



# SUPPORTING INFORMATION

**for respective items considered at**

**Coordination Committee Meeting**

**24 July 2018**

**SUPPORTING INFORMATION**

**Ref: [A17202310](#), [A17202139](#)**

The following list of supporting information is provided for:

**ITEM 2.1**

**DA/35749/2018/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR LOW IMPACT  
INDUSTRY (FOOD PRODUCTION) AT 13 TOORBUL STREET, BONGAREE - DIVISION 1**

***#1 Locality Plan***

***#2 Aerial Map***

***#3 Properly Made Submission***

***#4 Approved Plans***

ITEM 2.1 - DA/35749/2018/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR LOW IMPACT INDUSTRY (FOOD PRODUCTION) AT 13 TOORBUL STREET, BONGAREE - DIVISION 1 (Cont.)

**#1 Locality Plan**



ITEM 2.1 - DA/35749/2018/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR LOW IMPACT INDUSTRY (FOOD PRODUCTION) AT 13 TOORBUL STREET, BONGAREE - DIVISION 1 (Cont.)

**#2 Aerial Map**





ITEM 2.1 - DA/35749/2018/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR LOW IMPACT INDUSTRY (FOOD PRODUCTION) AT 13 TOORBUL STREET, BONGAREE - DIVISION 1 (Cont.)

**#3 Properly Made Submission**

**From:** Sandy P  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Development Application Enquiry: 2018 / 35749 / V2N - MCU Industry (Warehouse etc)  
**Date:** Sunday, 3 June 2018 3:48:39 PM  
**Attachments:** [Objection to Development Application.docx](#)  
[Application for material change of use.pdf](#)  
[Response to information request.pdf](#)

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Dear Sir/Madam

I wish to submit my objection to the above development application for 13 Toorbul Street, Bongaree. The proposed application advertises that submissions are open until 04 June 2018. I wish for this to be accepted as my formal objection. I currently reside directly beside this building and have repeatedly been disturbed by noise particularly during the night. The building that is the focus of the application is directly outside our bedroom window and repeatedly causes disturbed sleep.

I have read the application online and I have attached the development application and the response to information request. My responses to both documents are on the attached word document. I have cut and pasted relevant sections and highlighted relevant areas. My responses and objections are noted in red directly under each issue of concern.

I have both photographic and video evidence to support my objections. My neighbour, Mr Ian Baird has also given his consent to refer to him in my application and he has also made multiple complaints and objections to the Bakery and proposed premises at 13 Toorbul Street.

I would appreciate my objection being carefully considered and the opportunity to meet in person to discuss these concerns and provide my photographic and video evidence.

Kind Regards  
Sandy Pieper  
0402283078

ITEM 2.1 - DA/35749/2018/V2N - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR LOW IMPACT INDUSTRY (FOOD PRODUCTION) AT 13 TOORBUL STREET, BONGAREE - DIVISION 1 (Cont.)

Moreton Bay Regional Council  
PO Box 159  
Caboolture 4510  
01.06.18

RE: Formal Complaint regarding development application (DA/35749/2018) at 13 Toorbul Lane

Dear Sir/Madam

Re: Development Application DA/35749/2018 at 13 Toorbul Street Bongaree 4507

I wish to register my formal complaint for the above mentioned application for material change of use at 13 Toorbul Street, Bongaree. I have copied relevant sections of the development application which I wish to object to as I believe these to be incorrect and each of the highlighted factors has a significant impact on myself and my family as a direct result of these operations. My response to each section is in red below.

### 3. SITE AND SURROUNDS

The subject site has two shop fronts which open up onto Toorbul Street, The Bongaree Hot Bread and Sarah's Hair Boutique. Bongaree Hot Bread 5 Ref:1686 Material Change of Use – 13 Toorbul Street is open 7 days a week 6am-4pm and Sarah's Hair Boutique is open 5 days a week (Tuesday-Saturday) 9am-7pm.

It must be noted that the highlighted "open" times for the Bongaree Hot Bread are incorrect. This business is operating 24/7 and disruptive to residents as has been raised in multiple past complaints. I would like to receive formal documentation that indicates the bakery can only operate within these hours if it is in fact true that operations can only occur at this time.

### 4. PROPOSED DEVELOPMENT

The proposed development is for a Material Change of Use to establish a Low Impact Industry Use (Food Production). The proposed Food Production use will be co-located within an existing Building(Shed) located at the rear of an existing operating Bakery.

Firstly the proposed development is not "low impact". This business has been operating without approvals and has a high impact on noise during the night every night. Council records and complaints lodged with Councillor Brooke Savage and the environmental department are evidence of the multiple prior complaints.

Further, the "existing building (shed)" has been specifically recently built for this purpose and again there were multiple complaints lodged by Unit 8, 3 and 4 regarding the noise and impact of this building when it was recently erected. These complaints were lodged with Annie from Environmental Department and Councillor Brooke Savage. The enclosed area/cooking/preparation facility was the first building erected with the specific purpose of operating with cooking equipment installed including deep fryers.

The proposed Food Production will consist of the making of sandwiches and rolls etc, that will be then taken by a food van for sale off the site. There will be no baking or cooking undertaken in the

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Food Production area as this will all be undertaken in the Bakery that operates at the front of the site.

There has been cooking equipment installed in the "food production area" including deep fryers. This in itself indicates that it is and will be used for more than sandwich preparation. Frying of any food increases fire safety hazards which with a gas refuelling station directly beside the building significantly increases the risks for residents in Las Brisas Units.

There will be no heavy vehicles required to access the site as a result of the proposed use and its co-location with the existing Bakery is considered to be a practical solution.

There are a number of "heavy" vehicles that access the site. At no time has the owner of this site previously lodged a change of use when he purchased the building and commenced Bongaree Hot Bread. I believe this to be against development applications and due process.

The proposed Food Production will be operated between the hours of 6am to 3pm Monday to Friday. It is expected though that the typical main operating hours will however be between 6am – 9am Monday to Friday.

It is considered that as no new buildings are being utilized and the operating of the Food Production use will not result in any visual or noise impacts on adjoining properties, the character of the Local Centre Precinct in which it is located is maintained.

Packing of the food vans of food which is meant to be prepared in this facility, commences prior to 5am. I have photographic evidence of these vans being packed with food from the so called production area prior to 6am. The noise of these vans is very disruptive as they are filled with ice and trays of food and further the engine is turned on well before they leave the premises and the noise of these trucks is extremely disruptive.

The noise impacts are extensive to residents, including myself and my family every night and early hours of the morning.

It is requested that a noise meter be installed on our balcony and adjoining units so that all noise can be registered. I have video evidence of noise through the night and very early hours of the morning.

#### 7. ASSESSMENT SUMMARY

Centre Zone – Local Centre Precinct Code

The proposed development is considered to comply with the outcomes of the Centre Zone – Local Centre Precinct Code.

- The proposed development will be connected to reticulated water, appropriate telecommunications and electricity.
- The proposed development will not impact on the adjoining land uses.
- The proposed development is not visible from Toorbul Street and will not impact on the streetscape.
- The proposed development is co-located with an existing Food Outlet and will not alter the required vehicle access or services arrangements on the site.
- The proposed development will maintain the existing character of the Local Centre Precinct in which it is located.

It is considered that the proposed development achieves the Outcomes of the Centre Zone – Local Centre Precinct Code.



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The proposed development has a significant impact on adjoining property owners as outlined above.

I further wish to refer to the second attached document "Response for Information Request" and note my concerns to the information contained within.

#### *Development Planning*

1. The site contains several existing uses, please demonstrate how the proposed use, and the existing uses over the site achieve Example 12. Alternatively, demonstrate how Performance Outcome PO12 of the Centre zone code - Local centre precinct is achieved.

#### *Response*

The proposed use is an extension of the existing Bakery Use and based on it's size it would require a single car park based on the required parking rates.

There are 8 car parks available on-site. Two of the car parks are utilised by the residents of the Dwelling Units which leaves 6 car parks for staff.

The number of car parks on the site have not been altered from what was originally available, it is just that they have been rearranged and mostly covered.

The subject site is located in close proximity to public car parking areas and marked street parking that has always been utilised for customer parking and additional staff parking. The only change on-site is the introduction of a use that requires a single additional car park.

This information is untrue in that the owners and staff do not utilise the public car parking or marked street parking but rather park in the very narrow Toorbul Lane, where there is NO marked street parking. Several complaints have been lodged with both Councillor Brooke Savige and Qld Police regarding the unsafe parking of vehicles belonging to the owner, his family, staff and friends. These cars significantly hinder access to the rear carpark at adjacent Las Brisas units, and further reduce visibility when exiting Las Brisas. My designated unit parking at Las Brisas is only accessible from the Toorbul Lane entrance and this significantly increases the risk of accident for myself, family and visitors as it hinders access and reduces visibility significantly. Again I have photographic evidence which proves the statement "always been utilised" as untrue.

Further when the rubbish truck collects rubbish, it stops on Toorbul Lane, wheels bins onto the lane, empties the bins and then wheels bins back whilst completely preventing any access for vehicles to the Lane. It completely blocks all traffic.

#### *PO12*

The number of car parking spaces is managed to:

- a. provide for the parking of visitors and employees that is appropriate to the use and the site's proximity to public and active transport options;
- b. not include an oversupply of car parking spaces.



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The subject site is located within a short walking distance to public car parks (85m) and there is a bus stop in First Avenue that is a 150m walk from the site. The amount of parking available on-site is appropriate and achieves PO12.

Untrue as detailed above. Visitors, owners and employees park in Toorbul Lane blocking access and visibility issues increasing risk of accidents.

2. Performance Outcome PO18 and PO19 of the Centre zone code - Local centre precinct requires:

**PO18**

Loading and servicing areas:

- a. are not visible from any street frontage;
- b. are integrated into the design of the building;
- c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;
- d. are consolidated and shared with adjoining sites where possible.

**PO19**

Bins and bin storage areas are designed, located and managed to prevent amenity impacts on the locality.

Please demonstrate the location of the loading / servicing, and waste bin area/s on an amended site plan. Please note the current location of the waste service bins in the open carpark is not supported. Ideally, waste bins should be screened from view to reduce the negative impacts on adjoining sensitive land uses, and located within a dedicated part of the site that provides easy access for waste collection, and the users of the site.

**Response**

The services areas of the site are accessed from Toorbul Lane not Toorbul Street. Toorbul Lane is a service lane and has always functioned as such.

The bin and gas bottles for the Bakery will be located in a screened area as the rear of the site (Toorbul Lane end). This will ensure they are not visible while allowing them to be easily collected for rubbish removal.

The bin storage area is shown on that attached plans and it is considered that Council could condition suitable screening of this area.

Bins are very visible to our residents particularly from our back balcony. Further these are often left open encouraging crows, ibis and other vermin – photographic evidence available. Many prior complaints have been lodged as council records would evidence. The bins are not screened from view.

The gas bottles are actually a gas re-fuelling station which is dangerous in such close proximity to Las Brisas and in particular my unit. Further, when this is being used, a strong gas odour enters my unit

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and I consider this harmful to the health of myself and my family. I further consider this extremely dangerous. Noise is also a factor when gas bottles are being filled.

3. The submitted plans do not include the location of the loading area for vehicles for the proposed use. If the proposed loading area is to be located within in the open car parking area adjoining a sensitive land use, additional information in relation to acoustic attenuation maybe required to support the proposed hours of operation.

#### Response

The unloading bay for the proposed use is shown on the attached diagrams prepared by Hendriks House. The unloading area is separated from the adjoining sensitive land use and will not impact on them.

The vehicles used to make deliveries from the site are only the size of a B99 vehicle and are not considered to be heavy vehicle and would not impact on the neighbouring residents. These vehicles are parked undercover next to the proposed use area. All loading activities are not able to be seen or heard from the neighbouring property to the south as this area is fully screened from view. These loading activities are not located within the open car parks at the Toorbul Lane end of the site.

This is totally untrue. The vehicles are loaded in the driveway – again I have photographic evidence as proof. These vans are also filled with ice which is extremely noisy very early (well before 6am) as it is thrown into the metal van. All of this noise is definitely HEARD from the neighbouring property and are located within the open driveway. Further the delivery trucks motors are started approximately half an hour prior to leaving the premises and echo significantly with engine noise against the metal building, amplifying this noise. Acoustics are LOUD!!!

#### Development Engineering

##### 4. Access requirements

Performance Outcome PO38 (d.) Centre zone code - Local centre precinct requires development "does not impact on the safe and efficient movement of traffic external to the site".

Please provide a vehicle swept path demonstrating vehicles can enter and leave in a forward gear.

According to the Planning Scheme Policy Schedule 8, Low Impact Industry is required to cater for heavy rigid vehicle (HRV). Due to the scale of the proposed development, catering for a HRV parking onsite is not practical. In this instance, Council would accept the development to cater for one (1) small rigid vehicle (SRV) parking onsite.

Please demonstrate how a SRV can carry out all loading and unloading activities within the site without impacting the existing onsite car parking arrangement for the other uses.

#### Response

Toorbul Lane has always functioned as a service lane and delivery vehicles have always reversed into the businesses along here to do deliveries. When the commercial buildings backing onto Toorbul Lane were built there was no requirement for vehicles to have to enter and leave in a forward gear.

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The proposed use will not alter or impede this existing arrangement. Hendriks House has prepared diagrams that show that a SRV and MRV can both safely reverse into the subject site to make deliveries and then leave the site in a forward gear.

The unloading bay for the proposed use is shown on the attached plans and this is only use for deliveries to the site, not from the site.

Any goods leaving the site have always been and will continue to be in vehicles that are the size of a normal B99 Car. The Bakery delivery vehicles are 5.04m long and 1.75m wide in total. (I measured them myself). These vehicles can easily park in the existing car parks on-site.

As the car parking and loading/unloading areas are not accessed by customers, maintaining the reversing routine of delivery vehicles is safe and is in accordance with Australian Standards as the reversing distance is only minimal.

The delivery of goods to the proposed use and the use of car sized delivery vehicles from the Bakery achieve PO38 as it does not impact on the vehicle movements in Toorbul Lane at all.

The proposed use only has an area of 45.7m<sup>2</sup> and is in an existing building. The proposed use is essentially an extension of the existing Bakery use on-site and will not impact negatively on adjoining properties or vehicle movements along Toorbul Lane.

Toorbul Lane has residential properties which have direct carpark access to these properties. It is not and has not always functioned as a service lane but as a residential access and public access lane as there is also a public carpark at the back of the Bongaree arcade.

As mentioned, deliveries from site are done in the delivery trucks which are loaded each morning in the driveway – again photographic evidence available of loading prior to 6am.

These trucks are not the size of a normal car.

The loading and driveway area are accessed by customers. Customers regularly enter through the back driveway and load or walk away with trays of baked goods. This definitely occurs on days that markets are on and has happened repeatedly – verifiable by multiple residents.

The impacts to Toorbul Lane vehicle movements are extensive. It is very hard to access the lane due to parked vehicles belonging to owner and his family within the lane (prior complaints on record with Councillor Savage and Police).

When the garbage truck arrives to collect rubbish, he stops in Toorbul Lane, wheels the garbage bins out onto the Lane, empties the bins and wheels them back in before moving his vehicle. This totally blocks access to Toorbul Lane every time!

The impacts this proposed development has on myself and my family is extensive and I implore council to consider these impacts on my family and other residents at Las Brisas. It must be remembered that many of the units at Las Brisas are rented for holiday rental and therefore these holiday makers would have their holidays impacted however they would not be here consistently to lodge an objection.

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Myself and Ian Baird, tenant of Unit 4 both have photographic evidence of the issues raised. Similarly we have both endured significant and extensive impacts as a result of living next door to Shane Shepherd and the Bongaree Bakery and the currently operational building under development application. Further, past tenant of Unit 3, Kate had to leave the residence as the noise and impacts on herself and her autistic grandchild as they were unable to continue to endure the relentless noise. Council has multiple complaints on record and I request that this objection be considered along with multiple past complaints.

This letter does include the additional issues of concern regarding noisy parties, foul language and violent behaviours which have occurred at 13 Toorbul Street. Police records would evidence these issues including a violent assault of a male person toward a female person where the ambulance was also called to attend to injuries. These complaints have been lodged via other avenues but do give some indication to the character of the applicant.

Please install a noise meter at my residence so that the noise can be evidenced. This has been previously requested however council did not proceed and I believe this is due to the issues being covered up and ignored. I have noted my ongoing concerns without effective action through other authorities.

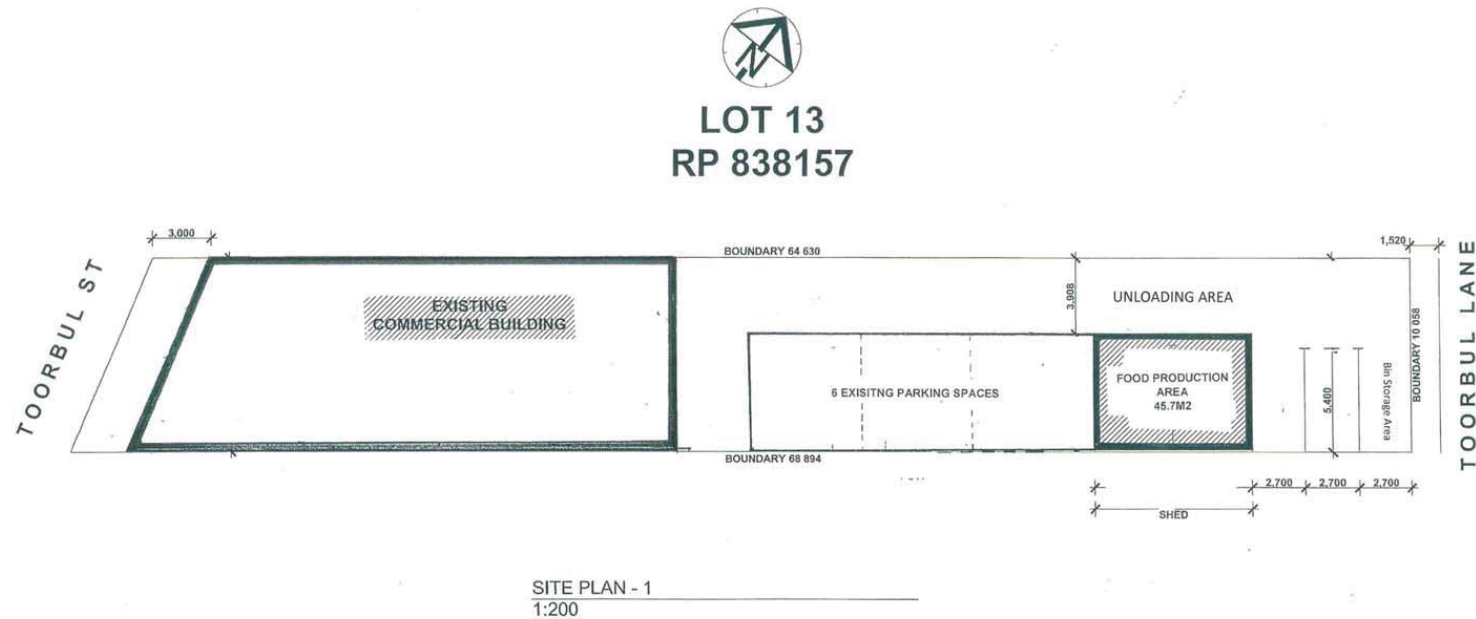
Kind Regards  
Sandy Pieper

0402283078  
8/15-19 Toorbul Street  
Bongaree 4507  
1 June 2018



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**#4 Approved Plans**



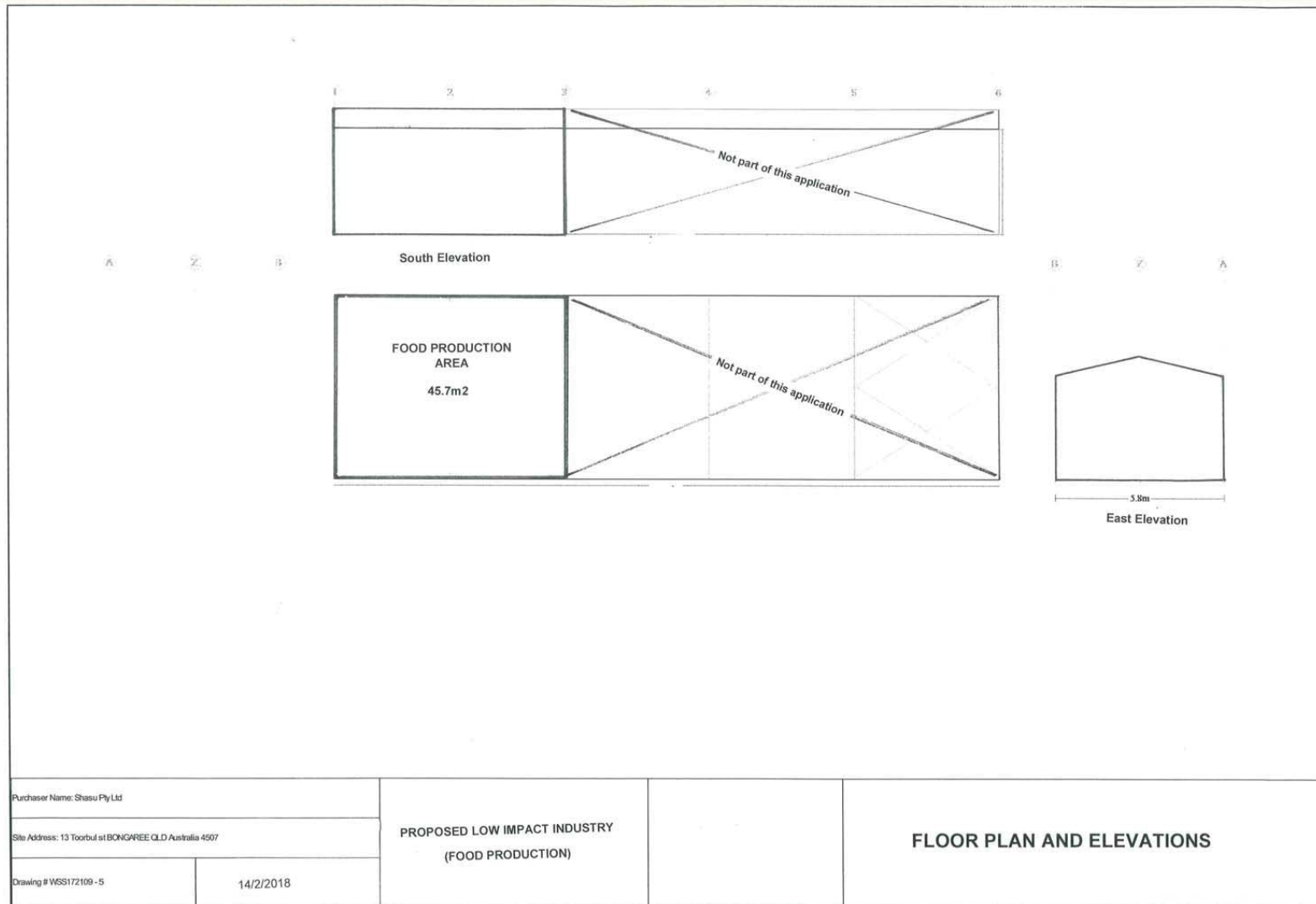
PROPOSED LOW IMPACT INDUSTRY (FOOD PRODUCTION)		1/5/2018	<b>SITE PLAN-1</b> SCALE: AS SHOWN	Plan No. 1-SP
No. 13 TOORBUL STREET BONGAREE QLD				

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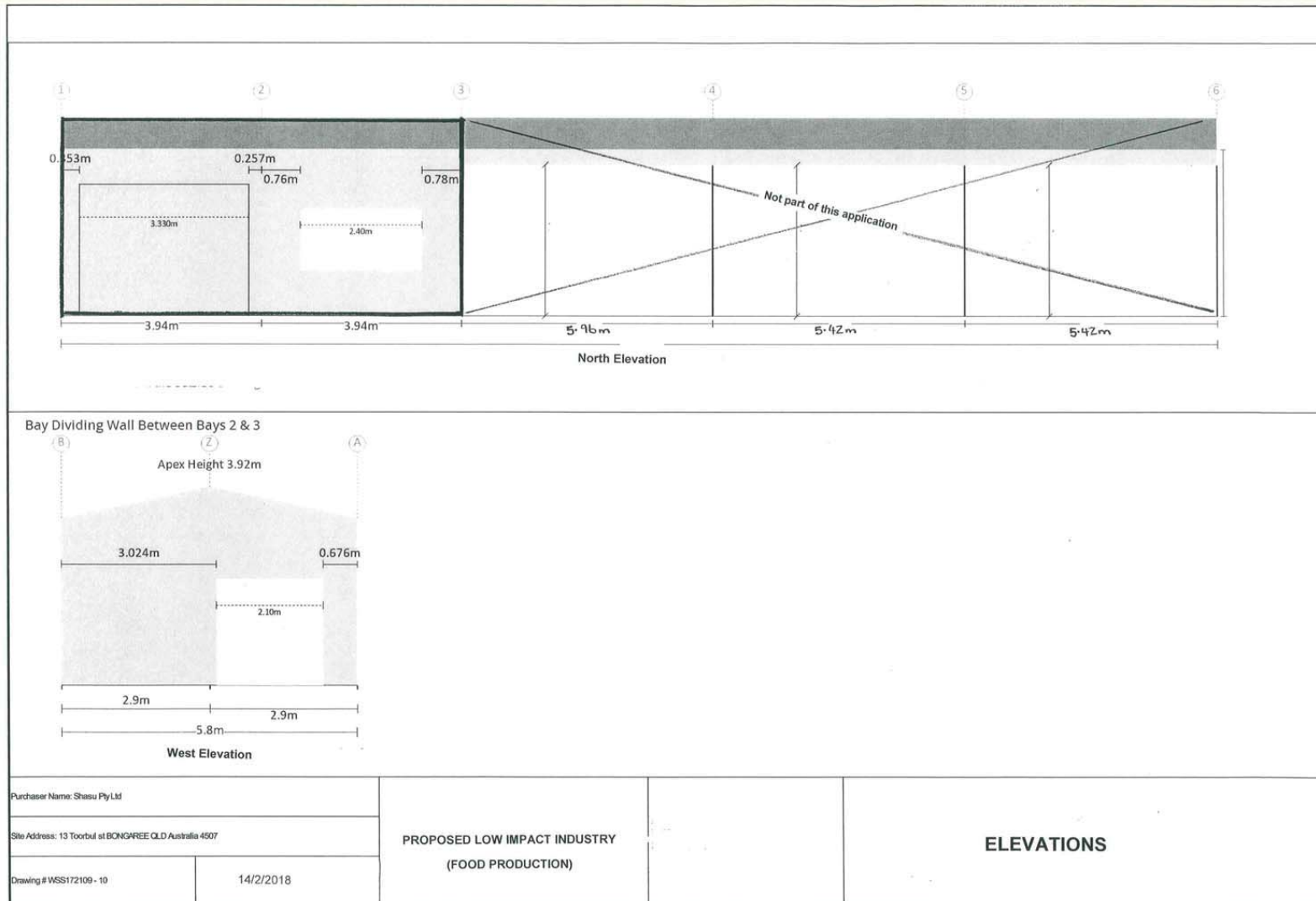


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**SUPPORTING INFORMATION**

**Ref: [A17201605](#)**

The following list of supporting information is provided for:

**ITEM 2.2**

**DA/35332/2017/V23C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR A HEALTH CARE SERVICE AND RECONFIGURING A LOT - DEVELOPMENT PERMIT (ACCESS EASEMENT) - 190 FREEMAN ROAD AND 109 ESPLANADE TOORBUL - DIVISION 1**

***#1 Locality Plan***

***#2 Aerial Map***

***#3 Proposed Development Plans and Documents***

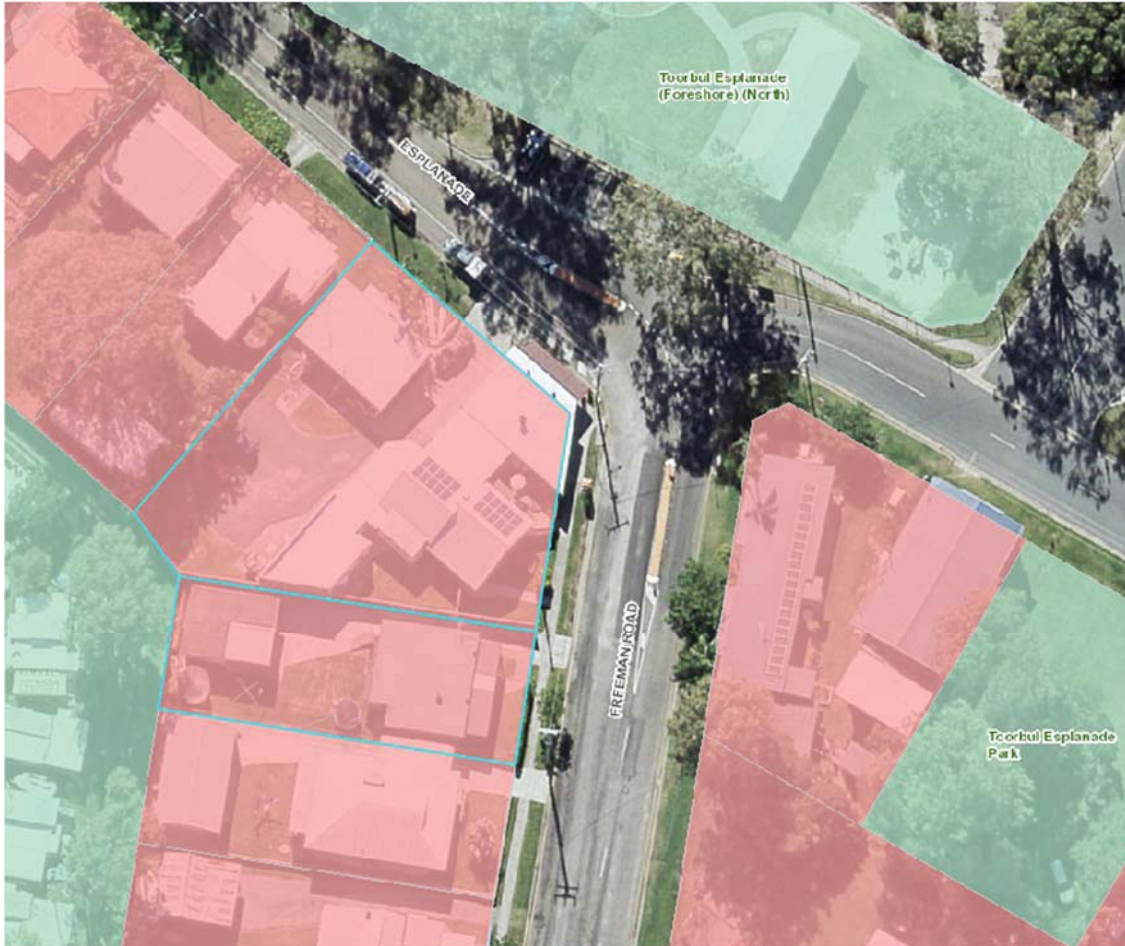
***#4 Properly Made Submissions***

***#5 Referral Agency Response - With Conditions***



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**#1 Locality Plan**



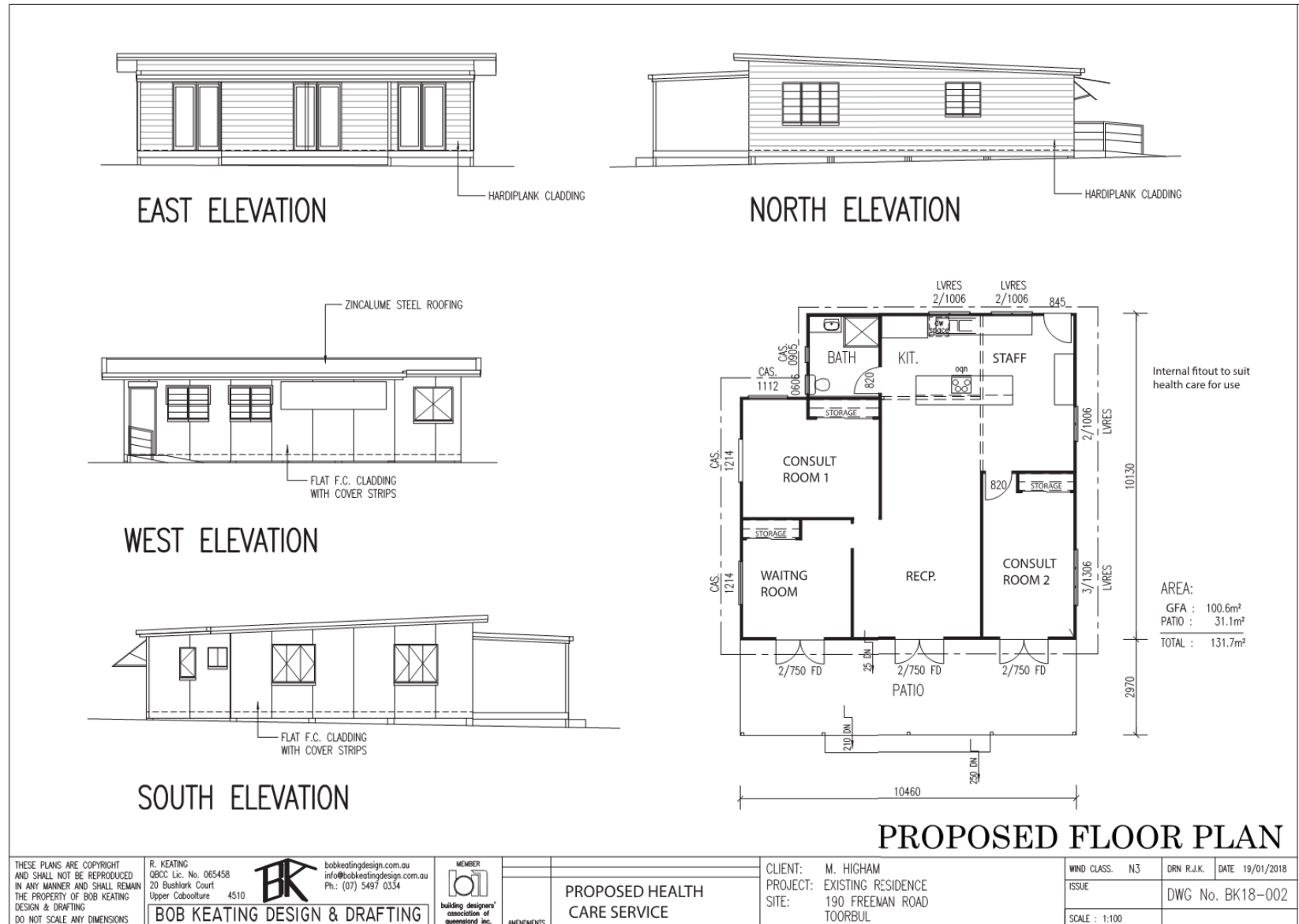
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**#2 Aerial Map**



ITEM 2.2 - DA/35332/2017/V23C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR A HEALTH CARE SERVICE AND RECONFIGURING A LOT  
- DEVELOPMENT PERMIT (ACCESS EASEMENT) - 190 FREEMAN ROAD AND 109 ESPLANADE TOORBUL - DIVISION 1 (Cont.)

#3 Proposed Development Plans and Documents



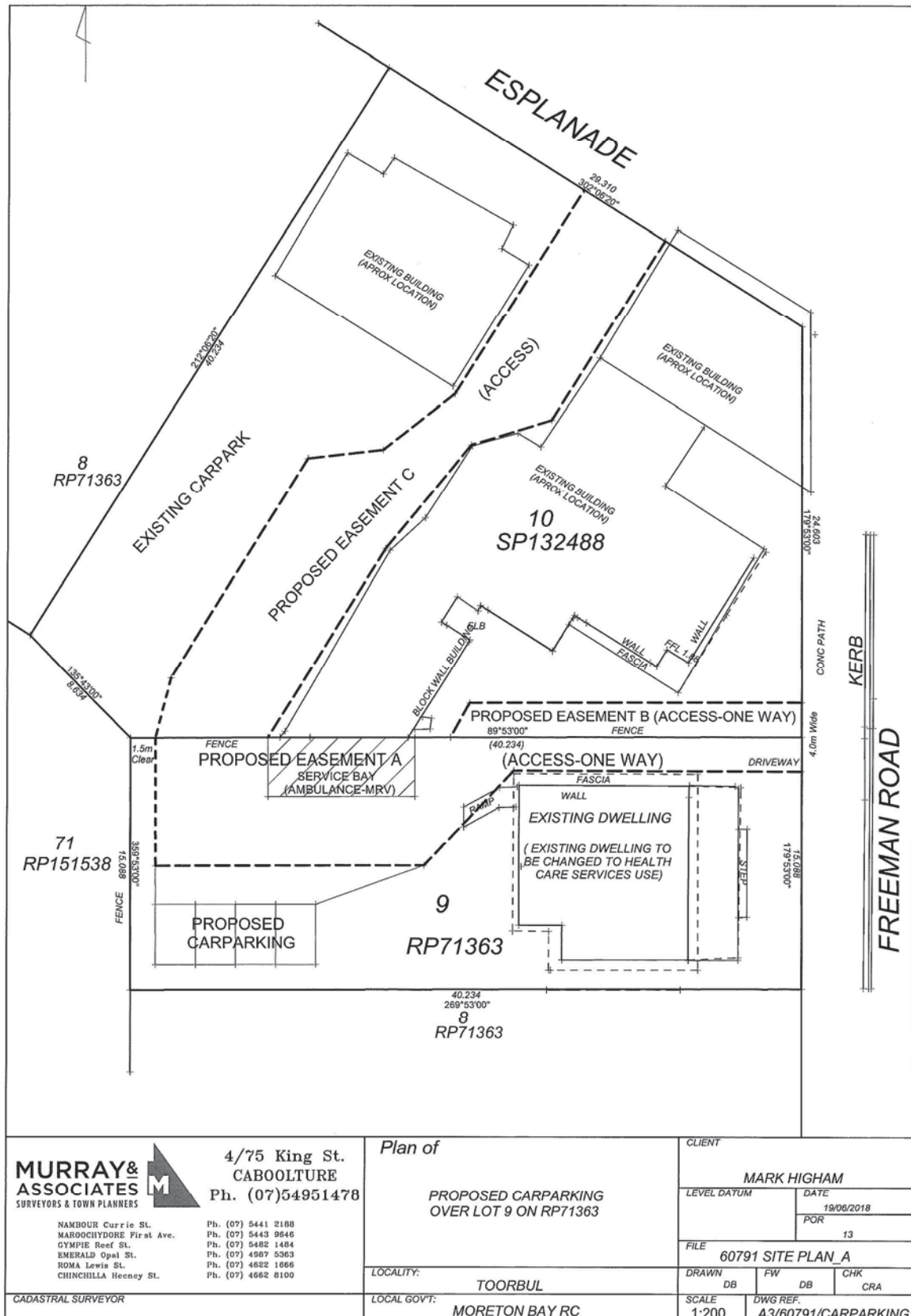


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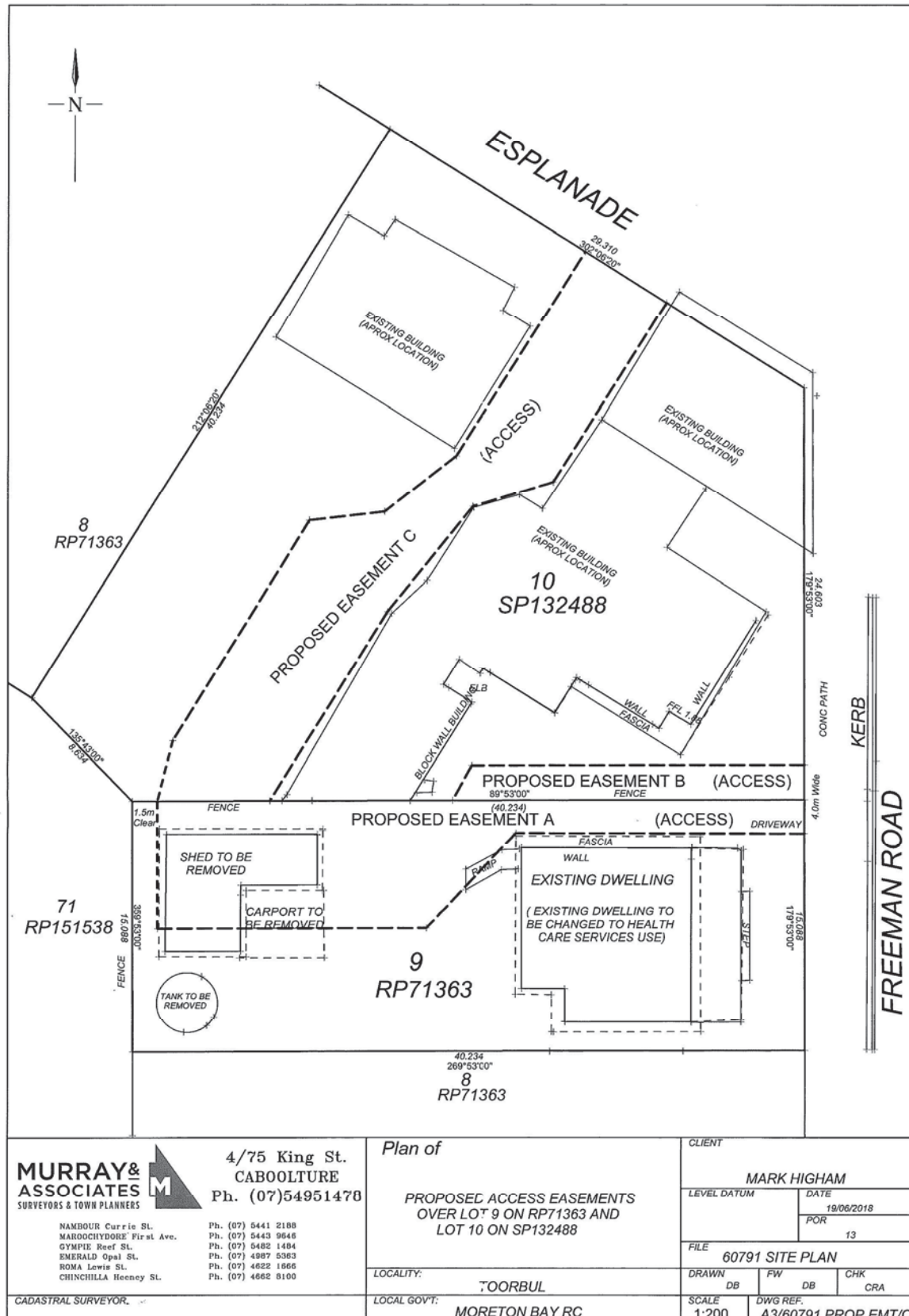


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**DIRECTORS**

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**B.W. Bell** BRTP, M.P.I.A., CPP, MDIA  
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**F.M. Murray** L.S., QSSA  
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Murray & Associates (Qld) Pty Ltd

**MURRAY &  
ASSOCIATES**  
SURVEYORS & TOWN PLANNERS



ACN 075 543 154 ABN 81 075 543 154

## DISASTER MANAGEMENT ASSESSMENT

No. 60791

In Support of a  
Material Change of Use for Health Care Services – Medical  
Centre

Lot 9 on RP 71363

190 Freeman Road,  
Toorbul

*Prepared by:*

Murray & Associates (Qld) Pty Ltd

*On Behalf of:*

Mark Higham

March 2018

Sunshine Coast	Caboolture	Gympie	Emerald	Roma	Chinchilla
15-17 Currie Street Nambour 2/9 First Ave Maroochydore PO Box 246 Nambour 4560 Phone (07) 5441 2188 (N) Phone (07) 5443 9646 (M)	4/75 King Street PO Box 377 Caboolture 4510 Phone (07) 5495 1478	24 Reef Street PO Box 57 Gympie 4570 Phone (07) 5482 1484	Unit 1, 17 Opal Street PO Box 665 Emerald 4720 Phone (07) 4987 5363	22 Lewis Street PO Box 1244 Roma 4455 Phone (07) 4622 1666	39 Heeney Street PO Box 243 Chinchilla 4413 Phone (07) 4662 8100

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#### 1.0 Introduction

Murray & Associates (Qld) Pty Ltd have been commissioned to prepare a Disaster Management Assessment on behalf of Mark Higham in support of a Material Change of Use Development Application (DA/35332/2017/V23C) to establish a Medical Centre on land described as Lot 9 on RP 71363, situated at 190 Freeman Road, Toorbul. This Disaster Management Assessment is in response to an Information Request issued by Moreton Bay Regional Council and is evaluated against Moreton Bay Regional Council Planning Scheme's Strategic Outcomes for Coastal Management (3.4.3) and the Overall Outcomes of the Coastal Hazard Overlay Code. This assessment is only made over the subject site being Lot 9 on RP 71363.

#### 2.0 Subject Site Details

The subject site is located at 190 Freeman Road, Toorbul QLD 4510. The site is situated in the Coastal Communities Precinct of the General Residential Zone. The property is located in the Medium Coastal Hazard Overlay and the Balance Flood Planning Area. The subject site is located approximately 85m from the average high tide level of the Pumicestone Passage, which is the sinuous channel of water between the Australian mainland and Bribie Island, QLD. The site has a land low point of 1.2m AHD and land high point of 1.9m AHD.

#### 3.0 Objectives

The objectives of this Disaster Management Assessment are to identify potential hazards and to ensure the safety of the subject site's users. The plan is to mitigate, prevent, prepare for respond to and recover from a disaster.

#### 4.0 Disaster Risk Assessment

This document deals with the risks associated with subject site being located in a Coastal Community and more significantly the Coastal Hazard Overlay. The proposed Medical Centre development does not involve any building work and will operate from the existing building on-site. This existing building is located in close proximity to the ocean waters of Pumicestone Passage, this exposes the users of this existing building to potential storm tide inundation events. As Coastal Planning assumptions are usually based on a 1 in 100 year events, Moreton Bay Regional Council prepare for Storm Tide Inundation levels in the year 2100, which takes into account extreme weather conditions and predicted sea level rises. Most parts of the subject site are impacted by the 1% AEP (Annual Exceedance Probability) which has a Storm Tide Level of 2.1m AHD. Parts of this property are also below the estimated Highest Astronomical Tide to occur in the year 2100, which usually occurs twice a year. This creates risks on the subject site in severe events which includes: drowning, damage to property, disruption to business, isolation, loss or damage to Council water and wastewater/effluent issues.

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#### 5.0 Potential Disaster Response Strategy

Getting ready is vital to being disaster resilient. It is highly recommended that the proposed use implement a Disaster Management Plan and Strategies to educate employers, employees and patients when they first enter the site. This can be done through site inductions, internal signage and a readily available Disaster Management documents. It will be the responsibility of the owner of the land to implement this Disaster Management Plan, which should include but not limited to;

- Early evacuation of the site and closing of the Medical Centre when severe weather warnings are issued by all levels of Government procedures.
- Have an on-site disaster kit including water & food, first aid instruments, touches, batteries etc..
- The closing of entry points and windows during events.
- Create notes of the number of people on-site and the time of the event.
- Report isolation.

#### 6.0 Reporting and Documentation

This Disaster Management Assessment has been prepared by Murray & Associates (Qld) Pty Ltd, under the direction of a qualified Senior Town Planner of Murray & Associates. This document should be cited as Disaster Management Assessment No. 60791. The content of this document is provided in strict commercial confidence and the content of this document shall not be disclosed to any third party, without the written authority of Murray & Associates (Qld) Pty Ltd.

Document Approved by



**Patrick Barnes** B. Urb. Reg. Plan  
**Senior Town Planner**  
**MURRAY & ASSOCIATES (QLD) PTY LTD**



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Our Reference: CIV1700

15 September 2017

Mr Mark Higham  
C/- Murray and Associates Pty Ltd  
PO Box 377  
CABOOLTURE QLD 4510

Attention: Mr Patrick Barnes

Dear Patrick,

**RE: WASTE MANAGEMENT PLAN – PROPOSED MEDICAL CENTRE  
LOCATED AT 190 FREEMAN ROAD, TOORBUL**

Contour Consulting Engineers Pty Ltd (Contour) have prepared a Waste Management Plan to support a development application with Moreton Bay Regional Council. The application is for a Material Change of Use - Development Permit for Medical Centre at 190 Freeman Rd, Toorbul described as Lot 9 on RP71363.

The development proposal includes the following:

- Approx. 100m<sup>2</sup> for health care services

## GENERAL WASTE

The Moreton Bay Regional Council Planning Scheme Policy, Waste, provides guidance on the storage and collection of general waste and recyclable waste (Waste Policy). Appendix 5 of this document outlines waste generation rates for different types of developments. Medical and health care facilities are not mentioned specifically however, it is assumed that the proposed development will be similar to a commercial premise, whereby the building will contain a typical doctor's office/examination room, and reception/waiting area. The existing building covers an area of approximately 100m<sup>2</sup>. Appendix 5 recommends a waste generation rate of 10L/100m<sup>2</sup> floor area per day for general and recyclable waste. Assuming the proposed development will operate 5 days per week, this amounts to 50L of general waste, and 50L of recyclable waste per week. Standard wheelie bins for general and recyclable waste have a capacity of 240L. It is therefore considered that standard wheelie bins will be sufficient, and bulk bins will not be required for this development.

As outlined in the Waste Policy, a bin enclosure, with bin washing facilities may be required to house the bins. Staff will be required to position bins on the kerbside on nominated collection days. Freeman Road is approximately 12m wide, allowing ample room for a waste collection vehicle to stop and collect waste. Additionally, an existing yellow 'no parking' edge line is painted on Freeman Road, which will ensure that parked cars do not prevent WCV access.

## MEDICAL WASTE

Medical waste is a subset of wastes generated at health care facilities such as the proposed development. These waste streams must not be disposed of in general or recyclable waste bins. Medical and clinical waste must be disposed of in accordance with the provisions of the Waste Reduction and Recycling Regulation 2011 – Part 5B, Management of Clinical and Related Wastes. The operator of the medical centre will need to ensure medical and sharps waste are safely and securely stored, in accordance with relevant Australian Standards. A licensed waste management company will need to be engaged to regularly collect and dispose of the waste. Generally, the waste management company will provide empty receptacles and containers for separation and storage of different types of medical waste.



**CONTOUR**

PO Box 474, Buddina, QLD 4575 | Building A, Level 1, 6 Innovation Parkway, Birtinya, Sunshine Coast QLD 4575

**A** PO Box 474, Buddina, QLD 4575 | Building A, Level 1, 6 Innovation Parkway, Birtinya, Sunshine Coast QLD 4575

**E** admin@contour.com.au

**E** 07 5493 6888

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ABN: 62 117 061 659



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Waste Management Program – 190 Freeman Road, Toorbul, 12 October 2017

Contour have prepared a basic Waste Management Program in general accordance with Council's Waste Policy. The Waste Management Program is presented in Attachment A.

**LIMITATIONS AND CLOSURE**

This report is only to be used in full and may not be used to support objectives other than those set out herein, except where written approval is provided by Contour Consulting Engineers Pty Ltd.

Contour Consulting Engineers Pty Ltd accepts no responsibility for the accuracy of information supplied to them by second and third parties.

Should further information be required please contact Contour's North Lakes office on (07) 5493 9777.

Yours Faithfully,



**Jeremy Piva – Senior Civil Engineer**

For and on behalf of:  
**CONTOUR CONSULTING ENGINEERS PTY LTD**

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Waste Management Program – 190 Freeman Road, Toorbul, 12 October 2017



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**Waste Management Program**

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Waste Management Program – 190 Freeman Road, Toorbul, 12 October 2017

**Waste Management Program  
for  
Proposed Medical Centre  
At  
190 Freeman Road, Toorbul**

The development will use one (1) 240L wheelie bin for disposal of general waste serviced weekly and one (1) 240L wheelie bin for disposal of recyclable waste serviced fortnightly.

The bins storage area will be confirmed during detailed design, but it is anticipated that it will be located to the rear of the building. The bin storage area will be away from public view.

The bins will be wheeled from the bins storage area, along the driveway, to a position adjacent to the kerb in front of the property.

The bins will be serviced in front of the property, kerbside on Freeman Road.

Waste chutes and compaction equipment will not be used for this development.

Sharps, medical and clinical waste must be disposed of in accordance with the provisions of the Waste Reduction and Recycling Regulation 2011 – Part 5B, Management of Clinical and Related Wastes.



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**#4 Properly Made Submissions**

We, the undersigned, are in favour of the development proposed at 190 Freeman Road, Toorbul.

Toorbul is an isolated community and a medical facility within the precinct would be of great benefit to our community members.

Toorbul is mostly an ageing community, and the development of a medical practitioner would be of great use.

The nearest medical facility is at least 25kms away in Caboolture.

Because of the distance, ringing for an ambulance, the only option at the moment, results in a wait time of sometimes 40 – 45 minutes. This can be a matter of life and death.

The provision of a medical practitioner within the community would add to our current services – a small goods corner store, a tavern and bottle shop, and the Community Pharmacy.

We fully support the redevelopment of the premises, and encourage the Council to support the setting up of the practice if possible.

Should there be alteration of land use within this application and development, then it will be good for the community.

Presented by; Jan Stephensen,

28 Delisser Ave,

Toorbul Q 4510

0427988515; [lejan3@hotmail.com](mailto:lejan3@hotmail.com)

Les Stephensen

28 Delisser Ave,

Toorbul Q4510.

0400988615, [lejan3@hotmail.com](mailto:lejan3@hotmail.com)

## Moreton Bay Regional Council

COORDINATION COMMITTEE MEETING  
24 July 2018

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188 Freeman Rd,  
Toorbul Q. 450  
15/5/18.

Moreton Bay Regional Council  
PO Box 159  
Caloundra Q. 4510.

Dear Sir/Madam,

Moreton Bay Regional C.  
RECORDS MANAGEMENT  
17 MAY 2018  
OBJ ID: \_\_\_\_\_

Re - Material change of use - Health Care Services  
on lot 9 on RP 71363, lot 10 on SP 132458  
Application Ref. DA/35332/2017/V23C.

I do not object to having a Health  
Care Service next door to me - but I do have concerns  
about lack of privacy in my front and back yards  
& the pollution caused by emission of gases from  
vehicles turning to drive out of the service driveway,  
into my back yard. I realize a high fence could  
help with that but I would then lose sea breezes  
coming off Laminestone Passage & the small view I  
have of the water from the front of my house. It  
is the coolest place to sit in summer.

Also, when my late husband & I  
decided to rebuild on this lot 20 years ago, we went into  
this matter thoroughly with all levels of Council to make  
sure we would not be built out & keep what views we have.

Thanking you,  
Yours faithfully,  
Phyllis  
(J.P. WITHERS.)

ITEM 2.2 - DA/35332/2017/V23C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR A HEALTH CARE SERVICE AND RECONFIGURING A LOT - DEVELOPMENT PERMIT (ACCESS EASEMENT) - 190 FREEMAN ROAD AND 109 ESPLANADE TOORBUL - DIVISION 1 (Cont.)

**#5 Referral Agency Response - With Conditions**



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

Our reference: 1712-2846 SRA  
Your reference: DA/35332/2017/V23C  
Applicant reference: 60791

15 January 2018

The Chief Executive Officer  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
mbrc@moretonbay.qld.gov.au

**Attention: Mr Tom Auckland**

Dear Mr Auckland

**Referral agency response—with conditions**  
(Given under Section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (the Department) on 6 December 2017.

**Applicant details**

Applicant name:	Mr Mark W Higham CA Murray & Associates (Qld) Pty Ltd
Applicant contact details:	PO Box 377 CABOOLTURE QLD 4510 admincab@mursurv.com

**Location details**

Street address:	109 Esplanade and 190 Freeman Road, TOORBUL
Real property description:	Lot 10 on SP132488 and Lot 9 on RP71363
Local government area:	Moreton Bay Regional Council

**Application details**

Development Permit	Material Change of Use (Health Care Services) and Reconfiguration of a Lot (Access Easement)
--------------------	--

**ITEM 2.2 - DA/35332/2017/V23C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR A HEALTH CARE SERVICE AND RECONFIGURING A LOT - DEVELOPMENT PERMIT (ACCESS EASEMENT) - 190 FREEMAN ROAD AND 109 ESPLANADE TOORBUL - DIVISION 1 (Cont.)**

1712-2846 SRA

**Referral triggers**

The development application was referred to the department under the following provisions of the *Planning Regulation 2017*:

- 10.9.4.2.1.1 Reconfiguring a lot near a State transport corridor
- 10.9.4.2.4.1 State transport corridors and future State transport corridors

**Conditions**

Under Section 56(1)(b)(i) of the *Planning Act 2016* (the Act), the conditions set out in Attachment 1 must be attached to any development approval.

**Reasons for decision to impose conditions**

The Department must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

**Approved plans and specifications**

The Department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Material Change of Use (Health Care Services)</b>				
<i>Development Layout Plan</i>	Contour Consulting Engineers	16 October 2017	Plan No. 1715-SK01_1 Sheet 1 of 2	-
<i>Stormwater Management Plan</i>	Contour Consulting Engineers	28 September 2017	CIV01715-01-Stormwater	-
<b>Reconfiguration of a Lot (Access Easement)</b>				
<i>Proposed Easement over Lot 10 on SP132488</i>	Murray and Associates (Qld) Pty Ltd	12 July 2017	A3/60791/DTM	-

A copy of this response has been sent to the applicant for their information.

For further information please contact Peter Mulcahy, Principal Planning Officer, on (07) 4331 5603 or via email [WBBSARA@dlgp.qld.gov.au](mailto:WBBSARA@dlgp.qld.gov.au) who will be pleased to assist.

Yours sincerely



Luke Lankowski  
**Manager (Planning)**

cc Mr Mark W Higham  
C/- Murray & Associates (Qld) Pty Ltd  
[admincab@mursurv.com](mailto:admincab@mursurv.com)

Department of Transport and Main Roads  
[North.Coast.IDAS@tnr.qld.gov.au](mailto:North.Coast.IDAS@tnr.qld.gov.au)

enc Attachment 1—Conditions to be imposed  
Attachment 2—Reasons for decision to impose conditions  
Attachment 3—Further advice

Department of State Development, Manufacturing, Infrastructure and Planning

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ITEM 2.2 - DA/35332/2017/V23C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR A HEALTH CARE SERVICE AND RECONFIGURING A LOT - DEVELOPMENT PERMIT (ACCESS EASEMENT) - 190 FREEMAN ROAD AND 109 ESPLANADE TOORBUL - DIVISION 1 (Cont.)

1712-2846 SRA

**Attachment 1—Conditions to be imposed**

No.	Conditions	Condition timing
<b>Material Change of Use (Health Care Services) and Reconfiguration of a Lot (Access Easement)</b>		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 1, Item 1 and Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 1 – State transport corridors and future State transport corridors—The Chief Executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
<b>Stormwater management</b>		
1.	<p>(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road.</p> <p>(b) Any works on the land must not:</p> <ul style="list-style-type: none"> <li>(i) create any new discharge points for stormwater runoff onto the state-controlled road;</li> <li>(ii) interfere with/and of cause stormwater runoff onto the state-controlled road;</li> <li>(iii) surcharge any existing culvert or drain on the state-controlled road; and</li> <li>(iv) reduce the quality of stormwater discharge onto the state-controlled road</li> </ul> <p>(c) RPEQ certification (with supporting documentation) must be provided to the District Director (Wide Bay/Burnett) within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with part (a) of this condition.</p>	<p>(a) At all times.</p> <p>(b) At all times.</p> <p>(b) Prior to the commencement of use.</p>
<b>Vehicular access to State-controlled road</b>		
2.	The road access location between Lot 10 on SP132488, Lot 9 on RP71363 and the State-controlled road is to be in accordance with the <b>Decision Notice - Permitted Road Access Location</b> made by the Department of Transport and Main Roads dated 15 January 2018, reference TMR17-023253 under Section 62(1) of the <i>Transport Infrastructure Act 1994</i> .	At all times.

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1712-2846 SRA

**Attachment 2—Reasons for decision to impose conditions**

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The reasons for this decision are:

- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road
- To ensure access to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road

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1712-2846 SRA

## Attachment 3—Further advice

Stormwater Compliance	
1.	To ensure compliance with Condition No. 1, the applicant is requested to submit RPEQ certification to the Development Assessment Team via North.Coast.IDAS@tmr.qld.gov.au of the Department of Transport and Main Roads for review and endorsement, before construction commences. The certification is to confirm that the development has been designed and constructed to achieve a 'no worsening' outcome.
Road Works Approval	
2.	<p>Under Section 33 of the <i>Transport Infrastructure Act 1994</i>, written approval is required from the Department of Transport and Main Roads to carry out any road works, including road access works, on a state-controlled road.</p> <p>Please contact the Department of Transport and Main Roads on WBB.IDAS@tmr.qld.gov.au to make an application for road works approval. This approval must be obtained prior to commencing any works on the state-controlled road reserve.</p> <p>Please note the approval process will require the approval of engineering designs of the proposed works, certified by a Registered Professional Engineer of Queensland (RPEQ). The road access works approval process takes time – please ensure you contact the Department of Transport and Main Roads as soon as possible to ensure that gaining approval does not delay construction.</p>

**SUPPORTING INFORMATION**

**Ref: A17145561**

The following list of supporting information is provided for:

**ITEM 5.1**

**REQUEST TO EXTEND OPERATING HOURS - REDCLIFFE CITY CLAY TARGET CLUB - DIVISION 6**

***#1 Aerial image of lease area***

***#2 Noise impact assessment locations***



ITEM 5.1 - REQUEST TO EXTEND OPERATING HOURS - REDCLIFFE CITY CLAY TARGET CLUB - DIVISION 6 (Cont.)

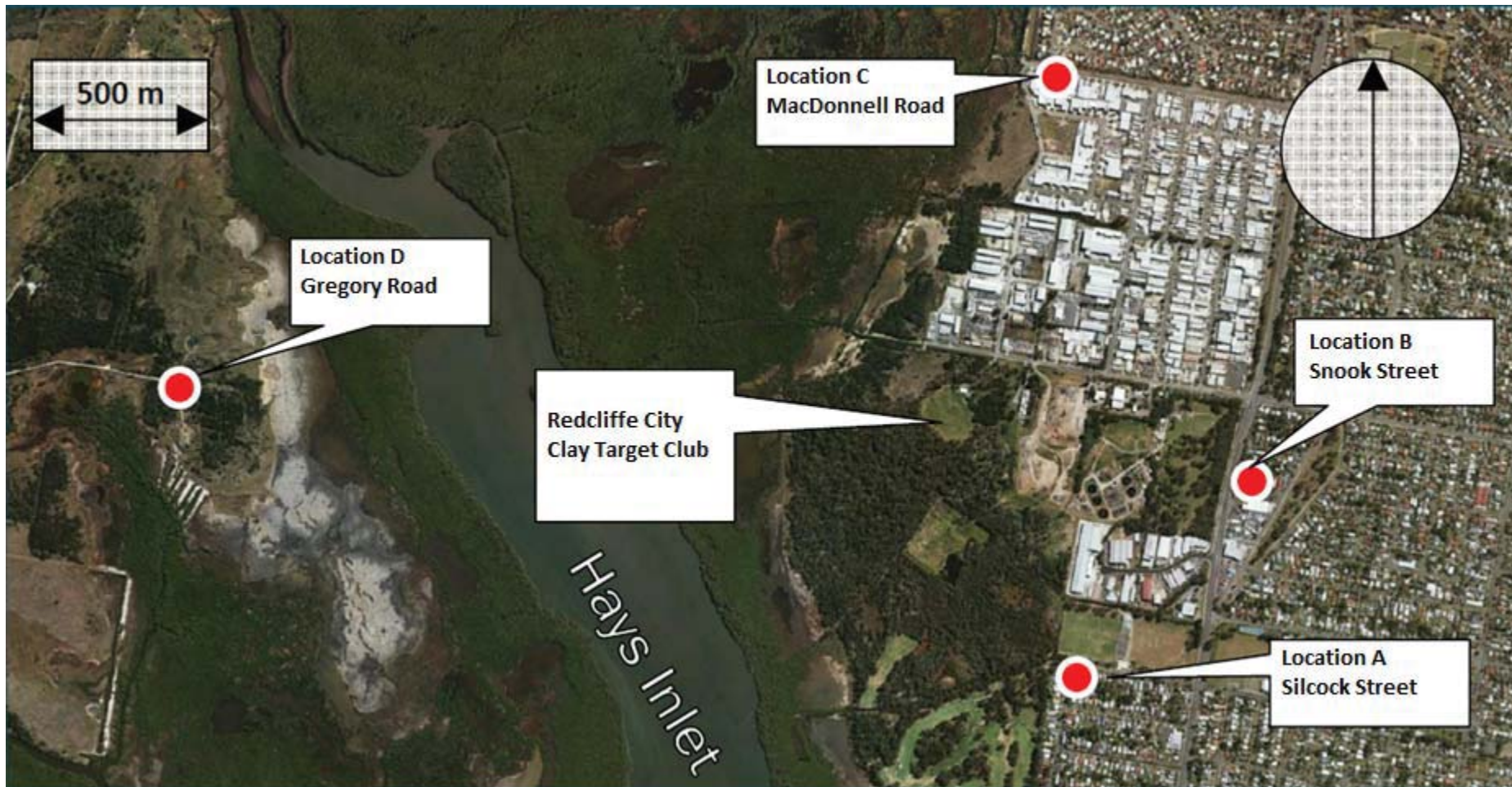
**#1 Aerial image of lease area**





ITEM 5.1 - REQUEST TO EXTEND OPERATING HOURS - REDCLIFFE CITY CLAY TARGET CLUB - DIVISION 6 (Cont.)

**#2 Noise impact assessment locations**



**SUPPORTING INFORMATION**

**Ref: A17220933**

The following list of supporting information is provided for:

**ITEM 5.2**

**OUTCOME OF EXPRESSIONS OF INTEREST - FORMER PETRIE STATE EMERGENCY SERVICES  
CLUBHOUSE BUILDING AND STORAGE SHEDS - DIVISION 7**

***#1 Site Map - 76 Dayboro Road, Petrie***



ITEM 5.2 - OUTCOME OF EXPRESSIONS OF INTEREST - FORMER PETRIE STATE EMERGENCY SERVICES CLUBHOUSE BUILDING AND STORAGE SHEDS - DIVISION 7 (Cont.)

**#1 Site Map - 76 Dayboro Road, Petrie**

- **Former Petrie SES Building (EOI Building 1)**
- **Storage Sheds (EOI Buildings 2 and 3)**
- **Existing Uniting Church (Wesley Mission Queensland) and Multicap Limited lease areas**





***SUPPORTING INFORMATION***

**Ref: [A17235088](#)**

The following list of supporting information is provided for:

**ITEM 8.1**

**JET A1 FUEL SUPPLY TENDER - REDCLIFFE AERODROME - DIVISION 5**

***#1 Plan of Lease Q in Lot 1 RP189479***

ITEM 8.1 - JET A1 FUEL SUPPLY TENDER - REDCLIFFE AERODROME - DIVISION 5 (Cont.)

#1 Plan of Lease Q in Lot 1 RP189479

