



SUPPORTING INFORMATION

for respective items considered at

General Meeting

6 August 2019

SUPPORTING INFORMATION

Ref: [A18906088](#)

The following list of supporting information is provided for:

ITEM 1.2

ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL

#1 Policy 2150-030 - Community Grants

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)

#1 Policy 2150-030 - Community Grants



Policy: 2150-030

Community Grants Policy

Head of Power

Local Government Act 2009
Local Government Regulation 2012

Objective

The objective of this policy is to provide a framework for administering Council's Community Grants.

Definitions

CEO means Council's Chief Executive Officer

Community organisation means:

- (a) an entity that carries on activities for a public purpose; or
- (b) another entity whose primary object is not directed at making a profit.

Application

This policy applies to the administration of Council's Community Grants.

Policy Statement

Council recognises that community organisations make an important contribution to enhancing the region's vibrant lifestyle, and to creating strong and inclusive communities. Council is committed to supporting community organisations through its Community Grants.

Council provides grants to community organisations to support the sustainable delivery of community, cultural, sporting and environmental activities to residents in the Moreton Bay region. Council also provides grants to recognise individuals who have achieved outstanding results in their chosen field and have qualified, or been selected by a peak body, to represent Queensland or Australia.

Individuals and community organisations can also receive grants through the Regional Arts Development Fund (RADF). This Fund provides funding for projects that promote and develop arts, culture and heritage in the Moreton Bay region. The Regional Arts Development Fund (RADF) is delivered as a partnership between the Council and the Queensland Government through Arts Queensland.

To follow is a list of Council Community Grants that are included in Council's budget each year:

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

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

The eligibility criteria for each of these grants are listed below.

Community Activities Grants
<p>A community organisation that applies for funding under this grant must meet the following criteria:</p> <ul style="list-style-type: none">• Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;• Have \$20 million public liability insurance if required by Council; and• Have no outstanding Moreton Bay Regional Council grant acquittals. <p>The following are ineligible organisation types:</p> <ul style="list-style-type: none">• For-profit organisations;• Government departments and agencies;• Schools and affiliated parents' associations;• Kindergartens and child care organisations;• Political groups; and• Unincorporated community groups. <p>Unincorporated community groups may apply through a community organisation (both of which must meet the above criteria and not be an ineligible organisation type) which is able to accept legal and financial responsibility for the project.</p> <p>Individuals are not eligible to apply for funding under this grant.</p>

Community Facilities Grant
<p>A community organisation that applies for funding under this grant must meet the following criteria:</p> <ul style="list-style-type: none">• Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;• Have \$20 million public liability insurance if required by Council; and• Have no outstanding Moreton Bay Regional Council grant acquittals. <p>The following are ineligible organisation types:</p> <ul style="list-style-type: none">• For-profit organisations;• Government departments and agencies;• Schools and affiliated parents' associations;• Kindergartens and child care organisations;• Churches;• Political groups; and• Unincorporated community groups. <p>Individuals are not eligible to apply for funding under this grant.</p>

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

Community Organisation Development Grant
<p>A community organisation that applies for funding under this grant must meet the following criteria:</p> <ul style="list-style-type: none">• Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;• Have \$20 million public liability insurance if required by Council; and• Have no outstanding Moreton Bay Regional Council grant acquittals. <p>The following are ineligible organisation types:</p> <ul style="list-style-type: none">• For-profit organisations;• Government departments and agencies;• Schools and affiliated parents' associations;• Kindergartens and child care organisations;• Churches;• Political groups; and• Unincorporated community groups. <p>Unincorporated community groups may apply through a community organisation (both of which must meet the above criteria and not be an ineligible organisation type) which is able to accept legal and financial responsibility for the project.</p> <p>Individuals are not eligible to apply for funding under this grant.</p>

Community Organisation Equipment Grant
<p>A community organisation that applies for funding under this grant must meet the following criteria:</p> <ul style="list-style-type: none">• Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;• Have \$20 million public liability insurance if required by Council; and• Have no outstanding Moreton Bay Regional Council grant acquittals. <p>The following are ineligible organisation types:</p> <ul style="list-style-type: none">• For-profit organisationse;• Government departments and agencies;• Schools and affiliated parents' associations;• Political groups; and• Unincorporated community groups. <p>Unincorporated community groups may apply through a community organisation (both of which must meet the above criteria and not be an ineligible organisation type) which is able to accept legal and financial responsibility for the project.</p> <p>Individuals are not eligible to apply for funding under this grant.</p>

An eligible community organisation can receive up to a maximum of \$15,000 in total across any of the abovementioned grants in a financial year.

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

Individual Achievement Grant

An individual that applies for funding under this grant in the youth achievement category must meet the following criteria:

- Be aged 25 years or younger at the time of the event; and
- Reside in the Moreton Bay region.

For sporting events, written confirmation of the applicant's selection is required from the recognised state or national sporting organisation on their letterhead. The confirmation must include the applicant's name and level of representation at the event i.e. representing Queensland or Australia.

For non-sporting events, written confirmation of the applicant's selection or an invitation to represent an area of interest from the event organiser or peak body is required. The confirmation must include the applicant's name and the level of representation (required to be equivalent to representing Queensland or Australia).

An individual that applies for funding under this grant in the Commonwealth and Olympic Games category must meet the following criteria:

- Reside in the Moreton Bay region; and
- Selected to compete at either the Commonwealth or Olympic Games. Recognised Olympic Games events are: Summer Olympics, Winter Olympics, Paralympics and Youth Olympics.

An eligible individual can receive a maximum of two Individual Achievement Grants per financial year.

Road Safety Grants

A community organisation that applies for funding under this grant must meet the following criteria:

- Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;
- Have \$20 million public liability insurance if required by Council; and
- Have no outstanding Moreton Bay Regional Council grant acquittals.

The following are ineligible organisation types:

- For-profit organisations;
- Government departments and agencies;
- Kindergartens and child care organisations;
- Political groups; and
- Unincorporated community groups.

Unincorporated community groups may apply through a community organisation (both of which must meet the above criteria and not be an ineligible organisation type) which is able to accept legal and financial responsibility for the project.

Individuals are not eligible to apply for funding under this grant.

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

Regional Arts Development Fund (RADF)

An individual that applies for funding under this grant must meet the following criteria:

- Must be either an Established Artist or an Emerging Artist;
- Must be based in the Moreton Bay region, or if based outside this area must be able to demonstrate how the project will directly benefit arts and culture within the region;
- Be permanent residents or Australian citizens;
- Have an Australian Business Number (ABN). Individuals that do not have an ABN are eligible to apply, providing that their application is made through an eligible organisation acting as an auspice; and
- Have adequate public liability insurance.

A community organisation that applies for funding under this grant must meet the following criteria:

- Be based in the Moreton Bay Region and/or can demonstrate that the proposed project will benefit residents of the Moreton Bay Region;
- Have \$20 million public liability insurance if required by Council; and
- Have no outstanding Moreton Bay Regional Council grant acquittals.

The following are ineligible organisation types:

- Government departments and agencies;
- Schools and affiliated parents' associations; unless the project engages and demonstrates a benefit to the wider community;
- Churches; unless the proposed project can be considered to be in addition to the core business of the church;
- Community organisations operating more than 30 gaming machines;
- Political groups; and
- Unincorporated community groups.

Unincorporated community groups may apply through a community organisation (both of which must meet the above criteria and not be an ineligible organisation type) which is able to accept legal and financial responsibility for the project.

Eligible individuals and community organisations can receive up to a maximum of \$15,000 per financial year from the Regional Arts Development Fund (RADF).

Applications for funding by community organisations under the grants listed above must be made in accordance with this policy and the relevant Grant Guidelines as listed below.

- Community Activities Grant Guidelines
- Community Facilities Grant Guidelines
- Community Organisation Development Grant Guidelines
- Community Organisation Equipment Grant Guidelines
- Individual Achievement Grant Guidelines
- Road Safety Grant Guidelines
- Regional Arts Development Fund Guidelines

Council reserves the right to part fund any grant application

Regional Community Project Grant

Council may respond to unique community circumstances by providing a 'Regional Community Project Grant' to a community organisation where it determines there is significant regional public benefit.

A Regional Community Project Grant can only be approved by a resolution of Council. This Grant can only be awarded to a community organisation that is based in the Moreton Bay Region and/or can demonstrate that the proposed project will provide significant public benefit to residents of the region.

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

To determine if there is significant public benefit in awarding a Regional Community Project Grant, consideration will be given to the following:

- relevance of the proposed project to Council's vision for the Moreton Bay Region;
- alignment of the proposed project to the role and functions of Council included demonstrated economic, community, cultural, sporting or environmental benefits to the Moreton Bay Region;
- capacity of the community organisation to successfully deliver the proposed project;
- community organisation's financial contribution to the project;
- availability of funds and value for money; and
- the specific circumstances associated with the need for Council support.

A community organisation that is successful in obtaining a Regional Community Project Grant is required to enter into a funding agreement and comply with any terms and conditions as determined by Council.

Related Documents

This Policy complements and is to be implemented in conjunction with other Council policies, directives and relevant documents published by other agencies including, but not limited to:

- Community Activities Grant Guidelines (A15940072)
- Community Facilities Grant Guidelines (A15975979)
- Community Organisation Development Grant Guidelines (A15977137)
- Community Organisation Equipment Grant Guidelines (A16003116)
- Individual Achievement Grant Guidelines (A12948488)
- Road Safety Grant Guidelines (A18211635)
- Regional Arts Development Fund Guidelines (A15213368)
- Discretionary Funds Policy 2150-101 (A17819050)
- Discretionary Funds Availability Notice A17819048
- Discretionary Funds Guidelines (A17819053)

Review Triggers

This policy will be reviewed for applicability, effectiveness, and consistency with relevant legislation, Council resolutions, and other Council documents. Reviews of this policy will occur as required, or at least once every two years.

Responsibility

This policy is to be:

- (1) implemented by the CEO; and
- (2) reviewed and amended in accordance with the "Review Triggers" by the CEO.

Policy: 2150-030		Official Version: A5248286	
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 1	Coordination Committee (11/1171)	28.6.2011	Version of PDF
Version 2	Coordination Committee (13/12)	22.1.2013	Version of PDF
Version 3	Coordination Committee (15/27) effective 1.2.2015	20.1.2015	A10247478
Reviewed	MCCS - no amendment required	March 2016	

ITEM 1.2 - ADOPTION OF COUNCIL POLICY - COMMUNITY GRANTS - REGIONAL (Cont.)



Policy: 2150-030 - Community Grants Policy

Policy: 2150-030		Official Version: A5248286	
Document Control			
Version / Reviewed	Version Adoption (Council meeting / Minute Page) Reviewed (revision comment)	Date	Word version reference
Version 4	Coordination Committee (18/118)	30.1.2018	A16481799
Version 5	Coordination Committee (18/2460)	13.12.2018	A17892100
Version 6	Coordination Committee (19/211)	26.2.2019	A18211273
Version 7	DRAFT	xx.xx.2019	A18906088

SUPPORTING INFORMATION

Ref: [A18843972](#), [A18843709](#), [A18843686](#)

The following list of supporting information is provided for:

ITEM 2.1

DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10

#1 Locality Plan

#2 Zoning Map

#3 Proposed Development Plan

#4 Properly Made Submissions

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

#1 Locality Plan

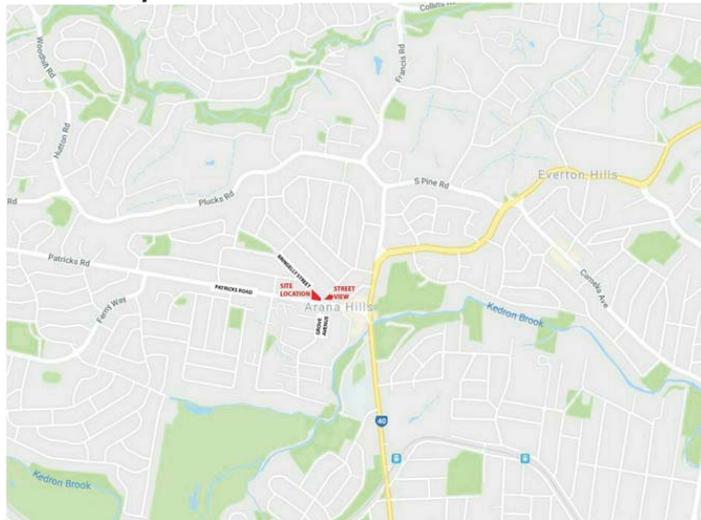


ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

#2 Zoning Map



ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)
#3 Proposed Development Plan



LOCATION PLAN (NOT TO SCALE)

ARANA HILLS CHILD CARE CENTRE

5-7 BRINGELLY STREET ARANA HILLS

DEVELOPMENT APPLICATION DRAWING LIST

SHEET NUMBER	SHEET NAME
40.2	PERSPECTIVES
A 00.0	COVER SHEET
A 10.1	SITE CONTEXT PLAN
A 21.1	SITE PLAN
A 30.1	SECTIONS & ELEVATIONS 01
A 30.2	SECTIONS & ELEVATIONS 02
A 40.1	PERSPECTIVES



SITE PERSPECTIVE (INDICATIVE ONLY)



VIEW FROM THE CORNER OF GROVE AVENUE & PATRICKS ROAD

DEVELOPMENT APPLICATION

Arana Hills Child Care Centre
5 - 7 Bringelly Street Arana Hills

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COVER SHEET

@ A1

22.05.2019

A00.0

rev. 5

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



1 SITE CONTEXT PLAN
30 1: 1000



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SITE CONTEXT PLAN

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A10.1

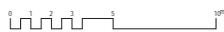
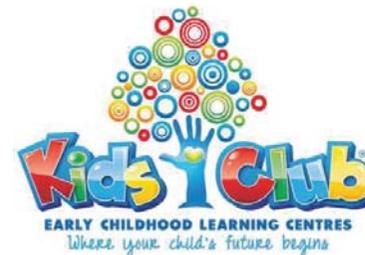
16.04.2019

rev. 4

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



FINISHES MATERIAL LEGEND		
MARK	IMAGE	DESCRIPTION
A		BOWRAL BRICKWORK (COLOUR: SHORTHORN MIX)
B		COLOURBOND METAL ROOF & CANTILEVERED AWNING (SURFMIST)
C		PAINTED STEEL POSTS & COLUMNS (TO MATCH KIDS CLUB LOGO RED)
D		CFC PANELS WITH EXPRESSED JOINTS, PAINTED TO MATCH COLOURBOND SURFMIST
E		GLAZING (COLOURBACK TO MATCH KIDS CLUB LOGO GREEN)
F		GLAZING (COLOURBACK TO MATCH KIDS CLUB LOGO BLUE)
G		GLAZING (GREY TINTED)
H		POWDERCOAT METAL BATTENS TO MATCH COLOURBOND SURFMIST
I		CONCRETE SLAB/ BEAM PAINTED TO MATCH COLOURBOND SURFMIST
J		POWDERCOAT MONUMENT
K		GREEN WALL
L		TIMBER CLADDING - INWOOD WESTERN RED CEDAR
M		PAINT - TO MATCH KIDS CLUB LOGO YELLOW
N		PAINT - TO MATCH KIDS CLUB LOGO GREEN
O		PAINT - TO MATCH KIDS CLUB LOGO BLUE
P		PAINT - TO MATCH KIDS CLUB LOGO RED
SF-S		PREFINISHED



DEVELOPMENT APPLICATION

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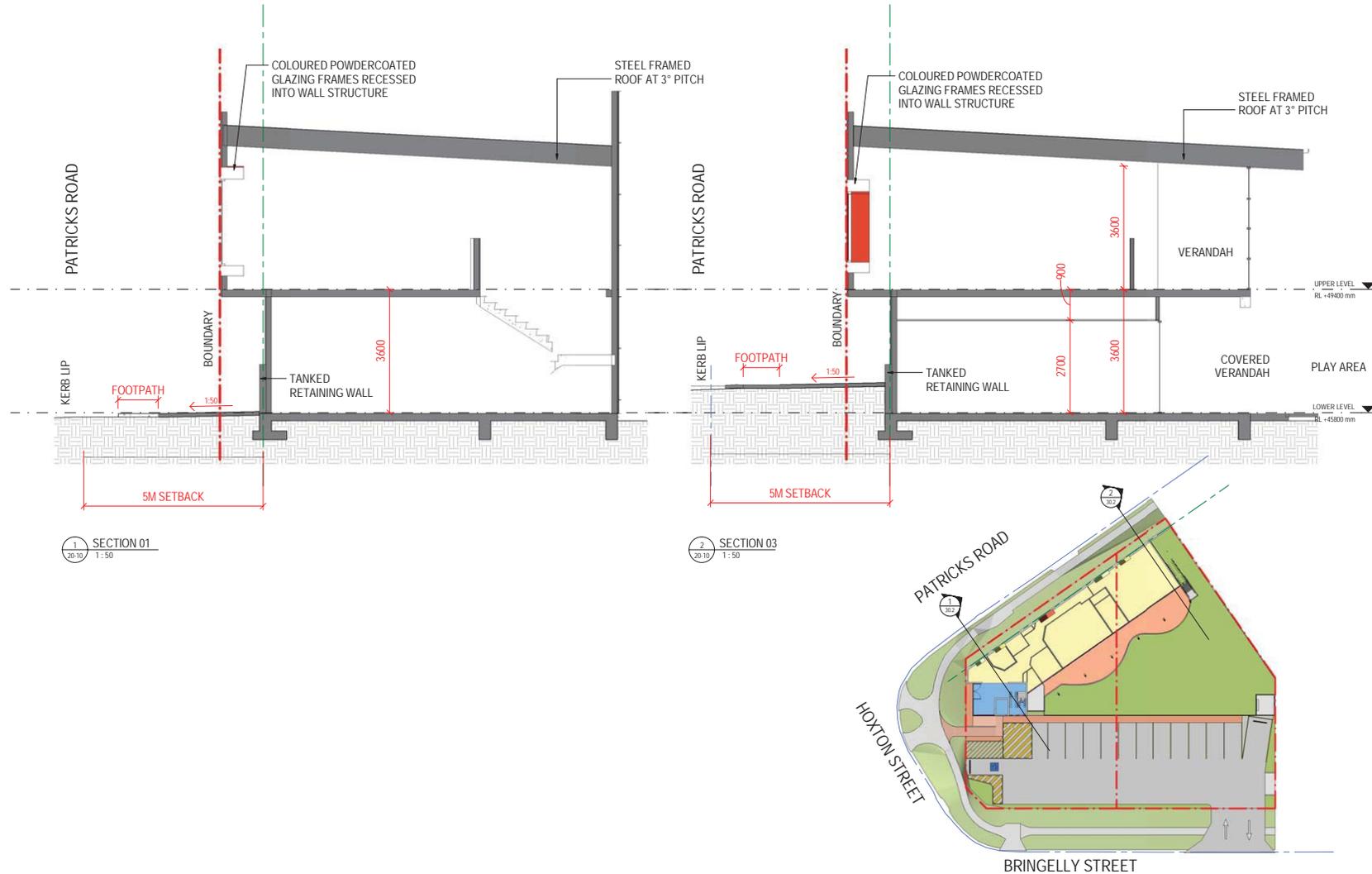
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SECTIONS & ELEVATIONS 01

1:100 @ A1 27.06.2019

A30.1 rev. 6

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



SECTION 01
1:50

SECTION 03
1:50

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5 - 7 Bringelly Street Arana Hills

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SECTIONS & ELEVATIONS 02

As indicated @ A1 27.06.2019

A30.2

rev. 3

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



1 PERSPECTIVE 1



2 PERSPECTIVE 2



3 PERSPECTIVE 3



4 PERSPECTIVE 4

DEVELOPMENT APPLICATION

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PERSPECTIVES

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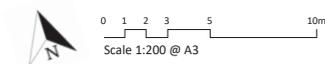
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Site Plan

LEGEND

- 1 Existing verge with 1.1m pathway and street trees to be retained
- 2 Proposed 1.2m concrete pathway
- 3 Screening planting to boundary fence
- 4 Proposed street trees
- 5 Buffer planting with shade trees to car park
- 6 Shade trees in outdoor play area
- 7 Existing power pole
- 8 Existing road signs and lights
- 9 Existing service pit
- 10 Existing field inlet
- 11 Screening trees to adjacent residential lot and car park
- 12 1m pathway to car park
- 13 1.2m concrete pathway for pedestrian link through car park with feature planting
- 14 Feature planting and 1.2m concrete pathways to entry
- 15 Realign existing 1.2m pathway away from property boundary
- 16 Bin storage
- 17 Turn-around zone
- 18 Service Bay
- 19 Disabled parking bay

- Property boundary
- - - - 1.8m high boundary and car park fence
- - - - 1.2m high internal pool fence with gates



Arana Hills Child Care Centre
DA Concept Package

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



DEVELOPMENT APPLICATION

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5 - 7 Bringelly Street Arana Hills

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PERSPECTIVES

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



NOISE IMPACT ASSESSMENT
PROPOSED CHILDCARE CENTRE
5-7 BRINGELLY STREET, ARANA HILLS

Prepared for:
Terrace Properties

Prepared by:
MWA Environmental

13 August 2018

Max Winders & Associates Pty Ltd t/as MWA Environmental
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Moreton Bay Regional Council

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

DOCUMENT CONTROL SHEET

MWA Environmental		Job Name:	Arana Hills
Level 15 241 Adelaide Street GPO Box 3137 Brisbane 4001		Job No:	18-066
Telephone:	07 3002 5500	Original Date of Issue:	13 August 2018
Facsimile	07 3002 5588		
Email:	mail@mwaenviro.com.au		

DOCUMENT DETAILS

Title:	Noise Quality Impact Assessment – Proposed Childcare Centre – 5-7 Bringelly Street, Arana Hills
Principal Author:	Elton Singh
Client:	Terrace Properties
Client Address:	PO Box 49, Coorparoo QLD 4151
Client Contact:	Mr Will Griffin

REVISION/CHECKING HISTORY

Version Number	Date	Issued By		Checked By	
1 Report	13.08.2018	ES		PAK	
2					
3					
4					
5					

DISTRIBUTION RECORD

Destination	Version Number								
	1	2	3	4	5	6	7	8	9
1. Client (electronic)	1								
File Copy	1								
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ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

MWA Environmental

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FIGURES

ATTACHMENTS

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

MWA Environmental

1.0 INTRODUCTION

1.1 Study Brief

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a Development Application for Material Change of Use for Childcare Centre on land located at 5-7 Bringelly Street, Arana Hills. The location of the site is shown on **Figure 1**.

The assessment considers the potential noise impacts of the Child Care Centre upon surrounding sensitive receptors from mechanical plant, carparking and vehicle access/egress and outdoor play area usage and demonstrates compliance with the relevant codes of the Moreton Bay Regional Council Planning Scheme. In addition, the assessment considers the potential road traffic noise impacts upon the proposed childcare centre.

1.2 Site Description

The subject site is located at 5-7 Bringelly Street, Arana Hills and has a real property description of Lot 568 and 569 on RP94565. The site has a total area of 1,429m² and is zoned General Residential Zone under the Moreton Bay Regional Council Planning Scheme.

The site is bound by Bringelly Street to the northeast and Patricks Road to the south, with detached residential properties beyond, zoned General Residential. Detached residential dwellings are located directly to the west of the development, zoned General Residential, and are the closest sensitive receptors. Commercial and retail uses including a service station are located across an intersection to the southeast of the site, in the Centre zone. A church and community facility are located to the northwest.

The location of the subject site and surrounding land uses are shown on **Figure 2**, with land use zoning shown on **Figure 3**.

1.3 Proposed Development

The proposed childcare centre will be located within a purpose built two storey building with access off Bringelly Street to an associated car park (15 spaces including disabled and SRV loading bay). The proposed childcare centre is to accommodate 75 children and has a centrally located outdoor play area.

The proposed operating hours are 7am to 6:30pm thus no night-time assessment is required.

The design drawings for the project included as **Attachment 1**.

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

MWA Environmental

2.0 EXISTING NOISE ENVIRONMENT

2.1 Existing Noise Levels

To enable an assessment of the existing noise exposure of the subject site detailed noise measurements have been undertaken using a noise datalogger located on site over a 7-day period from 19 to 26 June 2018. The statistical noise levels recorded by the noise datalogger are listed below in **Table 1** with the monitoring location shown on **Figure 4**.

The recorded noise levels are presented as statistical components, which are described as:

- L₁: Noise level exceeded for 1 percent of the measurement period, referred to as the adjusted maximum sound pressure level.
- L₁₀: Noise level exceeded for 10 percent of the measurement period, referred to as the averaged maximum sound pressure level.
- L₉₀: Noise level exceeded for 90 percent of the measurement period. AS1055.1–1997¹ notes that the L₉₀ is described as the background sound pressure level.
- L_{eq}: An “average” measurement, and as per AS1055.1–1997 defined as the value of the sound pressure level of a continuous steady sound state, that within a measurement period, has the same mean square sound pressure as a sound under consideration whose level varies with time.

¹ Australian Standard AS 1055.1-1997 Acoustics – Description and measurement of environmental noise, Part 1: General procedures

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**Table 1: Ranges of Site Recorded Noise Levels
19 to 26 June 2018**

PARAMETER	PERIOD	RECORDED NOISE LEVELS - dB(A)		
		MINIMUM	MAXIMUM	AVERAGE
L ₁	Daytime (7am-6pm)	69.0	80.1	72.3
	Evening (6pm-10pm)	66.4	75.4	70.1
	Nighttime (10pm-7am)	48.5	76.5	66.3
L ₁₀	Daytime (7am-6pm)	64.7	68.9	67.0
	Evening (6pm-10pm)	59.7	67.6	64.7
	Nighttime (10pm-7am)	35.1	68.5	55.3
L ₉₀	Daytime (7am-6pm)	45.3	56.6	53.0
	Evening (6pm-10pm)	36.9	54.5	46.2
	Nighttime (10pm-7am)	30.0	55.4	37.0
L _{eq}	Daytime (7am-6pm)	60.2	70.6	63.9
	Evening (6pm-10pm)	55.2	66.9	60.8
	Nighttime (10pm-7am)	40.0	65.8	54.4

The datalogger recorded noise levels are included as graphical traces of noise level versus time for the statistical noise level descriptors L₁, L₁₀, L₉₀ and L_{eq} as **Attachment 2**. The noise datalogger used was an Acoustic Research Laboratories EL315, programmed to provide statistical analysis results based on 15-minute sampling periods. The datalogger was pre-calibrated to 94 dB at 1kHz using a Bruel & Kjaer Sound Level Calibrator, Type 4231, and displayed a deviation of less than ±0.5 dB from this level at post-calibration.

Other recorded statistical noise level parameters included:

Rating Background Level – Daytime	=	52 dB(A)
Rating Background Level – Evening	=	43 dB(A)
Rating Background Level – Night	=	32 dB(A)

Short term detailed noise measurements were undertaken on site on 19 June 2018. The short-term noise monitoring was undertaken with a Rion NL-22 Precision Sound Level Meter pre-calibrated to 94 dB at 1kHz. The instrument displayed less than ±0.5 dB deviation at post-calibration. The noise measurements are summarised in **Table 2** below with the noise monitoring locations shown on **Figure 4**.

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Table 2: Attended Noise Monitoring Results
19 June 2018 – 10 minutes

#	LOCATION	TIME	RECORDED STATISTICAL NOISE LEVEL - dB(A)		COMMENTS
			L ₁₀	L ₉₀	
1	Along Bringelly Street	11:37	59.7	45.9	Traffic noise on Patricks Road
2	Along Patricks Road	11:48	73.6	54.7	Traffic noise on Patricks Road

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3.0 NOISE IMPACT ASSESSMENT FROM CHILDCARE CENTRE

3.1 Moreton Bay Regional Council Planning Scheme

The General Residential Zone Code provides requirements to address the potential impact of noise emissions from a development on nearby sensitive receptors.

Table 6.2.6.3.2 Assessable development - Next generation neighbourhood precinct

Noise	
<p>PO12 Noise generating uses do not adversely affect existing or potential noise sensitive uses.</p> <p><i>Note - The use of walls, barriers or fences that are visible from or adjoin a road or public area are not appropriate noise attenuation measures unless adjoining a motorway, arterial road or rail line.</i></p> <p><i>Note - A noise impact assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise</i></p>	<p><i>No example provided.</i></p>
<p>PO13 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while:</p> <ul style="list-style-type: none"> a. contributing to safe and usable public spaces, through maintaining high levels of surveillance of parks, streets and roads that serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintain the amenity of the streetscape <p><i>Note – A noise impact assessment may be required to demonstrate compliance with the PO. Noise impact assessment are to be prepared in accordance with Planning scheme policy – Noise.</i></p> <p><i>Note -Refer to Planning Scheme Policy – Integrated design for details and example of noise attenuation structures.</i></p>	<p>E13.1 Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise</p> <p>E13.2 Noise attenuation structures (e.g. walls, barriers or fences):</p> <ul style="list-style-type: none"> a. are not visible from an adjoining road or public area unless: <ul style="list-style-type: none"> i. adjoining a motorway or rail line; or ii. adjoining part of an arterial road that does not serve an existing purpose (e.g. pedestrian paths or cycle lanes) or where attenuation through building location and materials is not possible. b. Do not remove existing or prevent future active transport routes or connections to the street network; c. Are located, constructed and landscaped in accordance with Planning scheme policy – Integrated design. <p><i>Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures.</i></p> <p><i>Note - Refer to Overlay map – Active transport for future active transport routes.</i></p>

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The relevant noise criteria for the *Moreton Bay Planning Scheme Policy - Noise* are specified below:

Table 3: General Noise Emissions Criteria

Criteria location	Intrusive noise criteria	Acoustic amenity criteria		
	Day, evening and night $L_{Aeq,adj,T}$ are not greater than the RBL plus the value in this column for the relevant criteria location.	Day, evening and night $L_{Aeq,adj,T}$ are not greater than the values in the columns below for the relevant criteria location, where T equals:		
		Day	Evening	Night
External to a noise sensitive use in the following zones where the proposed use is located within the same zone: • General residential zone	3dB(A)	55dB(A)	45dB(A)	40dB(A)

By applying the planning scheme to determine the relevant noise limits with respect to surrounding noise sensitive receptors, based upon the noise monitoring conducted at nearby locations, the following noise limits are applicable:

Table 5: Summary of Noise Criteria

	Day	Evening
	L_{Aeq} (11hr)	L_{Aeq} (4 hr)
Acoustic Amenity Criteria	55 dB(A)	45 dB(A)
Intrusive Noise Criteria	55 dB(A)	46 dB(A)

3.2 Plant and Equipment Noise

The proposed plant and equipment associated with the childcare building are indicated to be air-conditioning plant with the condenser units likely to be located at ground level in a screened location.

As such, the appropriate noise criteria for the assessment of plant noise impacts from the proposed development is 45 dB(A) external to surrounding sensitive uses.

Any mechanical plant and equipment associated with the development should thus be located and acoustically treated and/or shielded to achieve the 45 dB(A) limit external to surrounding sensitive uses.

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The 45 dB(A) noise limit does not necessarily apply to a single item of plant, but rather should constitute the additive noise component levels of all plant and equipment proposed and in operation during the assessed period, measured at the nearest sensitive uses.

Experience dictates that appropriate noise controls are feasible to achieve the 45 dB(A) noise limit using modern plant, ensuring that residential amenity is not adversely impacted by the required air-conditioning plant and equipment.

3.3 Childcare Servicing Related Noise

Considering the nature of the development it is likely that servicing would occur during the daytime period only (7am to 6pm) when normal residential refuse collection occurs with the ambient traffic noise peaks are highest. Thus, given the minor nature of the servicing requirements for the development, it is considered that there is no potential to adversely impact on amenity at on-site or surrounding residences.

3.4 Childcare Carpark Noise

The childcare centre carparking is located at the north-eastern part of the property with access from Bringelly Street. The peak carpark movement in the allocated car parking area would typically be during early morning drop off time between 7am and 8am.

As the children are dropped off, it is a normal practice for the children to play internally until the majority of children are present. Thus, the peak carparking noise emissions do not coincide with the peak outdoor play area noise emissions as these events do not occur at the same time.

Therefore, the noise emissions from the carparking and outdoor play areas will be assessed separately against the relevant L_{Aeq} noise limit to be achieved at the nearest noise sensitive use.

A SoundPLAN 8.0 model was constructed to incorporate the allocated 14 carparking spaces. The noise level of vehicle starts, door slams and accelerating cars is represented by sound power level of L_{max} 89 dB(A) and L_{Aeq} 78.5 dB(A) in the carparking area on the conservative basis of 3 movements per carpark bay per hour during daytime as a peak period and 2 movements per carpark bay per hour during evening period (6pm to 6:30pm).

An L_{eq} sound power level of 68.2 dB(A)/m and L_{max} 89 dB(A) for a line source was modelled to represent the noise generated by slow moving vehicles within the driveway for the projected peak hour traffic considering 42 vehicle movements (14 parking space with 3 movements per bay for the hour) which was again reduce to 2 movements per carpark bay per hour during evening period (6pm to 6:30pm).

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The nearest noise sensitive residential use to the proposed carparking area is located to the north and west of the subject site along Bringelly Street. Due to proximity of the sensitive uses, noise control measures are considered necessary and are modelled as follows:

- A **2.0 to 2.2 metre high acoustic barrier** on top of any retaining wall along the north-western to western boundary of the site.

The alignment and location of the recommended acoustic barrier is presented in **Figure 5**.

The predicted noise levels at the nearest noise sensitive uses from the proposed carparking area are presented in **Table 6** with graphical noise contour map in **Attachment 3**.

Table 6: Predicted Carparking Noise Levels

RECEPTOR	PREDICTED NOISE LEVEL - $L_{Aeq(15min)}$ DB(A)		
	FLOOR	DAY (7AM – 6PM)	EVENING (6PM – 10PM)
9 Bringelly Street	Ground	43	40
	Upper	48	45
12 Patricks Road	Ground	40	37
	Upper	46	43
Arana Hills Church of Christ	Ground	43	40
	Upper	43	40
CRITERIA		55	45

As such, the childcare carparking noise levels impacting upon the nearby sensitive uses will comply with the noise criteria for day and evening period with the inclusion of the recommended acoustic barrier.

All other surrounding residences are further separated and shielded from the proposed building therefore, noise from on-site carparking is not predicted to adversely impact on noise amenity at surrounding residential land uses.

3.5 Childcare Outdoor Play Area Noise

The childcare centre design allows for children to access the outdoor play areas in the central part of the building. The noise source levels for the childcare centre are based on the *Association of Australian Acoustical Consultants Technical Guideline Child Care Centre Noise Assessment* dated May 2008.

As per the guideline, the noise levels of children playing can vary widely depending on the age of the children and the type of activity. Sound power levels of children are presented in the guideline as per **Table 7**.

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Table 7: Typical Range of Sound Power Level for Children Playing as per AAC Technical Guideline

AGE GROUP	NUMBER OF CHILDREN	SOUND POWER LEVEL DB(A) (L _{EQ 15MIN})
0 to 2 years	10	77 to 80
2 to 3 years	10	83 to 87
3 to 6 years	10	84 to 90

For purpose of this assessment, the sound power levels at the middle of each of the ranges were used. The proposed outdoor play areas are considered to be used during the daytime period (7am to 6pm) once all children are present.

An estimate is that half the children will use the play area at any one time during the day period with the ages group evenly split. The maximum noise emission generated as L_{eq} SWL is used for prediction purposes and summarised below:

- Outdoor Play Area - 3 to 6 years – 13 children – **79 dB(A)**
- Outdoor Play Area - 0 to 2 years – 13 children – **85 dB(A)**
- Outdoor Play Area - 2 to 3 years – 13 children – **88 dB(A)**

Therefore, the outdoor play area was represented in SoundPLAN as an area source with a total sound power level of 90.1 dB(A).

The recommended acoustic barrier as per **Figure 5** was included in the outdoor play area model. Any acoustic barrier constructed should be gap free and constructed of materials achieving a minimum surface density of 12.5 kg/m².

The predicted noise levels from outdoor play activities at the nearest noise sensitive uses are presented in **Table 8** with the graphical noise contour map in **Attachment 4**.

Table 8: Predicted Outdoor Play Area Noise Levels

RECEPTOR	FLOOR	PREDICTED NOISE LEVEL - L _{Aeq(15min)} DB(A)
		DAY (7AM – 6PM)
9 Bringelly Street	Ground	49
	Upper	55
12 Patricks Road	Ground	49
	Upper	55
Arana Hills Church of Christ	Ground	46
	Upper	47
CRITERIA		55

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As such, with the shielding effect of the recommended acoustic barriers, the noise modelling demonstrates compliance will be achieved at the nearest receptors.

The best practice methods for controlling noise from children at outdoor play areas of the childcare centre and thus minimising noise levels at residential areas consists of:

- full time staff supervision of children in the outdoor areas and provision of set activities provides a controlled play environment and limits loud/unruly behaviour;
- limitation of hours of use of outdoor play areas as required to be 7am to 6pm; and
- responsiveness of management to neighbouring community amenity.

3.6 Childcare Internal Noise

The intended internal use of the childcare centre is for educational purposes and various teaching and learning activities. These are considered lesser noise emitting activities than that of the outdoor play ground use and as such does not present any significant noise impact upon the nearest noise sensitive receptors. The proposed construction should achieve a minimum Rw 24 for façade elements which is achieved by standard construction and glazing materials.

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4.0 ROAD TRAFFIC NOISE ASSESSMENT

4.1 Road Traffic Noise Criteria

The subject site is not located near any mapped Transport Noise Corridor. However significant traffic volumes are present on the surrounding road network.

As per the requirement of the Morton Bay Planning Scheme Policy – Noise, Section 8.2.3, development application for Material Change of Use that is a sensitive use located near a future sub-arterial or arterial roads, a transport noise impact assessment is requested.

Therefore, as best practice method, a noise impact assessment has been prepared in accordance with the *Department of Transport and Main Roads Policy for Development on Land Affected by Environmental Emissions from Transport and Transport Infrastructure Version 4* as per the requirement of the planning scheme policy. This requires the following Primary (external) or Secondary (internal) noise criteria to be met for the proposed Childcare Centre.

Table 9: Primary (External) Noise Criteria for New Sensitive Development

State transport corridor	Development type	Location within development	Environmental criteria
State-controlled road OR Multi-modal corridor which does not include a railway or includes <15 single railway events	Accommodation activities	All facades	≤ 60 dB(A) L ₁₀ (18hr) facade corrected (measured L ₉₀ (8hr) free field between 10pm and 6am ≤ 40dB(A))
			≤ 63 dB(A) L ₁₀ (18hr) facade corrected (measured L ₉₀ (8hr) free field between 10pm and 6am > 40dB(A))
		Private and communal open space	≤ 57 dB(A) L ₁₀ (18hr) free field (measured L ₉₀ (18hr) free field between 6am and midnight ≤ 45dB(A))
			≤ 60 dB(A) L ₁₀ (18hr) free field (measured L ₉₀ (18hr) free field between 6am and midnight > 45dB(A))
	Public open space	≤ 63 dB(A) L ₁₀ (12hr) free field (between 6am and 6pm)	
	Educational establishments Child care centres	All facades	≤ 58 dB(A) L ₁₀ (1hr) façade corrected (maximum hour during normal opening hours)
Outdoor education areas Outdoor play areas		≤ 63 dB(A) L ₁₀ (12hr) free field (between 6am and 6pm)	

Therefore, Primary (External) Noise Criteria

- External Facade - 58dB(A) L₁₀ (1hr) façade reflection corrected (during opening hours)
- Outdoor Play Area - 63dB(A) L₁₀ (12hr) free-field (6am and 6pm)

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Table 10: Secondary (Internal) Noise Criteria for New Sensitive Development

State-controlled road OR Busway OR Light rail OR Multi-modal corridor which does not include a railway or includes <15 single railway events	Accommodation activities	Habitable rooms all times	≤ 35 dB(A) L _{eq} (1hr) (maximum hour over 24 hours)
	Child care centres	Indoor education areas Indoor play areas	≤ 35 dB(A) L _{eq} (1hr) (maximum hour during normal opening hours)
	Health care services Hospitals	Patient care areas	≤ 35 dB(A) L _{eq} (1hr) (maximum hour during normal opening hours)
	Educational establishments	Indoor education areas	≤ 35 dB(A) L _{eq} (1hr) (maximum hour during normal opening hours)

Therefore, Secondary (Internal) Noise Criteria

- 35dB(A) L_{eq} (1hr) (during opening hours)

4.1.1 TRAFFIC DATA

Moreton Bay Regional Council supplied detailed traffic survey information² for the signalised intersection of Patricks Road, Bringelly Street and Grove Avenue for Thursday 7 May 2015. The traffic count supplied by Council was for the peak hour and twelve-hour period between 6am to 6pm with heavy vehicle percentages.

Traffic growth rate information for Patricks Road, Bringelly Street and Grove Avenue was not supplied by Council. As a typical approach, a 3% growth rate was applied to all roads.

The peak 1 hour and 12 hour traffic volumes for the surrounding road network using a 50 and 60 km/hour speed limit are summarised in **Table 11**.

² Email from Matt Grierson, Cambray Consulting, 27 June 2018

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Table 11: Existing and Ultimate Traffic Volumes

Road	Direction	Year 2015 12-hour Traffic Volumes	Year 2015 1 Hour AM Peak	Year 2029 12-hour Traffic Volumes	Year 2029 1 Hour AM Peak	HV %
Patricks Road (East of intersection)	Eastbound	7,177	841	10,856	1,272	2
	Westbound	6,410	409	9,696	619	2.6
	Combined	13,587	1,250	20,552	1,891	2.3
Patricks Road (West of intersection)	Eastbound	6,127	760	9,268	1,150	1.8
	Westbound	5,447	345	8,239	522	2.6
	Combined	11,574	1,105	17,507	1,671	2.2
Grove Avenue (South of intersection)	Northbound	877	38	1,327	57	3.3
	Southbound	605	50	915	76	3.5
	Combined	1,482	88	2,242	133	3.4
Hoxton Street ³ (North of intersection)	Northbound	725	49	1,097	74	3
	Southbound	540	44	817	67	4.1
	Combined	1,265	93	1,913	141	3.6

4.1.2 TRAFFIC NOISE MODEL VALIDATION

The first step in the predictive traffic noise modelling process is to validate the model to the recorded noise levels, i.e. the aim being to predict to within ± 2 dB of the recorded level, with selected parameters used in the future traffic (Year 2029 planning horizon) noise modelling scenarios.

The model used in the traffic noise modelling process was SoundPLAN 8.0. This model uses the CoRTN methodology for traffic noise prediction, a method accepted by regulatory bodies in Queensland.

The existing free-field L_{10} (1 hour) and L_{10} (12 hour) noise level measured at the noise datalogger location was recorded to be 67.5 dB(A) and 66.9 dB(A) respectively.

The model prediction at the monitoring location was an L_{10} (1 hour) of 69.0 dB(A) and L_{10} (12 hour) of 66.2 dB(A), hence within the acceptable 2dB(A) tolerance.

The results of the SoundPLAN validation model are provided in **Attachment 5**.

³ The signalised traffic volume information supplied by Council identifies Hoxton Street as the road north of the signalised intersection. Review of Moreton Bay mapping however identifies this segment of road as Bringelly Street.

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4.1.3 PREDICTED TRAFFIC NOISE LEVELS

Traffic noise predictions have been made external to the proposed childcare centre building and at the outdoor play area for a Year 2029 planning horizon.

The results of the Year 2029 noise modelling at the external facade of the childcare centre building on the ground and upper levels indicate that the relevant ≤ 58 dB(A) $L_{10(1 \text{ hour})}$ façade corrected (maximum hour during normal opening hours) external traffic noise criterion will be exceeded at majority of the facades.

Considering the nature of the two storey childcare centre building, noise attenuation by construction of acoustic fencing of acceptable height would not satisfy the *primary external* noise limit.

Therefore, an assessment is required to demonstrate appropriate internal noise amenity within the educational areas of the childcare centre building to satisfy the *secondary (internal)* noise limits.

As SoundPLAN predicts traffic noise levels of $L_{10(1 \text{ hour})}$, predictions of the external Year 2029 noise results were converted to the relevant $L_{eq(1 \text{ hour})}$ noise levels by the application of the following conversion factor based on recorded noise level statistics:

$$L_{eq(1 \text{ hour})} = L_{10(1 \text{ hour})} - 2.5 \text{ dB(A)}$$

A summary of the predicted traffic noise levels external to the representative childcare facades and the required sound transmission loss of façade to achieve the internal noise limits is provided in **Table 12** below with the predicted noise level at the outdoor play area presented in **Table 13**. The graphical noise contour of the predicted Year 2029 traffic noise levels are presented in **Attachment 6**.

**Table 12: Design Horizon Traffic Noise Level Predictions
Childcare Façade (Includes Façade Reflection)**

Receptor	Level	Predicted Noise Level $L_{Aeq,1hr}$ dB(A)	Façade Sound Transmission Loss Required To Achieve Criteria at Indoor Education/Play Areas
North Façade	Ground	53	18
	Upper	55	20
South-east Façade	Ground	69	34
	Upper	70	35
South Facade	Ground	74	39
	Upper	74	39
West Façade	Ground	66	31
	Upper	69	34
Criteria			35

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**Table 13: 10 Year Horizon Traffic Noise Level Predictions
Childcare Outdoor Play Area**

Area	L _{10(12hr)} *	L _{10(12hr)} Criteria
Outdoor Play Area	55	63

*free-field

The results of the Year 2029 modelling indicate that the outdoor play noise criterion of 63 dB(A) L₁₀ (12 hour) will be satisfied without the need for specific noise attenuation measures.

The road traffic noise modelling and assessment demonstrates that:

- The road traffic noise impact at the outdoor play area complies with the relevant criteria.
- The primary external criteria at the building façade will be exceeded. Based upon the proposed two storey building, construction of acoustic fencing of acceptable height would still not satisfy the external noise limit.
- In order to achieve acceptable noise levels at the childcare building, secondary (internal) noise levels within indoor educational and play rooms would need to be achieved.
- Acoustic treatment is required for all building facades to achieved sound transmission losses of **18 to 39 dB(A)**, which in accordance with QDC MP4.4 is up to Noise Category 1 to 3 for façade closest to the road transport corridor.
- Recommendations on overall building componentry requirements are provided in **Section 5**, which details required **minimum Weighted Sound Reduction Indices (Rw) of the external facade components** for the attenuation of traffic noise impacting upon the childcare centre.

Thus, with the provision of appropriate building façade treatments the proposed child care centre will experience acceptable noise amenity considering future road traffic noise from the surrounding road network.

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5.0 BUILDING FACADE TREATMENTS

The noise assessment has demonstrated that the dominant noise source at the proposed childcare centre would be from transport noise near the subject site. Acoustic treatment is requirements to achieve the internal noise limits for road traffic noise.

Using the noise levels predicted in the modelling it has been determined that external façade sound transmission losses of **18 to 39 dB(A) are required for the childcare building facades.**

Although the QDC MP4.4 provisions do not relate specifically to educational and childcare buildings, Schedule 1 and Schedule 2 of the Queensland Development Code MP4.4 - Buildings in a transport noise corridor provide relevant acceptable forms of construction to achieve certain sound transmission losses considering road traffic noise.

A thorough review of the acoustic ratings required for individual building components based on the internal uses should be conducted at the detailed design phase of the development once floor plans are known.

The relevant minimum Weighted Sound Reduction Indices (R_w 's) to achieve 25 dB(A) to 40 dB(A) sound transmission loss are extracted from Schedule 1 MP4.4 as follows:

Minimum transport noise reduction (dB (A)) required for habitable rooms	Component of building's external envelope	Minimum R_w required for each component
40	Glazing	43
	External walls	52
	Roof	45
	Floors	51
	Entry doors	35
35	Glazing	38 (where total area of glazing for a habitable room is greater than 1.8m ²)
		35 (where total area of glazing for a habitable room is less than or equal to 1.8m ²)
	External walls	47
	Roof	41
	Floors	45
	Entry doors	33

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Minimum transport noise reduction (dB (A)) required for habitable rooms	Component of building's external envelope	Minimum R_w required for each component
30	Glazing	35 (where total area of glazing for a <i>habitable room</i> is greater than 1.8m ²)
		32 (where total area of glazing for a <i>habitable room</i> is less than or equal to 1.8m ²)
	External walls	41
	Roof	38
	Floors	45
	Entry doors	33
25	Glazing	27 (where total area of glazing for a <i>habitable room</i> is greater than 1.8m ²)
		24 (where total area of glazing for a <i>habitable room</i> is less than or equal to 1.8m ²)
	External walls	35
	Roof	35
	Entry Doors	28

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

MWA Environmental

6.0 CONCLUSIONS

MWA Environmental has been engaged to prepare a Noise Impact Assessment report for a Development Application for Material Change of Use for Childcare Centre on land located at 5-7 Bringelly Street, Arana Hills.

The assessment considers the potential noise impacts of the Child Care Centre upon surrounding sensitive receptors from mechanical plant, carparking and vehicle access/egress and outdoor play area usage and demonstrates compliance with the relevant codes of the Moreton Bay Regional Council Planning Scheme. In addition, the assessment considers the potential road traffic noise impacts upon the proposed childcare centre.

Any mechanical plant and equipment associated with the development should thus be located and acoustically treated and/or shielded to achieve the 45 dB(A) limit external to surrounding sensitive uses.

Given the minor nature of the servicing requirements for the development, it is considered that there is no potential to adversely impact on amenity at on-site or surrounding residences.

Assessment of the noise impact from vehicle movement, carparking noise and outdoor play area noise upon the surrounding noise sensitive uses demonstrated the following noise control measures are required:

- A **2.0 to 2.2 metre high acoustic barrier on top of any retaining wall** along the north-western to western boundary of the site; and
- The hours of use of outdoor play areas as required to be between 7am to 6pm.

The alignment and location of the recommended acoustic barrier is presented in **Figure 5**. Any acoustic barrier constructed should be gap free and constructed of materials achieving a minimum surface density of 12.5 kg/m².

Assessment of the noise impact from surrounding road network upon the proposed childcare centre demonstrated the following:

- The road traffic noise impact at the outdoor play area complies with the relevant criteria.
- The primary external criteria at the building façade will be exceeded. Based upon the proposed two storey building, construction of acoustic fencing of acceptable height would still not satisfy the external noise limit.
- In order to achieve acceptable noise levels at the childcare building, secondary (internal) noise levels within indoor educational and play rooms would need to be achieved.

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

MWA Environmental

- Acoustic treatment is required for all building facades to achieved sound transmission losses of **18 to 39 dB(A)**, which in accordance with QDC MP4.4 is up to Noise Category 1 to 3 for façade closest to the road transport corridor.
- Recommendations on overall building componentry requirements are provided in **Section 5**, which details required **minimum Weighted Sound Reduction Indices (Rw) of the external facade components** for the attenuation of traffic noise impacting upon the childcare centre.

The proposed developments are recommended for approval with appropriate conditions on the basis of the recommendations of this report.

MWA Environmental
13 August 2018

Moreton Bay Regional Council

GENERAL MEETING
6 August 2019

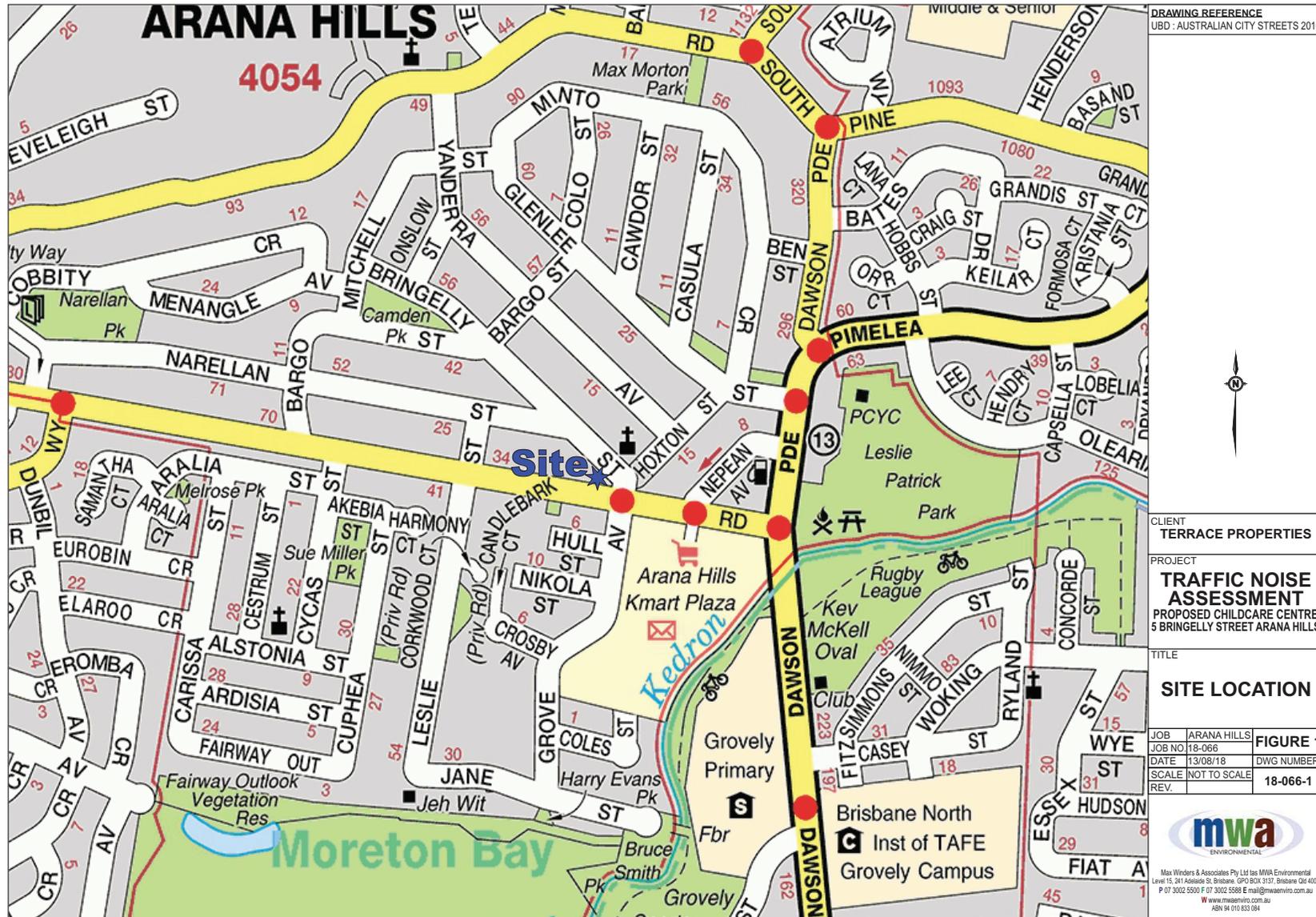
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MWA Environmental

FIGURES

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



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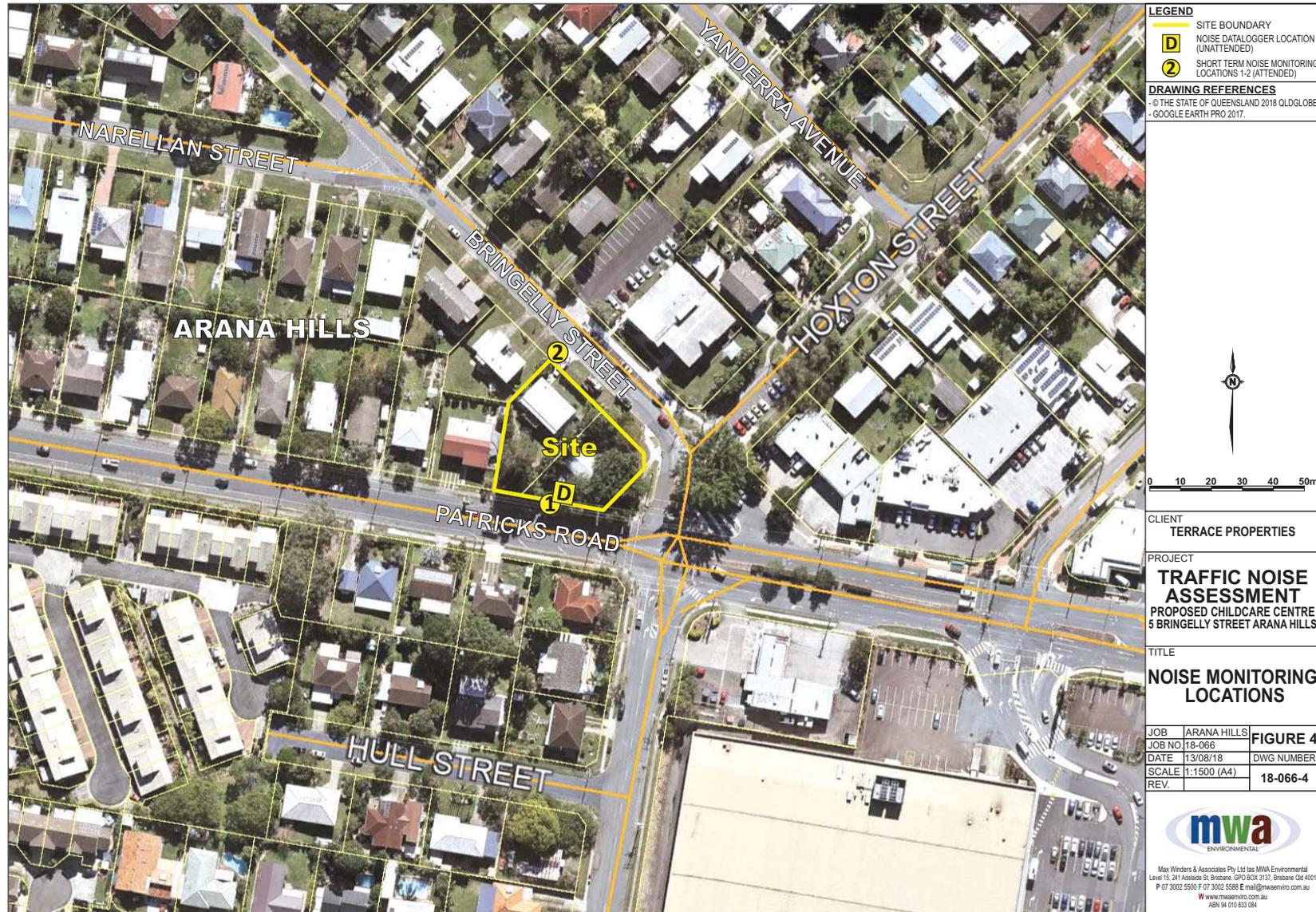


LEGEND	
	SUBJECT LAND
DRAWING REFERENCES	
© THE STATE OF QUEENSLAND 2018 QLDGLOBE	
- GOOGLE EARTH PRO 2017	
CLIENT TERRACE PROPERTIES	
PROJECT TRAFFIC NOISE ASSESSMENT PROPOSED CHILDCARE CENTRE 5 BRINGELLY STREET ARANA HILLS	
TITLE SURROUNDING LAND USES	
JOB	ARANA HILLS
JOB NO.	18-066
DATE	13/08/18
SCALE	1:2500 (A4)
REV.	18-066-2
 <small>Max Winders & Associates Pty Ltd t/as MWA Environmental Level 15, 241 Adelaide St, Brisbane, QPO BOX 3137, Brisbane, Qld 4001 P 07 3002 5500 F 07 3002 5588 E mail@mwaenviro.com.au W www.mwaenviro.com.au ABN 94 010 833 084</small>	

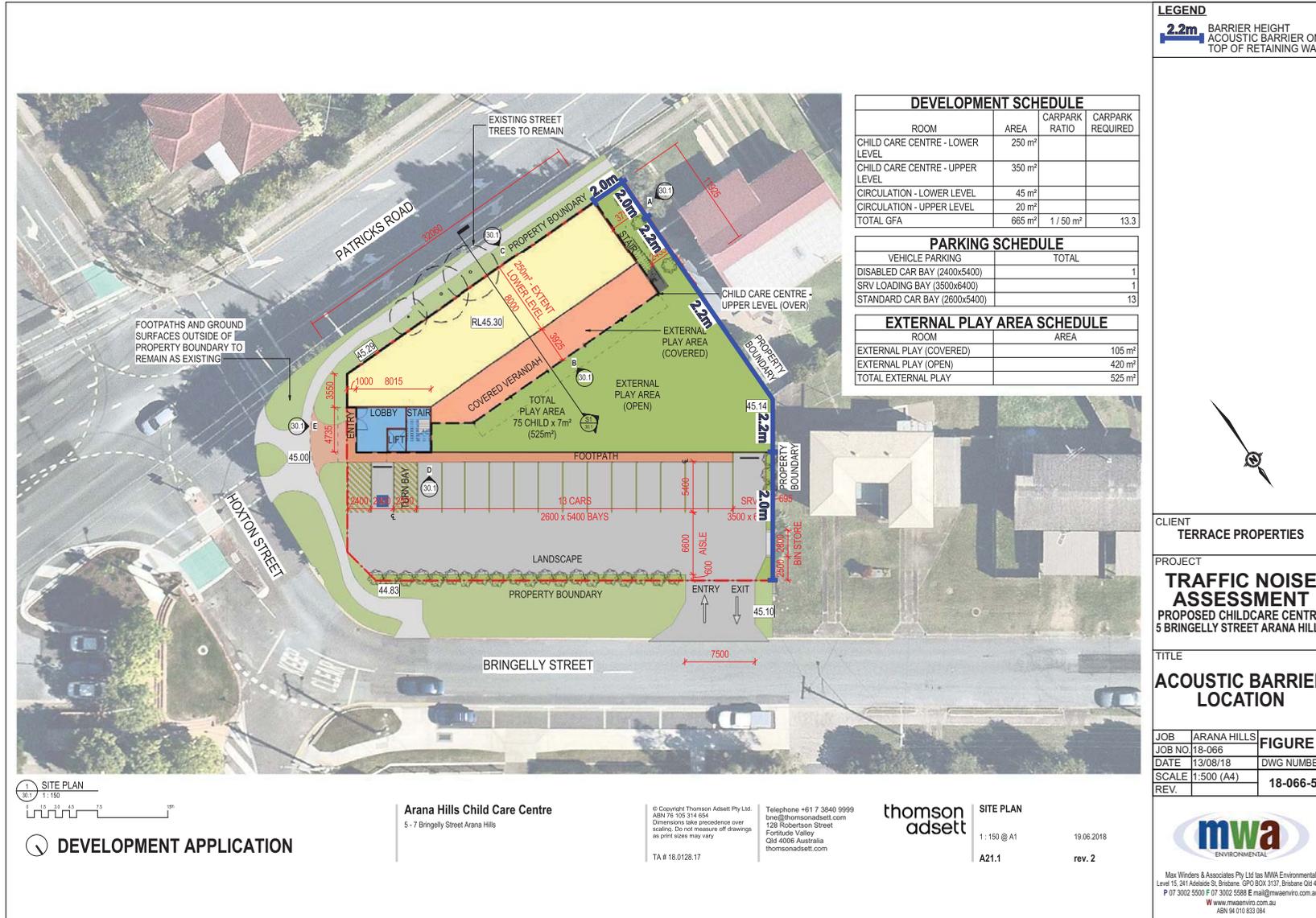
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



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MWA Environmental

ATTACHMENT 1

Design Drawings

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



1 SITE CONTEXT PLAN
30 1:1000



DEVELOPMENT APPLICATION

Arana Hills Child Care Centre
5 - 7 Bringelly Street Arana Hills

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ABN 76 105 314 654
Dimensions take precedence over
scaling. Do not measure off drawings
as print sizes may vary

TA# 18.0128.17

Telephone +61 7 3840 9999
bne@thomsonadsett.com
128 Robertson Street
Fortitude Valley
Qld 4006 Australia
thomsonadsett.com

thomson
adsett

SITE CONTEXT PLAN

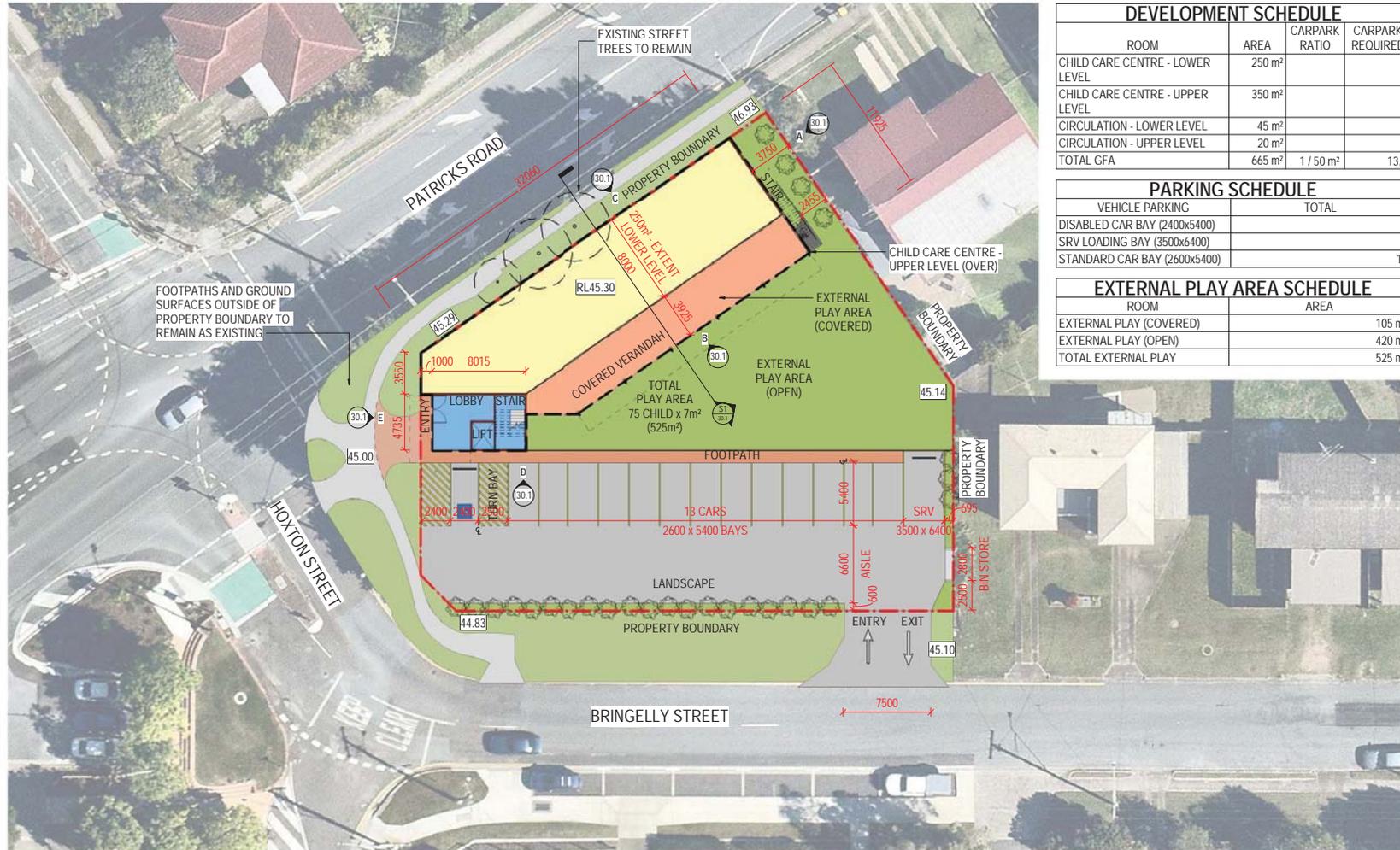
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A10.1

19.06.2018

rev. 1

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



DEVELOPMENT SCHEDULE			
ROOM	AREA	CARPARK RATIO	CARPARK REQUIRED
CHILD CARE CENTRE - LOWER LEVEL	250 m ²		
CHILD CARE CENTRE - UPPER LEVEL	350 m ²		
CIRCULATION - LOWER LEVEL	45 m ²		
CIRCULATION - UPPER LEVEL	20 m ²		
TOTAL GFA	665 m ²	1 / 50 m ²	13.3

PARKING SCHEDULE	
VEHICLE PARKING	TOTAL
DISABLED CAR BAY (2400x5400)	1
SRV LOADING BAY (3500x6400)	1
STANDARD CAR BAY (2600x5400)	13

EXTERNAL PLAY AREA SCHEDULE	
ROOM	AREA
EXTERNAL PLAY (COVERED)	105 m ²
EXTERNAL PLAY (OPEN)	420 m ²
TOTAL EXTERNAL PLAY	525 m ²



DEVELOPMENT APPLICATION

Arana Hills Child Care Centre
5 - 7 Bringelly Street Arana Hills

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TA # 18.0128.17

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thomson
adsett

SITE PLAN

1:150 @ A1

A21.1

19.06.2018

rev. 2

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)*

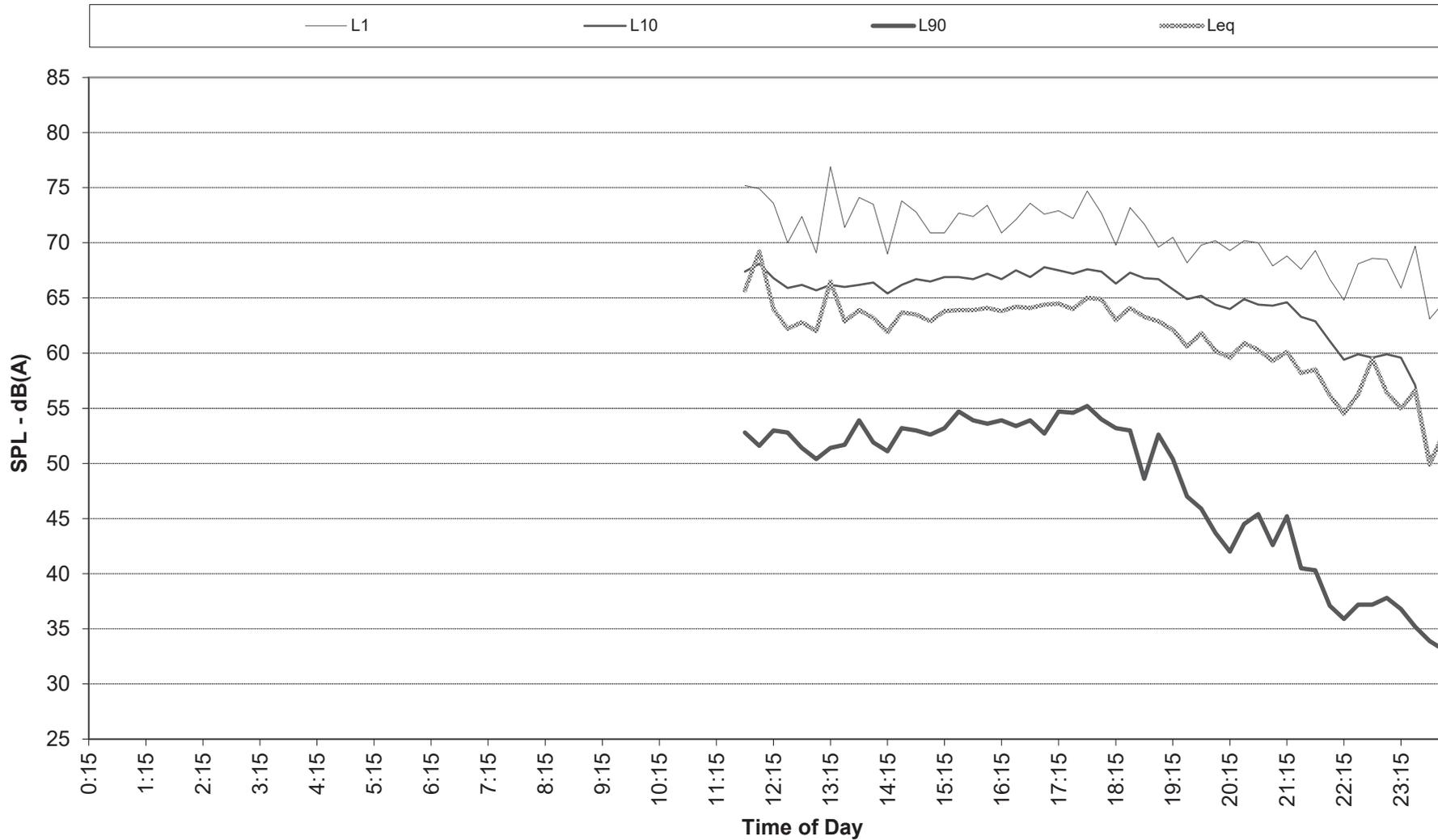
MWA Environmental

ATTACHMENT 2

Datalogger Trace

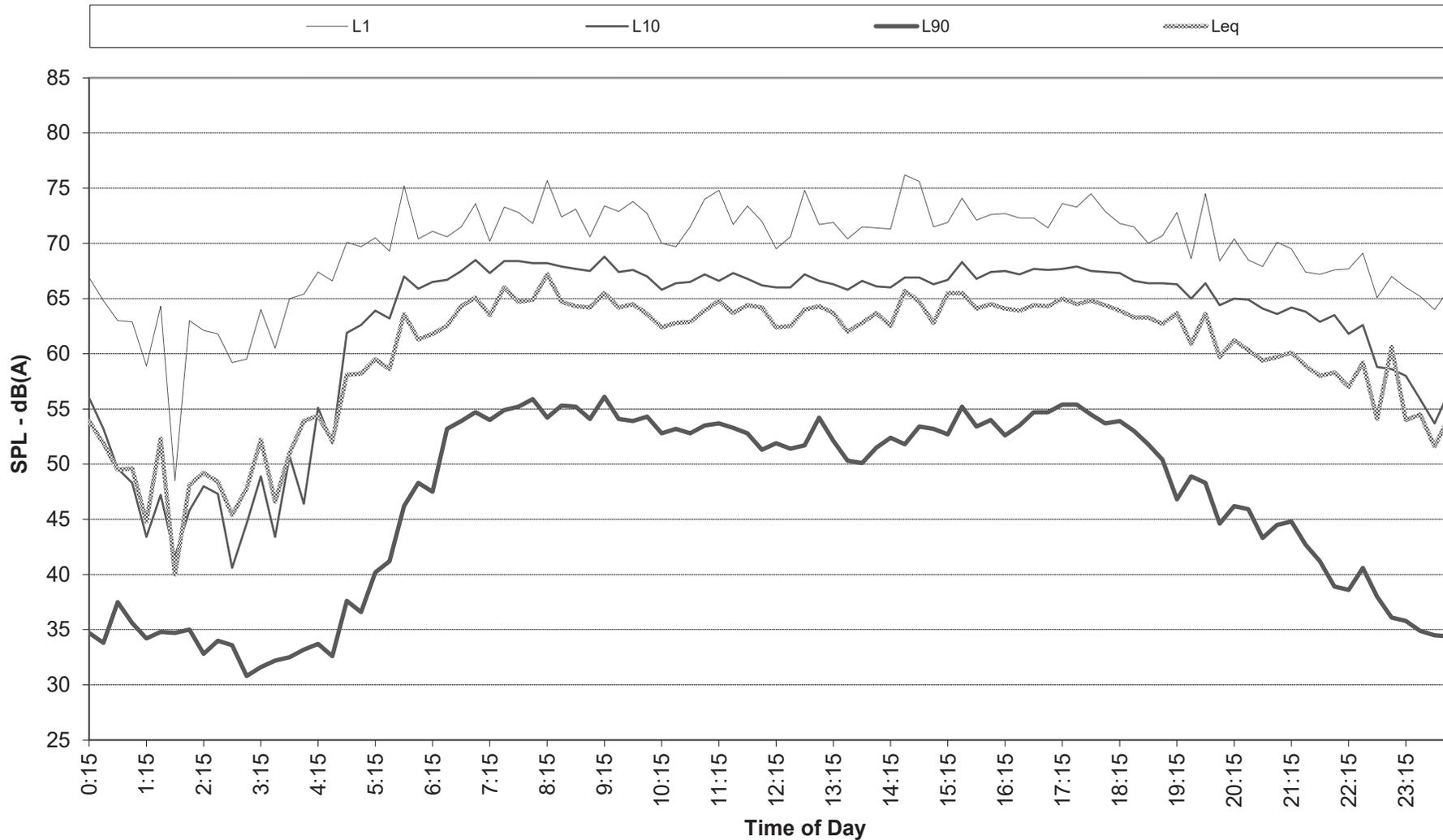
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Recorded Statistical Noise Levels for Arana Hills 18-066 - - 19-Jun-2018 - Tuesday



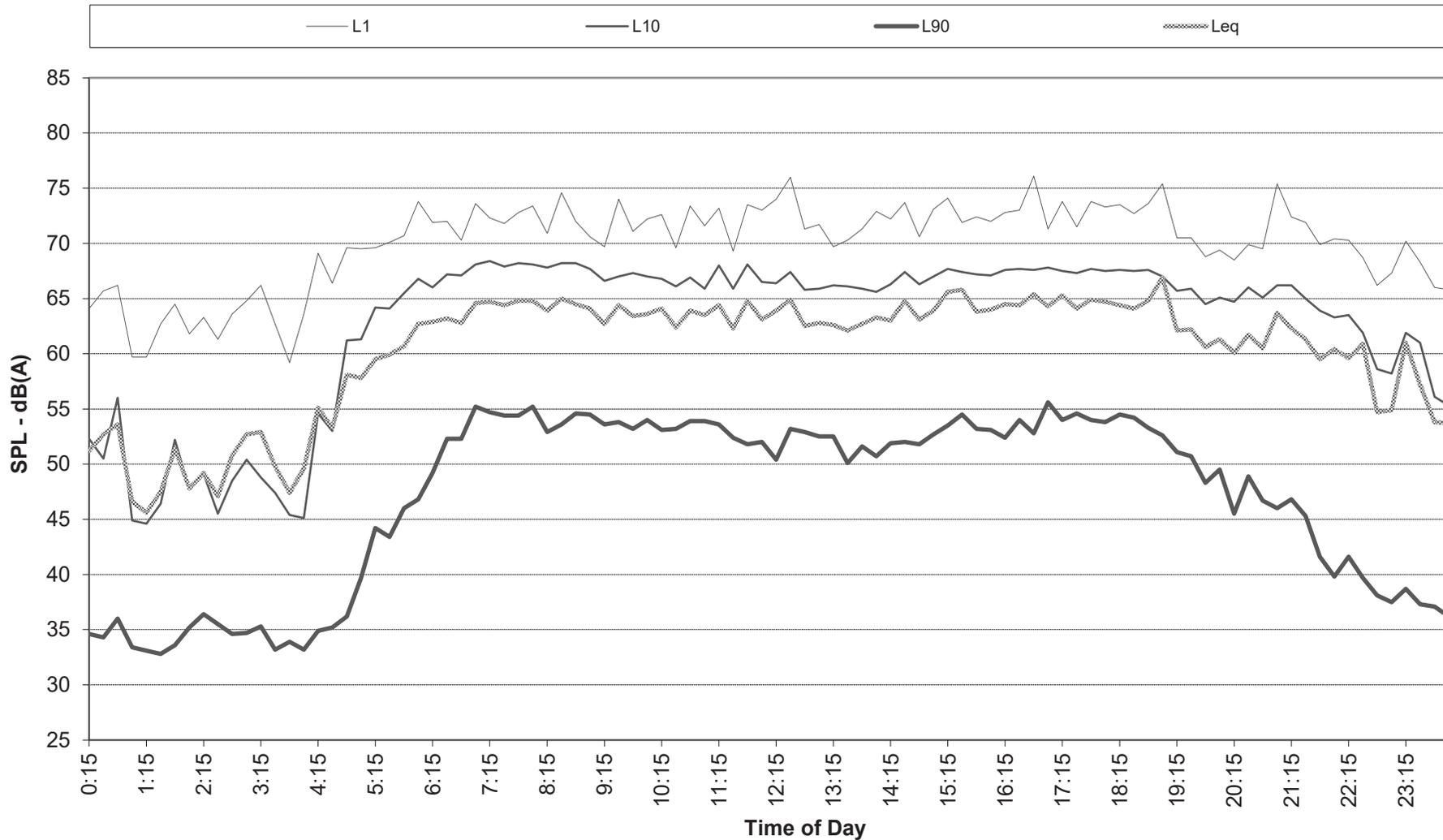
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Recorded Statistical Noise Levels for Arana Hills 18-066 - - 20-Jun-2018 - Wednesday



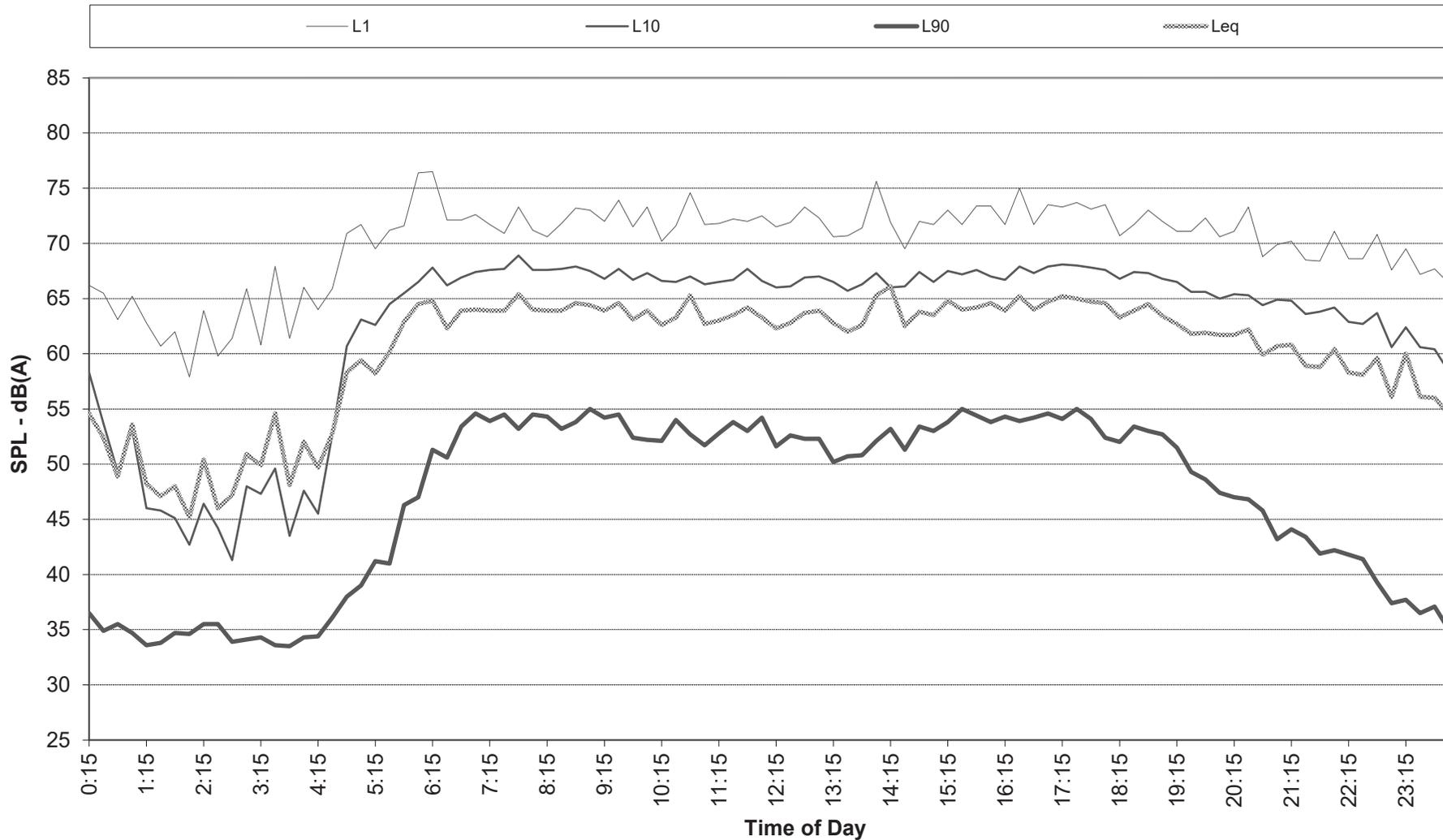
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Recorded Statistical Noise Levels for Arana Hills 18-066 - - 21-Jun-2018 - Thursday



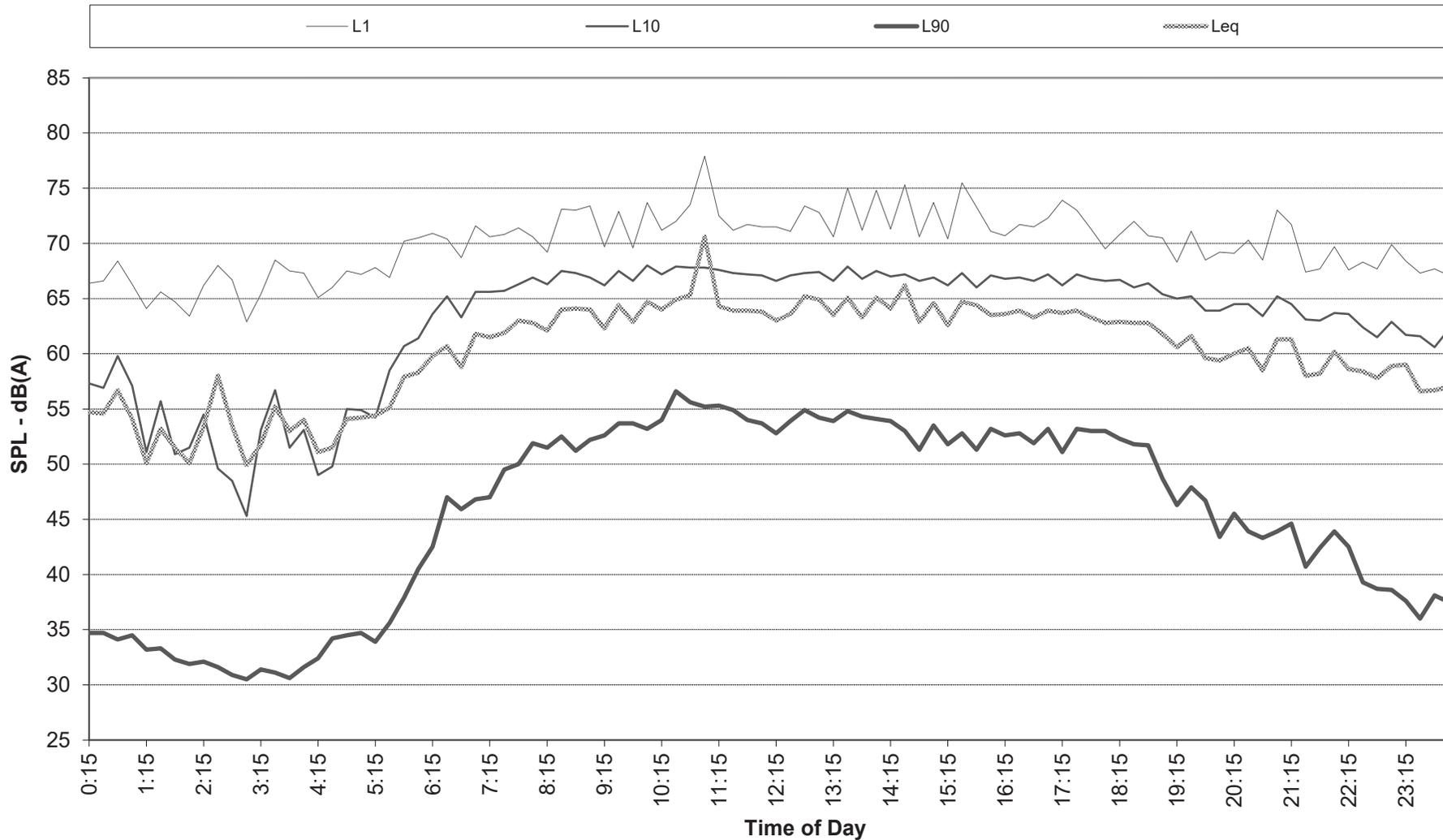
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Recorded Statistical Noise Levels for Arana Hills 18-066 - - 22-Jun-2018 - Friday



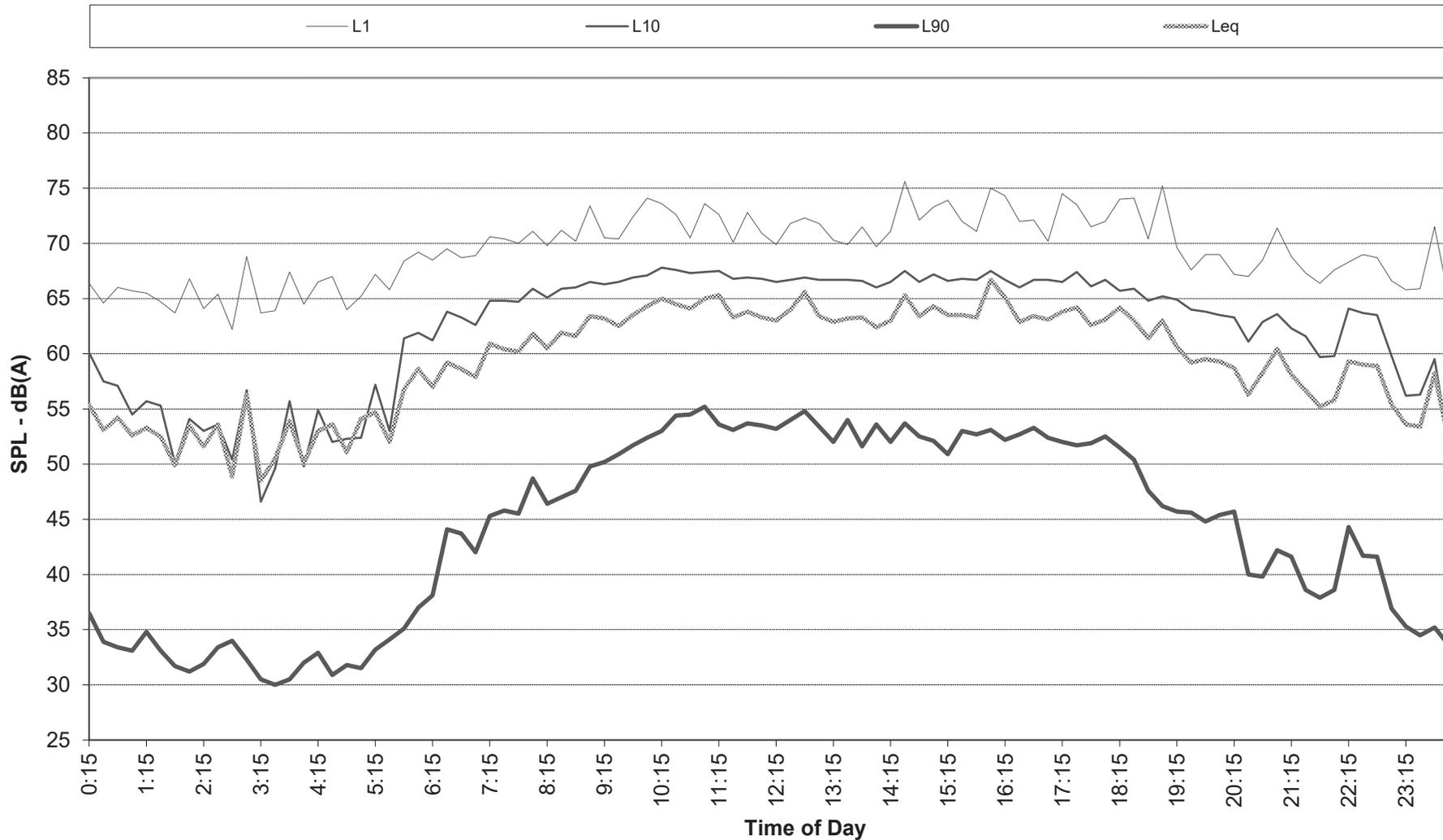
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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Recorded Statistical Noise Levels for Arana Hills 18-066 - - 23-Jun-2018 - Saturday



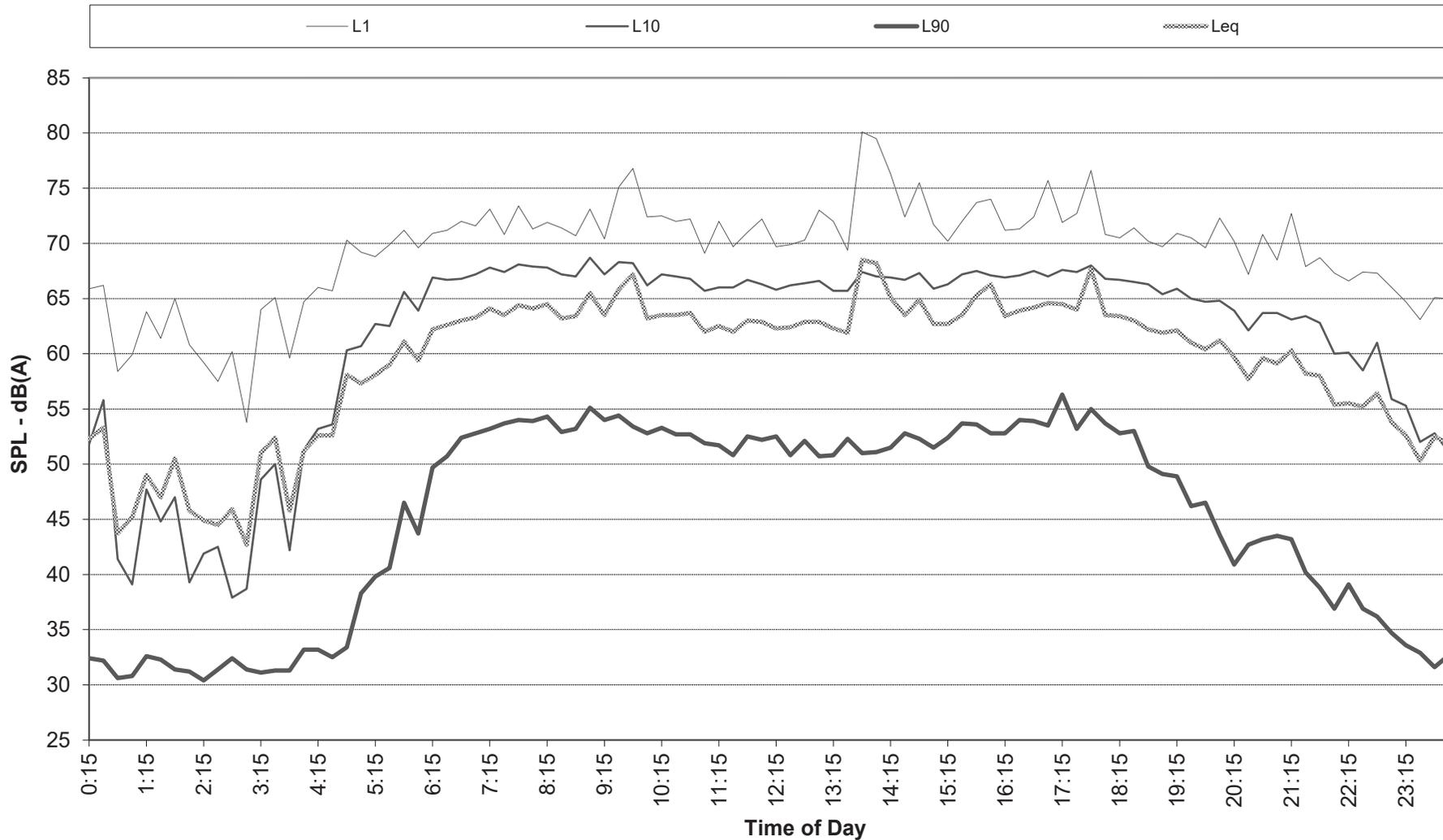
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Recorded Statistical Noise Levels for Arana Hills 18-066 - - 24-Jun-2018 - Sunday



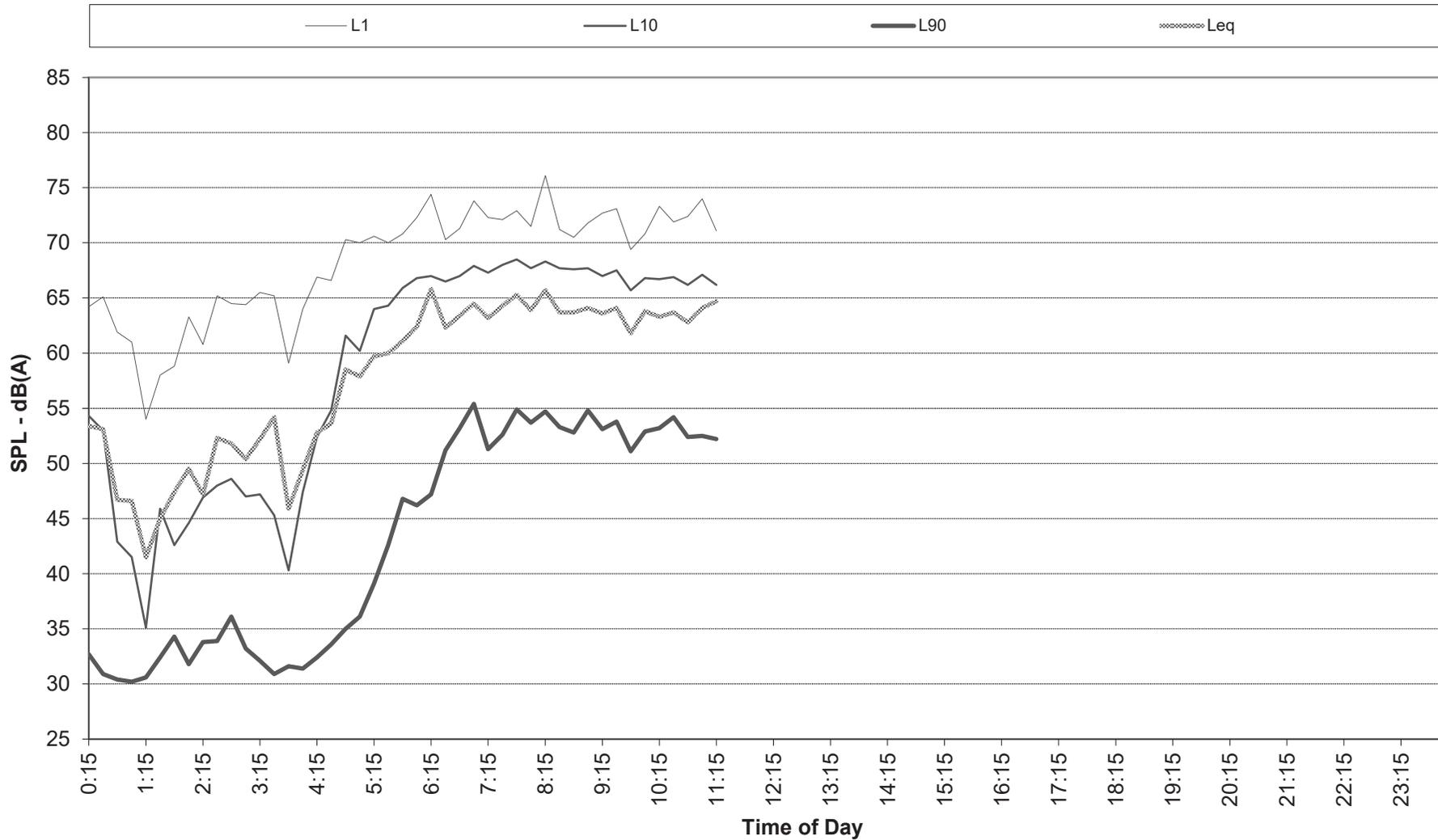
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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Recorded Statistical Noise Levels for Arana Hills 18-066 - - 25-Jun-2018 - Monday



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Recorded Statistical Noise Levels for Arana Hills 18-066 - - 26-Jun-2018 - Tuesday



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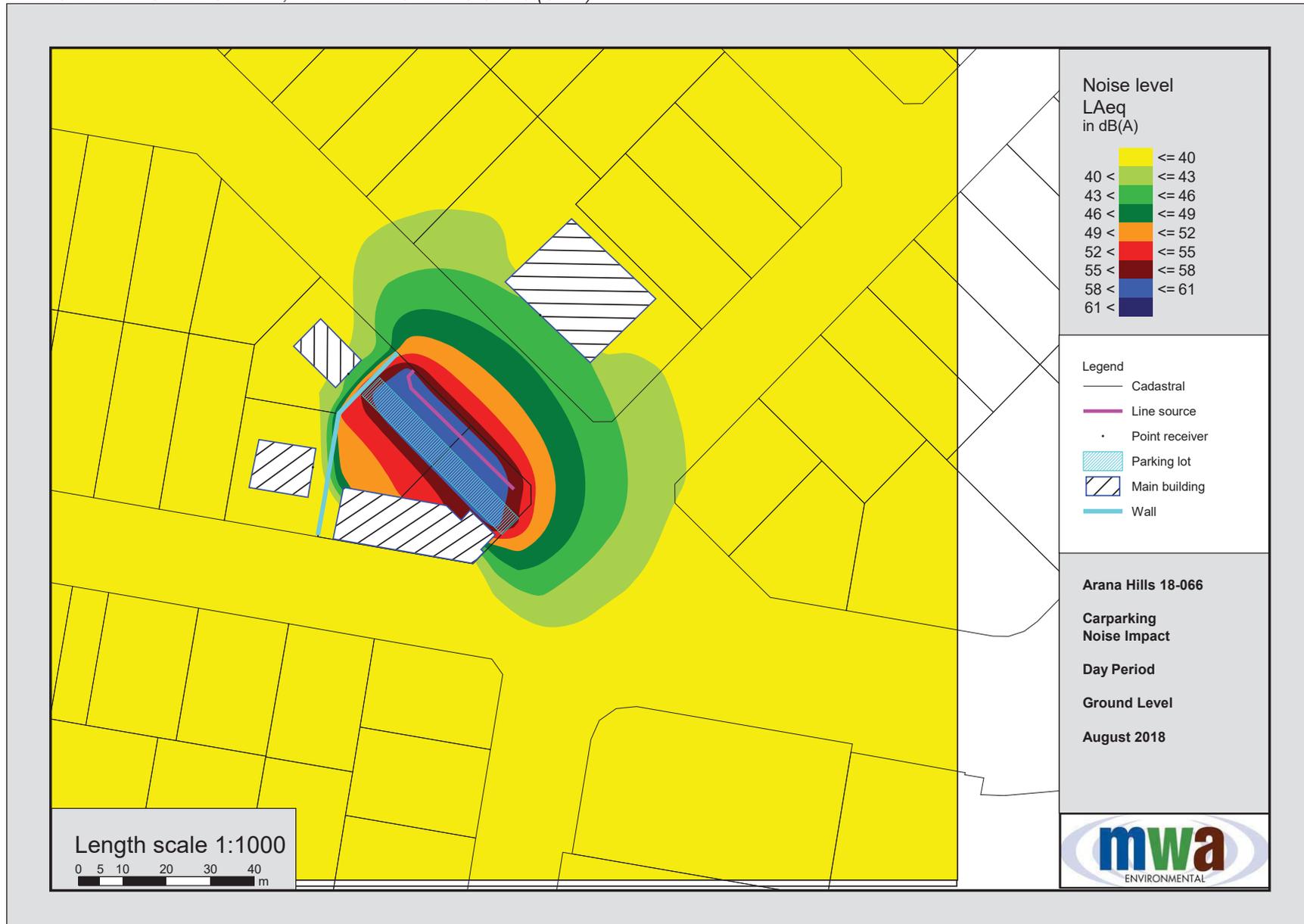
*ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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MWA Environmental

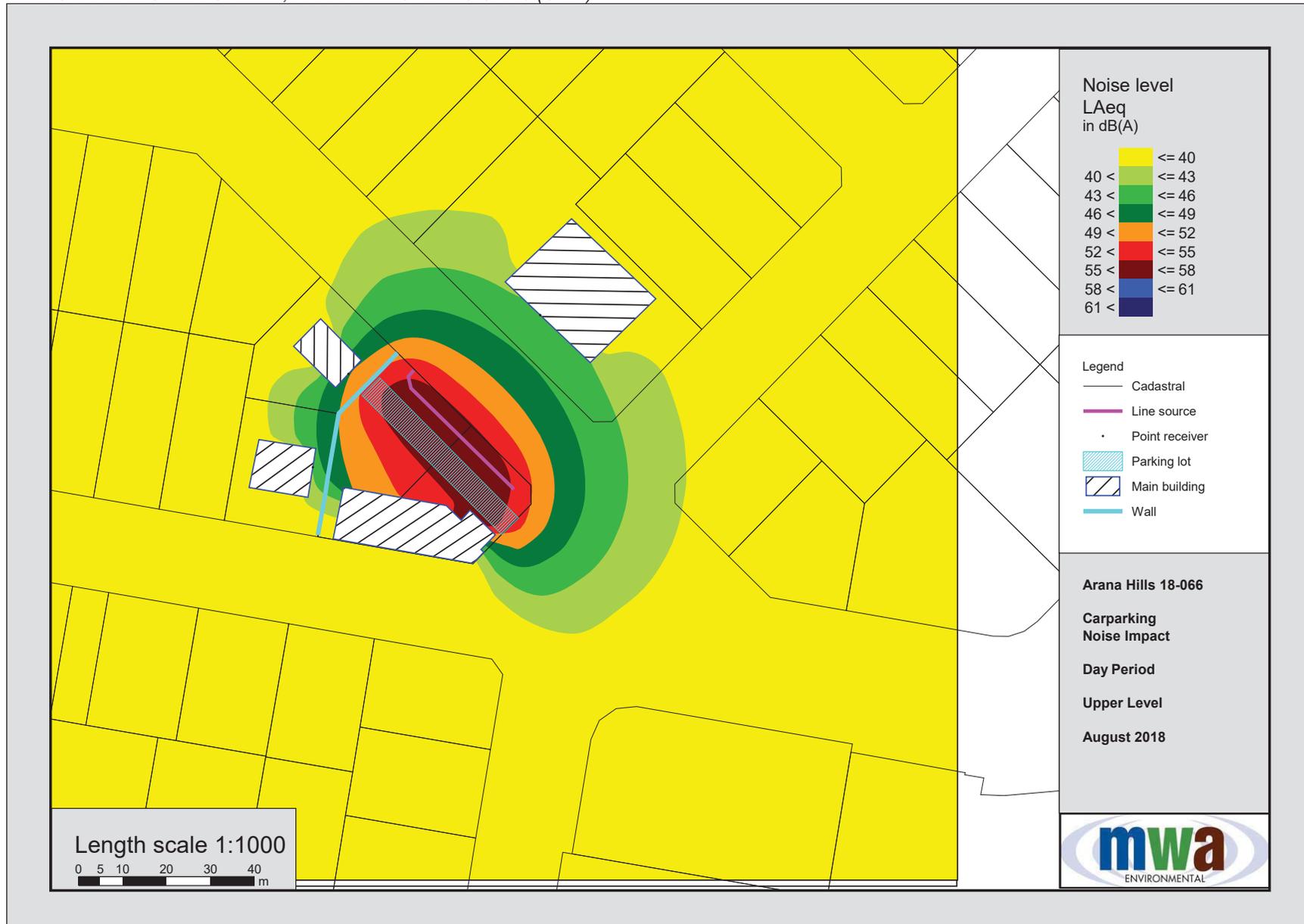
ATTACHMENT 3

SoundPLAN 8.0 – Predicted Carparking Noise Contour

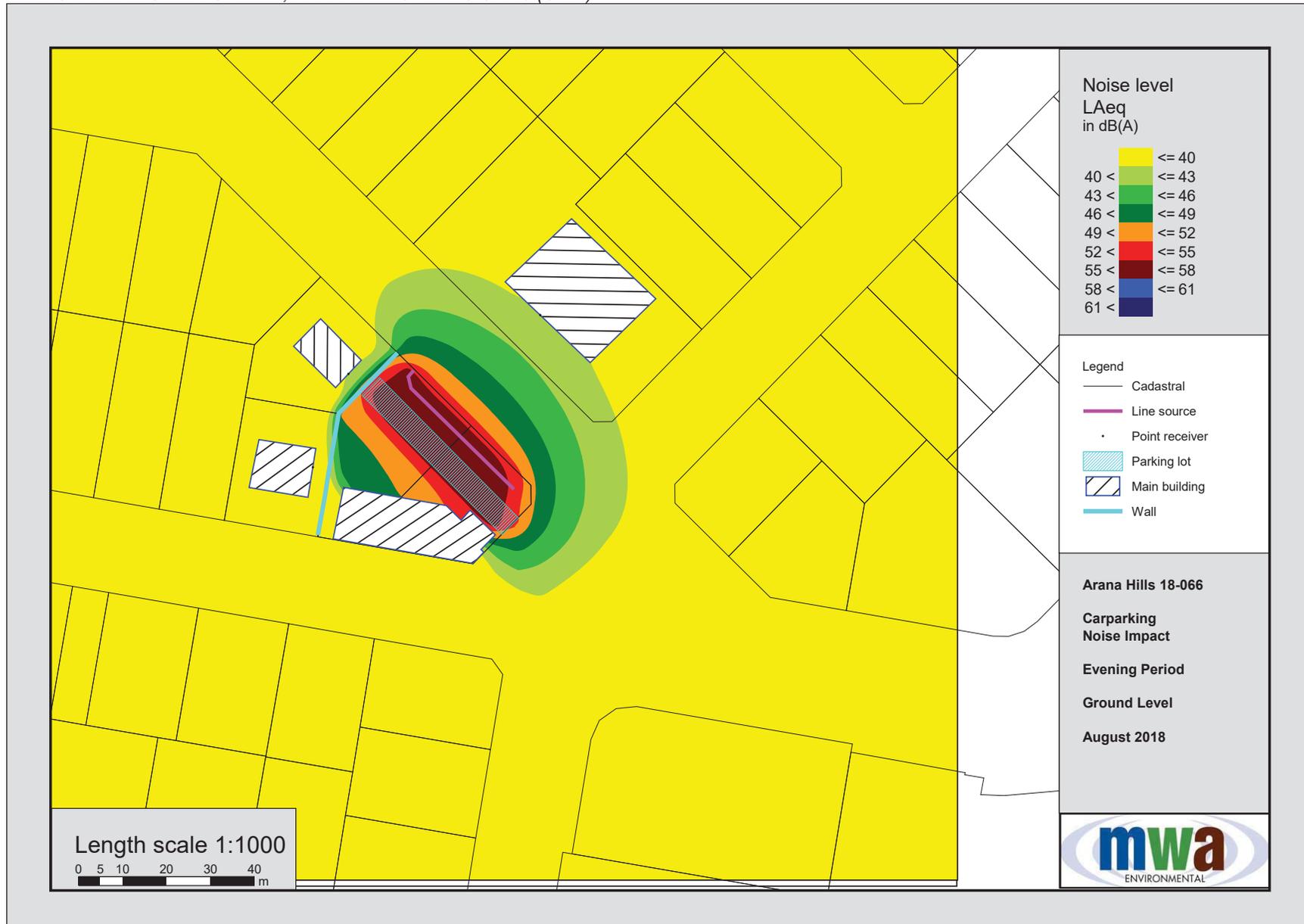
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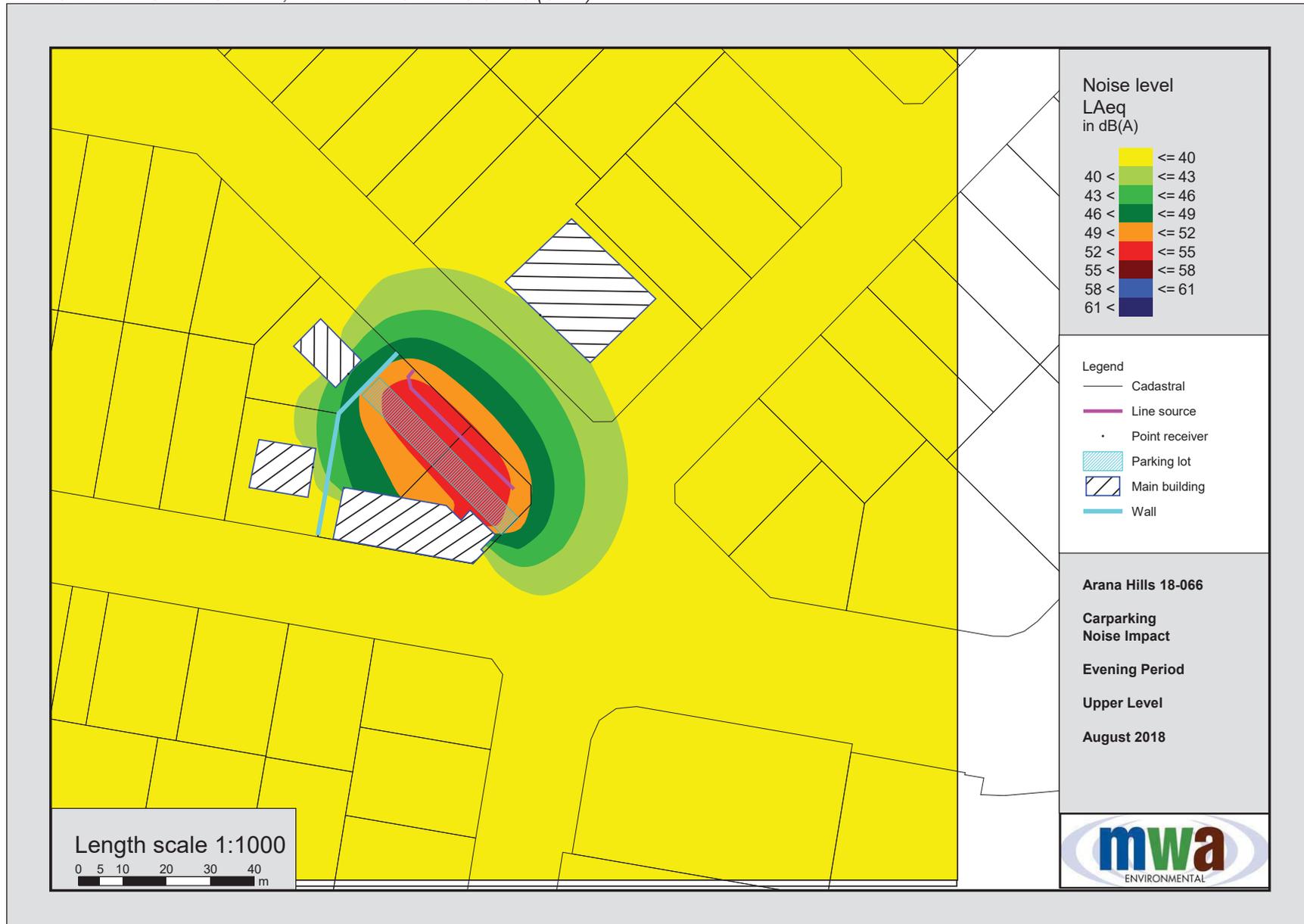
ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



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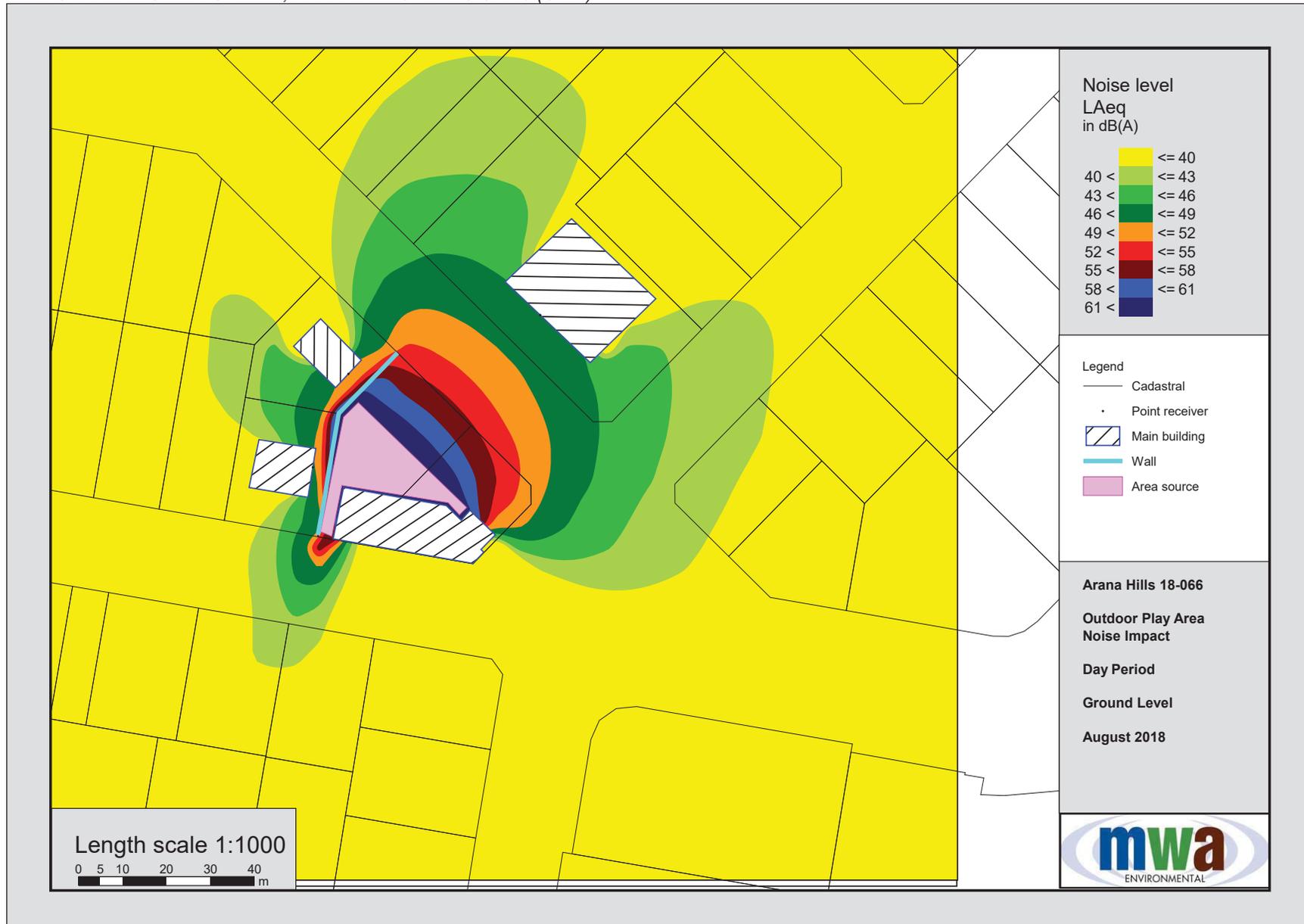
*ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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MWA Environmental

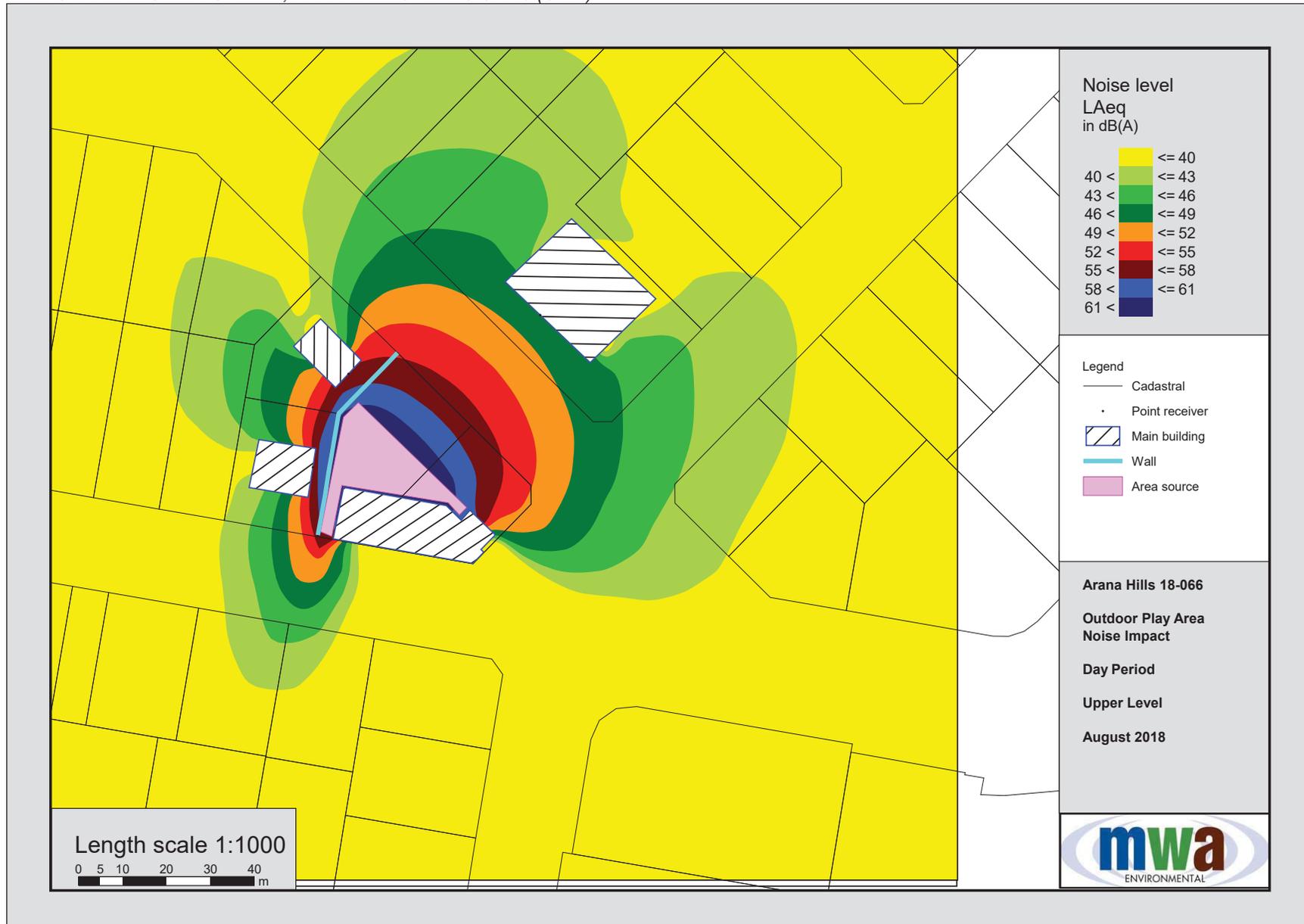
ATTACHMENT 4

SoundPLAN 8.0 – Predicted Outdoor Play Area Noise Contour

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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MWA Environmental

ATTACHMENT 5

SoundPLAN 8.0 – Traffic Noise Validation

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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)



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2	Arana Hills 18-066 Assessed receiver levels Validation
---	--

Receiver	L10(18h) dB(A)	L10(1h) dB(A)	
validaiton logger	66.2	69.0	

--	--	--	--

	Max Winders & Associates Pty Ltd GPO Box 3137 Brisbane QLD 4000 AUSTRALIA	1
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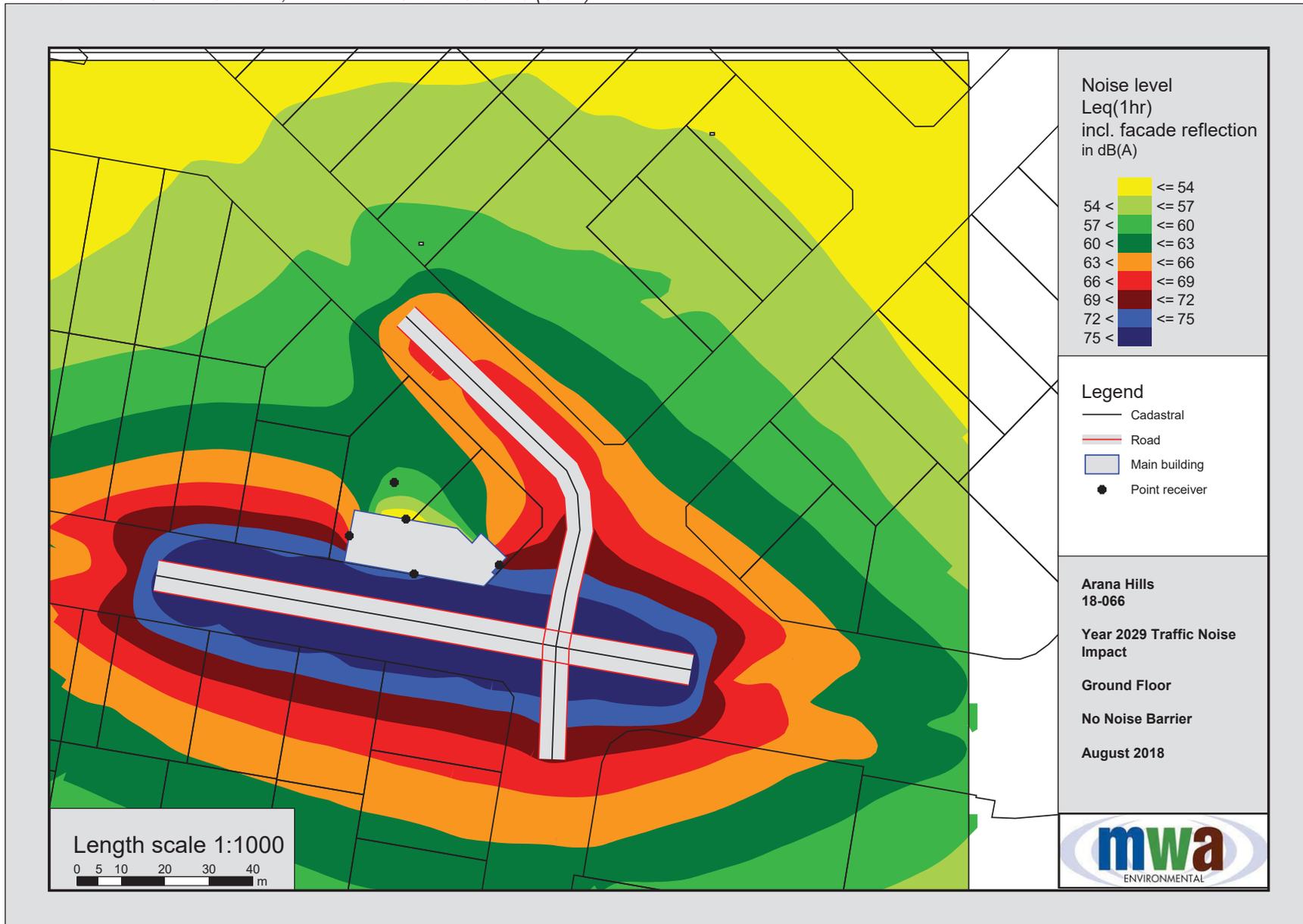
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LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)*

MWA Environmental

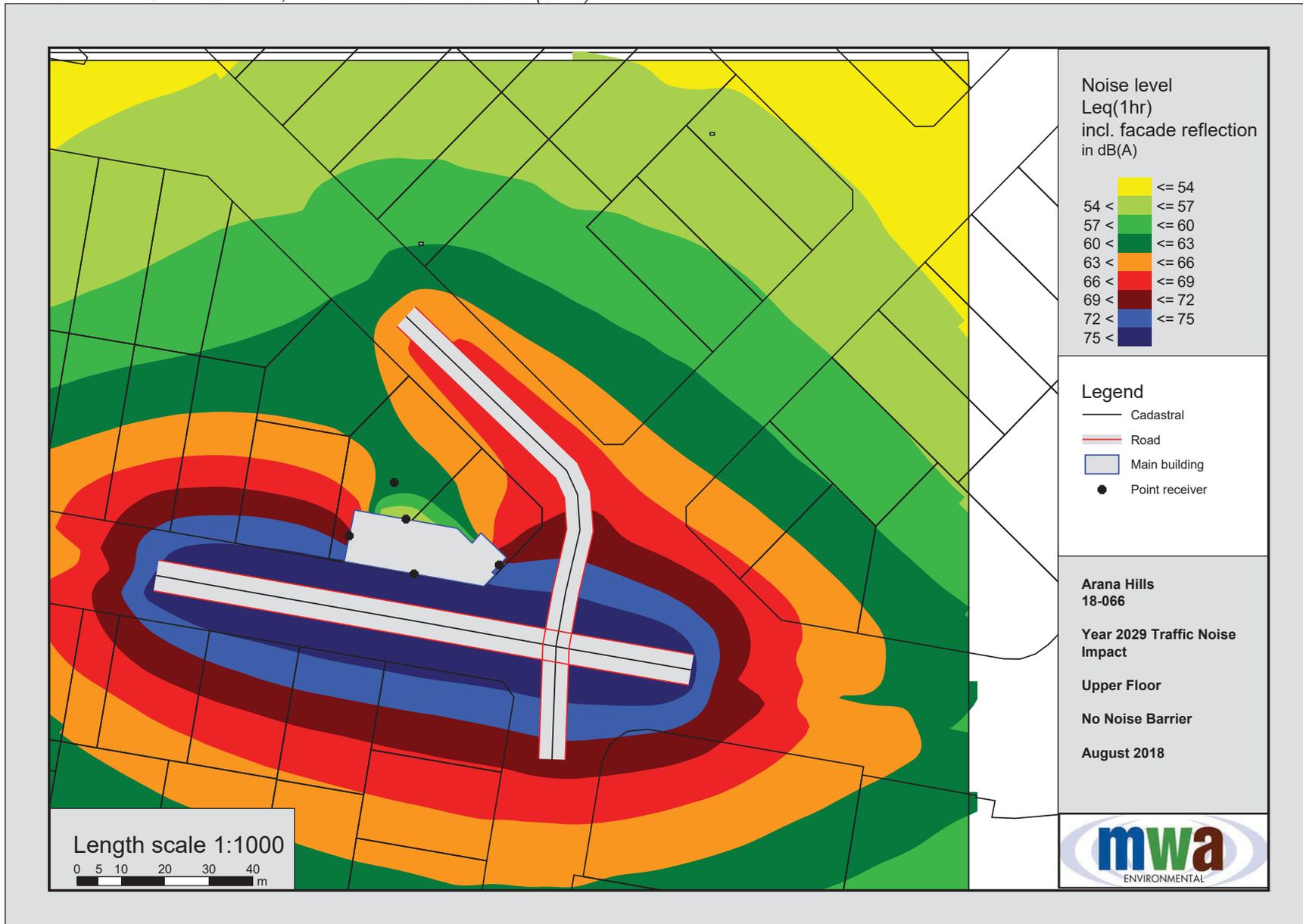
ATTACHMENT 6

SoundPLAN 8.0 – Traffic Noise Results

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE,
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ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

#4 Properly Made Submissions

From: Frank & Carmel Vig
12 Patricks Road
Arana Hills
Moreton bay Region
Queensland 4055
Ph (07) 3851 2678
E-mail vighome@iinet.net.au
8 March 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159 Caboolture
Moreton Bay Region Qld 4510

Re Submission Objection to the proposed change of Material Change of Use, located at 5 to 7 Bringelly St Arana Hills.

Application number DA/36884/2018/v21
Real property description lots 568 and 569 on RP94565
Site area 1,429square meters for Child Care Centre
Current Zone – General Residential
Zone Precinct is Next Generation Neighbourhood
Submission period extended now until 8th March 2019

Initial Points

Firstly, we are not generally against the “proposed land use” for this site.

Submission concerns raise for council to consider

On-site Car Parking,

We submit that with 75 children proposed for this new centre, the car spaces proposed is totally insufficient, even if it is within walking distance to a higher order centre etc.

Reinforcing our concern, for their 75 children proposed here, the staff numbers required we submit, will take nearly all the proposed on-site car park spaces alone. This excludes parents drop off and pick up with the usual time/delay, which occurs because of talks between parent/teacher/staff usually being 5 to 20minutes per child.

Our estimation for a child care centre to cater for 75 children would need 12 to 14 staff car park spaces, alone. So, this leaves no car park spaces for parents, unless the child care staff were park on-street that is already crowded.

Another concern we have with the applicant’s car park ratio is, this could lead to a very dangerous situation if parents were to park on Patricks Rd Arana Hills like outside 12, 14,16 or 18 Patricks Rd. Then get children out of vehicles on this busy road would start a real safety issue, especially during morning peak hours 7:30 – 9:00, causing traffic to build up (this was experienced during road works for several months during 2017/18). Then parents & children to walk to the

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

centre. This is a dangerous scenario so if approved as proposed with this low level of on-site car spaces we submit, will create a safety issue.

Further support of our points above, in the past Pine Rivers Shire Council built 8 new car park spaces in Hoxton St Arana Hills to assist the shortage of business use car parks at 6 Patricks Rd Arana Hills. Then since 2008 MBRC has expended significant finance to increase the car parks in Bringelly St outside the Church of Christ frontage (opposite the applicants site) which assisted road safety at the bend in Bringelly St eastern end.

We strongly suggest that staff assessing this application seek a road widening on the application side of Bringelly St for two reasons, improved traffic safety and vehicle movement, plus to allow for better overland stormwater flow.

Landscape Plan.

It seems to us the applicant's landscape plan, does not provide adequate buffering along their Patricks Rd frontage. All commercial and household properties currently in Patricks Road do not have their building structure commencing on the property boundary. If this is the case, then we strongly object on the grounds that this will compromise the outlook to the east from our kitchen and dining room windows. Assistance from the developer to counter these privacy concerns would be necessary. Also some blocking of the natural breeze from the east will occur.

The current boundary fence between 12 Patricks, along with 9 Bringelly, consists of a better brick structure. No details of the style or height of a proposed replacement for this has been supplied. If this proposed development proceeds then a mutual agreement between all parties is necessary.

Present trees along the boundary fence would need to be replaced with more suitable, maintainable variety. There is a mixture of trees currently which are difficult to manage in height and some also produce red berries which would be dangerous to children.

Road widening.

We recommend that Council strongly consider a road widening be provided on the sharp bend in Bringelly St south east corner (opposite Hoxton St), as vehicle corner cutting is already evident here and with more vehicles will increase safety concerns. We submit if approved without this, it will increase vehicle accidents at this very tight corner. Also, most of the road reserve here generally east facing is already wide, so it might be possible for this work, with little extra land required to fix a safety concern.

Building pad/base levels.

This needs to be checked thoroughly so that the proposed new building base is not impacted by overland stormwater or just stormwater as this is serious when dealing with minors coming to or leaving this premise, when a serious flood event occurs into the future.

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A solution to resolve the issues above would be for the applicant to seek further options to expand their land base size then to re-do a better layout.

In Summary we do hope Council will view our submission as both constructive and informative to make sure if this proposal is approved, it will have minimal impact to the area, improve traffic safety and be of Economic Benefit locally.

Regards,

Frank & Carmel Vig

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Chris Bryant

From: Elaine Newell <ernewell@bigpond.com>
Sent: Thursday, 21 February 2019 10:45 AM
To: MBRC Incoming Mail
Subject: Objection of DA/368844/2018/V2L

**ATTENTION: OBJECTION TO CHILD CARE CENTRE AT 5-7 BRINGELLY STREET ARANA HILLS
DA /368844/2018/V2L**

Dear Sirs,

We have been living in Arana Hills for 52 years and have noticed the changes in our area all due to progress, which is what we want for us all to grow.

Our concerns about the Child Care Centre at 5-7 Bringelly Street Arana Hills of a safety issue.

We have a lot of traffic coming and going with the Church of Christ as they have functions through the week like "Mum with bubs", "Mothers club " and meeting that the church hold. We have also now have a converted house owned by the church which if office spare and respite centre for Disabled people.

This makes for more traffic. If this Child care centre has space for 75 children that will mean we will have up to 75 cars dropping off in the mornings and picking up in the afternoon, and only 12 cars spaces, where will the other 63 cars park? I would think that would be a concern as it is on the corner and traffic comes around the corner from Patricks road into Bringelly St at a speed on many , many occasions. This is our major concern when cars are coming out of the parking lot and someone comes around the corner at speed.

We are also on a Bus route 397 and when cars are parked on both side of the street it is a challenge for the driver to get his bus through.

If this development goes through we will be disappointed. Maybe if the street conditions are charged it would make the traffic flow better re: Yellow lines on both sides of the street up to Narellan Street junction and re-open Hoxton Street, this street has been closed from through traffic for years.

Concerned Residents

Elaine and Graeme Newell
14 Bringelly Street
Arana Hills 4054
07 33516017
M: 0417710498

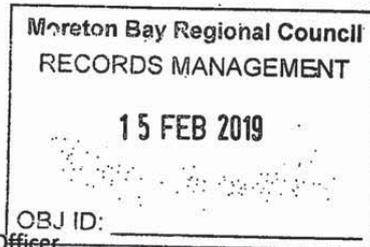
Moreton Bay Regional Council

GENERAL MEETING
6 August 2019

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Supporting Information

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Scanned By: LynetteDroscher@MBRCDOM On: 15/02/2019 AM Moreton Bay Regional Council



The Chief Executive Officer

Moreton Bay Regional Council

PO Box 159

Caboolture, Qld 4510

Annabelle Knight

9 Bringelly Street

Arana Hills Q. 4054

0417 119 403

Re: Objections to the proposed change of material use 5-7 Bringelly Street Arana Hills Qld 4054.

Application ref: DA/36884/2018/V2L

Real property description Lots 568 and 569 on RP94565.

Site area 1,429sqm. Child care centre (GFA: 650sqm)

Zoned – General Residential, Zone Precinct – Next generation neighbourhood.

Proposal – Childcare Centre.

I have several concerns.

Those affecting me personally.

On a personal level I object to having the loss of amenity of my home no longer being adjacent to other residential properties, the application notes that only Two (2) residential properties would be potentially affected by the building of a childcare centre & this will be fixed by building a sound barrier wall on the property line between the proposed development; my dwelling in Bringelly St. (my home) & my neighbours residence in Patricks Road.

-I don't want to have to overlook or directly face a wall; I want to have a residential outlook from the rooms at the side of my home as I have had for fifty plus years. I want natural light, a gentle breeze & the same suburban amenity.

-The residences in this section of Arana Hills rely upon drainage to the street and it is locally well known that numbers 5 & 7 Bringelly Street are the lowest points and currently flood in heavy rain; with no Changes to this natural drainage system alterations to numbers 5 & 7 as proposed will effectively just change their problem to mine and potentially other homes, this is incredibly unreasonable.

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

Scanned By: LynetteDroscher@MBRCDDOM On: 15/02/2019 AM Moreton Bay Regional Council

Pedestrian & Traffic Safety Concerns

Traffic and this corner site make the location of a childcare facility totally unsafe.

-The intersection that this property is located at has been the scene of numerous accidents & constant near misses.

-In the past Patricks road has been designated as a "Dangerous Black Spot" by the Federal Government. The recent addition of a turn right lane from Patricks Road to Bringelly St. has seemed to create more problems and near misses of accidents than ever before by dangerously setting waiting cars at an angle toward oncoming traffic and all this is aimed directly at 5 Bringelly St.

-A yellow no parking line currently exists outside 5 & 7 Bringelly Street

-Currently for safety reasons pedestrian traffic is directed to the even numbered side of Bringelly St. I would say that it no accident that the footpath outside 5 & 7 Bringelly Street is unpaved & that the other side of the street is furnished with a concrete path as this encourages pedestrians to the safety that is afforded on that side of the street.

Bringelly St. is a heavily used local thoroughfare and traffic coming into the area at this busy corner location makes it extremely dangerous to have children exiting and entering.

Peak traffic times would make this even more dangerous.

Currently a no parking line exists outside of the two properties and just having a carpark and slowing traffic at this point will dramatically increase the chance of causing road accidents.

Whilst the designated car spaces may meet with an accepted standard, this site is not average or similar to other sites and the chance to have a serious accident is far too great.

In short because of traffic there couldn't seem to be a more dangerous location to propose for a childcare facility. If the need for a centre is required there are many safer locations and all within 50 to 100 metres. Safe options would be further past this dangerous corner; the other side of Bringelly Street; Hoxton Street and Yanderra Avenue, Glenlee Street and Nepean Avenue.

Yours Sincerely



Annabelle Knight

9 Bringelly Street

Arana Hills Qld. 4054

0417 119 403

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

6th March 2019

Moreton Bay Regional Council
P O Box 159
CABOOLTURE QLD

Dear Sir,

RE: OBJECTION TO BUILDING DEVELOPMENT

I am writing to lodge an objection to a building development at No 5 & 7 Bringelly Street, Arana Hills, development number DA/36884/2018/V2L.

My objection is to the increase in traffic this will create in this street which is already a very busy street with the development being on the corner of Patricks Road, it is already quite a dangerous corner. The other reason for my objection is the increase in parking that will occur within this area with very little parking available at the present time and very few parking spaces being provided by the development.

I hope you look favourably on this objection to avoid potential accidents and injury to people and children if this childcare development goes ahead.

Thanking You



Debbie Comerford
18 Hoxton Street
ARANA HILLS

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

From: Brian Battersby
14 Leawarra Cres
Ferry Hills
Moreton bay Region
Queensland 4055
Ph (07) 3851 0475

E-mail brian@battersby.id.au

File Submission DA to MBRC 5/7 Bringelly St AHills 7 March 2019

The Chief Executive Officer
Moreton Bay Regional Council
PO Box 159 Caboolture
Moreton Bay Region Qld 4510

**Re Submission Objection to the proposed Material Change of Use,
located at 5 to 7 Bringelly St Arana Hills.**

Application number DA/36884/2018/v2l
Real property description lots 568 and 569 on RP94565
Site area 1,429square meters for Child Care Centre
Current Zone – General Residential
Zone Precinct is Next Generation Neighbourhood
Submission period extended now until 8th March 2019

I offer the following points for your consideration of this proposed development.

Initial Points

- A. Firstly, I am not generally against the “proposed land use” for this site.
- B. When I first looked at the Applicants Public street frontage sign then the phone number listed for MBRC information looked very strange, so I phoned their listed number of 07 4671 7400 which turned out to be Goondiwindi Regional Council. So, this sign wording was incorrect and (I feel) should have been fully corrected, after first noticed. Now I understand the new date close off time for submissions being the 8th March 2019, instead of 22nd Feb 2019.

Submission concerns I raise the points (below) for council to consider

- C. On-site Car Parking, while MBRC Town Plan says car spaces required at a ratio of Gross Floor Area (GFA) minimum 1 car space per 50m2 GFA or maximum of 1 car space per 30m2 GFA. So, this equates to just over 11 car spaces council seeks (if I am correct) where they propose 15 spaces. I object on the basis this car parking is “still insufficient” for its intended use.

C1. I submit that with 75 children proposed for this new centre, the car spaces proposed is totally insufficient, even if it is within walking distance to a higher order centre etc.

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

C2. Reinforcing my concern, for their 75 children proposed here, the staff numbers required I submit, will take nearly all the proposed on-site car park spaces alone. This excludes parents drop off and pick up with the usual time/delay, which occurs because of talks between parent/teacher/staff usually being 5 to 20minutes per child.

C3. My estimation for a child care centre to cater for 75 children would need 12 to 14 staff car park spaces, alone. So, this leaves no car park spaces for parents, unless staff are to be told to park on-street, that is already crowded.

C4 Another concern I have with the applicant's car park ratio is, this could lead to a very dangerous situation if parents were to park on Patricks Rd Arana Hills like outside 12, 14,16 or 18 Patricks Rd. Then get children out of vehicles on this busy road would start a real safety issue. Then parents & children to walk to the centre. This is a dangerous scenario so if approved as proposed with this low level of on-site car spaces I submit, will create a safety issue.

C5. I also see MBRC staff notes from the "pre-lodgement meeting" of 27/4/2018 under section 11, that the applicant was advised then, that 20 car park spaces is required. Also, in staff "Comment" (Applicant to note that on-street parking does not contribute to the requirement under the planning scheme.) Why is it now that the applicants site plan does not comply?

C6. Further support of my points above, in this past Pine Rivers Shire Council built 8 new car park spaces in Hoxton St Arana Hills to assist the shortage of business use car parks at 6 Patricks Rd Arana Hills. Then since 2008 MBRC has expended significant finance to increase the car parks in Bringelly St outside the Church of Christ frontage (opposite the applicants site) which assisted road safety at the bend in Bringelly St eastern end.

C7. I strongly suggest that staff assessing this application seek a road widening on the application side of Bringelly St for two reasons, improved traffic safety and vehicle movement, plus to allow for better overland stormwater flow.

D. Next Generation Neighbourhood – Precinct

I am "extremely aware" of the specific reasons this area (bounded by Patricks Rd, Leslie St nth & Bringelly Street in Arana Hills) went into the next generation neighbourhood precinct. It was primarily through the redevelopment process, to seek well engineered and delivered solutions for;

- * A The current overland stormwater flows in Bringelly St during heavy rain,
- * B for a traffic solution to provide at least 2meters extra "dedicated road reserve" along Patricks Rd for the future improved road network planning.

ITEM 2.1 - DA/36884/2018/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE, LOCATED AT 5 & 7 BRINGELLY STREET, ARANA HILLS - DIVISION 10 (Cont.)

D1. Landscape Plan. It seems to me the applicant's landscape plan, may not provide a minimum 2meter wide extra road reserve along their Patricks Rd frontage. If this is the case, then I strongly object on the grounds that this will compromise the future planning widths of Patricks Rd here. Plus, if this 2meters extra road reserve is not provided it may set a precedence "first up" for other redevelopments along this section of Patricks Rd, into the future.

D2. Road widening. I recommend that Council strongly consider a road widening be provided on the sharp bend in Bringelly St south east corner (opposite Hoxton St), as vehicle corner cutting is already evident here and with more vehicles will increase safety concerns. I submit if approved without this, it will increase vehicle accidents at this very tight corner. Also, most of the road reserve here generally east facing is already wide, so it might be possible for this work, with little extra land required to fix a safety concern.

D3. Regarding Stormwater Flows here. I would be greatly concerned if a real solution was not provided & delivered as part of this proposal to lessen the residential impact of overland flow stormwater. So, I ask Council to watch this requirement enshrined into this Next Generation Neighbourhood Precinct.

D4. Building pad/base levels. This needs to be checked thoroughly so that the proposed new building base is not impacted by overland stormwater or just stormwater as this is serious when dealing with minors coming to or leaving this premises, when a serious flood event occurs into the future.

E. Amenity Provisions to Neighbouring properties.

E1. I am concerned for the Neighbours (if this layout was to be approved) especially 12 Patricks Rd with the double level building 3 to 4 meters away from the neighbour residential premise. Then perhaps to a different degree for premise at 9 Bringelly St affecting their amenity.

E2. A solution here to resolve those Neighbouring properties Amenity provisions, would be for the applicant to seek further options to expand their land base size, then to re-do a better layout to improve amenity.

In Summary I do hope Council will view my submission as both constructive and informative to make sure if this proposal is approved, it will have minimal impact to the area, improve traffic safety and be of Economic Benefit locally.

Regards,



Brian H. Battersby OAM

SUPPORTING INFORMATION

Ref: [A18889784](#)

The following list of supporting information is provided for:

ITEM 3.1

QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL

#1 Quarter 4 Operational Plan Review 2018/19

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)
#1 Quarter 4 Operational Plan Review



Quarter 4

Operational Plan Review

2018/19

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Organisational Performance



ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Legal Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Litigation satisfactorily resolved	%	90.00	92.00
Legal advice provided within agreed timeframes	%	100.00	95.00
Compliance with statutory and policy timeframes for Right To Information and Information Privacy applications and Complaints	%	95.00	99.00

Performance Commentary

Right to information and Information Privacy application processing timeframes are currently being met. Two litigation matters out of 24 finalised matters were not resolved satisfactorily. The majority of legal advice was provided within agreed timeframes; however priority work created by emergent issues and court/litigation matters has led to the need to prioritise with some consequent delay for lower priority matters.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: Office Of The CEO Directorate

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Compliance with statutory and corporate requirements for council meetings and decision making	%	100.00	100.00

Performance Commentary

KPI was achieved.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Engineering, Construction and Maintenance Directorate**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Compliance of Local Disaster Management Plan with Emergency Management Assurance Framework	%	100.00	100.00
CCTV cameras and equipment to be fully operational	%	94.00	91.19
CCTV footage requests processed within 5 business days	%	95.00	94.30
Hours of disaster management training undertaken	#	1,000.00	1,718.00
Number of disaster management exercises conducted	#	4.00	8.00
Numbers of Local Disaster Coordination Centre personnel meeting core training levels	#	90.00	117.00
Number of Asset Protection Zone planned burns completed	#	11.00	11.00
Number of Strategic Fire Advantage Zone planned burns completed	#	16.00	19.00
Number of Land Management Zone planned burns completed	#	8.00	6.00

Performance Commentary

CCTV Cameras operational - Q4 - 987 cameras in total, 115 not working - 88.35%; YTD - 91.19%

QPS CCTV footage requests - Q4 - 44 police requests received, 39 completed within 5 business days (88.64%) (all requests processed outside of the required timeframe due to delays in Telstra/AFN extracting footage); YTD - 193 requests completed at 94.3%

The Public Safety and Security team received and processed the following general footage requests in 2018/19:

- Internal - 80
- External - 4
- QPS - 193

Disaster Management Training - YTD - 203 persons trained (678hrs)

Disaster Management Exercises - YTD - 229 persons (1040hrs)

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Fire Management planned burn program 2018/19 - YTD - 27 burns for 200 hectares of council owned land. 36 of 35 fuel management areas burned (102% of target completed)

- Asset Protection Zone blocks - 11 (of 11)
- Strategic Fire Advantage Zone blocks - 19 (of 16)
- Land Management Zone blocks - 6 (of 8)

117 staff meet the minimum core training requirements for disaster management - 98 LDCC and 19 evacuation centre staff

Council's Local Disaster Management Plan (LDMP) is compliant with the Inspector-General Emergency Management's (IGEM) Emergency Management Framework (EMAF) as assessed on 28 August 2018.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Waste Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Kerbside waste and recyclable waste bins collected as scheduled	%	100.00	98.70
Total tonnage of general and recyclable waste collected from kerbside bins that is recycled	%	22.00	39.00
Total tonnage of waste collected at waste facilities from residential and commercial premises (excluding kerbside bins collection) that is recycled	%	45.00	64.00

Performance Commentary

This quarter we have seen an increase in recycling indicating the education programs, events and additional recycling opportunities are proving to be effective.

The kerbside bin collection did not achieve the target due to roadworks preventing access for waste collection trucks and late presentation of bins on the kerbside however this result is better than the National Best Practice collection rate.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Project Management and Construction**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Percentage of capital works program completed	%	100.00	92.60

Performance Commentary

The metric represents delivery of \$112M capital projects by Project Management in 2018/19 of \$121M therefore achieving 92.60%.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Infrastructure Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer requests addressed within the set response time	%	95.00	97.80
Planning projects are completed in the financial year prior to design	%	95.00	92.90

Performance Commentary

Within the 18/19 budget a total of 8 projects require planning prior to design or construction; 5 Operational & 3 Capital. One Operational project has been moved out to 2023/24 which leave a total of 7 projects. Progress against each of the projects is identified below and equates to 92.9% completion.

Operational:

106789 Meldale - Way Street - Boat Ramp Renewal	40% complete	No further action required at this time project moved to 2023/24 delivery.
101415 Petrie - North Coast Railway Line - Drainage Investigation	100% complete	Progressing to detailed design.
102238 Sandstone Point - Kal-ma-kuta Drive Park - Drainage Investigation	100% complete	
102173 Toorbul - Esplanade - Foreshore Works 1	80% complete	Finalisation: August 2019. Delays in finalising DAF permit.
102219 Toorbul - Esplanade - Foreshore Works 2	90% complete	Finalisation: July 2019. State permits being sought.

Capital:

101295 Brendale - Nolan Park - BMX Precinct	80% complete	Awaiting finalisation of Development Application.
101300 Narangba - Harris Ave Sports Complex - Tennis	100% complete	
102214 Scarborough - Scarborough Cliffs - Stabilisation Works	100% complete	Project with Project Management for tendering and construction.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Customer Requests.

For the 2018/19 financial year (1 July 2018 to 30 June 2019) a 97.8% completion rate within time was achieved. The following breakdown is provided:

Parks & Recreational Planning - 298 requests completed within time and 2 completed overtime, for 99.3% completion within time.

Drainage Waterways & Coastal Planning - 290 requests completed within time with 6 completed overtime and a further 5 currently over time, for 96.3% completion within time.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Integrated Transport Planning and Design**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Design program is completed in the financial year prior to construction	%	95.00	97.00

Performance Commentary
Annual KPI target exceeded.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Asset Maintenance**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Operations - Programmed roads maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Road network customer requests completed within level of service timeframes	%	95.00	95.90
Operations - Programmed stormwater maintenance activities completed in accordance with schedule	%	100.00	100.00
Operations - Stormwater network customer requests completed within level of service timeframes	%	95.00	97.80
Operations - Programmed maritime facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Graffiti removal requests completed in accordance with timeframes	%	95.00	93.00
Operations - Customer requests for marine related services completed within level of service timeframes	%	95.00	97.00
Operations - Programmed parks maintenance activities (mowing and landscaping) completed in accordance with schedule	%	100.00	100.00
Operations - Parks customer requests completed within level of service timeframes	%	95.00	98.10
Operations - Programmed parks inspection activities (playgrounds) completed in accordance with schedule	%	100.00	100.00
Fleet - Light fleet is maintained in accordance with programmed maintenance service schedules	%	95.00	94.00
Fleet - Heavy fleet, plant and equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	93.00
Fleet - Compliance with all Queensland Transport Statutory Regulations	%	100.00	100.00
Fleet - Small equipment is maintained in accordance with programmed maintenance service schedules	%	95.00	95.00
Building and Facilities - Programmed buildings and facilities maintenance activities completed in accordance with schedule	%	100.00	100.00
Building and Facilities - Customer requests addressed within the set response time	%	95.00	95.00

Performance Commentary

Operations:

All programmed works met KPI targets and customer requests are up-to-date. The mowing contracts and general Parks mowing will now slow down with the winter months and more focus on garden mulching works.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Fleet:

Servicing programs being undertaken for Heavy, Light and Small plant equipment are in accordance with Fleets implemented maintenance schedules and manufacturer's servicing specifications. Proactive maintenance versus reactive maintenance sits at a ratio of 70% versus 30% respectively.

Building and Facilities:

Programmed Maintenance activities were 100% completed.

93% of graffiti removal requests were completed in accordance with time frames. Some resource issues remain within this area of the Operations. Additional staff are being sourced to ensure KPI targets are consistently being achieved.

95% of B&F customer requests were addressed within the set response time.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Customer and Cultural Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with call centre service	%	95.00	94.48
Customer calls resolved at the first point of contact	%	90.00	97.00
Customer satisfaction with Customer Service Centre service	%	95.00	99.21
Customer enquiries resolved at the first point of contact	%	90.00	95.48
Customer satisfaction with library services and programs	%	90.00	95.49
Number of exhibitions delivered by Council's galleries	#	60.00	61.00
Number of exhibitions delivered by Council's museums	#	12.00	12.00
Customer satisfaction with gallery exhibitions and programs	%	90.00	94.00
Customer satisfaction with museum exhibitions and programs	%	90.00	96.00

Performance Commentary

Customer Services

- Customers continue to be satisfied with Call Centre service received and the strong focus on resolving their enquiry at the first point of contact.
- Customers visiting Council's Service Centres remain satisfied with the service received, with 96% of enquiries resolved at first point of contact during quarter 4.

Library Services

- Customer satisfaction at Caboolture and Bribie Island Libraries was recorded at 96% this quarter. Customers commented on the breadth of staff knowledge and the excellent range of programs and events on offer.

Galleries and Museums

- Galleries opened 17 exhibitions this quarter, with an overall visitor satisfaction rating of 95%. Museums opened 3 exhibitions this quarter with an overall visitor satisfaction rating of 96%.
- Exhibitions opened include: The 80's; The Life and Times of Scarface Claw; Showtime! and RED: Henzell St Quilters.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Property and Commercial Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Number of scheduled Hub Learning and Business Centre compliance audits	#	4.00	4.00
Usage of Hub Learning and Business Centre is within forecast rates	%	90.00	100.00
Number of scheduled swimming pool compliance audits	#	48.00	48.00
Number of scheduled QSEC compliance audits	#	4.00	4.00
Usage of QSEC is within forecast rates	%	90.00	92.00
Usage of MSEC is within forecast rates	%	90.00	100.00
Patronage of swimming pools is within forecast rates	%	90.00	90.00
Number of scheduled MSEC compliance audits	#	4.00	4.00
Number of scheduled caravan park compliance audits (4 x 6 audits and 2 x 2 audits)	#	28.00	28.00
Patronage of caravan parks is within forecast rates	%	80.00	73.00
Number of scheduled Redcliffe Cultural Centre compliance audits	#	4.00	4.00
Usage of Redcliffe Cultural Centre is within forecast rates	%	90.00	94.00
Tenancy rate of leased commercial/retail buildings	%	95.00	95.00
Tenancy rate of leased residential buildings	%	95.00	95.00

Performance Commentary

Morayfield Sports and Events Centre (MSEC) , Queensland State Equestrian Centre (QSEC), The Hub and Redcliffe Entertainment Centre (REC) facility compliance audits were completed as planned (1 per quarter).

Pool Audits: Additional compliance inspections were undertaken to support contract compliance.

Residential tenancies: All available premises are leased.

Commercial tenancies: Majority of commercial tenancies are leased - only vacancies are within The Corso, North Lakes (700m2).

Caravan Park Patronage down to target in Q4,- primary impact is from renovation works to cabins at Bongaree.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Regulatory Services**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Private certifier referrals are responded to within statutory timeframes	%	100.00	100.00
Building Compliance & Development customer requests responded to within required timeframes	%	90.00	93.00
Plumbing assessments responded to within statutory timeframes	%	100.00	100.00
Public Health and Local Laws customer requests responded to within required timeframes	%	90.00	76.59
Regulated parking programs are completed as scheduled	%	100.00	100.00
Food safety inspections are completed as scheduled	%	100.00	100.00
Public immunisation programs are completed as scheduled	%	100.00	100.00
Appeals and internal review applications are responded to within required time frames	%	100.00	100.00

Performance Commentary

Private Certifier / Concurrence (PCC) Applications: 279 properly made applications were responded to within the statutory time frames.

Building Compliance Customer Requests: 1152 of 1159 requests were responded to within required time frames.

Plumbing Assessments: All 224 plumbing assessments were conducted within the required time frames.

Food Safety Inspections: All planned, higher risk inspections were conducted during the period. A total of 846 of 900 food safety inspections were finalised during 2018/19.

Regulated Parking: All planned regulated parking days were conducted throughout the Region.

Immunisation Program: All 81 scheduled immunisation clinics were completed.

Public Health & Local Laws Customer Service Requests completed with PCC time frames:
Total 5385 of 7032 (an increase of 504 customer requests from quarter 3) customer requests completed in PCC time frames - priority one (PCC1) requests were responded to within required time frames. Completion rate increased by 2.59% from quarter 3 with 504 additional customer requests received.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Appeals and Internal Review Applications: All 53 general review applications were actioned within the required time frame and all 124 infringement and remedial notice appeals were actioned within the required time frames.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Community Services and Sport and Recreation**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Number of projects supported through Council's community grants program	#	140.00	124.00
Number of individuals supported through Council's community grants program	#	400.00	278.00
Percentage of available child care places filled at Birralee Child Care Centre	%	95.00	100.00
Participation rate in council sport and recreation programs	%	95.00	76.47

Performance Commentary

Sport and Recreation Programs

Quarter 4 Active Holidays - 66 activities

2365 places available with 1834 bookings taken - 77.54%

Quarter 4 Healthy & Active Moreton - 347 activities

6130 places available with 4537 bookings taken - 74.01%

Quarter 4 Total - 413 activities

8495 places available with 6371 bookings taken - 74.99%

Year to date 2018/19 All Programs - 1707 activities

31843 places available with 24353 bookings taken - 76.47%

Comparison 2017/18 - 29493 places available with 22629 bookings taken.

Community Grants - Individuals Supported

During Quarter 4, a total of 87 individuals were supported through Community Grants.

RADF - In Round (3), Out Of Round RADF (1) and Individual Achievement Grants (83).

YTD Total - 278 individuals supported.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Community Grants - Projects Supported
Qtr 4 supported projects for NAIDOC Week (4)
YTD Total - 124 projects supported, with 59 projects supported in quarter 4.

Birralee Child Care Centre
During Quarter 4, Birralee Child Care Centre maintained a 100% occupancy rate.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Environmental Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Participation rate in environmental programs and activities	%	95.00	96.50
Percentage of scheduled environmental assessments and monitoring completed	%	100.00	100.00

Performance Commentary

Public interest and participation at workshops remains strong. This quarter, a Platypus workshop (28 participants) was held in Division 4, a Glossy Black Cockatoo workshop (38 participants) was held in Division 7, a Great Barred Frog workshop (51 participants) was held in Division 9, and a Mt Glorious Spiny Crayfish workshop (22 participants) was held in Division 11.

Scheduled monitoring of 16 ibis roosts and 28 flying fox colonies occurred during the quarter, in accordance with roost management plans. Monitoring of water quality is ongoing.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Development Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Code Assessable MCU / RAL applications decided within 30 business days	%	80.00	82.00
Code Assessable Operational Works applications decided within 20 business days	%	80.00	88.00
Survey Plan endorsements within 15 business days	%	80.00	89.00
Third Party Survey Plan endorsement within 5 business days (mb+)	%	80.00	100.00
Third Party Operational Works applications decided within 5 business days (mb+)	%	80.00	100.00
Customer Satisfaction Survey Results for Development Services rates service as good or excellent	%	80.00	0.00

Performance Commentary

KPI's 1-5 exceed their targets with KPI 4 & KPI 5 at 100%. KPI 6 - The Customer Survey was not carried out due to the organisational review.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Strategic Planning**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Deliver key Economic Actions in line with the adopted Economic Development Action Plan.	%	100.00	57.00
Planned internal activities and projects completed	%	90.00	53.00
Customer Satisfaction Survey Results for Strategic Planning & Economic Development rates service as good or excellent	%	80.00	0.00

Performance Commentary

Economic Development:

Deliver key Economic Actions in line with the adopted Economic Development Action Plan (EDAP)
Council has delivered 57% of all active actions in the EDAP for the current 2018-2019 financial year and continued to develop and enhance a number of actions from previous years. The current status of specific key actions are listed below:

Investment Attraction:

Council continues to encourage businesses to invest in the region and attract new businesses to locate within the region. Related actions in the last quarter include:

- Developed an Economic Dashboard for the region which provides the latest economic statistics to attract investment to the region and to assist businesses to establish and expand.
- Liaised with Taiwan GOSMART to identify and facilitate opportunities for investment within our region and provided business contacts and details to the circulate and further promote within their network. This may assist business development within the region and also may bring innovative solutions and opportunities to the region.
- Development industry specific regional profile developed focussing on export and import companies and statistics of the Moreton bay region to assist invest attraction and business development.
- Assessed potential investment attraction opportunities and liaised with bio-medical partners (USC) within the region regarding the BIO Conference - North America
- Collaborated with COMSEQ to develop and provide marketing collateral for the Asia Pacific Cities Summit 2019

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

Business Development:

Council is committed to developing a wide diversity of businesses within the region to enhance the resilience of the local economy. This work has involved working with key stakeholders within industry and all levels of government. Recent activities within the last quarter have included:

- Developed an Economic Dashboard for the region which provides the latest economic statistics to attract investment to the region and to assist businesses to grow and expand.
- Undertook initial review of economic development opportunities within our region for various business development proposals.

Tourism:

Council is developing its tourism profile and industry opportunities for the region. It is also working in collaboration with MBRIT to identify and assess potential tourism markets and initiatives to develop within the Moreton bay region. These include:

- Continuing to manage the Aqua Splash (Clontarf) opportunity to maximise benefits to the community and associated businesses
- Assessment of new locations and opportunities for tourist related development and businesses
- Working with COMSEQ to develop and provide marketing collateral for the Asia Pacific Cities Summit 2019 to showcase our unique region
- Our Sister City Winton has held a number of festivals which provided the opportunity to promote and distribute tourism related material for the region at the 'Winton Way Out West' and 'Winton's Vision Splendid Festivals'.

Education:

The Mill at Moreton Bay continues to progress with an expected opening date of March 2020. Australia's newest university will be part of an educational precinct which should see the local community and businesses benefit greatly in the years to come. Work in the last quarter included:

- Developing an Economic Dashboard for the region which has a section dedicated to The Mill at Moreton Bay - highlighting the impact and opportunities associated with this region shaping infrastructure
- Assisting with promoting a Chinese educational event to local educational institutions
- Helping to facilitate foreign students coming to the region through the provision of educational institutions

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Performance Commentary (Continued)

International Engagement:

Council continues to cultivate its international profile through participation in overseas business delegations. It also welcomes overseas delegations to tour the region. Specific actions have included:

- Council participated in business delegations to Taiwan and North America. The focus of these tours was Smart City infrastructure and Biomedical industry respectively. Business contacts developed have led to a number of meetings and exchanges of information and opportunities between foreign business networks and local businesses and institutions.
- Council also attended the Foreign Direct Investment World Forum which provided considerable insight into investment promotion and the process and issues surrounding attracting foreign businesses to invest locally
- MBRC continues to consider and evaluate international trade opportunities including traditional sister city relationships, as and when they arise
- Miyakonojo (Japan) will be visiting the region in July 2019 to learn more about The Mill at Moreton and hear about other business opportunities in the region
- To support investment attraction and business development, a high level Export Regional Profile has been developed for the region

Strategic Planning

Planning Scheme Amendment / Structure Plans / Caboolture West Structure Plan - Area 2

In response to the Minister's decision on Major Planning Scheme Amendment #1 a number of related deliverables in these and other Emerging Community areas have been impacted.

The Mill

Strategic Planning continues to assist the design process with input from the Design Review Panel for Stage One (and Stage 1a). Strategic Planning are also leading the development of a Public Realm Strategy and Built Form Guidelines for The Mill. Both of these documents are being prepared collaboratively with ECM and other internal stakeholders.

Local Government Infrastructure Plan 2 - Network Planning

Progression of modelling to inform network planning has been delayed while consultants await planning assumptions.

No customer satisfaction survey conducted.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: Corporate Services Directorate

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Internal audit plan progressed as scheduled	%	100.00	100.00
Audit recommendations implemented	%	90.00	90.00

Performance Commentary

Audit Plan is on schedule.

Audit recommendations are being implemented in line with approved implementation and extension dates.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Financial and Project Services**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Amount of outstanding rates (excluding prepayments) at the end of each quarter	%	3.00	2.93
Obtain an unmodified external audit opinion for 2017/18	%	100.00	100.00
Liquidity - Target working capital ratio to be greater than 3	#	3.00	3.43
Maximise interest revenue on surplus cash invested with QTC and other financial institutions	%	2.50	2.57
Liquidity - Target cash expenses cover to be greater than 6 months	#	6.00	14.91
Fiscal Flexibility - Target interest cover to be greater than 6 months	#	6.00	21.75
Availability of corporate information systems during business hours	%	99.00	99.00
Internal customer satisfaction with corporate information systems	%	90.00	92.78
Availability of council's website	%	99.00	99.90

Performance Commentary

The External Audit for 2017/18 was completed in the second quarter with an unmodified audit opinion from QAO. All financial ratios exceeded expectations. Interest returns were down on the target but considering the economic environment performed satisfactorily.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Human Resources**

Department Performance			
Description	Units of Measure	KPI Target	YTD KPI Achieved
Disputes that go to the Commission resolved in council's favour	%	90.00	100.00
Timeframe to fill a position no longer than 9 weeks	%	80.00	88.43

Performance Commentary

Commission: For the period ending 30 June 2019, 4 matters in total were considered by the Commission; 1 resolved in Council's favour and 3 matters unresolved.

Recruitment: For the period ending 30 June 2019, 25 out of 216 positions exceeded 9 weeks to recruit.

ITEM 3.1 - QUARTER 4 OPERATIONAL PLAN REVIEW 2018/19 - REGIONAL(Cont.)

Department: **Corporate Communications**

Department Performance

Description	Units of Measure	KPI Target	YTD KPI Achieved
Customer satisfaction with Council sponsored and run events	%	80.00	90.00
Council media releases utilised by media organisations	%	80.00	96.00

Performance Commentary

Ninety-three general media releases were produced during the reporting period, with 96% published in local media. Key publicity generated included positive coverage of council's 2019/20 budget, planting of new koala corridors and installation of aerial fauna bridges, world environment day celebrations and MBRC's 'Backstage Pass' program winning the Disability and Inclusion category of the National Awards for Local Government.

Council-run and sponsored events continued to maintain a high-level of positive community feedback. Council conducted eight events during the reporting period including three Australian Citizenship Ceremonies, four divisional events and the opening of the Moreton Bay Central Sports Complex Football Precinct.

Teddy Bears' Picnics were held at North Lakes (Div 4), Redcliffe (Div 5 & 6) and Murrumba Downs (Div 7), and an outdoor screening of The Greatest Showman was conducted at Bongaree (Div 1). All these events were considered successful and received positive feedback from patrons.

Council hosted three citizenship ceremonies during the quarter with council continuing to receive a high level of positive feedback from conferees. During the reporting period, council also supported more than a dozen ANZAC Day services across the region and attended local shows at Woodford, Caboolture and Redcliffe.

Council worked closely with MBRIT on three sponsored events during the quarter. This included Redcliffe Festival of Sails, The Hills Festival featuring Hills Carnivale, and Redcliffe KiteFest.

Despite wet weather, Festival of Sails recorded large crowds of more than 30,000 people and record patronage of free shuttle bus services. Month-long Hills Festival celebrations culminated with the annual Hills Carnivale, a major activation at Ferny Hills attracting more than 5000 people. Meanwhile 36,000 people turned out to see online sensation, Baby Shark, at the 2019 Redcliffe Kite Festival. The event generated national news publicity for the region.