SPP requirements and the proposal has been determined to comply.
Assessment benchmarks - strategic airports and aviation facilities		
Applicable to Development	SPP Requirement	Comment
No	None	Not Applicable

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2.2.2 South East Queensland Regional Plan

The site is located in the Regional Landscape and Rural Production Area designation.

The development proposal is for a Material Change of Use in the Regional Landscape and Rural Production Area. An assessment against the applicable assessment criteria of the SEQRP has been undertaken, and the proposal is consistent.

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

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

2.3.1 Strategic Framework

In accordance with section 1.7.2 of the planning scheme, the development proposal requires assessment against the Strategic Outcomes within the Strategic Framework. The applicable Strategic Outcomes under the Themes for the planning scheme are discussed as follows:

PLACE TYPE MODEL - COAST AND RIVERLANDS		
Strategic Outcome	Complies	Assessment
Sustainability and Resilience		
Land within this place type is exposed to coastal hazards and is not suitable for urban development; and	Y	The proposed development, given the low vehicle numbers, scale and intensity of the use, does not constitute urban development. The proposed development is resilient to the hazards of the property.
The area will be managed to allow the natural fluctuation of foreshore and associated ecosystems.	N/A	The development site is not located in proximity to the foreshore.
Natural Environment and Landscape		
The integrity, condition and function of biodiversity and ecological processes within these areas are protected in perpetuity from the adverse impacts of development and land use activities;	Y	The proposed development does not extend the existing buildings into environmental areas. The development will not pose adverse impacts on the processes within the area.
The visual character of regionally significant scenic amenity areas including major landscape features, and the visual relief and separation between urban areas provided by the network of waterways and coastal areas, is retained. Vegetated buffers and open space along foreshores are maintained and restored;	N/A	The development site is not located in a regionally significant scenic amenity area, nor along a foreshore. The proposed development remains of a scale that is consistent with the character of the Rural Residential Zone, and the immediate area.
Existing natural areas, including the habitat of a range of threatened species, are enhanced and protected from the impacts of development;	Y	The proposed development does not pose unreasonable risk or impacts on areas of environmental significance.

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PLACE TYPE MODEL - COAST AND RIVERLANDS		
Strategic Outcome	Complies	Assessment
The Coast and riverlands place type forms part of the green infrastructure network that traverses across public and private land to link to the Mountains, forests and waterways place type	Y	The proposed development retains the existing flow path along the western boundary of the site. The development retains the existing level of green infrastructure across the site.
The nature, scale and intensity of coastal activities are appropriate to the low key, low intensity, recreational, educational and environmental character and function of this area	N/A	The proposed development does not include coastal activities, nor is the site located within the Coastal Planning Area.
Activities in the Coast and riverlands place type are located, designed and managed to mitigate disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas	Y	The proposed development does not propose earthworks or significant site works that would disturb acid sulfate soils or nutrient hazard areas.
Sustainably managed land extensive or intensive rural uses are an integral component of the natural environment and landscape within this place type	N/A	The proposed use does not include land extensive or intensive rural uses.
Theme - Strong Communities		
The place type provides a diverse range of active and passive outdoor sport and recreational opportunities for residents of the region and visitors	Y	The proposed development does not preclude the wider place type from providing passive outdoor sport and recreation activities. The proposed use is contained wholly within privately owned property.
The values of cultural heritage sites are maintained and enhanced	Y	The proposed development does not detract or impact on cultural heritage sites within the locality.
The important contribution of the Coast and riverlands place type to the sense of place and identity of the Moreton Bay Region is identified, and reflected in the management of coastal activities and development within and adjacent to the place type	N/A	The proposed development does not include coastal activities or coastal development. The site is located within a Rural Residential/Industrial precinct. The proposed development does not impact on the sense of place or identity within the Moreton Bay Region.
The parks and open space, sport and recreational facilities, boat ramps, jetties, board walks, bikeways, recreational trails and environmental centres and community facilities within this area provide low key informal and safe	N/A	The proposed development does not impact on parks and open space areas. The proposed development is located wholly on privately owned land.

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PLACE TYPE MODEL - COAST AND RIVERLANDS		
Strategic Outcome	Complies	Assessment
meeting places for community interaction		
Theme - Settlement Pattern and Urban Form		
The existing pattern of development within the place type is not intensified and in some locations building and rebuilding will not be possible;	Y	The proposed development uses existing buildings on the site. No additionally buildings are to be constructed. The overall pattern of development is maintained.
Dispersed dwellings and farm buildings are predominant within this place type, mostly on large rural allotments. Some small house lots also occur in this place type	Y	The site will be a Dwelling house and Transport Depot, to be located in the existing outbuilding on site. The built form is consistent with the dispersed nature of the place type.
Coastal activities are of a scale and nature that maintain the low key, dispersed water based and waterfront recreational and open space uses	N/A	The proposed development does not include coastal activities or is located in proximity to the waterfront.
Development and coastal activities are limited to uses that are allied to and compatible with the long term protection of the areas environmental values and are not sensitive to hazard events	Y	The proposed development does not compromise the environmental values or is sensitive to the hazards on subjected to the property.
Land extensive or intensive rural uses are managed to maintain sustainable production from the land and to avoid degrading the significant conservation or scenic values or the integrity of the coast and waterways	N/A	The proposed development does not include land extensive or intensive rural uses.
Theme - Employment Location		
Employment opportunities in this place type include low key, low impact recreational and tourism activities that serve the needs of residents and visitors to the region	Y	The predominant employment opportunity within the place type conforms to recreation and tourism industries. The proposed development does not impact the establishment of these uses within the place type. The proposed development includes low key, low scale, low impact employment opportunities.
Opportunities for innovative co location of sustainable rural enterprises in peri – urban areas will be considered where meeting ecological, economic and social objectives, whilst maintaining a character consistent with the attributes of the area.	Y	The proposed development is a use that is located in the peri-urban area that does not impact the viability of other areas within region and does not compromise the attributes of the area. The proposed use does, given the scale and intensity, is consistent with the character of the immediate area.

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PLACE TYPE MODEL - COAST AND RIVERLANDS		
Strategic Outcome	Complies	Assessment
Theme - Natural Resources		
Development sustainably manages and does not adversely impact on the natural resources of the area including wetlands and waterways of Moreton Bay Marine Park, declared fish habitat areas, sand dune deposits, Agricultural land classification (ALC) Class A and Class B land and plantation forests	Y	The proposed development is not located in proximity to the Moreton Bay Marine Park, declared fish habitat areas, sand dune deposits, Agricultural land classification (ALC) Class A and Class B land. The proposed development does not compromise the plantation forests within proximity to the site.
The high levels of ecosystem services provided in this area are protected from development impacts.	Y	The proposed development will have negligible impacts on the ecosystems within the area, with appropriate site location and buffering to mapped environmental values.
Theme - Integrated Transport		
An adequate level of service for road access is maintained for visitors to the area to provide safe access in areas susceptible to flooding and for use in emergencies	Y	The proposed development is afforded access to a Sub-Arterial Road. This is an appropriate level of access for the proposed use, aligning with the proposed movement of vehicles around to and from the site.
Where appropriate, sealed roads to have adequate width to include line-marked shoulders to accommodate cyclists with particular attention to uphill sections.	N/A	The existing location of the road is not proposed to be changed as part of this application, nor is upgrading required. The area is not identified as requiring active transport additions.
Theme - Infrastructure		
Limited infrastructure services are provided, and new infrastructure likely to be severely damaged in hazard events is avoided unless otherwise warranted	Y	The proposed development maintains the existing level of infrastructure that is provided on site. The existing infrastructure to the site provides a sufficient and adequate level of service to support the proposed use.
Infrastructure, including public utilities and major telecommunication facilities, are designed and located to mitigate detrimental impacts on the visual quality and environmental values, character and amenity of the place type.	N/A	The proposed use does not include major public utilities or telecommunication facilities.
Theme - Water Management		
Waterways, wetlands and coastal areas are enhanced and protected from degradation or loss of biodiversity values;	Y	The mapped waterway on site is maintained and protected through the proposed development. It is anticipated no degradation will occur from the development, with the environmental values retained.

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PLACE TYPE MODEL - COAST AND RIVERLANDS		
Strategic Outcome	Complies	Assessment
Development retains the natural hydrological characteristics of waterways, wetlands and coastal areas including groundwater, and mitigates disturbance of acid sulfate soils and the mobilisation and release of nutrients of concern from nutrient hazard areas;	Y	The proposed development does not alter the hydrological characteristics of the site, maintaining areas of waterways and conveyance. The proposed development does not disturb acid sulfate soils.
The risk of downstream or upstream shoreline, bed or bank erosion through altered hydrology, development or unnatural disturbance is not increased	Y	The proposed development does not compromise shorelines either up or down stream with regards to erosion. No earthworks or ground disturbance is proposed as part of this development.
Nutrient enrichment is avoided.	Y	The proposal does not increase or unduly impact nutrient enrichment of the area. The proposed use does not include nutrient enriching activities.

2.3.2 Assessment of Applicable Codes

Code Compliance Summary

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

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

Assessment Benchmarks	Compliance with Overall Outcomes	Performance Outcomes assessment is required
Zone/ Local Plan Code		
Rural Residential Zone Code	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO11, PO135
Overlay Codes		
Flood Hazard Overlay Code	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	PO11

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

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2.3.3 Performance Outcome Assessment

Performance Outcome	Example
Rural Residential Zone Code	
<p>PO11 On-site car parking associated with an activity provides safe and convenient on-site parking and manoeuvring to meet anticipated parking demand.</p> <p><i>Note - Refer to Planning scheme policy - Integrated transport assessment for guidance on how to achieve compliance with this outcome.</i></p>	<p>AO11 On-site car parking is provided at a rate identified in Schedule 7 - Car parking.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an alternative outcome to Performance Outcome 11 of the Rural Residential Zone. It is proposed to have a car parking area on site, catering for at least four (4) staff car parks. In accordance with Schedule 7 of the MBRC Planning Scheme, the proposed development is required to provide seventeen (17) car spaces based on 1500m² of total use area.</p> <p>The proposed development is to be operated by the residents of the property, who will reside in the Dwelling house to be retained on the property. A maximum of two (2) additional employees are proposed to be working on site.</p> <p>The proposed transport depot facilitates the hire of cranes in which cranes are either delivered to site or collected by the customer using a Medium or Large Rigid vehicle. In this, the site has a limited number of car based visitors associated with the Transport Depot, with the exception of the aforementioned additional staff members.</p> <p>The recommendations of this report are to increase the provision of car parking to a total of four spaces (4). There is sufficient area to accommodate the two (2) additional spaces within the use area as well as over flow parking if required. Given there is sufficient space to accommodate vehicles on site, it is anticipated that no line marking will be required to occur. This number of car parking on site is expected to be sufficient to meet the anticipated demand for car parking on the site with the balance of the site available for over flow parking if required on an irregular basis.</p> <p>The proposed alternative outcome is determined to be consistent with the Performance Outcome in this instance.</p>	
<p>PO135 Development provides and maintains a suitable setback from waterways and wetlands that protects natural and environmental values. This is achieved by recognising and responding to the following matters:</p> <ol style="list-style-type: none"> impact on fauna habitats; impact on wildlife corridors and connectivity; impact on stream integrity; impact of opportunities for revegetation and rehabilitation planting; 	<p>AO135 Development does not occur within:</p> <ol style="list-style-type: none"> 50m from top of bank for W1 waterway and drainage line 30m from top of bank for W2 waterway and drainage line 20m from top of bank for W3 waterway and drainage line 100m from the edge of a Ramsar wetland, 50m from all other wetlands. <p><i>Note - W1, W2 and W3 waterway and drainage lines, and wetlands are mapped on Schedule 2, Section 2.5 Overlay Maps – Riparian and wetland setbacks.</i></p>

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Performance Outcome	Example
e. edge effects.	
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an alternative outcome to Performance Outcome 135 of the Rural Residential Zone Code. It is proposed to locate the development within the 20m buffer for the mapped drainage line.</p> <p>A formed drainage channel runs parallel with the western side boundary of the site. The drainage channel is largely cleared of vegetation with the only encroachment of the development is being the existing building and hardstand area. The proposed use area for the site is predominately located outside of the drainage channel buffer.</p> <p>The development provides a suitable setback to the mapped drainage line on the property.</p> <p>The proposed alternative is accepted in compliance with Performance Outcome 135 in this instance.</p>	

Flood Hazard Overlay Code	
<p>PO11 Development is resilient to a flood hazard event by ensuring design and built form account for the potential risks of the flood hazard event.</p> <p><i>Note - New buildings within the High risk or Medium risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Floodcheck website via https://www.moretonbay.qld.gov.au/floodcheck/.</i></p> <p><i>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</i></p>	<p>AO11.2 Development ensures that the finished floor level is located, designed and constructed to at least the flood planning level in Table 8.2.2.3 'Flood planning level for a habitable floor (residential development) and a non-habitable floor (non-residential development) and levels for hazardous chemicals'.</p> <p><i>Note - New buildings within the High risk area or Medium risk area will require a structural engineering design capable of withstanding the nature of the hazard(s) to which the building will be subject consistent with the requirements of the relevant building assessment provisions, to be supported by a report (or multiple reports) prepared by a Registered Professional Engineer Queensland that identifies the flood hazard and the structural approach to be utilised. Information on the flood hazard for individual sites is available on Council's Floodcheck website via https://www.moretonbay.qld.gov.au/floodcheck/.</i></p> <p><i>Note - Reporting to be prepared in accordance with Planning scheme policy - Flood hazard, Coastal hazard and Overland flow.</i></p> <p>AO11.3 Development ensures that a fence is at least 50% permeable.</p>
<i>Performance Outcome Assessment</i>	
<p>The applicant proposes an alternative outcome to Performance Outcome 11 of the Flood Hazard Overlay Code. It is proposed to establish a non-habitable commercial space being an</p>	

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Performance Outcome	Example
	<p>office within the existing Outbuilding (Shed) on site below the Flood Planning Level. Further, recommended conditions of approval include the requirement for a screen fence along the boundary of the site to be a 1.8m timber fence to reduce the visual impact of the development on adjoining properties.</p> <p>The requirements of the code require development to meet the Flood Planning Level. The proposed development within the existing outbuilding does not conform to the required Flood Planning Level. The building is existing, as such, will not exasperate the existing situation on site, or increase the effects of flood on adjoining properties. The recommendations of this report include a condition requiring certification that the building utilises flood resistant materials below the flood planning level. Further, the recommended condition prohibits filling and earthworks on the property within the flood hazard area.</p> <p>The recommendations of this report further include the provision of a 1.8m screen fence along the eastern boundary of the site. This is to maintain the residential amenity to the residential property to the east. The proposed fence extends for the extent of the proposed use area only, and will be unlikely to increase the effects of flooding to adjoining properties within the area. A 50% permeable fence is not required in this location.</p> <p>The proposed development is determined to have a high degree of flood resilience, ensured through the recommended conditions of approval.</p>

2.3.4 Overall Outcome Assessment

The development proposal, while compliant with the Performance Outcomes, is impact assessable. As such, triggers assessment against the full MBRC Planning Scheme. An assessment of the Overall Outcomes of the Rural Residential Zone Code is included below.

6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
A. A range of larger lots used primarily for residential (lifestyle) activities with limited provision of infrastructure. Residential uses are limited to a single dwelling house ⁽²²⁾ per allotment. A secondary dwelling is permitted provided it functions and appears subordinate to the principal dwelling house	Y	The proposed development maintains the Rural Residential Character of the area, with predominantly large allotments with residential uses.
B. The ongoing operation of existing rural uses and primary production activities is retained. Rural uses and primary production activities establish where they do not adversely impact on the use, character and amenity values of adjoining properties.	N/A	The proposed lot is not currently used for Rural Activities or Primary Production. The proposed use does not preclude primary production uses occurring elsewhere within the Zone.
C. Development maintains a distinct and recognisable transition between more intensively urbanised areas of the region, and the region's largely undeveloped rural hinterland.	Y	The proposed development does not significantly alter the character of the immediate area, retaining a recognizable transition between urban land and undeveloped rural land.

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
D. Development does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.	Y	The proposed development is limited to a scale that is consistent with the intended Rural Residential Character, through conditions of approval. The proposed will not have significant amenity impacts on the adjoining landowners.
E. Development does not fragment, pre-empt or compromise the potential for development in areas identified as potential future growth fronts for urban purposes beyond the life of the planning scheme.	Y	The proposal does not fragment land or compromise development areas. The site is note noted as a future development area.
F. Development does not adversely affect the operation of aviation facilities at Mt Glorious (See Overlay map - Infrastructure buffers). This aviation facility comprise a VHF beacon.	N/A	The proposed development is not located in proximity to Mt Glorious.
G. Home based business ⁽³⁵⁾ establish where the scale and intensity of the activity does not detrimentally impact upon the low density, low intensity and open area character and amenity associated with the Rural residential zone.	N/A	The proposed use does not include a Home Based Business.
H. Retail and commercial activity group uses establish within existing Neighbourhood Hubs (see Overlay map - Community activities and neighbourhood hubs). Redevelopment or development within existing Neighbourhood Hubs occurs where: <ul style="list-style-type: none"> i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape; ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Neighbourhood hub; and iii. development associated with retail and commercial activity group activities does not involve the expansion of 	N/A	The proposed development does not include a Retail and Commercial uses as defined within the Defined Activities within the Planning Scheme.

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
existing Neighbourhood hubs onto adjoining lots.		
I. Community activity group uses establish within existing Community Activities locations (see Overlay map - Community activities and neighbourhood hubs). Community activity group activities may only establish on lots that immediately adjoin existing Community activities and neighbourhood hubs only. Redevelopment or development within existing Community Activities locations, or on lots immediately adjoining Community activities and neighbourhood hubs occurs where: <ul style="list-style-type: none"> i. development does not result in nuisance or amenity impacts on adjoining residents or the wider streetscape; and ii. development is small scale, low intensity and consistent with the rural residential character and amenity associated with the particular Community Activities location. 	N/A	The proposed development does not include a Community Activity Group use, as identified within the defined activity groups.
J. Development generating high volumes of traffic or involving heavy vehicle traffic movements are located on roads of a standard and capacity to accommodate traffic demand.	Y	The proposed development includes conditions limiting the number of vehicle movements and types of vehicles permitted on the site. This limits vehicle activity to and from the site to a level that is commensurate with the intended character of the area. The proposed use is located on a Sub-Arterial road, consistent with the level of vehicle movements.
K. Development does not result in the establishment of industrial activities.	N	The proposed use includes the establishment of an Industrial Use. Despite the scale, the proposed use does not comply with Overall Outcome K.
L. General works associated with the development achieves the following: <ul style="list-style-type: none"> i. a high standard of electricity, telecommunications, roads, sewerage, water supply and street lighting services is 	Y	The proposal is connected to an adequate level of infrastructure to service the development

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
ii. provided to new developments to meet the current and future needs of users of the site; the development manages stormwater to: <ul style="list-style-type: none"> A. ensure the discharge of stormwater does not adversely affect the quality, environmental values or ecosystem functions of downstream receiving waters; B. prevent stormwater contamination and the release of pollutants; C. maintain or improve the structure and condition of drainage lines and riparian areas; D. avoid off-site adverse impacts from stormwater. 	Y	The proposed development manages stormwater appropriately, consistent with the requirements of the planning scheme.
iii. the development does not result in unacceptable impacts on the capacity on the capacity and safety of the external road network;	Y	The proposed development does not unduly impact the external road network. The sub-arterial nature of the road aligns with the intended use of the site.
iv. the development ensures the safety, efficiency and useability of access ways and parking areas;	Y	The proposed use has sufficient area on site to provide adequate car parking and maneuvering on site.
v. site works including earthworks are managed to be safe and have minimal impacts on adjoining or adjacent premises, the streetscape or the environment.	Y	All site works will be conducted in accordance with the requirements of the scheme. No earthworks are required as part of this approval.
M. Activities associated with a use do not cause a nuisance by way of aerosols, fumes, light, noise, odour, particles or smoke;	Y	The proposed use does not generate unduly impacts by way of nuisance to the adjoining land owners.
N. Noise generating uses are designed, sited and constructed to minimise the transmission of noise to appropriate levels and do not cause environmental harm or nuisance.	Y	The proposed use, while not significantly noise generating, has been demonstrated that the noise is at an appropriate level to not cause nuisance to the adjoining owners.
O. Noise sensitive uses are designed, sited and constructed so as not to be subject to unacceptable levels of noise.	N/A	The proposed development does not include a noise sensitive use.
P. Development in a Water supply buffer is undertaken in a manner which contributes to the	N/A	The proposed development is not located within a Water Supply Buffer.

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
<p>maintenance and enhancement where possible of water quality to protect the drinking water and aquatic ecosystem environmental values in those catchments.</p>		
<p>Q. Development avoids areas subject to constraint, limitation, or environmental value. Where development cannot avoid these identified areas, it responds by:</p> <ul style="list-style-type: none"> i. adopting a 'least risk, least impact' approach when designing, siting and locating development in any area subject to a constraint, limitation or environmental value to minimise the potential risk to people, property and the environment; ii. ensuring no further instability, erosion or degradation of the land, water or soil resource; iii. when located within a Water buffer area, complying with the Water Quality Vision and Objectives contained in the Seqwater Development Guidelines: Development Guidelines for Water Quality Management in Drinking Water Catchments 2012. iv. maintaining, restoring and rehabilitating environmental values, including natural, ecological, biological, aquatic, hydrological and amenity values, and enhancing these values through the provision of planting and landscaping, and facilitating safe wildlife movement and connectivity through: <ul style="list-style-type: none"> A. the provision of replacement, restoration, rehabilitation planting and landscaping; B. the location, design and management of development to avoid or minimise adverse impacts on ecological systems and processes; C. the requiring of environmental offsets in accordance with the 		

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
<p>Environmental Offsets Act 2014.</p> <p>v. protecting native species and protecting and enhancing species habitat;</p> <p>vi. 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>vii. establishing effective separation distances, buffers and mitigation measures associated with identified infrastructure to minimise adverse effects on sensitive land uses from odour, noise, dust and other nuisance generating activities;</p> <p>iii. establishing, maintaining and protecting appropriate buffers to waterways, wetlands, native vegetation and significant fauna habitat;</p> <p>ix. ensuring it promotes and does not undermine the ongoing viability, integrity, operation, maintenance and safety of identified infrastructure;</p> <p>x. ensuring effective and efficient disaster management response and recovery capabilities;</p> <p>xi. where located in an overland flow path:</p> <p style="margin-left: 20px;">A. development siting, built form, layout and access responds to the risk presented by the overland flow and minimises risk to personal safety;</p> <p style="margin-left: 20px;">B. development is resilient to the impacts of overland flow by ensuring the siting and design accounts for the potential risks to property associated with the overland flow;</p> <p style="margin-left: 20px;">C. development does not impact on the conveyance of the overland flow for any event up to and including the 1% AEP for the fully</p>		

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6.2.11.2 - Rural Residential Zone Code		
Overall Outcomes	Complies Y/N	Comments
D. developed upstream catchment; development directly, indirectly and cumulatively avoid an increase in the severity of overland flow and potential for damage on the premises or other premises, public lands, watercourses, roads or infrastructure.		
R. Development in the Rural residential zone includes one or more of the following: (no relevant uses)	N/A	Transport Depot is not listed in the table of uses to be included within the Rural Residential Zone.
S. Development in the Rural residential zone does not include one or more of the following: • Transport Depot	N	Transport Depot is listed as a use that is not to be included within the Rural Residential Zone. The proposal triggers assessment against the Strategic Framework.
T. Development not included in the tables above may be considered on its merits and where it reflects and supports the outcomes of the zone.	N/A	Transport Depot is included within the Table listed in Overall Outcome R. In this, Overall Outcome S is not applicable.

Based on the assessment above, the proposal is inconsistent with two (2) of the Overall Outcomes of the code(s). Therefore, in accordance with section 1.7.2 of the MBRC Planning Scheme, an assessment against the Strategic Framework is set out in section 2.3.1 of this report.

In addition, section 45 (5) of the *Planning Act 2016* states the assessment may be carried out against, or having regard to, any other relevant matter other than a person's personal circumstances, financial or otherwise. The other relevant matters to justify any approval of the proposal, are discussed in section 2.8 of this report.

2.4 Trunk Infrastructure

In accordance with section 4 of the Moreton Bay Regional Council Planning Scheme, the subject site is not located in the identified Priority Infrastructure Area. Infrastructure charges applying to the land, where applicable, are to be applied in accordance the Council's Charges Resolution No. 7 commencing on 11 December 2017 (CR).

2.4.1 Levied Charge

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

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2.4.2 Levied Charge Credit

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

(a) Payment of previous charges or contributions

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

(b) Lawful use of land

An assessment of existing and previous lawful uses of the land has determined that a credit amount of \$25,502.31 exists and has been calculated based on the following calculations.

The existing lot is improved by a Dwelling house consisting of three (3) bedrooms. In accordance with CR Schedule 3, the applicable charge for a three (3) bedroom dwelling is \$28,335.90. In accordance with Section 14 of the CR, a Lawful Land use is afforded a credit commensurate with the applicable charge for the corresponding use under Schedule 3.

The credit above is apportioned in accordance with the MBRC/Unitywater Breakup agreement. The property is connected to Water networks only, as such, the applicable credit is 90% MBRC 10% Unitywater.

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

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

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

The credit available under this option is \$25,502.31 based on the proportional split stated in Table 3 of the CR.

2.4.3 Levied Charge Offset or Refund

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

2.4.4 Additional Trunk Infrastructure Costs

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

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

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

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

2.5 Recording of particular approvals on the MBRC Planning Scheme
Not Applicable in this instance.

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2.6 Referrals

2.6.1 *Council Referrals*

2.6.1.1 Development Engineering

The proposed development seeks to formalise the existing use of the site for industrial equipment (cranes) storage and ancillary office (The site was issued with a show Cause Notice on 24 April 2017). The proposed total use area is 1500m² and includes an existing shed (also containing the ancillary office) and outdoor storage areas.

Access to the proposed development is proposed via the existing site access point from Old Toorbul Point Road and the existing internal driveway and manoeuvring areas.

The existing house on the site is to be retained but does not form part of the proposed development.

The maximum number of heavy vehicle movements to and from the site daily will be 8 per day (4 in / 4 out). Therefore, the site is expected to generate a total of approximately 18 vehicle trips per day with 10 residential related trips.

2.6.1.2 Environmental Health

Lighting

The development will only be used between 7am and 6pm therefore pedestrian lighting is not required. Security lighting may be used therefore it is recommended that a condition is included to ensure it does not impact the neighbouring properties.

Waste Management

Waste management arrangements for this development are adequate and a waste management program is not required. As a consequence the recommendations of this report include a condition that the development be undertaken in accordance with SC 6.20 Planning scheme policy - Waste.

Noise

An Environmental Noise Impact Report prepared by Decibell Consulting Pty Ltd dated 13 December 2017, report number 1801305, was submitted in support of the application and determined there will be no intrusive noise to sensitive uses when the activity operates between 7am and 6pm. As a consequence the recommendations of this report include a condition that the development be limited to operate in day time hours.

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.

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2.7 Public Consultation

2.7.1 Public Notification Requirements under the Development Assessment Rules

- (a) Public Notification was served on all adjoining landowners on 14 February 2018.
- (b) The development application was advertised in the Caboolture Herald on 15 February 2018.
- (c) A notice in the prescribed form was posted on the relevant land on 15 February 2018 and maintained for a period of 15 business days until 8 March 2018.

2.7.2 Submissions Received

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

Type		Number of Signatures	Number of Submissions
Properly Made	Letter, Email, Fax		2
	Petition	-	0
Not Properly Made	Letter, Email, Fax		0
	Petition	-	0
Total			2

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

<p>Assessment of Submissions</p> <p>Issue - Screening</p> <p>Concerns were raised that the proposed screening/ fencing was not adequate - particularly regarding the management of visual pollution and noise.</p> <p>Discussion</p> <p>The existing site is improved by a detached dwelling house and outbuildings. The site is noted as being bound by a chain wire fence, with established vegetation along each of the common boundaries.</p> <p>The site is zoned rural residential with the intent of the zone centred around <i>development that is characteristically low density (large lots), low intensity of built form and catering for a range of lifestyle choices</i>. It is recognised that a Transport Depot could pose impacts to the visual amenity and characteristics that are predominately associated with low intensity living of the rural residential zoning. As such it is a recommendation of this report that appropriate fencing, in the form of a 1.8m high timber fence, be erected along the eastern boundary for the entire length of proposed use area, commencing at the Old Toorbul Point Road, frontage.</p> <p>Further, an acoustic report has been submitted in support of the application. The report outlined that there will be no intrusive noise to sensitive uses when the activity operates between 7am and 6pm. As a consequence, the recommendations of this report include a condition that the development be limited to operate in day time hours only.</p> <p>This is not sufficient grounds for refusal of the application.</p> <p>Comment - Noise</p> <p>Comments pertaining to noise generated from Old Toorbul Road were raised.</p> <p>Discussion</p> <p>The comments made regarding the noise impacts of Old Toorbul Road are acknowledged, however are not pertinent to the assessment of the proposal at hand.</p>

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Assessment of Submissions
This is not sufficient grounds for refusal of the application
Comment - Zoning
Comments pertaining to the current zoning of properties along Old Toorbul Road, particularly lots 250 - 318, were raised; it was suggested that Light Industry would be considered more appropriate.
Discussion
The comments made regarding the rezoning of properties along Old Toorbul Road are acknowledged, however are not pertinent to the assessment of the proposal at hand.
This is not sufficient grounds for refusal of the application
Comment - Property Values
Comments were included as to whether property values of adjoining property were considered in the assessment.
Discussion
Property values is not an aspect of development that is regulated under the Planning Scheme.
This is not sufficient grounds for refusal of the application

2.7.3 Notice of Compliance

The Notice of Compliance was received by Council on 9 March 2018. The Notice of Compliance identifies that the public notification requirements for the development application were correctly undertaken in accordance with the requirements of Part 4, of the Development Assessment Rules.

2.8 Other Matters
None identified.

3. Strategic Implications

3.1 Legislative/Legal Implications

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

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

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

3.4 Risk Management Implications

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

3.5 Delegated Authority Implications

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

3.6 Financial Implications

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

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3.7 Economic Benefit

The proposal will generate employment opportunities within the region.

3.8 Environmental Implications

There are no environmental implications arising from this development application.

3.9 Social Implications

There are no social implications arising from this development application.

3.10 Consultation / Communication

Refer to clause 2.7.

SUPPORTING INFORMATION

Ref: A16944186

The following list of supporting information is provided for:

ITEM 2.1

DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1

#1 Locality Plan

#2 Zoning Map

#3 Proposed Site Plan

#4 Noise Impact Report

#5 Traffic Assessment

#6 Submissions

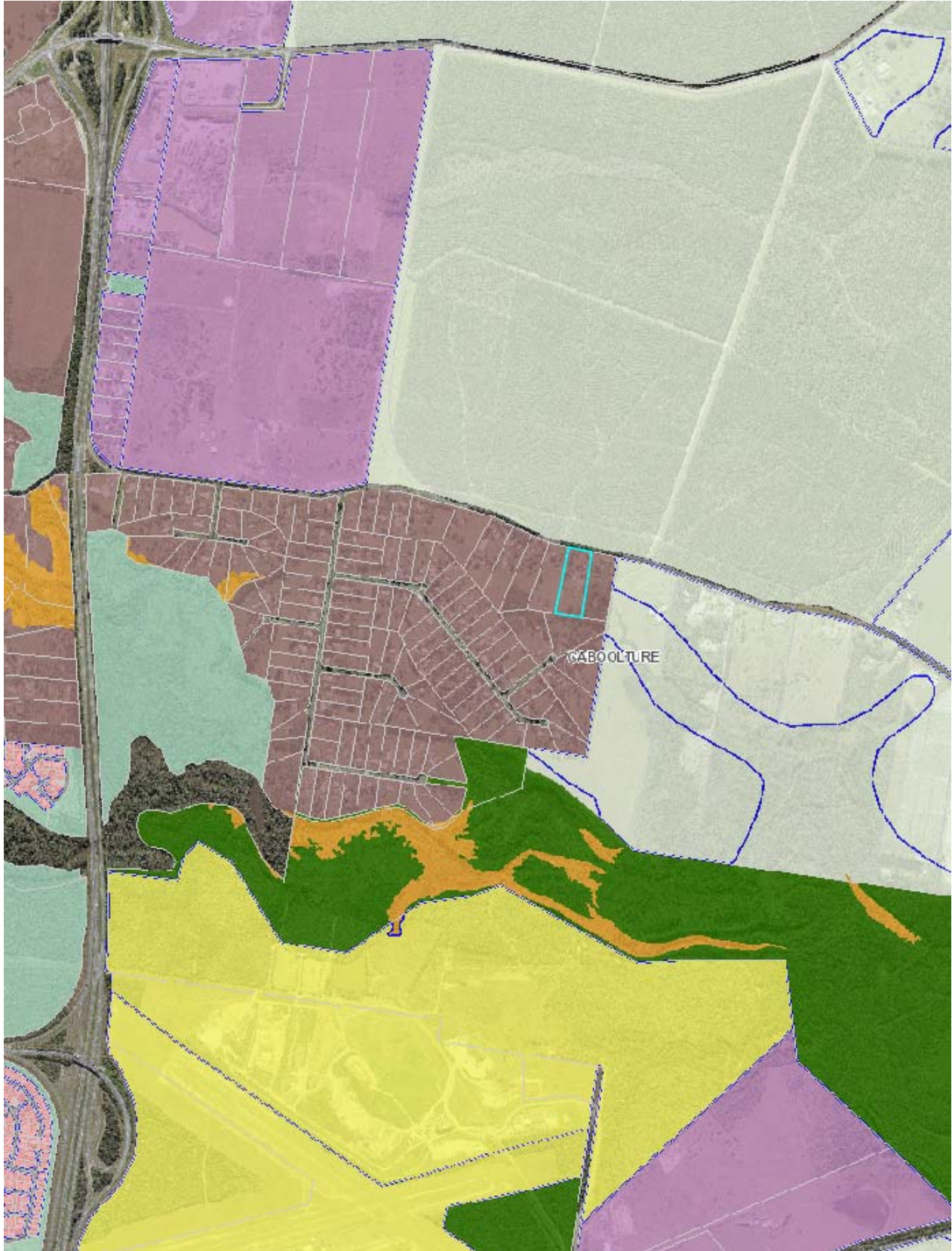
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#1 Locality Plan



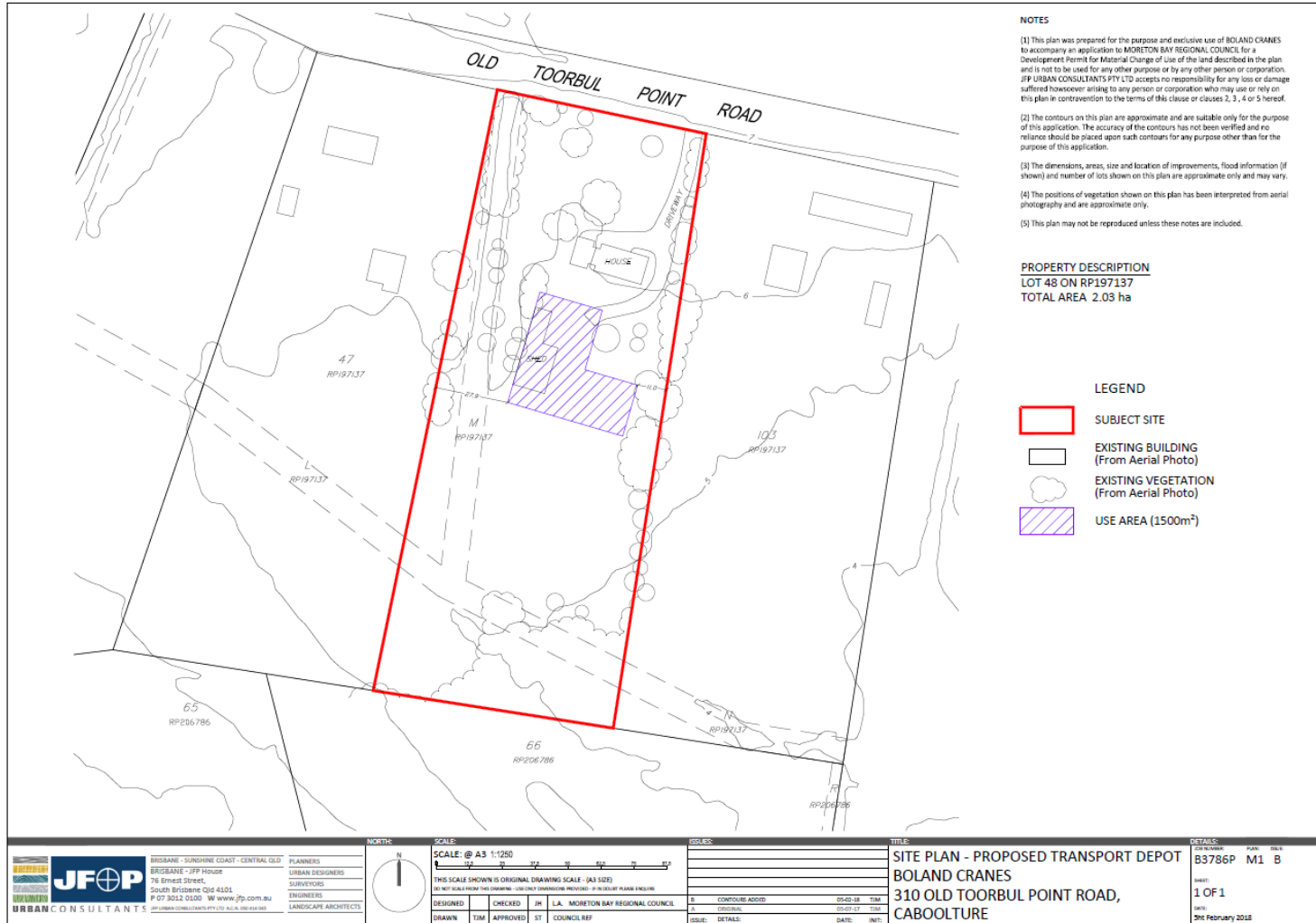
ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

#2 Zoning Map



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#3 Proposed Site Plan



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#4 Noise Impact Report



Decibell Consulting *pty Ltd*

Proposed Transport Depot
And Ancillary Office
310 Old Toorbul Point Rd,
Caboolture

ENVIRONMENTAL
NOISE IMPACT REPORT

Prepared for

Boland Cranes Pty Ltd

13th December 2017

Decibell Report No. 1801305

Decibell Consulting Pty Ltd

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Transport Depot
310 Old Toorbul Point Rd, Caboolture

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Transport Depot
310 Old Toorbul Point Rd, Caboolture

1.0 INTRODUCTION

This report is submitted in response to a request by JFP Urban Consultants on behalf of Boland Cranes for an environmental noise impact assessment of proposed transport depot to be located at 310 Old Toorbul Point Rd, Caboolture. The report seeks address *Item 4* of the Information Request issued by the Moreton Bay Regional Council with respect to the development on the 6th September 2017.

On-site noise logging and attended noise measurement were conducted, and through modelling, predictions of noise impacts from the development on the neighbouring residences have been undertaken. Based upon these predicted levels, recommendations regarding acoustic treatments and management practices have been specified.

1.1 The Proposal

The proposal is for a transport depot to be located at the rear of a dwelling at 310 Old Toorbul Point Road, Caboolture. The depot will be used to garage vehicles and store parts and equipment associated with a crane hire business. An ancillary office will also be located on the site. Due to the nature of the business most of the work associated with business will be carried out off site.

Three vehicles (other than personal vehicles used by staff) will be garaged at the site. These will be a:

1. Volvo F727 Truck -



2. 7.5 Tonne Crane -



3. Isuzu 200 Truck -



The three vehicles will be parked inside the shed on the site or on the gravelled area in front of the shed. Not all three vehicles will be driven to site daily.

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*Transport Depot
310 Old Toorbul Point Rd, Caboolture*

The transport depot is proposed to operate from 7.00 am to 6.00 pm Monday to Friday. The business employs only two staff. The staff may go directly to site and vehicles may be left at site and not return back to the transport depot each day. So only a limited number of vehicles movements are likely to occur at the site on a daily basis. However, when vehicles do access or leave the transport depot they will need to use the extended driveway that runs along the eastern side of the site.

The area surrounding the site is a rural residential area containing farm land and dwellings on large acreage blocks. Neighbouring the site on either side at 300 and 314 Old Toorbul Point Rd are dwellings. Both of these dwellings are located on large acreage blocks but have the potential to be impacted by noise from the business which will be considered in this report.

2.0 EQUIPMENT

2.1 Existing Ambient Noise Assessment

The following equipment was used to record existing ambient noise levels at the site:

- Bruel & Kjaer 4231 Calibrator;
- Rion NL 21 Environmental Noise Logger;
- Rion NA 27 Sound Level Meter;

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Transport Depot
310 Old Toorbul Point Rd, Caboolture

3.0 MEASUREMENT PROCEDURE

3.1 Logger Noise Measurement

A noise logger was located on site and used to conduct measurements. The logger was positioned along the eastern boundary of the site adjacent to the nearest affected residence at 318 Old Toorbul Point Rd. The logger position is indicated on the aerial photograph included below.



Figure 1: Measurement location

The logger was set to record noise statistics in 15 minute blocks continually over 2 days in consecutive periods from Thursday 7/12/17 to Friday 8/12/17. The statistical interval was chosen to allow application of AS/NZS 2107:2000 'Acoustics – Recommended Design Sound Level and Reverberation Times for Building Interiors'.

Ambient noise level measurements were conducted generally in accordance with Australian Standard AS1055 1997 'Acoustics – Description & Measurement of Environmental Noise'.

The operation of the sound level measuring equipment was field calibrated before and after the measurement session and was found to be within 0.1 dB of the reference signal. All instrumentation used in this assessment hold current calibration certificate from a certified NATA calibration laboratory.

Weather conditions during the survey were mostly fine with light winds and temperatures ranging from 14° C to 31° C.

3.2 On Site Activity Noise Measurement

Noise levels associated with on-site activity were taken from measurements conducted during a site visit on the 7th December 2017. All measurements were conducted generally in accordance with Australian Standard AS1055 1997 'Acoustics – Description & Measurement of Environmental Noise'.

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Transport Depot
310 Old Toorbul Point Rd, Caboolture

4.0 NOISE CRITERIA

4.1 Noise Associated With On-site Activities

The proposed transport depot is located in a Rural Residential Zone. *Performance Outcome 12* of the Moreton Bay Regional Planning Scheme *Rural Residential Zone Code – 6.2.11* requires noise generating uses to:

PO12

Noise generating uses do not adversely affect existing noise sensitive uses.

The Moreton Bay Regional Planning Scheme *Planning Scheme Policy 6.16-Noise* contains environmental noise impact assessment criteria relating to general noise emissions. In this report these criteria from the Policy will be assess the noise impacts from the proposed transport depot on existing noise sensitive uses in the area.

The criteria from the Policy are reproduced below:

General noise emission criteria for noise generating uses unless otherwise stipulated

Criteria location	Intrusive noise criteria	Acoustic amenity criteria		
	<p>$L_{Aeq,adj,T}$ are not greater than the Rating Background Level (RBL) plus the value in column 1 for the relevant criteria location.</p> <p>"T" is either a relevant representative 15 minutes or if the duration of the noise occurs for less than 15 minutes the duration of the noise sources.</p>	<p>Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in column 2 for the relevant criteria location, where T equals:</p> <ul style="list-style-type: none"> • day – 11hr • evening – 4hr • night – 9hr 		
		Day	Evening	Night
<p>External to a noise sensitive use in the following zones where the proposed use is located within the same zone:</p> <ul style="list-style-type: none"> • General residential zone, • Rural residential zone, • Rural zone, 	3dB(A)	55dB(A)	45dB(A)	40dB(A)

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Transport Depot
310 Old Toorbul Point Rd, Caboolture

5.0 RESULTS & CALCULATIONS

5.1 Rating Background Noise Level

In order to determine the RBL L90 background noise levels have been recorded over the measurement period at the site. This data has been recorded in the table below and used to determine the RBL for the period of the day the proposed transport depot will be in operation. The business only operates from 7.00 am to 3.00pm and periods outside these times have not been included in the assessment.

Time	7/12/2017		8/12/2017	
	Measured	Ascending Order	Measured	Ascending Order
7:00	46.9	46.9	46.6	46.6
8:00	47.2	47.1	47.6	47.3
9:00	47.9	47.2	47.7	47.4
10:00	47.2	47.2	47.5	47.5
11:00	47.1	47.6	47.4	47.6
12:00	47.9	47.9	47.8	47.7
13:00	47.6	47.9	49.4	47.8
14:00	48.1	48.0	48.6	48.6
15:00	48.0	48.1	47.3	48.9
16:00	49.4	49.4	48.9	49.4
17:00	50.8	50.8	51.5	51.5
ABL - Day	46.9		46.6	
RBL-Day	46.7			

Table 1: Rating Background Levels

The RBL's have then been used to determine the *Intrusive Noise Criteria*:

Time Period	RBL	LA _{eq} Criteria Level RBL + 3 dB(A)
Day 7 am – 3 pm	47	50

Table 2: Intrusive Noise Criteria

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Transport Depot
310 Old Toorbul Point Rd, Caboolture

5.2 On-Site Activity Noise – Intrusive Noise Criteria Assessment

Sources noise levels from vehicle movements, loading and unloading the trucks, reversing beepers and other activities identified during the site visit as likely to impact the surrounding area were measured and recorded in the table below. These sources noise levels have been corrected in accordance with AS 1055.

Noise Source	Measured Level SPL @ 1m	Correction SPL dB(A)*	Corrected Level SPL dB(A)
ISUZU 200 Truck – Start Up	74 dB L _{Aeq}	0	74 dB L _{Aeq}
ISUZU 200 Truck – Bypass	68 dB L _{Aeq}	0	68 dB L _{Aeq}
ISUZU 200 Truck – Idling	64 dB L _{Aeq}	0	64 dB L _{Aeq}
Volvo F727 Truck –Start Up	68 dB L _{Aeq}	0	68 dB L _{Aeq}
Volvo F727 Truck –Bypass	78 dB L _{Aeq}	0	78 dB L _{Aeq}
Volvo F727 Truck –Idling	75 dB L _{Aeq}	0	75 dB L _{Aeq}
Truck door closure	65 dB L _{Aeq}	+ 5 (impulsive)	70 dB L _{Aeq}
Volvo F727 Truck - Reversing Beeper	74 dB L _{Aeq}	+ 5 (impulsive)	79 dB L _{Aeq}
Loading Volvo F727 Truck	80 dB L _{Aeq}	0	80 dB L _{Aeq}
Unloading Volvo F727 Truck	80 dB L _{Aeq}	0	80 dB L _{Aeq}
SPIERING 7.5 Ton Crane – Start Up	78 dB L _{Aeq}	0	78 dB L _{Aeq}
SPIERING 7.5 Ton Crane – Idling	75 dB L _{Aeq}	0	75 dB L _{Aeq}
SPIERING 7.5 Ton Crane – Bypass	79 dB L _{Aeq}	0	79 dB L _{Aeq}
SPIERING 7.5 Ton Crane – Reversing Beeper	70 dB L _{Aeq}	+ 5 (impulsive)	75 dB L _{Aeq}

Table 3: Measured average noise levels from noise sources
* As required by AS 1055

The source noise levels from the table above have been used to model the noise impacts from the proposed development on the nearest residential properties to the site. The closest residential properties to the site are the dwellings neighbouring the site at 300 and 318 Old Toorbul Point Rd. Calculations involved in modelling noise impacts from the development on these locations have been presented in the tables over the next pages. Calculations are presented in the tabature form required by Section 6 of the *Moreton Bay Regional Council Planning Scheme Policy 6.16-Noise* and have been assessed against the criteria from the *Policy*.

Moreton Bay Regional Council

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

*Transport Depot
310 Old Toorbul Point Rd, Caboolture*

Description	Source @ 1m Leq dB(A)	Correction dB(A)	Distance (M)	Distance Attenuation	Noise Level Max Leq dB(A) External	Complies Day Criteria
CRITERIA						50
Predicted Leq Levels at 318 Old Toorbul Point Rd :						
ISUZU 200 Truck – Start Up	74	0	45	- 33.0	41	Yes
ISUZU 200 Truck – Bypass*	68	0	27	- 28.6	39	Yes
ISUZU 200 Truck – Idling	64	0	45	- 33.0	31	Yes
Volvo F727 Truck –Start Up	68	0	45	- 33.0	35	Yes
Volvo F727 Truck –Bypass*	78	0	27	- 28.6	49	Yes
Volvo F727 Truck –Idling	75	0	45	-33.0	42	Yes
Truck door closure	65	5	45	-33.0	37	Yes
Volvo F727 Truck - Reversing Beeper	74	5	45	-33.0	44	Yes
Loading Volvo F727 Truck	80	0	45	-33.0	47	Yes
Unloading Volvo F727 Truck	80	0	45	-33.0	47	Yes
SPIERING 7.5 Ton Crane – Start Up	78	0	45	-33.0	45	Yes
SPIERING 7.5 Ton Crane – Idling	75	0	45	-33.0	42	Yes
SPIERING 7.5 Ton Crane – Bypass*	79	0	27	- 28.6	49	Yes
SPIERING 7.5 Ton Crane – Reversing Beeper	70	5	45	-33.0	42	Yes

Table 4: Predicted corrected average noise impacts associated with outdoor noise sources
* Modelled along extended driveway to site

Moreton Bay Regional Council

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

*Transport Depot
310 Old Toorbul Point Rd, Caboolture*

Description	Source @ 1m Leq dB(A)	Correction dB(A)	Distance (M)	Distance Attenuation	Noise Level Max Leq dB(A) External	Complies Day Criteria
CRITERIA						50
Predicted Leq Levels at 300 Old Toorbul Point Rd :						
ISUZU 200 Truck – Start Up	74	0	92	-39.2	35	Yes
ISUZU 200 Truck – Bypass*	68	0	112	-40.9	27	Yes
ISUZU 200 Truck – Idling	64	0	92	-39.2	25	Yes
Volvo F727 Truck –Start Up	68	0	92	-39.2	29	Yes
Volvo F727 Truck –Bypass*	78	0	112	-40.9	37	Yes
Volvo F727 Truck –Idling	75	0	92	-39.2	36	Yes
Truck door closure	65	5	92	-39.2	26	Yes
Volvo F727 Truck - Reversing Beeper	74	5	92	-39.2	35	Yes
Loading Volvo F727 Truck	80	0	92	-39.2	41	Yes
Unloading Volvo F727 Truck	80	0	92	-39.2	41	Yes
SPIERING 7.5 Ton Crane – Start Up	78	0	85	-38.6	39	Yes
SPIERING 7.5 Ton Crane – Idling	75	0	85	-38.6	36	Yes
SPIERING 7.5 Ton Crane – Bypass*	79	0	112	-40.9	38	Yes
SPIERING 7.5 Ton Crane – Reversing Beeper	70	5	85	-38.6	31	Yes

Table 5: Predicted corrected average noise impacts associated with outdoor noise sources
* Modelled along extended driveway to site

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Transport Depot
310 Old Toorbul Point Rd, Caboolture

6.0 RECOMMENDED ACOUSTIC TREATMENTS

6.1 On site Noise Sources – Intrusive Noise Criteria Assessment

Noise impacts from activities associated with the proposed transport depot and ancillary office have been modelled at the closest residential properties surrounding the site and assessed against the *Intrusive Noise Criteria* from the Moreton Bay Regional Council Planning Scheme Policy 6.16 Noise in Section 5.2 of this report. The results of this modelling from this assessment have been presented in Tables 4 and 5 of this report. If reference is made to these tables it can be seen that the impacts from all noise sources do not exceed the *Intrusive Noise Criteria* from the Moreton Bay Regional Council Planning Scheme Policy 6.16 Noise. Hence no mitigation of noise impacts from sources required in order for the proposed development to comply with the *Intrusive Noise Criteria* from the Moreton Bay Regional Council Planning Scheme Policy 6.16 Noise.

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Transport Depot
310 Old Toorbul Point Rd, Caboolture

7.0 DISCUSSION & CONCLUSIONS

An assessment of noise impacts on residential properties surrounding the proposed Transport Depot have been conducted in this report. Noise impacts from the proposed Transport Depot were then assessed against the *Intrusive Noise Criteria* from the Moreton Bay Regional Council *Planning Scheme Policy 6.16- Noise* as required by PO 12 of the Moreton Bay Regional Council *Rural Residential Zone Code*. This assessment determined that the impacts from all noise sources from the proposed Transport Depot will not exceed the *Intrusive Noise Criteria* from the Moreton Bay Regional Council *Planning Scheme Policy 6.16 Noise*. Hence no mitigation of noise impacts are required in order for the proposed development to comply with the *Intrusive Noise Criteria* from the Moreton Bay Regional Council *Planning Scheme Policy 6.16 - Noise*. Therefore no acoustic treatments have been to the proposed Transport Depot.

In summary, Decibell Consulting believe given the proposed hours of operation of the proposed Transport Depot it will comply with the requirements of the Moreton Bay Regional *Planning Scheme Policy 6.16- Noise* and the proposed development should be approved.

Report Compiled by:

John Cristaudo BE
Decibell Consulting

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
12 June 2018

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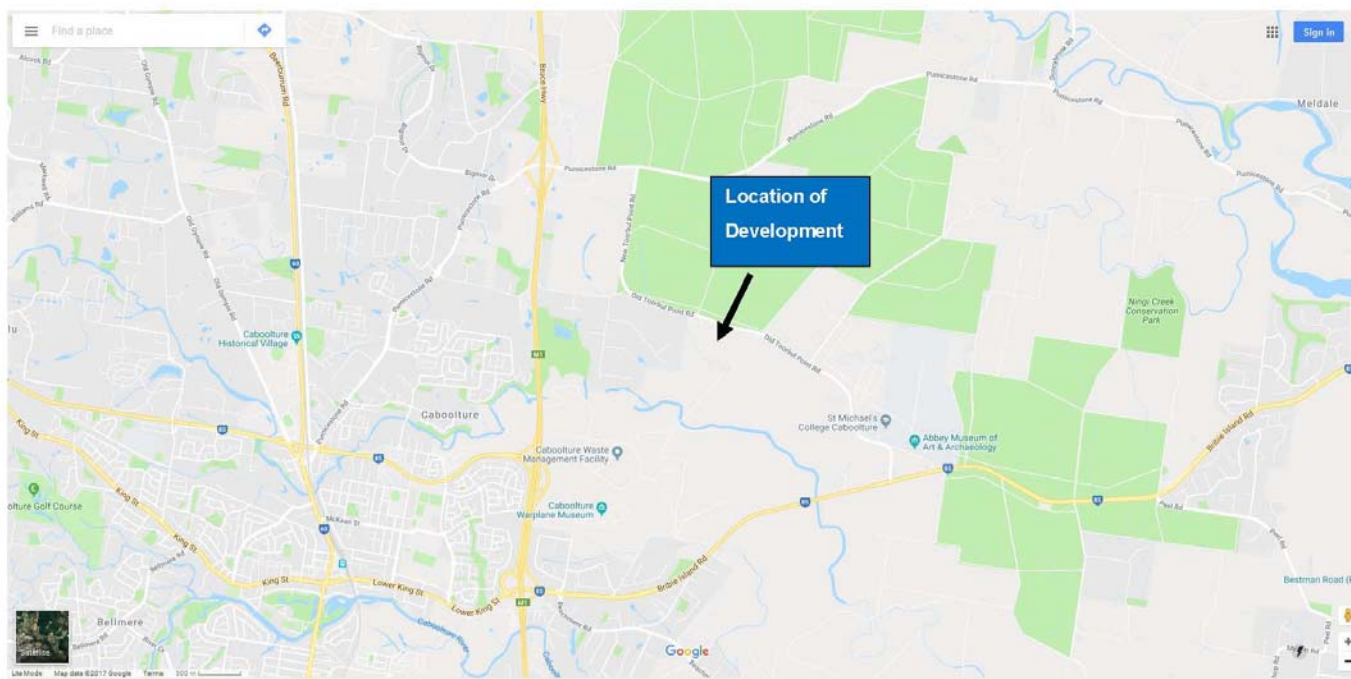
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*Transport Depot
310 Old Toorbul Point Rd, Caboolture*

APPENDIX

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

Sketch No.1 - Location of Proposed Development Site



Decibell Report No. 1602277

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

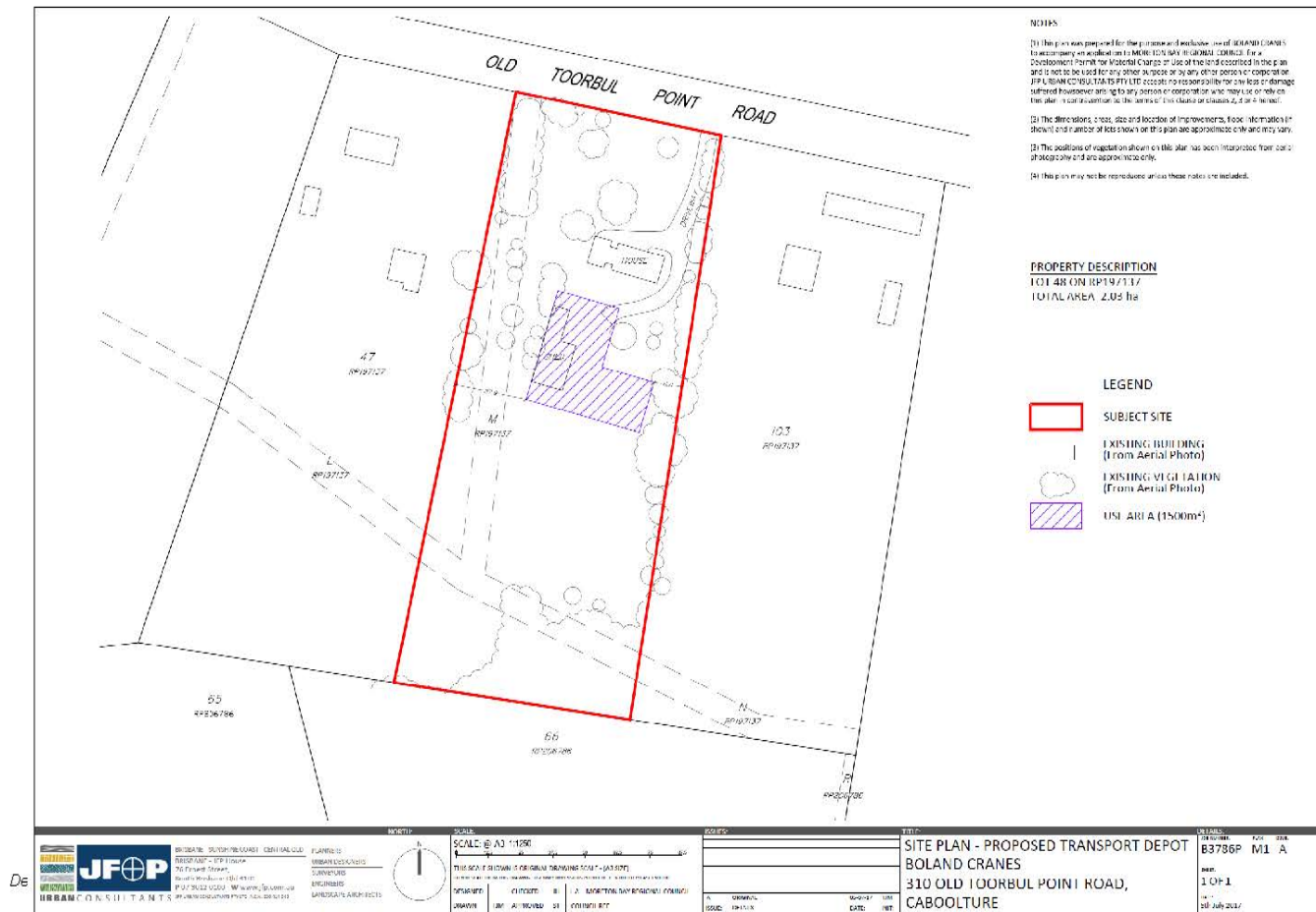
Sketch No.2 - Aerial Photograph of Site



Decibel Report No. 1602277

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

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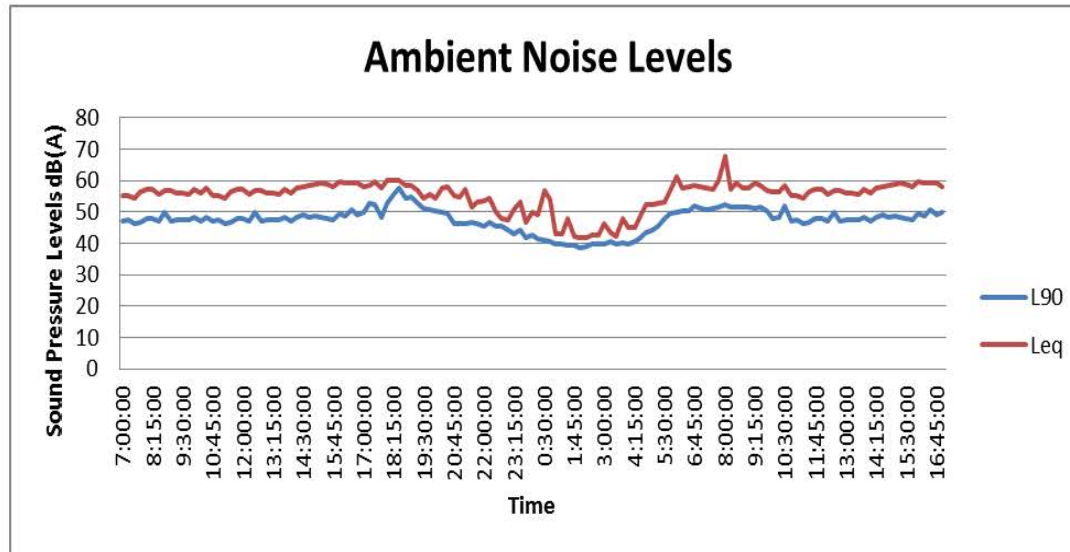
*Transport Depot
310 Old Toorbul Point Rd, Caboolture*

Noise Measurement Results

Moreton Bay Regional Council

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Decibel Report No. 1602277

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

#5 Traffic Assessment



PSA Consulting (Australia) Pty Ltd ABN 83 109 836 197
T +61 7 3220 0288 F +61 7 3220 0388 W psaconsult.com.au
O Brisbane (Head Office) L11 / 270 Adelaide Street, Brisbane Qld 4000
P PO Box 10824, Adelaide Street, Brisbane Qld 4000

11 December 2017

Boland Cranes Pty Ltd
c/o – JFP Urban Consultants
PO Box 3634
South Brisbane QLD 4101

Attention: Jane Horton

Dear Jane,

RE: TRAFFIC IMPACT STATEMENT FOR CRANE STORAGE FACILITY, 310 OLD TOORBUL POINT ROAD, CABOOLTURE

INTRODUCTION

PSA Consulting (Australia) has been engaged by Boland Cranes Pty Ltd c/o JFP Urban Consultants to provide traffic engineering advice in relation to the proposed site access and internal manoeuvring and parking areas required for a crane storage facility at 310 Old Toorbul Point Road, Caboolture. The site is located within the Moreton Bay Regional Council (MBRC) local government area and therefore the following advice is aligned with the MBRC Planning Scheme.

The proposed use of the site is for a residential dwelling and a transport depot. The MBRC planning scheme defines an articulated vehicle as the regular service vehicle for a transport depot. This report addresses operation and safety of the proposed site access and on-site movements and parking for a 19m semi-trailer as the design vehicle.

SITE ACCESS

It is proposed that access to the site will be via the existing driveway which is located on the eastern side of the northern boundary as per the site plan in Appendix 1. The driveway intersects with Old Toorbul Point Road, a rural sub-arterial road with an 80 km/hr posted speed limit.

For a driveway, the minimum sight distance requirements are outlined in Australian Standards AS2890.1. For a frontage road with speed of 80 km/hr the minimum stopping sight distance (SSD) is 105m. Austroads' *Guide to Road Design Part 4A: Unsignalised and Signalised Intersections* (AGRD Part 4A) specifies that at an intersection with a road which has a design speed of 80 km/hr, the minimum safe intersection sight distance (SISD) must be a minimum 181m in both directions.

The sight distance of the proposed driveway location has been assessed and the sight distance exceeds both the SSD and SISD resulting in a safe driveway access with regards to sight distance.

TRAFFIC GENERATION

As the site is currently zoned as a rural residential property, the site is estimated to generate 10 vehicle trips per day. The number of cranes which will be taken from the site has been limited to 4 per day. Therefore, the maximum number of heavy vehicle movements to and from the site on a daily basis will be 8 per day (4 in / 4 out). Therefore, the site is expected to generate a total of approximately 18 vehicle trips per day.

SC 8.2 of the MBRC Planning Scheme specifies that for 'regular road access' both entry and exit at the property boundary shall be in the forward direction. As demonstrated in the attached plan, there is sufficient space available for vehicles to manoeuvre on-site to ensure they are entering and exiting in the forward direction. There are no requirements specified for driveway type, however, as demonstrated on the attached plan, the heavy vehicles are able to safely manoeuvre in and out of the current driveway configuration.

Brisbane | Gold Coast | Townsville | Sydney



TRANSPORT ENGINEERING | TOWN PLANNING | PROGRAM MANAGEMENT

0751

11 December 2017

Version 2

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)

INTERNAL MANOEUVRING

Due to the storage space on-site, the time of day for each crane pick-up and return will be managed such that no more than one heavy vehicle is loading or unloading a crane on the site at any one time.

SC 8.2 of the MBRC Planning Scheme specifies that for 'regular road access' all manoeuvring associated with parking, loading and unloading shall be able to be confined to the services area; and circulation roadways shall be provided to connect the access driveway with the service area. Both of these requirements are expected to be met based on the site plan attached.

ON-SITE PARKING

As outlined above, there are not expected to be any additional staff or light vehicle movements to / from the site as the staff are residents at the property. Therefore, there is not expected to be any additional demand for on-site parking. On-site parking is currently provided for the residents at the residential dwelling on the site.

CONCLUSION

In summary, based on the attached site plans and the proposed use of the site, there are not expected to be any issues with access or on-site movement provided restriction of 4 cranes per day and 1 design vehicle on site at a time is followed.



If you have any questions or require anything further in relation to this matter, please contact me on (07) 3220 0288 to discuss.

Yours sincerely,



Hannah Richardson
RPEQ: 17016
Director Traffic and Transport Engineering
PSA Consulting (Australia) Pty

Revision History:

VERSION NUMBER	ISSUE DATE	DETAILS	AUTHORISATION
1.	24 November 2017	DRAFT	 Hannah Richardson
2.	11 December 2017	FINAL	 Hannah Richardson

LIST OF APPENDICES

Appendix 1 – Site Plan with Swept Path
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Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
12 June 2018

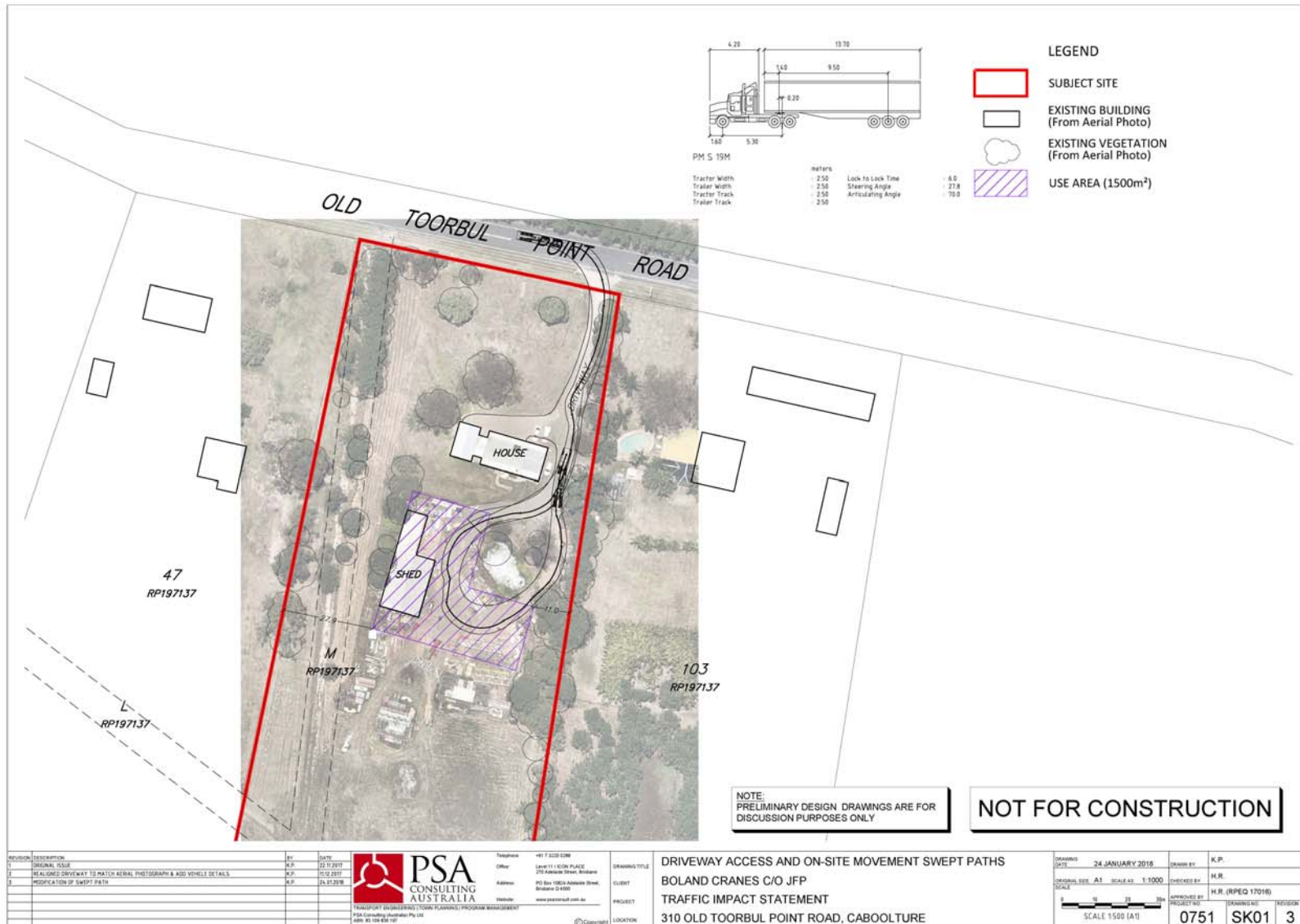
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APPENDIX 1

Site Plan with Swept Path

ITEM 2.1 DA/34696/2017/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR TRANSPORT DEPOT AND ANCILLARY OFFICE - 310 OLD TOORBUL POINT ROAD, CABOOLTURE (LOT 48 RP 197137) - DIVISION 1 (Cont.)



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#6 Submissions

From: greg tucker
To: [MBRC Incoming Mail](#)
Subject: Development Application Council Ref: DA/34696/2017/V2N
Date: Saturday, 17 February 2018 7:14:18 AM

As the resident of the property next door. I wist to offer my support for the application I think it will be a good development for the area.
Regards Greg Tucker 300 Old Toorbul Point Road Caboolture.

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
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Franz and Mathilde Stoll

Woorim, 5 March 2018

Rickman Parade

Woorim, Qld 4507

Mobile: 0422327160

Phone: 0734080693

Email: franzstoll@hotmail.com

The Assessment Manager

Moreton Bay Regional Council

PO Box 159, Caboolture QLD 4510

mbrc@moretonbay.qld.gov.au

Submission to Council ref: DA/34696/2017/V2N – Development Application “Transport Depot”

Dear Sir, Madam

Generally, we have no objection to the proposed development application.

But we would like commenting on the ‘Planning Assessment Report B 3786P section 3’.

We believe the screening on the eastern boundary of the development is not adequate.

A fence of appropriate height and construction would:

- Reduce visual pollution. The current sight of the depot is not very aesthetic.
- Mitigate noise especially when high pressure cleaner and other maintenance tools are in use.
- Help prevent the dogs from barking at night.

Was there any consideration regarding values of the adjacent properties?

AS a note.

Since the conversion (no consultation of residents) of Old Toorbul at this section (250 to 318), the traffic noise increased enormously hence the impact of a transport depot at 310 is negligible.

The area of this part of Old Toorbul point road has no agriculture value and should rather be zoned as ‘light industry’ with appropriate waste water management in place then rural residential.

Yours sincerely

Franz Stoll and Mathilde Stoll

3 CORPORATE SERVICES SESSION

(Cr M Constance)

No items for consideration.

4 ASSET CONSTRUCTION & MAINTENANCE SESSION (Mayor in absence of Cr A Hain)

ITEM 4.1

EVERTON HILLS - CAMELIA AVENUE - ROAD REHABILITATION - DIVISION 10

Meeting / Session: 4 ASSET CONSTRUCTION & MAINTENANCE
Reference: A16952950 : 4 June 2018 - Refer **Confidential** Supporting Information
A16888193
Responsible Officer: SAM, Principal Engineer (ECM Project Management & Construction)

Executive Summary

Tenders were invited for the 'Everton Hills - Camelia Avenue - Road Rehabilitation (MBRC007382)' project. The tender closed on 2 May 2018, with a total of six conforming tenders received.

It is recommended that Council award the contract to Ryan Civil Contracting Pty Ltd for the sum of \$1,331,427.88 (excluding GST) as this tender was evaluated as representing the best overall value to Council.

OFFICER'S RECOMMENDATION

That the tender for 'Everton Hills - Camelia Avenue - Road Rehabilitation (MBRC007382)' be awarded to Ryan Civil Contracting Pty Ltd for the sum of \$1,331,427.88 (excluding GST).

ITEM 4.1 EVERTON HILLS - CAMELIA AVENUE - ROAD REHABILITATION - DIVISION 10 - A16952950 (Cont.)

REPORT DETAIL

1. Background

The project involves the pavement rehabilitation and resurfacing of Camelia Avenue, from Drosera Street to Pavonia Street, Everton Hills; as well as the pavement resurfacing of Camelia Avenue, between Mirabella Street and Drosera Street, Everton Hills. The project also includes on-road cycle facilities, pedestrian pathway linkages, traffic safety initiatives such as kerb build outs, the provision of street tree planting (to improve visual amenity and to provide shade) and drainage improvements.



Figure 1: Location plan - Everton Hills - Camelia Avenue - road rehabilitation

2. Explanation of Item

Tenders for the 'Everton Hills - Camelia Avenue - Road Rehabilitation (MBRC007382)' project closed on 2 May 2018 with a total of 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 tenders and their evaluation scores are tabled below (ranked from highest to lowest):

RANK	TENDERER	EVALUATION SCORE
1	Ryan Civil Contracting Pty Ltd	98.05
2	Hazell Bros QLD Pty Ltd	97.24
3	Civlec Pty Ltd t/a GRC Civil	89.80
4	Stanley Macadam Pty Ltd T/A Stanley Road Construction	84.03
5	Shamrock Civil Engineering Pty Ltd	83.19
6	Bellwether Contractors Pty Ltd	81.33

ITEM 4.1 EVERTON HILLS - CAMELIA AVENUE - ROAD REHABILITATION - DIVISION 10 - A16952950 (Cont.)

Ryan Civil Contracting Pty Ltd submitted a detailed tender and demonstrated their experience on projects of a similar scale and complexity. At a tender clarification meeting held on 17 May 2018, Ryan Civil Contracting provided their construction methodology with staging; confirmed an overall project duration of seven weeks (including an allowance of 5 days for wet weather) and demonstrated a strong understanding of all the project requirements.

Hazell Bros QLD Pty Ltd submitted a comprehensive tender and demonstrated their construction methodology and experience on projects of a similar scale and complexity. The tendered construction program of works was of six weeks' duration; however, Hazell Bros advised they could not start the works until their contract for Dohles Rocks Road was completed. There were no additional benefits for the higher price.

Civlec Pty Ltd t/a GRC Civil submitted a satisfactory tender and demonstrated their construction experience on projects of a similar scale and complexity. There were no additional benefits for the higher price.

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: Diverse transport options - an integrated regional transport network.

3.3 Policy Implications

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

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

3.4 Risk Management Implications

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

Financial Risks:

- a. A third-party review of financial status has been carried out and the recommended tenderer was rated '*satisfactory*'. The construction works were originally designed, estimated and budgeted to be done as day works; however, through consultation, it was determined that the works should be done as night works and during the winter months, and these conditions were included in the advertised tender.

Construction Risks:

- a. The contractor will provide a program of works, traffic management plan, and safety plan and will be required to fence off the areas where construction is being undertaken to meet relevant workplace health and safety requirements as part of the contract, including safe work method statements.
- b. The contractor has demonstrated their understanding of constructability challenges and their technical capability to complete the works.
- c. It was identified that works on the road were needed to be undertaken as night works to reduce impacts on traffic and to improve productivity. The contractor has provided a methodology and demonstrated their understanding that all works will be carried out at night and that one lane in each direction will be open during the project works.

ITEM 4.1 EVERTON HILLS - CAMELIA AVENUE - ROAD REHABILITATION - DIVISION 10 - A16952950 (Cont.)

3.5 Delegated Authority Implications

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

3.6 Financial Implications

Council has identified a total of \$1,157,000 (excluding GST) in the 2018/19 Capital Projects Program for this project (\$1,060,000 (excluding GST) for road rehabilitation component (101497) and \$97,000 (excluding GST) for the road resurfacing component 105706).

Tender price (Construction)	\$ 1,331,427.88
Contingency 10%	\$ 130,000.00
QLeave	\$ 6,500.00

Total Project Cost	\$ 1,467,927.88
	=====

Estimated ongoing operational/maintenance costs are \$1,500 per F/Y.

The budget amount for this project is insufficient. Additional funds (\$311,000) will be required at the 2018/19 quarter one budget review.

3.7 Economic Benefit

The project will address surface issues and extend the life of the road pavement and reduce maintenance costs associated with the section of road.

3.8 Environmental Implications

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

3.9 Social Implications

The project, once completed, will improve the safety and operation of Camelia Avenue, Everton Hills for users.

3.10 Consultation / Communication

A communications plan, outlining the construction timelines and night works for communicating with business on the western side and affected residents, is being prepared and will be discussed with the Divisional Councillor.

The rehabilitation and resurfacing works will be undertaken in stages. Affected residents will be notified of the planned works and expected construction timeframe two weeks prior to the actual commencement of works.

The use of Variable Message Boards, project notices and project signs will be distributed prior (two weeks) to any site works. Residents directly affected by the staged works will be provided with minimum weekly updates of project progress by the Council's project manager to inform on progress.

6 PARKS, RECREATION & SPORT SESSION

(Cr K Winchester)

No items for consideration.

7 LIFESTYLE & AMENITY SESSION

(Cr D Sims)

ITEM 6.1

KOALA MONITORING SERVICES PHASE 3 - THE MILL AT MORETON BAY - DIVISION 7

Meeting / Session: 6 LIFESTYLE & AMENITY
Reference: A16748468: 31 May 2018
Responsible Officer: RM, Manager Environmental Services (CES Environmental Services)

Executive Summary

Council acquired the former Petrie Paper Mill site, now known as *The Mill at Moreton Bay* for a university campus and associated community development. The site includes areas of koala bushland habitat which will be impacted by the intended site development however, Council has committed to deliver a net gain in environmental values across the site by establishing additional koala bushland habitat and ensuring koala safety during the construction phase.

As part of the site's development, Council needed to engage a service provider with specialist expertise to develop and undertake a koala monitoring program, to ensure the safety of the koala population during periods of construction. Due to the specialist nature of these services there is only one supplier, Endeavour Veterinary Ecology Pty Ltd (EVE), with the experience and specialist knowledge to deliver the services sought.

EVE completed phase 1 of the koala monitoring program between March 2017 and June 2017. Phase 2 of the program concludes on 30 June 2018. Phase 3 of the koala monitoring program will commence on 1 July 2018 for a period of two years. An exemption is required under Section 235(b) of the Local Government Regulation 2012 to enable EVE to be contracted for these services.

OFFICER'S RECOMMENDATION

1. That in accordance with section 235(b) of the Local Government Regulation 2012, Council is satisfied that because of the specialised nature of the services to be provided it would be impractical or disadvantageous for the Council to invite quotes or tenders for the services.
2. That Council engage Endeavour Veterinary Ecology Pty Ltd to implement phase 3 of the koala monitoring program for *The Mill at Moreton Bay* site between 1 July 2018 and 30 June 2020.

*ITEM 6.1 KOALA MONITORING SERVICES PHASE 3 - THE MILL AT MORETON BAY - DIVISION 7 - A16748468
(Cont.)*

REPORT DETAIL

1. Background

In March 2017, as part of the development of *The Mill at Moreton Bay* site at Petrie, Council engaged the services of EVE to implement a koala monitoring program.

The following resolution appears on Minute Page 17/392 of the General Meeting of Council held 21 March 2017:

Ex. Coordination Committee Meeting held 21 March 2017 (MP17/409)

COMMITTEE RECOMMENDATION

1. That in accordance with section 235(b) of the Local Government Regulation 2012, Council is satisfied that because of the specialised nature of the services to be provided it would be impractical or disadvantageous for the Council to invite quotes or tenders for the services.
2. That Council engage Endeavour Veterinary Ecology Pty Ltd to develop and implement a two-phase koala monitoring program for *The Mill at Moreton Bay* site.
3. That details and costs of phase two of the program be the subject of a further report to council.

Phase 1 (March to June 2017) involved an intensive site assessment to identify and tag all koalas on *The Mill at Moreton Bay* site. During phase 1, EVE identified 45 koalas which were health checked and fitted with telemetry devices for monitoring purposes.

The following resolution appears on Minute Page 17/1249 of the General Meeting of Council held 27 June 2017:

Ex. Coordination Committee Meeting held 27 June 2017 (MP 17/1351)

COMMITTEE RECOMMENDATION

1. That in accordance with section 235(b) of the Local Government Regulation 2012, Council is satisfied that because of the specialised nature of the services to be provided it would be impractical or disadvantageous for the Council to invite quotes or tenders for the services.
2. That Endeavour Veterinary Ecology Pty Ltd be engaged to implement phase 2 of the koala monitoring program for *The Mill at Moreton Bay* site between 1 July 2017 and 30 June 2018.
3. That a copy of this report be sent to all Koala Groups within the region.

Phase 2 of the koala monitoring program commenced on 1 July 2017 for a period of 12 months and involved ongoing koala monitoring and associated veterinary health assessments and treatment. EVE provides monthly reports to Council detailing outcomes and related costs. EVE continues to successfully deliver the koala monitoring program across the project site, assisting to ensure that no koalas are injured or killed as a result of construction works.

As at 28 May 2018, 56 koalas have been fitted with telemetry devices and are being monitored. In addition, there are 15 dependent joeys that will join the program when they become independent at approximately 12 months of age.

*ITEM 6.1 KOALA MONITORING SERVICES PHASE 3 - THE MILL AT MORETON BAY - DIVISION 7 - A16748468
(Cont.)*

2. Explanation of Item

The operational and construction works across the project site will continue for at least the next two years. To support the ongoing health and safety of the koalas at *The Mill at Moreton Bay* site it is proposed to continue the koala monitoring program.

Under the provisions of the Local Government Regulation 2012, Council may enter into a contract with a provider where Council is satisfied that because of the specialist nature of the services to be provided, it would be impractical or disadvantageous for Council to seek quotes for the services.

EVE has successfully delivered phases 1 and 2 of the koala monitoring program at *The Mill at Moreton Bay* site. This report recommends that EVE be engaged to implement phase 3 of the koala monitoring program between 1 July 2018 and 30 June 2020, facilitating the delivery of Council's koala safety commitments.

3. Strategic Implications

3.1 Legislative/Legal Implications

Section 235(b) of the Local Government Regulation 2012 provides that Council may enter into a medium-sized contractual arrangement or large-sized contractual arrangement without first inviting written quotes or tenders if Council resolves that, because of the specialised or confidential nature of the services that are sought, it would be impractical or disadvantageous for Council to invite quotes or tenders.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Council's Procurement Policy 2150-006 allows the consideration of exceptions permitted under the Local Government Regulation 2012.

3.4 Risk Management Implications

EVE has specialist knowledge and experience in delivering successful koala monitoring programs within the Moreton Bay Region and specifically on *The Mill at Moreton Bay* site. In addition, EVE has the required animal handling and animal ethics approvals issued by the State Government.

The use of an experienced and specialist koala services contractor will assist in identifying and appropriately managing koala safety risks during construction activities.

3.5 Delegated Authority Implications

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

3.6 Financial Implications

\$1.2 million has been allocated in 2018/2019 budget (project number 105057) for year 1 of phase 3 of the koala monitoring program. This includes funds for veterinary health assessments and treatments and the tagging and monitoring of new koala joeys.

3.7 Economic Benefit

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

3.8 Environmental Implications

It is considered that EVE has the specialist expertise to undertake a koala monitoring program to ensure the safety of the koala population during periods of construction. Continuity of the koala monitoring program will underline Council's commitment to koala safety and conservation measures.

3.9 Social Implications

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

Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING
12 June 2018

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*ITEM 6.1 KOALA MONITORING SERVICES PHASE 3 - THE MILL AT MORETON BAY - DIVISION 7 - A16748468
(Cont.)*

3.10 Consultation / Communication

Director Community & Environmental Services
Manager Financial & Project Services
Senior Procurement Advisor
Manager Major Projects (University Project)

ITEM 6.2
2017/2018 COMMUNITY GRANTS PROGRAM ROUND 2 - REGIONAL

Meeting / Session: 6 LIFESTYLE & AMENITY
Reference: A17025573: 4 June 2018 - Refer **Confidential** Supporting Information
A17026609
Responsible Officer: DD, Community Planning and Resources Manager (CES Community Services,
Sport & Recreation)

Executive Summary

Applications under Round 2 of Council's 2017/18 Community Grants Program (excluding the Individual Achievement Grant) closed on 31 March 2018. A total of 177 applications were received, including 15 Regional Arts Development Fund (RADF) applications.

A total of 66 applications have been recommended for funding, including 11 RADF applications. The total value of the recommended applications is \$313,225.71.

OFFICER'S RECOMMENDATION

That the Round Two Community Grants Program funding recommendations as detailed in the Supporting Information to this report be approved.

ITEM 6.2 2017/2018 COMMUNITY GRANTS PROGRAM ROUND 2 - REGIONAL - A17025573 (Cont.)

REPORT DETAIL

1. Background

Council's Community Grants Program is comprised of six grants that aim to develop and support organisations and individuals to positively contribute to the region's community wellbeing, environmental sustainability, economic prosperity and cultural life (see Table 1).

Table 1: Community Grants Program

Grants	
1	Community Facilities Grant
2	Community Activities Grant
3	Community Organisation Equipment Grant
4	Community Organisation Development Grant
5	Regional Arts Development Fund (RADF)
6	Individual Achievement Grant

2. Explanation of Item

Applications under Round 2 of Council's 2017/18 Community Grants Program (excluding the Individual Achievement Fund) were invited from eligible community organisations from 1 February 2018 to 31 March 2018. Individuals wishing to apply under the Individual Achievement Fund can apply at any time during the year.

A total of 177 applications were received from community organisations and individuals throughout the region. All applications received were subject to the following three-stage assessment process:

1. Pre-Eligibility Check
 - All applications were checked to determine applicant and project eligibility, and to ensure that they were complete and/or submitted under the correct grant.

2. Panel Assessment
 - An internal assessment panel comprising senior officers assessed applications for the following grants:
 - Community Facilities Grant;
 - Community Activities Grant;
 - Community Organisation Equipment Grant; and
 - Community Organisation Development Grant.

 - RADF applications were assessed by a panel of assessors comprising of one suitably qualified Council officer, and two external community representatives.
 - Applications were assessed by the panels against the following criteria:
 - Community need;
 - Community benefit;
 - Value for money; and
 - Capacity to deliver.

ITEM 6.2 2017/2018 COMMUNITY GRANTS PROGRAM ROUND 2 - REGIONAL - A17025573 (Cont.)

3. Decision Making

- Assessment scores were totalled within each grant to provide a ranking of all applications and recommendations for funding.

As a result of the Round 2 assessment process, a total of 66 (37.2%) applications (including 11 RADF applications) with a total funding value of \$313,225.71 have been recommended for funding.

3. Strategic Implications

3.1 Legislative/Legal Implications

Council's Community Grants Program is administered in accordance with the *Local Government Act 2009* and the *Local Government Regulation 2012*.

3.2 Corporate Plan / Operational Plan

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

3.3 Policy Implications

Council's Community Grants Program is administered in accordance with its Community Grants Policy (2150-030)

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

Budget Allocation

Council's budget allocation for the 2017/18 Community Grants Program (excluding the Individual Achievement Grant) totals \$584,000 (Budget numbers: 20258.002.22012, 20258.004.22012, 20258.012.22012, 20258.013.22012 and 20232.000.22012). These funds include a Queensland Government contribution of \$70,000 towards RADF.

Table 2 below details the Community Grants Program budget available for the 2017/18 financial year; funds available for Round 2 of the Program; and funds recommended for expenditure in Round 2.

Table 2: Community Grants Program budget

	2017/18 Total Budget Allocation	Round 2 Funds Available	Round 2 Funding Recommended
Community Grants (Excl. Individual Achievement Fund)	\$464,000	\$260,476.38	\$258,916.14
RADF	*\$120,000	\$69,190.79	\$54,309.57
TOTAL	\$584,000	\$329,667.17	\$313,225.71

*Includes a Queensland Government contribution of \$70,000.

3.7 Economic Benefit

Council's Community Grants Program facilitates the delivery of community projects and events that contribute to the local economy through increased tourism and community activity.

Moreton Bay Regional Council

ITEM 6.2 2017/2018 COMMUNITY GRANTS PROGRAM ROUND 2 - REGIONAL - A17025573 (Cont.)

3.8 Environmental Implications

Council's Community Grants Program facilitates the delivery of environmental projects such as revegetation and environmental education initiatives in the community.

3.9 Social Implications

A key objective of Council's Community Grants Program is to build the capacity of local community organisations to deliver a variety of community services and programs that respond to the needs of the Moreton Bay community.

3.10 Consultation / Communication

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

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

No items for consideration.

9 REGIONAL INNOVATION (Cr D Grimwade)

No items for consideration.

10 GENERAL BUSINESS

ANY OTHER BUSINESS AS PERMITTED BY THE MEETING CHAIRPERSON.