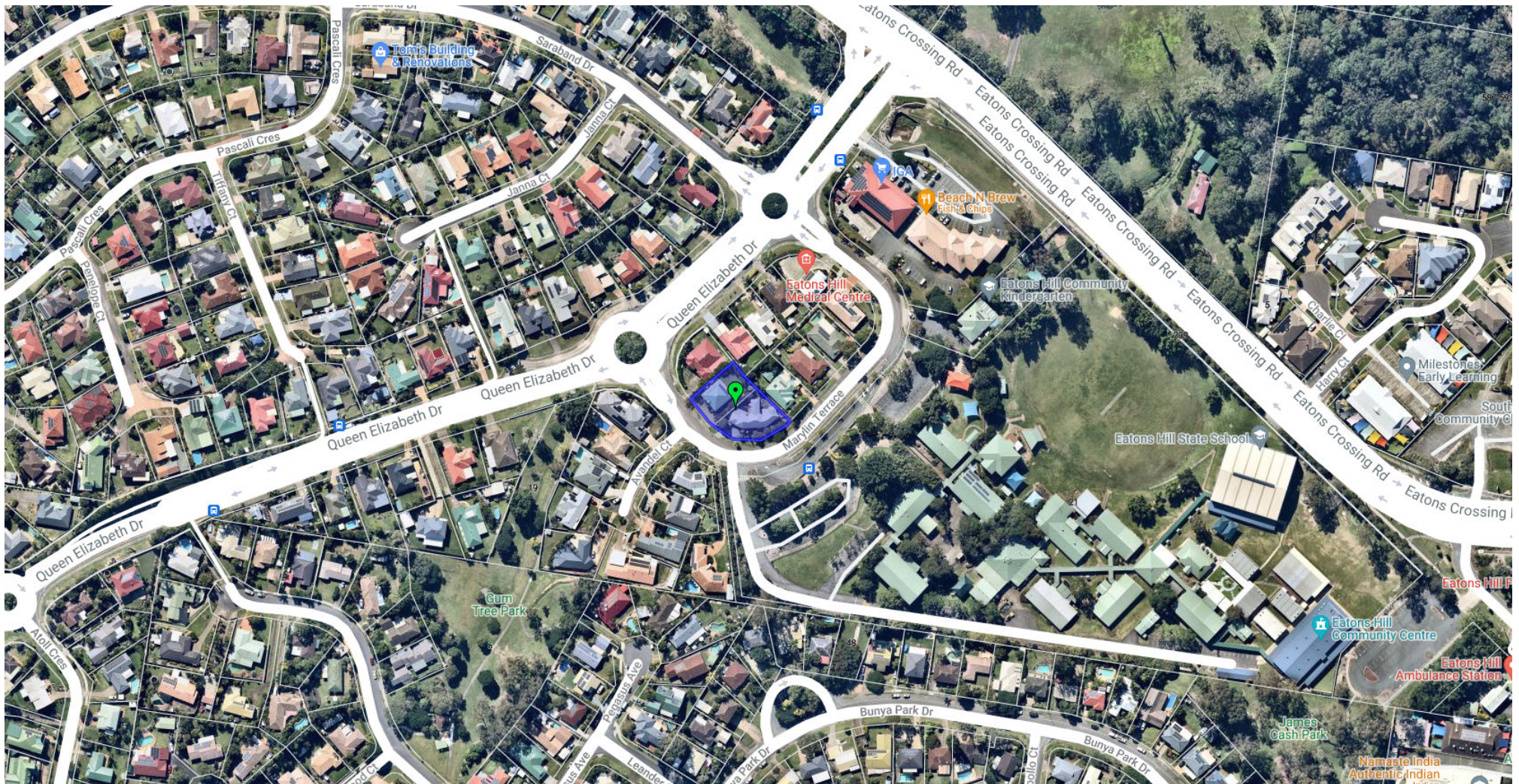


ITEM 4.1 DA/42105/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (12 & 14 MARYLIN TERRACE, EATONS HILL) (Cont.)

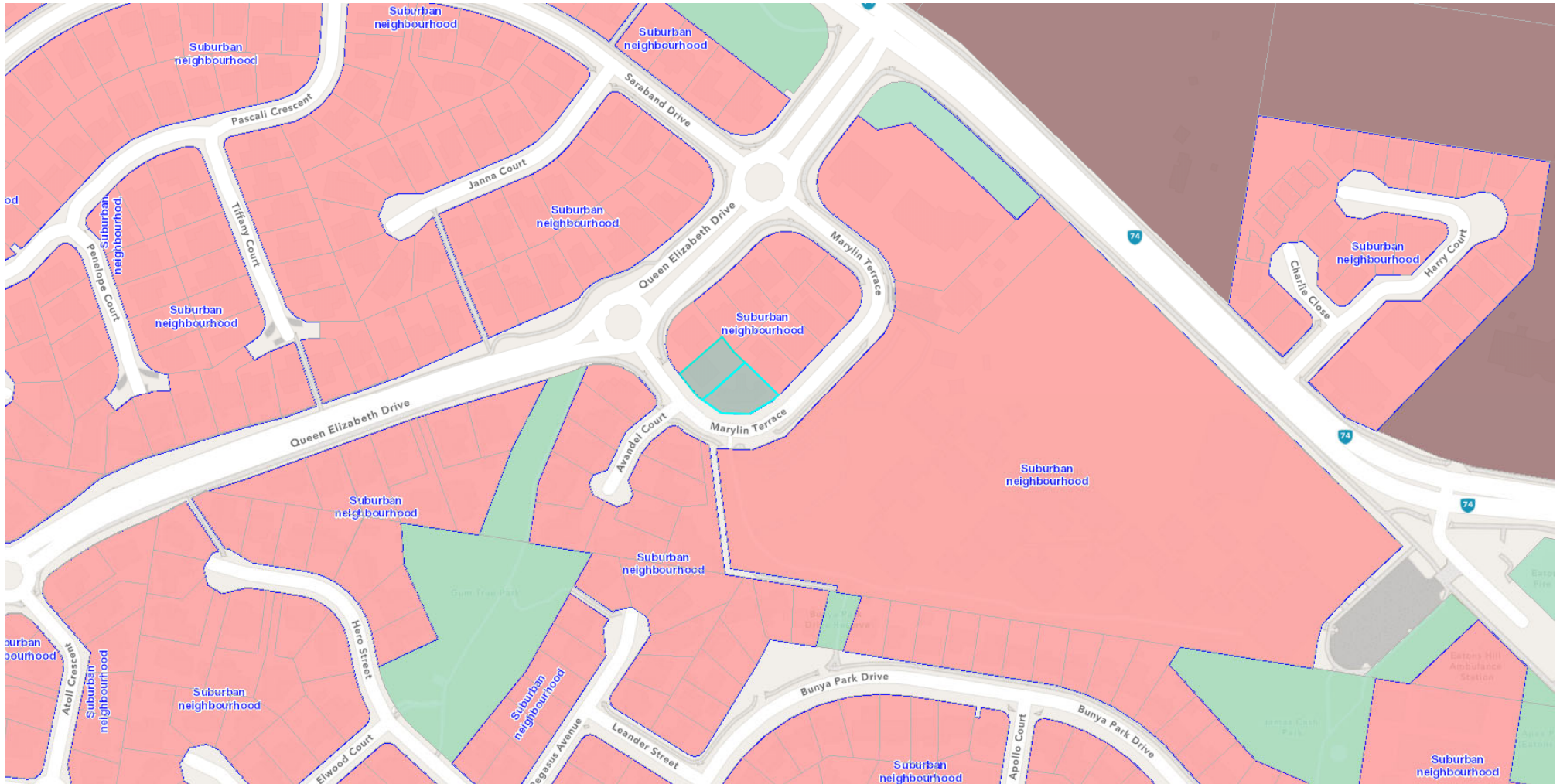
#1 Aerial Map





ITEM 4.1 DA/42105/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (12 & 14 MARYLIN TERRACE, EATONS HILL) (Cont.)

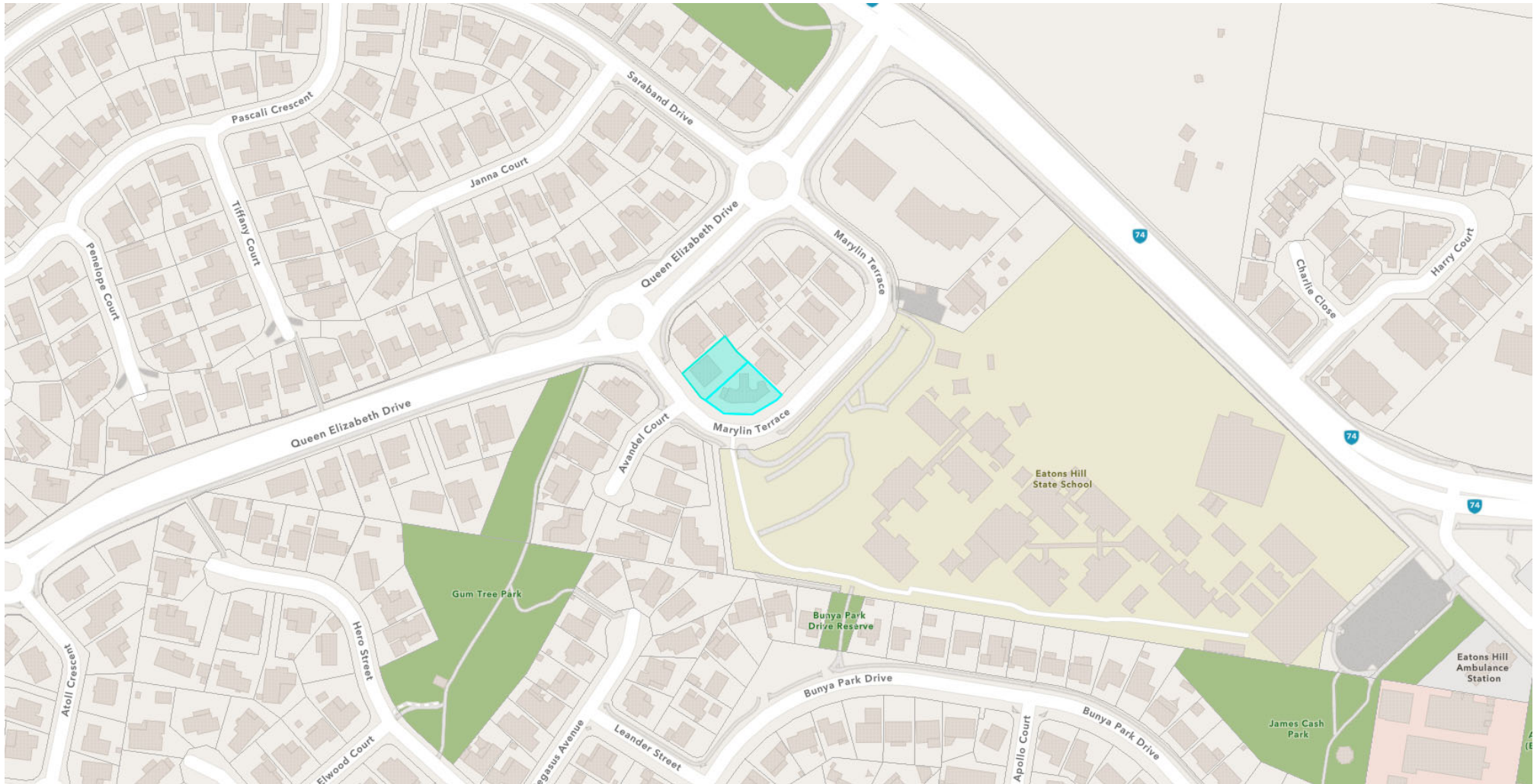
#2 Zoning Map





ITEM 4.1 DA/42105/2020/V2C - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (12 & 14 MARYLIN TERRACE, EATONS HILL) (Cont.)

**#3 Locality Plan**





#4 Architectural Plans



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
SITE PLAN  
SCALE  
1:250@A3

DRAWING NO.  
DA100

ISSUE  
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65 LAKEVIEW TERRACE  
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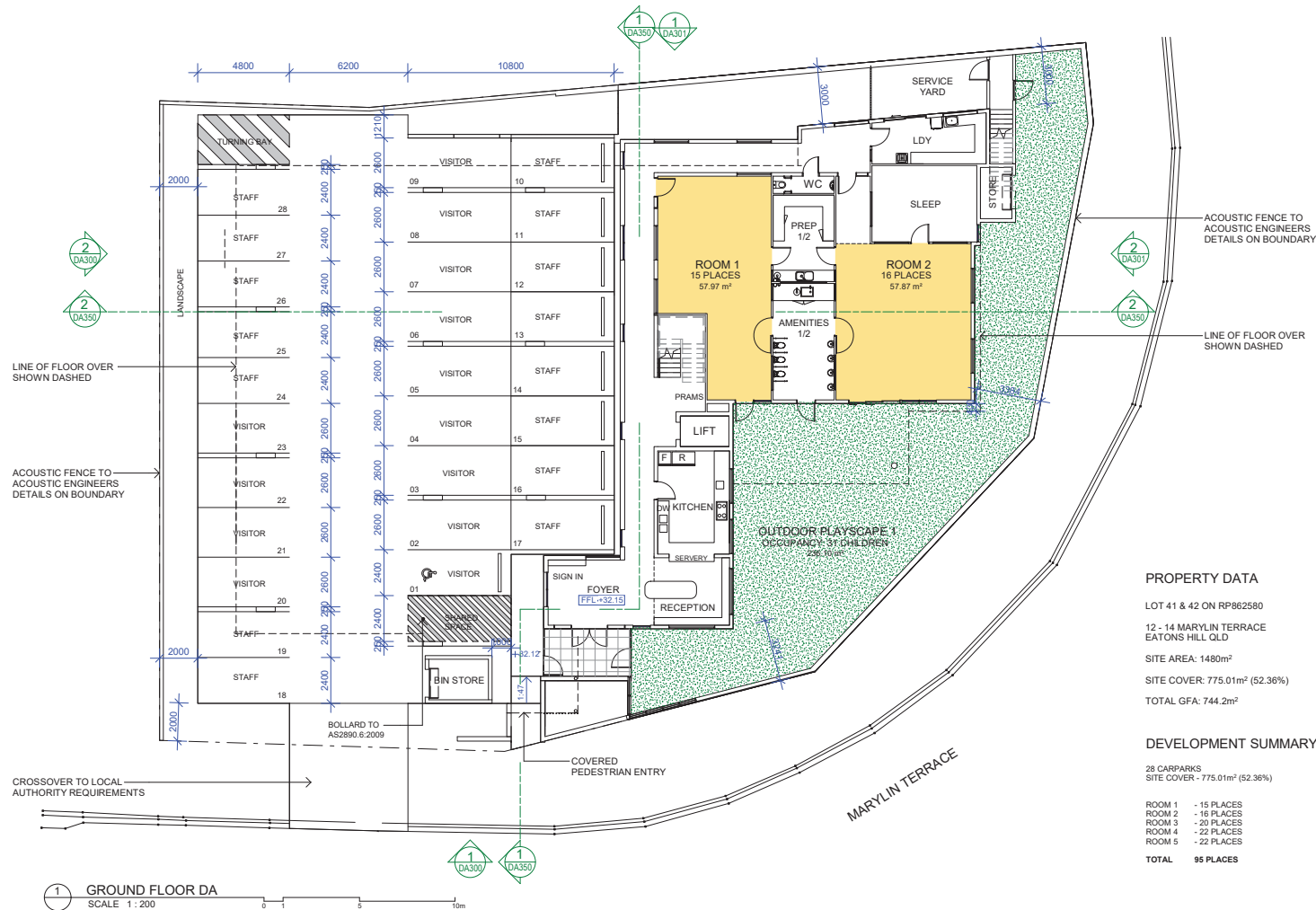


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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
GROUND FLOOR PLAN  
SCALE  
1:200 @ A3

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21 July 2021

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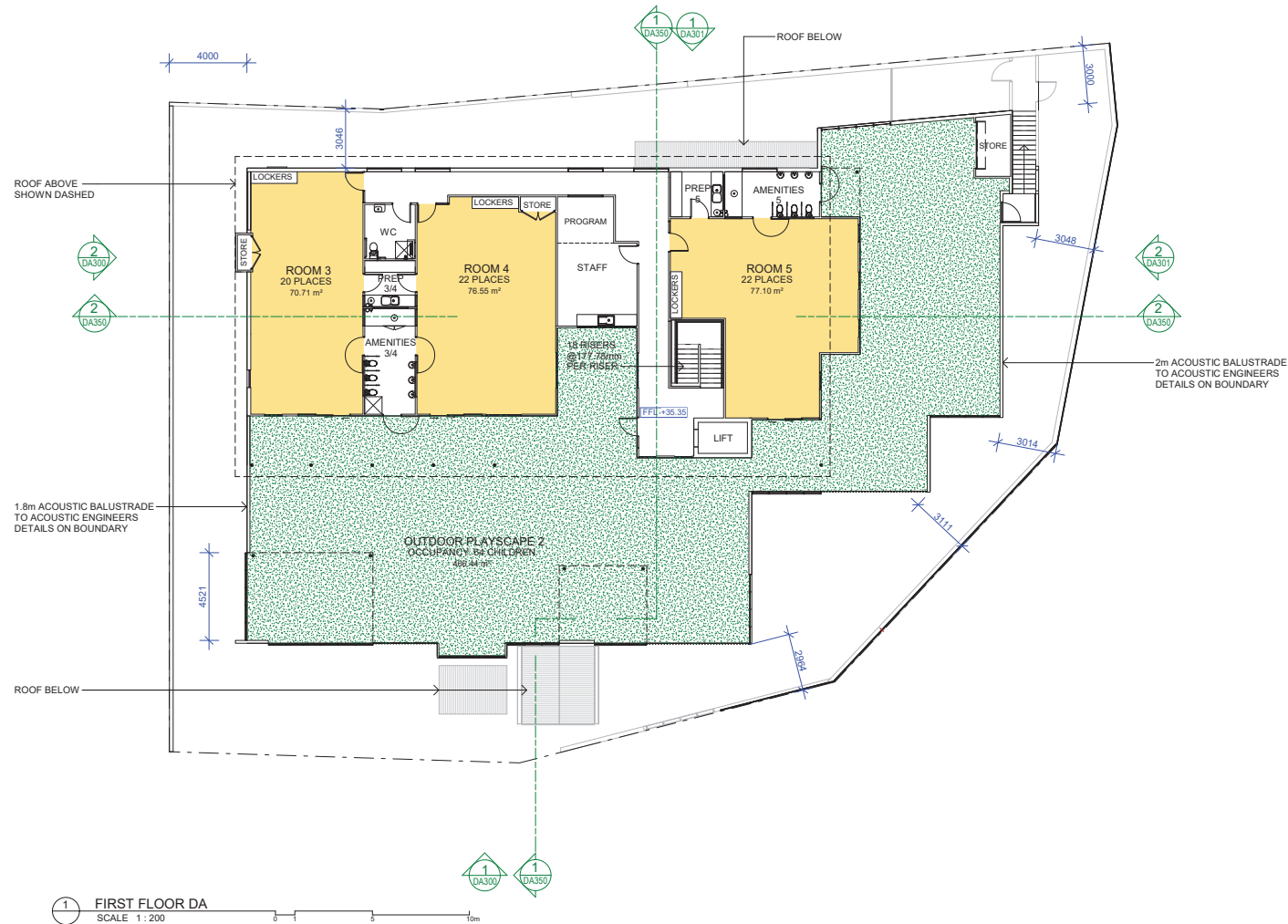


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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
FIRST FLOOR PLAN  
SCALE  
1:200 @ A3

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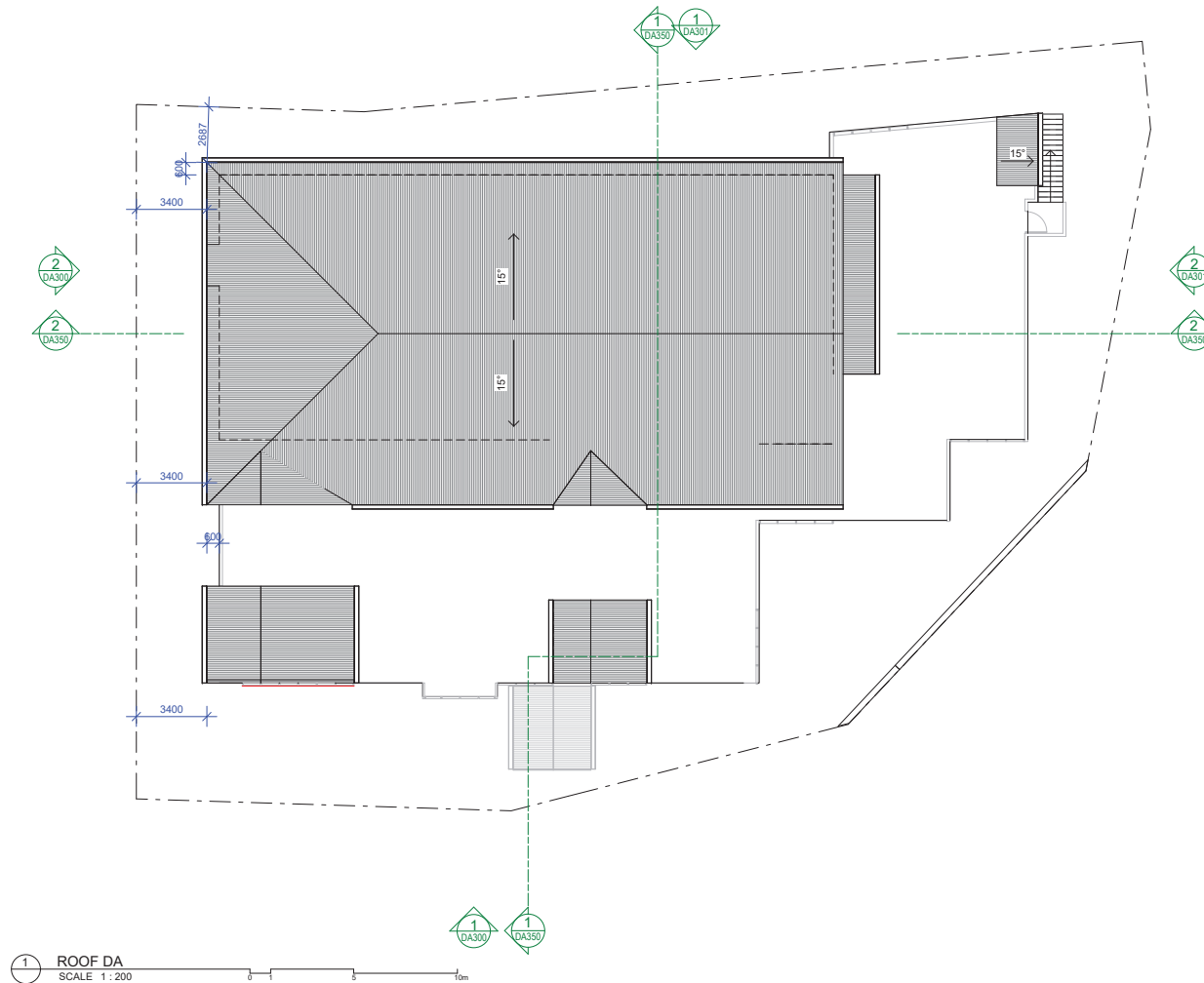


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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
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SCALE  
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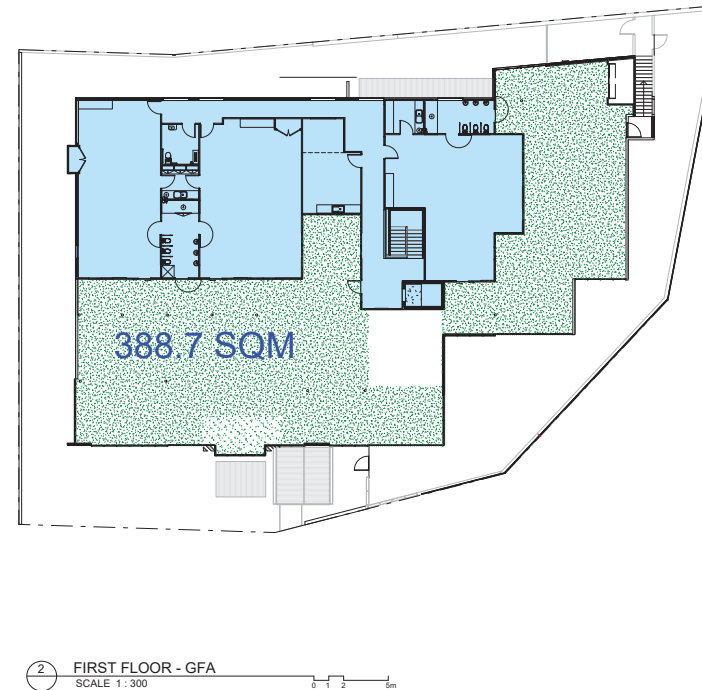
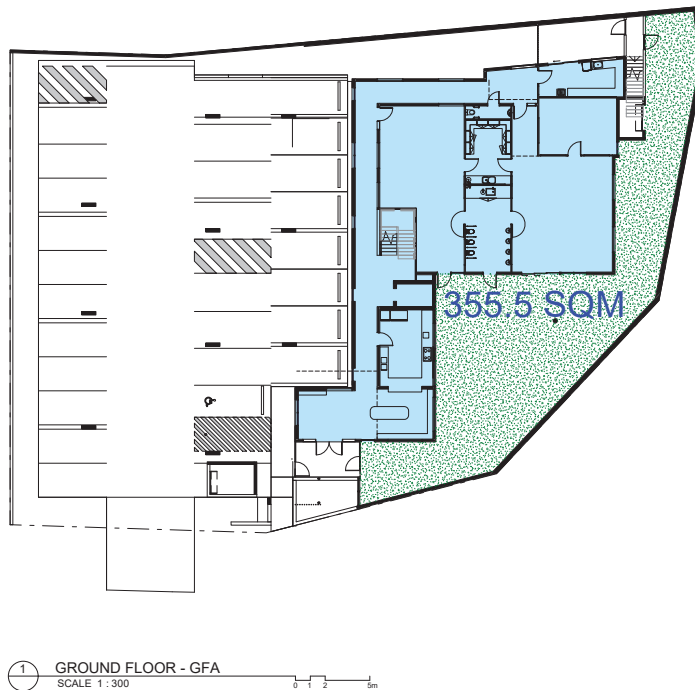
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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
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SCALE  
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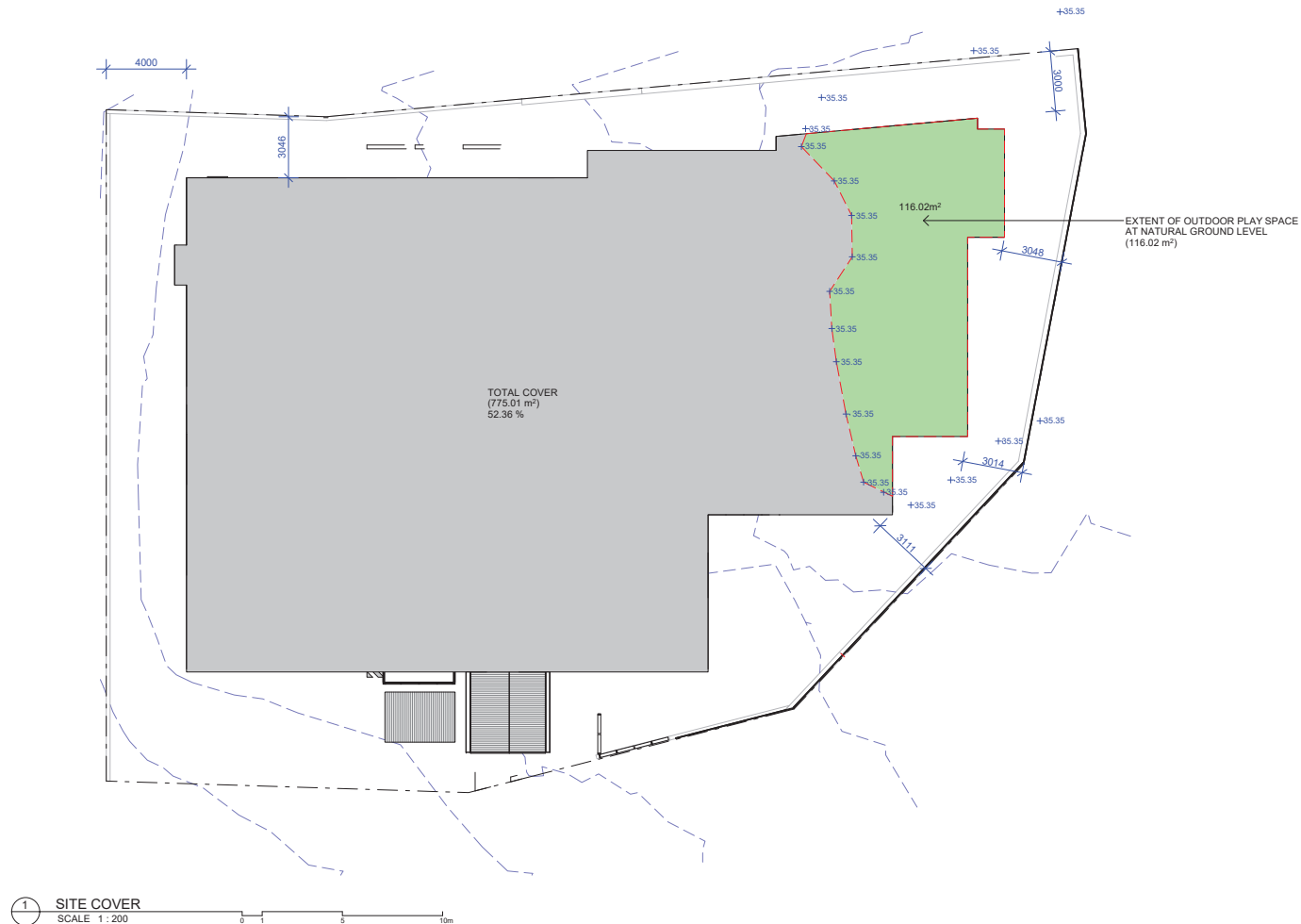


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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

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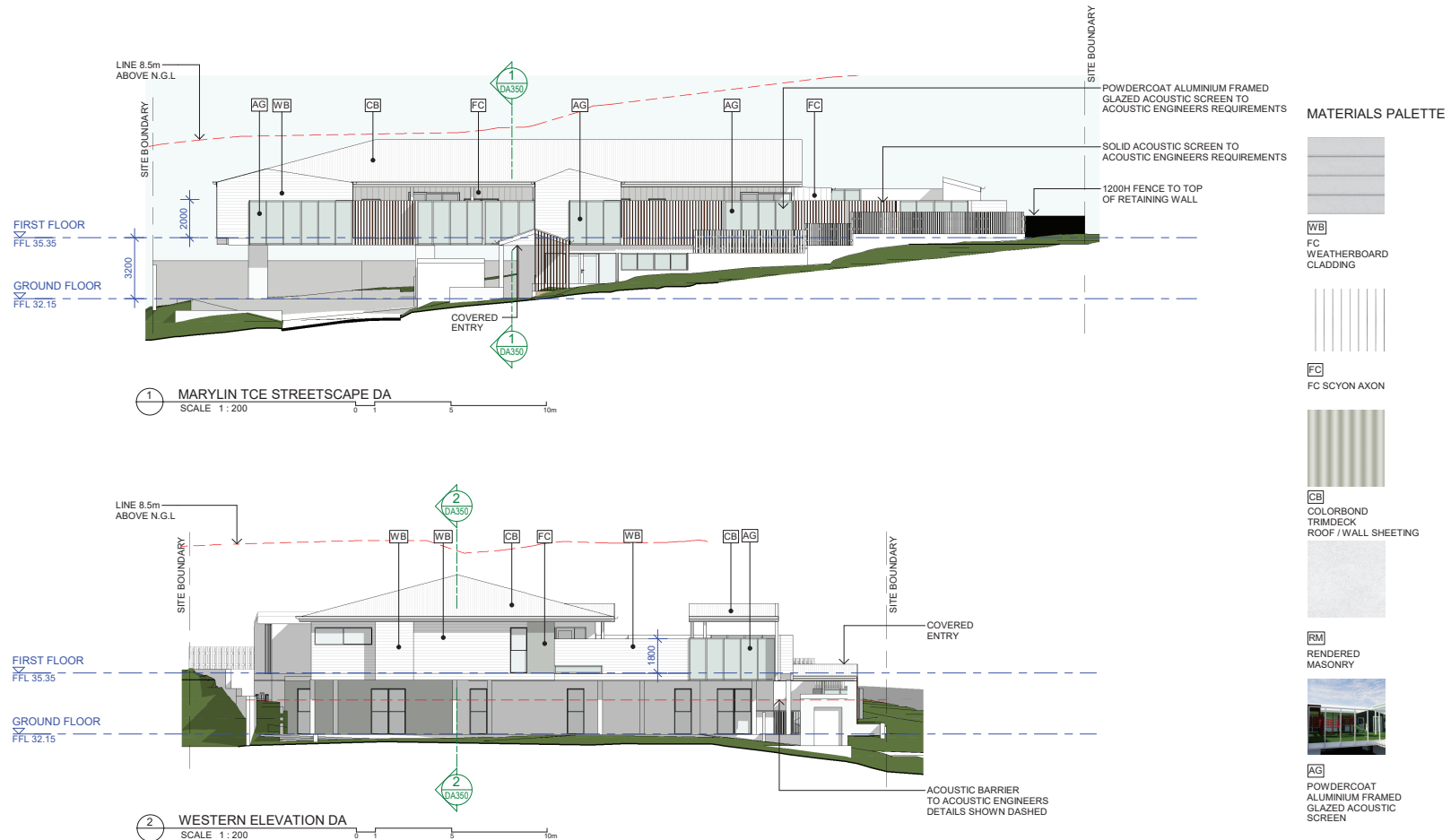
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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

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SCALE  
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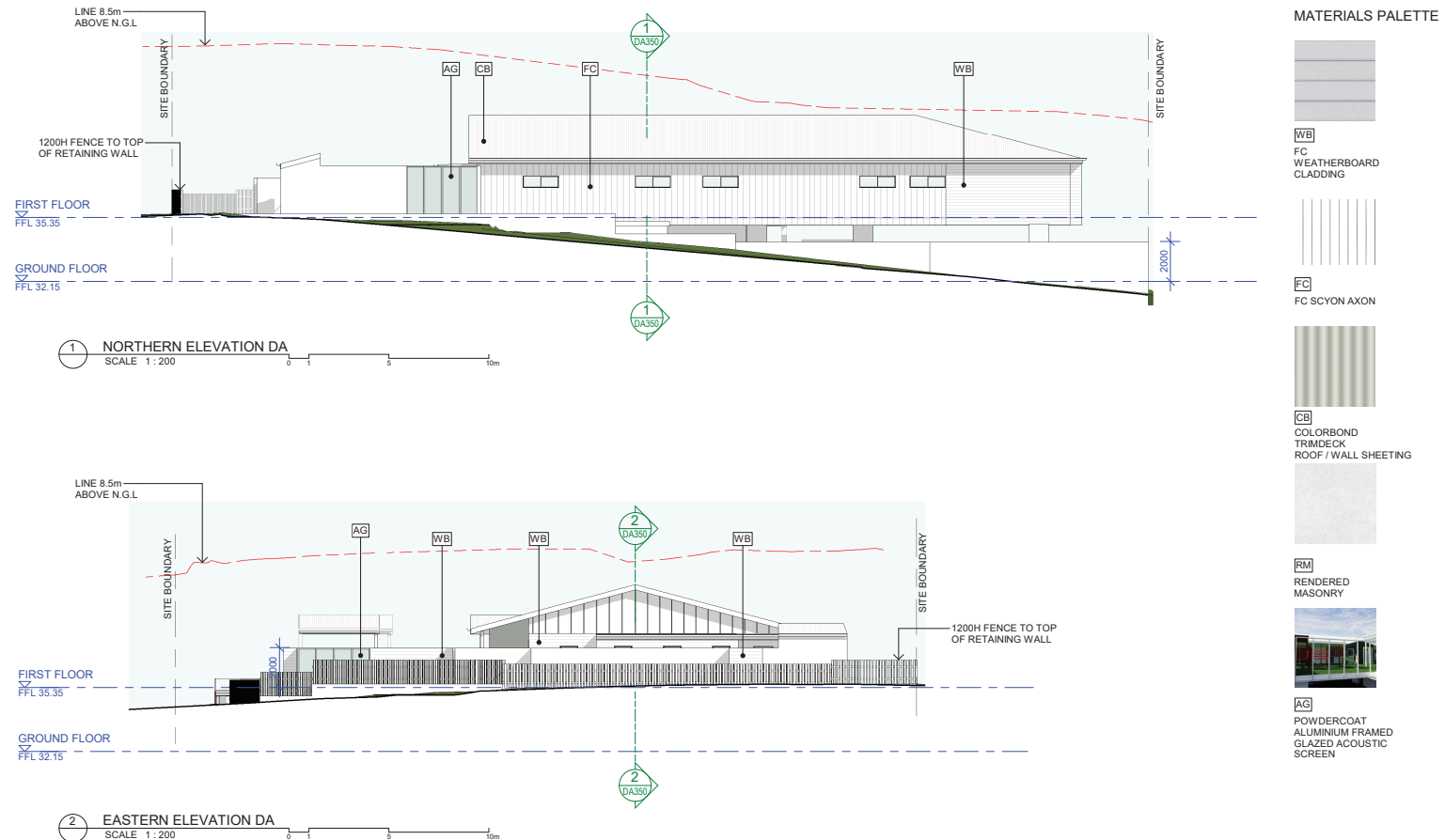
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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**ELEVATIONS 2**

SCALE  
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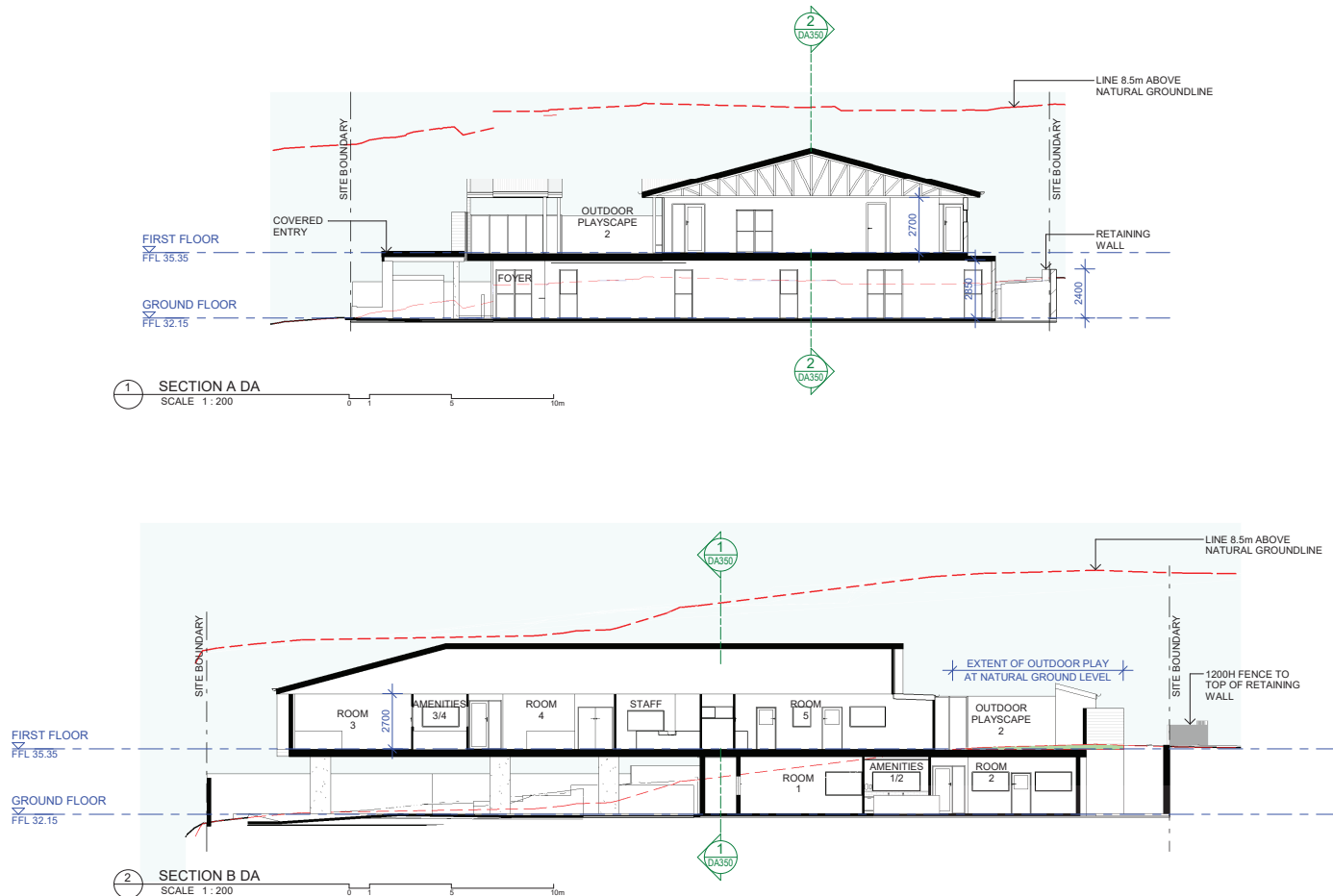


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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



MARYLIN TERRACE ENTRANCE

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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
PERSPECTIVE VIEW 1  
SCALE  
NTS

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office  
architecture

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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



MARYLIN TERRACE SOUTHERN CORNER VIEW

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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**PERSPECTIVE VIEW 2**  
SCALE  
NTS

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

#5 Proposed Landscape Concept Plans



ANNOTATION NOTES

- 1 VEHICLE ENTRY.
- 2 PEDESTRIAN ENTRY / EXIT WITH GATE HOUSE - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
- 3 PROPOSED ENTRY SIGN / LETTER BOX - REFER TO ARCHITECTS DRAWINGS FOR DETAILS
- 4 EXISTING TREE sp ALONG PROPERTY FRONTAGE TO BE RETAINED.
- 5 EXISTING STREET TREES TO BE REMOVED TO MAKEWAY FOR DRIVEWAY CROSSOVER
- 6 REFER TO ARCHITECTS DRAWINGS FOR FENCE TYPES AND DETAILS
- 7 SITE ENTRY TO BE DEFINED BY FEATURE TREE LAG ind UNDERPLANTED WITH PIT MM & ROS off WITH GROUNDCOVERS LOB SP. TREE TO BE MAINTAINED WITH A CLEAR TURN OF 1800mm TO PRESERVE SIGHTLINES TO DRIVEWAY CROSSOVER
- 8 BIN STORE, DRIVEWAY & CAR PARK TO BE BUFFERED FROM ADJACENT PROPERTY BY TREES ELA PD & RAN R UNDERPLANTED WITH SYZ RES AND GAU lin WITH GROUNDCOVERS LIR JR
- 9 CARPARKING & DRYING COURT TO BE SCREENED FROM ADJACENT PROPERTY BY TREES ELA PD & RAN R UNDERPLANTED WITH SYZ RES AND GAU lin WITH GROUNDCOVERS LIR JR
- 10 PLAY AREA TO BE ACCESSIBLE FROM DRYING COURT BY CONCRETE STEPPERS WITH GRAVEL TO SURROUNDS.
- 11 PLAY AREA TO BE BUFFERED FROM MARYLIN TERRACE BY SHADE TREES WAT Ro AND ELA PD. TREES TO BE UNDERPLANTED WITH SYZ RES WITH GROUNDCOVER LIR JR, LON SP AND STA byz
- 12 REFER TO CIVIL ENGINEERS DRAWINGS FOR RETAINING WALL DETAILS
- 13 PLAY AREA TO BE DESIGNED BY OTHERS

LEGEND

- PROPOSED FEATURE TREES
- PROPOSED SHADE TREES
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED
- PROPOSED SHRUB PLANTING
- PROPOSED GROUNDCOVER PLANTING
- PROPOSED BUFFER PLANTING
- PEDESTRIAN PRIORITY PATHWAY
- CONCRETE AREA
- PAVED AREA
- SYNTHETIC PLAY SURFACE
- EXISTING TURF IN VERGE - MAKE GOOD IF DAMAGED
- BUILDING LINE OVER
- PROPERTY BOUNDARY
- EXISTING SEWER
- PROPOSED STORMWATER - REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILS
- EXISTING SPOT HEIGHTS
- PROPOSED SPOT HEIGHTS
- EXISTING STREET LIGHT

NOTES

1. REFER TO DRAWING 2007-001-SK010 FOR PLANT SPECIES SCHEDULE, IMAGES AND GENERAL NOTES



PRELIMINARY

B	REVISED ISSUE	RM	24.11.20
A	INITIAL ISSUE	RM	06.10.20
rev	description	drawn	date

GG PROPCO PTY LTD  
12-14 MARYLIN TERRACE, EATONS HILL  
LANDSCAPE CONCEPT PLAN  
GROUND FLOOR PLAN



Office 7, 915 Ave Street, Fortitude Valley, QLD 4006  
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# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

### NOTES

1. REFER TO LANDSCAPE CONCEPT PLAN 2007-001-SK001 FOR PLANTING ARRANGEMENT CONCEPT DESIGN PLAN
2. REFER TO CIVIL ENGINEERS DRAWINGS FOR DRIVEWAY AND RETAINED CROSSEVER DETAILS
3. REFER TO ARCHITECTS DRAWINGS FOR ALL FENCE DETAILS
4. LANDSCAPE DETAILED DESIGN IS TO BE COORDINATED WITH HYDRAULIC AND ENGINEERING DESIGN TO CONFIRM LOCATIONS OF UNDERGROUND SERVICES PRIOR TO CONSTRUCTION
5. LANDSCAPE GENERAL STANDARDS:
  - 5.1 SOIL TO AS 4419 PLANTING BEDS CULTIVATION MINIMUM DEPTH 100mm
  - 5.2 GRASSED AREAS (TURF) 150mm PLANTING AREAS 150mm. SOURCE IMPORT TOP. SOIL THAT COMPLIES WITH AS 4419
  - 5.3 MULCH TO AS 4454 PROVIDE MULCH WHICH IS FREE OF DELETERIOUS AND EXTRANEOUS MATTER SUCH AS SOIL, WEEDS AND STICKS
  - 5.4 STAKE SIZES FOR PLANTS 1-2.5m HEIGHT TWO 50 x 50 x 1800mm STAKES PER PLANT PROVIDE TIES FIXED SECURELY TO THE STAKES, ONE TIE AT HALF THE HEIGHT OF THE MAIN STEM, OTHERS AS NECESSARY TO STABILISE PLANT. FOR PLANTS <2.5m HIGH 50mm HESSIAN WEBBING STAPLED TO THE STAKES
6. THE FOLLOWING MBRC STANDARD DRAWINGS APPLY TO THE LANDSCAPE WORKS. ALL WORKS TO BE IN ACCORDANCE WITH THE MBRC INTEGRATED DESIGN PLANNING SCHEME POLICY, SPECIFICALLY APPENDIX D - LANDSCAPE DESIGN & STREET TREES.
  - 6.1 GS-010 STREET TREE PLANTING DETAILS (D)
  - 6.2 GS-011 STREET TREE PLANTING IN WIDE MEDIAN (E)
  - 6.3 GS-012 STREET TREE PLANTING IN NARROW MEDIAN (E)
  - 6.4 GI-0500 PROTECTION ZONES OF TREES (A)
  - 6.5 GI-0505 TEMPORARY TREE PROTECTION DETAILS (A)
7. ALL PLANTS SELECTED FOR OUTDOOR PLAY AREAS TO COMPLY WITH KIDSafe QLD GUIDELINES & EXCLUDE POTENTIALLY HAZARDOUS PLANT SPECIES AS IDENTIFIED ON THE CHILDREN'S HEALTH QUEENSLAND HOSPITAL AND HEALTH SERVICE

### PROPOSED PLANT SPECIES SCHEDULE

CODE	PLANT SPECIES	COMMON NAME	CENTRES (mm)	POT SIZE	APPROX. SIZE (AT MATURITY)
<b>TREES</b>					
BUC cel	BUCKINGHAMIA celisissima	Ivory Curl	AS SHOWN	45L	8 x 5 (HxW)
ELA PD	ELAEOCARPUS reticulatus 'Prima Donna'	Blueberry Ash	AS SHOWN	45L	8 x 2.5 (HxW)
LAG ind	LAGERSTROEMIA indica	Crepe Myrtle	AS SHOWN	45L	9 x 7 (HxW)
RAN fit	RANDIA fitzalanii*	Native Gardenia	AS SHOWN	45L	6 x 4 (HxW)
WAT flo	WATERHOUSEA floribunda*	Weeping Lilly Pilly	AS SHOWN	45L	15 x 10 (HxW)
<b>SHRUBS</b>					
SYZ RES	SYZYGIUM 'Resilience'	Psyllid resistant Lilly Pilly	1000mm	25L	5 x 3 (HxW)
GAU lin	GAURA lindheimeri*	Butterfly Bush	500mm	200mm	
LAV den	LAVANDULA dentata*	Dwarf French Lavender	500mm	200mm	
PIT MM	PITTOSPORUM tobria 'Miss Muffet'	Miss Muffet	750mm	200mm	
ROS off	ROSMARINUS officinalis*	Rosemary	500mm	200mm	
WES JG	WESTRINGIA fruticosa 'Jervis Gem'	Coastal Rosemary	750mm	200mm	
<b>GROUNDCOVERS &amp; CLIMBERS</b>					
CAS CI	CASUARINA glauca 'Cousin It'	Cousin It	750mm	140mm	
LIR JR	LIRIOPE muscari 'Just Right'	Just Right	350mm	140mm	
LOB SP	LOBULARIA maritima 'Snow Princess'	Snow Princess	300mm	140mm	
PEN NAF	PENNISETUM alopecuroides 'Nafay' - 'PA300'	Fountain Grass	750mm	140mm	
STA byz	STACHYS byzantina*	Lambs Ear	500mm	140mm	
TRA jas	TRACHELOSPERMUM jasminoides*	Star Jasmine	300mm	140mm	
<b>TURF</b>					
CYN dac	CYNODON dactylon	Green Couch			

### NOTES

\*SPECIES SUITABLE FOR INCLUSION IN OUTDOOR PLAYSPACE

### PROPOSED TREE SPECIES



BUCKINGHAMIA celisissima



ELAEOCARPUS reticulatus  
'Prima Donna'



LAGERSTROEMIA indica

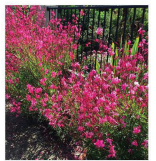


RANDIA fitzalanii



WATERHOUSEA floribunda

### PROPOSED SHRUB SPECIES



GAURA lindheimeri



LAVANDULA dentata



PITTOSPORUM 'Miss Muffet'



ROSMARINUS officinalis



SYZYGIUM australe  
'Resilience'



WESTRINGIA fruticosa 'Jervis Gem'

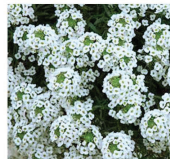
### PROPOSED GROUNDCOVER & CLIMBER SPECIES



CASUARINA glauca



LIRIOPE muscari 'Just Right'



LOBULARIA maritima 'Snow Princess'



PENNISETUM alopecuroides 'Nafay'



STACHYS byzantine



TRACHELOSPERMUM  
jasminoides

### PRELIMINARY

rev	description	drawn	date
A	INITIAL ISSUE	RM	06.10.20

GG PROPCO PTY LTD  
12-14 MARYLIN TERRACE, EATONS HILL  
LANDSCAPE CONCEPT PLAN  
PLANTING SCHEDULE, IMAGES & NOTES



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Version: 1 Version Date: 27/11/2020

GENERAL MEETING - 534  
21 July 2021

Supporting Information



**#6 Stormwater Management Plan**

# STORMWATER MANAGEMENT PLAN

## EATONS HILL EARLY LEARNING CENTRE 12-14 MARYLIN TERRACE – EATONS HILL



Prepared By:  
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Toowong  
Queensland  
4066 • Australia

# Moreton Bay Regional Council

GENERAL MEETING - 534  
21 July 2021

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Supporting Information

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)


24 November 2020

**mpn** consulting

## REVISION STATUS

MPN Reference No: 8562  
Client: GG Propco Pty Ltd  
Site Address: 12-14 Marylin Terrace – Eatons Hill  
Report Title: Stormwater Management Plan

## DOCUMENT CONTROL

Version	Date	Author	Reviewer	Approved	RPEQ
Issue A	14/10/2020	Matthew Hendle	Lachlan Stephenson		16903
Issue A	24/11/2020	Lachlan Stephenson	Lachlan Stephenson		16903

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## EXECUTIVE SUMMARY

This report has been commissioned by GG Propco Pty Ltd for the Development Application for the proposed child care centre on land located at 12-14 Marilyn Terrace, Eatons Hill.

This report addresses the following Engineering aspects of the proposed development:

- Topography
- Flooding
- Stormwater quality management
- Stormwater quantity management
- Erosion and sediment control.

Revision B of this report addresses the car park layout changes associated with the Moreton Bay Regional Council RFI dated 18 November 2020.



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## 1 PURPOSE

This Stormwater Management Plan has been prepared as part of the Development Application for the proposed child care centre on land located at 12-14 Marilyn Terrace, Eatons Hill.

## 2 INTRODUCTION

### 2.1 Project Description

The current proposal involves the construction of a new child care centre. The development proposal also includes outdoor play areas, landscaping and on-grade car parking.

The proposed development is depicted on the architectural plans prepared by Local Office Architecture attached in Appendix 1, with excerpt below.

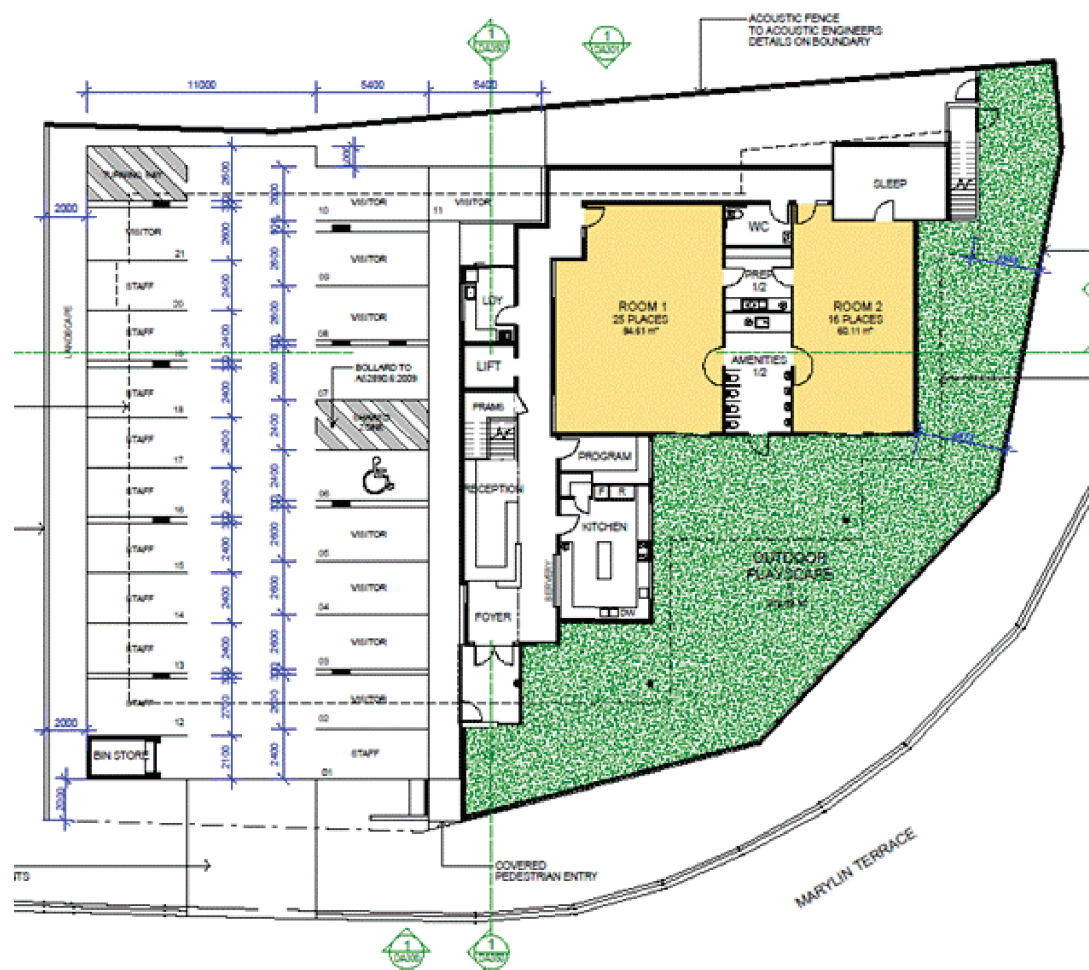


Figure 1 - Proposed Development



## 3 SITE CHARACTERISTICS

### 3.1 Site location

The site is located at 12-14 Marylin Terrace and is formally known as Lots 41 and 42 on RP862580.

The site is bounded by Marylin Terrace to the South East and South West and existing residential allotments to the North East and North West.



Figure 2 - Site Location

### 3.2 Topography and Existing Site Drainage

The site currently contains two houses and associated auxiliary structures.

The site generally falls from the South East to the North West from a high RL of 35.67 near the Eastern corner of the site to a low RL of 30.21 at the Western corner of the site.

Roofwater from the existing houses are connected to the kerb and channel in Marylin Terrace via kerb adaptors. The balance of the site runoff sheet flows across the South West and North West boundaries.

There are no external catchments which appear to drain through the site.

A copy of a survey plan for the site prepared by Cottrell Cameron & Steen is attached in Appendix 2.

## 4 SITE DATA

Site data has been obtained from the following sources of information:

- As constructed plans
- Site inspection
- Moreton Bay Regional Council (MBRC)
- Satellite imagery
- Relevant reports
- Discussions with relevant authorities
- Dial Before You Dig (DBYD)
- Survey plans.

## 5 STORMWATER

### 5.1 Flooding

Based on a review of MBRC flood mapping, the site is not subject to flooding from any sources.

### 5.2 Site Based Stormwater Management Plan

The aim of the Stormwater Management Plan outlined below is to:

- Prevent or minimise adverse social or environmental impacts from stormwater runoff originating from the proposed development.
- Achieve acceptable levels of stormwater runoff quality and quantity.

The Stormwater Management Plan aims to identify Stormwater Quantity and Quality Best Management Practice for the site and demonstrate that water quantity and quality impacts will be minimised in receiving waters.

The Stormwater Management Plan outlines the site in two sections, the operational phase and the construction phase. The operational phase addresses the developed site prior to discharge to the stormwater network in Marlin Terrace whilst the construction phase of the Stormwater Management Plan addresses erosion and sediment control to prevent contamination of water sources by stormwater runoff during construction of the site.

### 5.3 Operational Phase

#### 5.3.1 Lawful Point of Discharge

The lawful point of discharge for the development is the existing underground stormwater drainage network in Marilyn Terrace.

### 5.3.2 Proposed Site Drainage

Stormwater runoff from the proposed development will be collected and conveyed in a new stormwater pit and pipe network to a detention tank located under the car park near the Western corner of the site. Detained water from the detention tank will be piped to a new gully pit located along the site frontage to Marilyn Terrace which will be connected to the existing gully pit to the West of the site.

The existing and proposed site stormwater infrastructure is shown on MPN Plan 8562-DA.01 attached in Appendix 3.

### 5.3.3 Stormwater Quantity Management Strategy

#### 5.3.3.1 Hydrologic Analysis

Rational method calculations have been completed for the site for the pre-development and post development conditions. The rational method calculations have been completed in accordance with the recommendations of the Queensland Urban Drainage Manual (QUDM). These calculations are presented in Appendix 4, with the results for the peak flows summarised in Table 1 below.

Peak Flows (m <sup>3</sup> /sec)						
Average Recurrence Interval (Years)	2	5	10	20	50	100
Site Pre-Development	0.031	0.044	0.051	0.062	0.079	0.091
Site Post-Development	0.040	0.056	0.066	0.079	0.101	0.115

Table 1 – Rational Method Flows

A hydrologic RORB model was then created using the DRAINS software to represent the post development condition flows.

#### 5.3.3.2 DRAINS Calibration

The DRAINS model of the post-development catchments was set up and calibrated to be within reasonable correlation with the Rational Method results presented above.

The DRAINS model was calibrated to the Rational Method using the following technique:

1. Q<sub>100</sub> storms of varying durations were run with an m value of 0.8, an initial loss of 10mm and a continuing loss of 2.5mm. The K<sub>c</sub> values were adjusted until the maximum discharge equalled the Q<sub>100</sub> discharge calculated using the rational method.
2. Storms of other ARIs (Q<sub>2</sub>, Q<sub>5</sub>, Q<sub>10</sub>, Q<sub>20</sub> and Q<sub>50</sub>) were run with the same m value, initial and continuing loss and the K<sub>c</sub> values were adjusted until the maximum discharge equalled the discharge calculated using the rational method.

The results of the DRAINS model calibration are presented in the table below:



ARI (Years)	K <sub>c</sub>	m	Initial Loss (mm)	Continuing Loss (mm/hr)
2	1.30	0.80	10	2.5
5	1.20	0.80	10	2.5
10	1.15	0.80	10	2.5
20	1.05	0.80	10	2.5
50	0.65	0.80	10	2.5
100	0.60	0.80	10	2.5

Table 2 – DRAINS Model Calibration Parameters – Site Catchment

The flows calculated using the DRAINS model are compared against the flows calculated using the Rational Method in Table 3 below.

ARI Year	Rational Method Flows (m <sup>3</sup> /sec)	DRAINS Flows (m <sup>3</sup> /sec)
2	0.040	0.040
5	0.056	0.056
10	0.066	0.066
20	0.079	0.080
50	0.101	0.100
100	0.115	0.114

Table 3 – Post-Development Rational Method and DRAINS Flow Comparison

These results illustrate that the DRAINS model, using the parameters shown in Table 2 above, produce peak flows that correlate to the Rational Method flows.

### 5.3.3.3 Detention Tank Design

In order to ensure the peak runoff flows during post-development condition will not exceed peak runoff flows during the pre-development condition, a detention tank is proposed to be constructed under the car park near the Western corner of the site. The DRAINS model was used for the design of this detention tank.

The proposed detention tank has the following properties:

Max. detention volume (inc. freeboard):	33.15m <sup>3</sup>
Max. water depth (100 year ARI):	1.44m
Max. water depth (20 year ARI):	0.94m
Tank invert level:	28.47m AHD
Min. tank ceiling level:	30.42m AHD
Primary outlets:	175mm dia orifice (IL28.47)
	100mm dia orifice (IL29.00)
Overflow Weir:	2m wide weir (IL29.90)

The preliminary elevation-area-volume used for the modelling of the detention tank is shown in Table 4 below.

Level (m)	Elevation (m AHD)	Area (m <sup>2</sup> )	Cumulative Volume (m <sup>3</sup> )
0	28.47	17	0
0.50	28.97	17	8.5
1.00	29.47	17	17.0
1.50	29.97	17	25.5
1.95	30.42	17	33.15

Table 4 – Lake Detention Storage Staged Elevation-Area-Volume

Details of the detention tank arrangement are provided on MPN Plan 8562-DA.02 attached in Appendix 3.

A copy of the DRAINS model layout is shown in Figure 3 below. Detailed outputs are attached in Appendix 5.

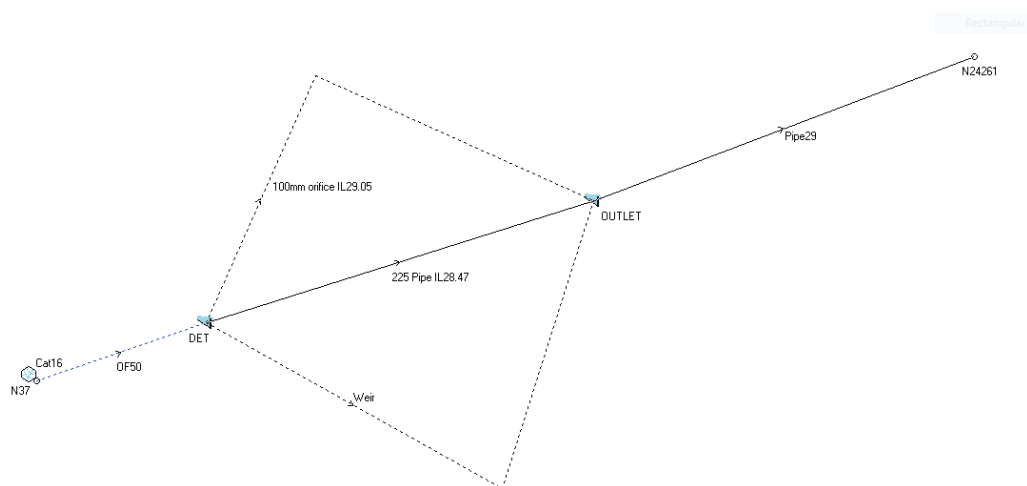


Figure 3 – DRAINS Model Layout

Stormwater events varying from 5 minutes to 120 minutes were analysed in DRAINS with results for the peak storm flows shown in Table 5 below, respectively.

ARI Year	Pre-Development Discharge From Site (m <sup>3</sup> /sec)	Proposed Discharge From Site (m <sup>3</sup> /sec)
2	0.031	0.031
5	0.044	0.043
10	0.051	0.051
20	0.062	0.060
50	0.079	0.076
100	0.091	0.087

Table 5 – Pre- and Post-Development Peak (with Detention) Flows

The peak inundation levels in the proposed detention tank across the range of storm events and durations analysed are listed in Table 6 below.

ARI Year	Detention Tank Inundation Elevation (m AHD)	Detention Tank Inundation Depth (m)
2	28.94	0.47
5	29.14	0.67
10	29.24	0.77
20	29.41	0.94
50	29.70	1.23
100	29.91	1.44

Table 6 – Peak Tank Inundation Levels

### 5.3.4 Stormwater Quality Management Strategy

As the site is less than 2,500m<sup>2</sup> in area, the development does not trigger the requirements of the State Planning Policy July 2017 for water quality treatment. As such, no stormwater quality improvement devices are proposed to be implemented as part of the development.

In lieu of stormwater treatment devices, 'best management practice' such as roofwater first flush diverters and landscape buffer strips and swales will be incorporated into the building works in order to satisfy the development's stormwater quality requirements.

## 5.4 Construction Phase (Sediment and Erosion Control)

### 5.4.1 Intent of Erosion and Sediment Control Management Plan

To prevent stormwater contamination (of watercourses) and the release of contaminated stormwater and wastewater by ensuring compliance with the Environmental Protection Act 1994 and Environmental Protection (Water) Policy 2009.

### 5.4.2 Implementation Strategy

Establish control measures and best practice approaches to prevent stormwater contamination and minimise the risk and adverse effects of erosion and sedimentation. All Erosion and Sediment Control measures must be designed, constructed and maintained in a manner that is commensurate with the site's erosion risk.

### 5.4.3 Erosion and Sediment Control Measures

- Obtain a license or approval to operate activities that are classed as environmental relevant activities (i.e. they have the potential to cause environmental harm).
- Implement and maintain appropriate control measures to prevent sediment laden wastewater and other potential pollutants such as oil, paint and wet concrete from entering the stormwater system via stormwater drains and gullies. The control measures which must be considered to be adopted are:
  - Limitation of site access during construction to minimise disruption to traffic. Install a temporary construction entry/ exit sediment trap at all site accesses to minimise mud and sediment from the site being tracked onto public road, particularly during wet weather or when the site is muddy.



- Install and maintain appropriate sediment fences around construction areas.
- Divert clean stormwater runoff, using catch drains, around construction areas to existing or new stormwater drainage system.
- Install sandbags and other pollution containment devices around stormwater drains and any other locations where required to prevent sediment entering the trunk stormwater system.
- Cover open earth/ soil areas progressively (with concrete slabs and pavements or mulch) to minimise areas of bare earth/ soil.
- Any stockpiles of excavated soil and demolition/ construction waste must be located where risk of erosion and sedimentation is minimal, and must be protected from wind and water erosion.
- Implement and maintain appropriate control measures such as catch drains and sediment fences to prevent ponding of stormwater or discharge of stormwater from the site to adjacent properties.
- Provision of spill/ pollution control equipment that is readily accessible to clean up spills and leaks.
- Ensure spill/ pollution control measures are available and maintained in working condition.
- Sediment contained by the sediment control devices such as sandbags, sediment fences and containment bunds must be frequently removed and placed in a controlled area.
- Implement an inspection schedule for any spill or leaks of any potential polluting areas or activities.

#### 5.4.4 Erosion and Sediment Control Management Goals

- Licenses, approvals, permits and inspection reports are in order.
- Sediment or pollution control devices such as sandbags, sediment fences and containment bunds are in place, maintained and effective.
- Spill/ pollution control equipment is readily accessible at designated locations.
- No accumulated sediment is contained by the sediment control devices such as hay bales, sediment fences and containment bunds.
- No sediment exceeding a depth of 300mm in the pollution control devices (e.g. silt trap).

#### 5.4.5 Erosion and Sediment Control Implementation Program

- Licenses, permits or approvals for each environmentally relevant activity must be obtained prior to the commencement of the particular activity.
- Appropriate control measures such as sediment fences, temporary construction entry/ exit sediment traps, pollution containment devices (e.g. sandbags), stormwater diversion and administrative controls must be installed and established prior to commencement of the earthworks and construction activities.
- Pollution control devices such as spill control equipment must be inspected on a regular basis (at least weekly).
- Other sediment and pollution control equipment such as containment bunds, hay bales and sediment fences must be inspected on a regular basis (at least daily).
- Inspection for any leaks, spills or potential contaminating activity must be performed on a regular basis (at least daily).

24 November 2020



- Remove accumulated sediment or other contaminants from sediment/ pollution control devices on a regular basis.
- All erosion and sediment control measures must be inspected within 24 hours of expected rain and within 18 hours of a rainfall event.

#### 5.4.6 Responsible Person or Organisation

The contractor shall be responsible for the implementation and maintenance of the Erosion and Sediment Control Measures.

#### 5.4.7 Reporting/ Review

Records such as licenses, approvals, permits and inspection reports must be reviewed on a regular basis (e.g. at least monthly) to ensure that legal compliance is met, complaints are reviewed and systems are working to prevent contamination.

#### 5.4.8 Corrective Actions

- Perform clean-up of any spills immediately.
- Any mud or sediment which is tracked onto public roads is to be immediately removed using dry clean-up methods (i.e. shovel and broom).
- Remove or relocate any stockpiles of waste where there is a reasonable risk of erosion and sedimentation.
- Replace or repair sediment or pollution control devices if they are not maintained in good working condition.

## 6 CONCLUSION

This Stormwater Management Plan demonstrates that under the proposed concept plan stormwater quality and quantity treatment is achievable to the levels required by State Planning Policy July 2017.

The lawful point of discharge for the development is the existing underground stormwater drainage network in Marylin Terrace.

Stormwater runoff from the development will be collected and conveyed in a new stormwater pit and pipe network to a detention tank located under the car park near the Western corner of the site. Detained water from the detention tank will be piped to a new gully pit located along the site frontage to Marylin Terrace which will be connected to the existing gully pit to the West of the site.

As the site is less than 2,500m<sup>2</sup> in area, the development does not trigger the requirements of the State Planning Policy July 2017 for water quality treatment. As such, no stormwater quality improvement devices are proposed to be implemented as part of the development.

In lieu of stormwater treatment devices, 'best management practice' such as roofwater first flush diverters and landscape buffer strips and swales will be incorporated into the building works in order to satisfy the development's stormwater quality requirements.

## 7 LIMITATIONS OF REPORT

MPN have prepared this report for the proposed child care centre on land located at 12-14 Marylin Terrace, Eatons Hill in accordance with MPN's proposal to GG Propco Pty Ltd. This report is provided for the exclusive use of GG Propco Pty Ltd for this specific project and its requirements. It should not be used or relied upon by a third party and MPN accept no responsibility for the use of this report by any party other than GG Propco Pty Ltd.

## Moreton Bay Regional Council

GENERAL MEETING - 534  
21 July 2021

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Supporting Information

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

24 November 2020

**mpn** consulting

Appendix 1  
Architectural Plans

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DEVELOPMENT APPLICATION  
EATONS HILL EARLY LEARNING CENTRE  
RFI SUBMISSION  
23.11.20



ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

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**SITE PLAN**

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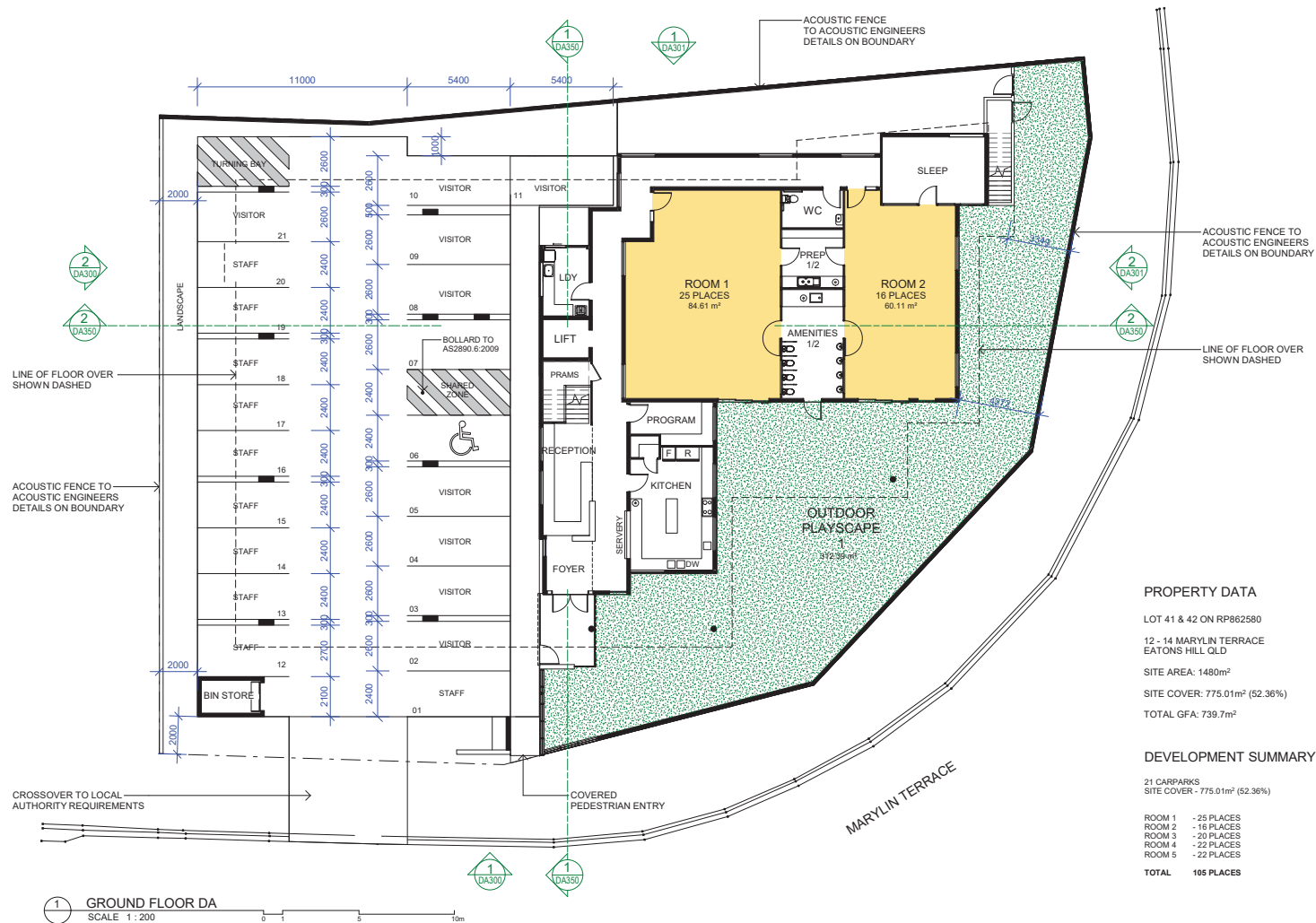
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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

DEVELOPMENT APPLICATION

DRAWING  
**GROUND FLOOR PLAN**

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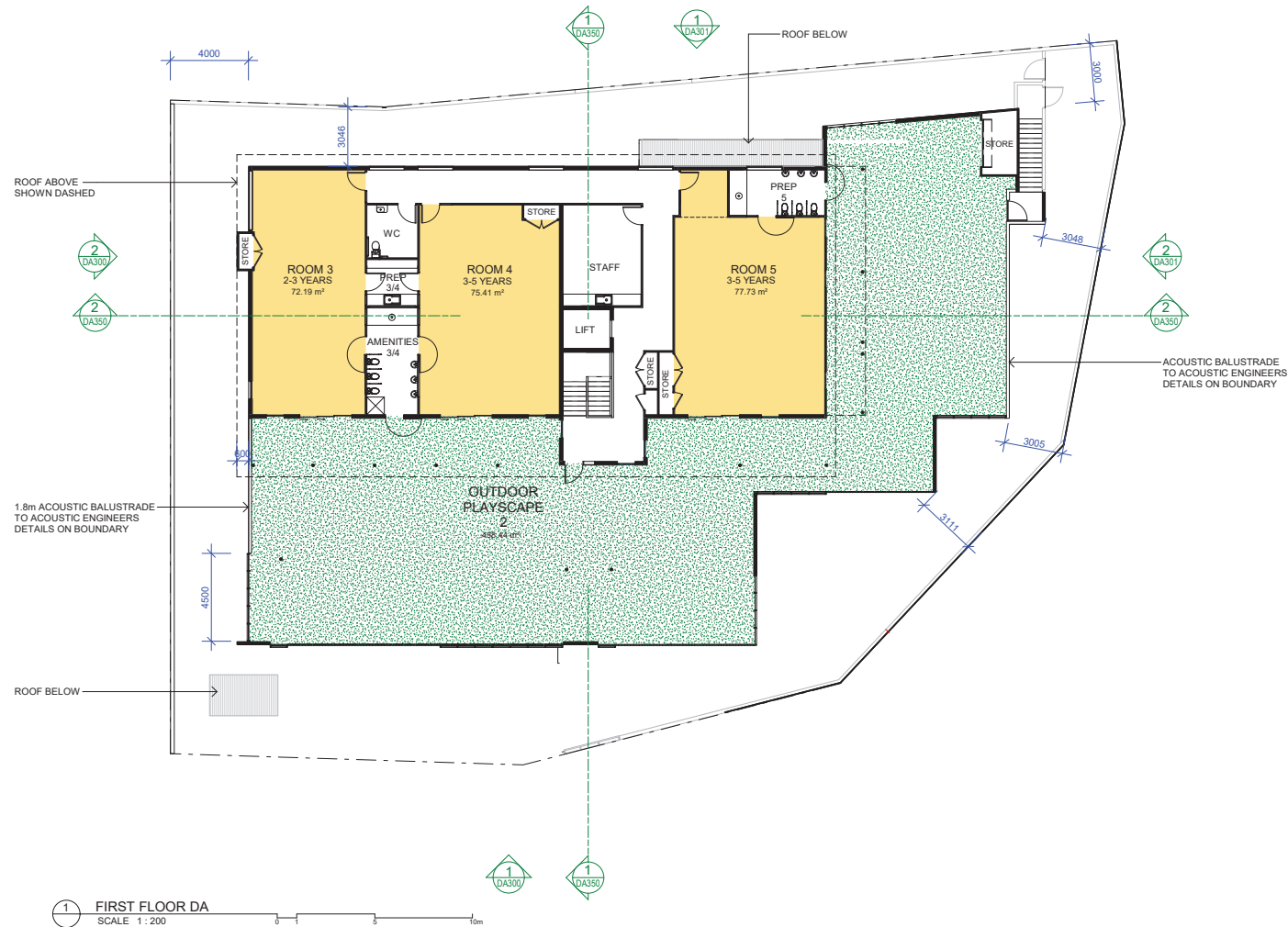


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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**FIRST FLOOR PLAN**

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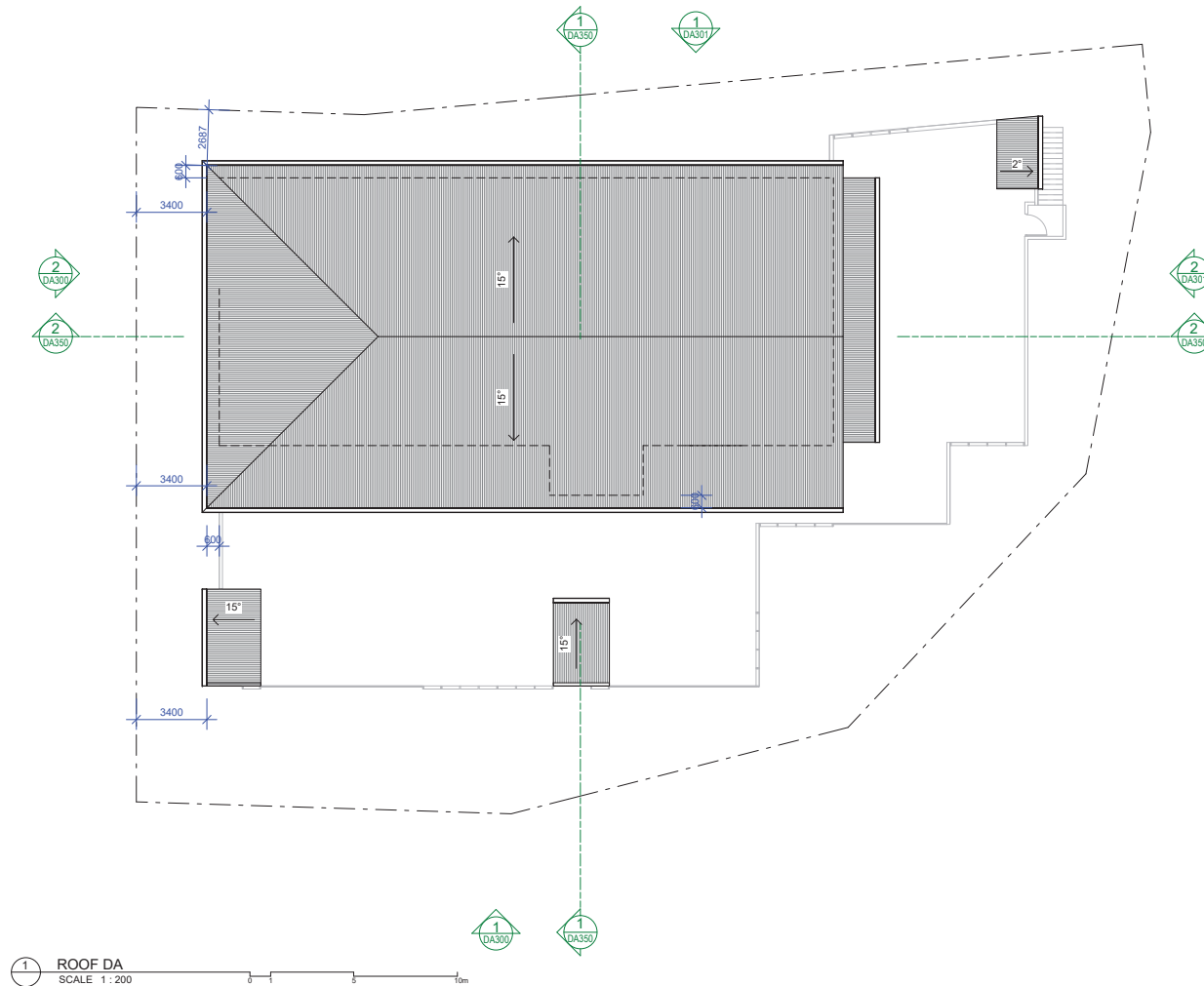
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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

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ROOF PLAN  
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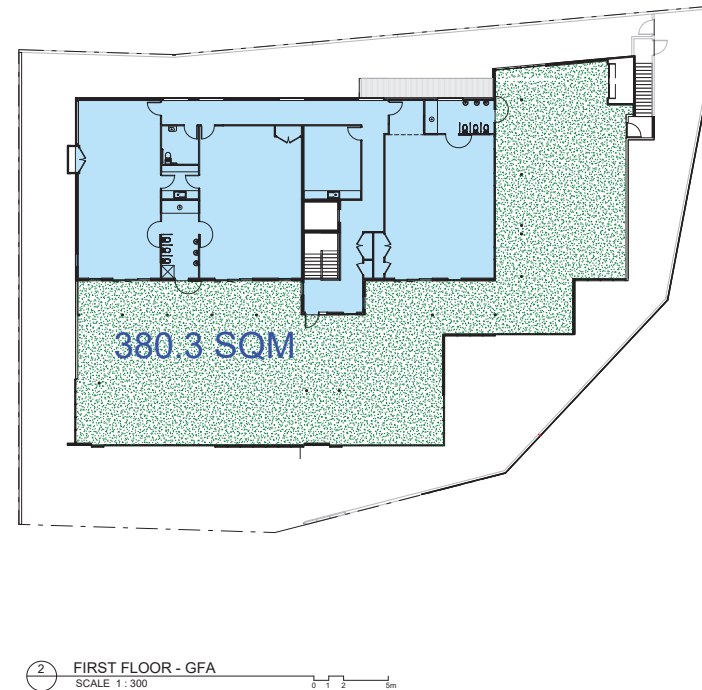
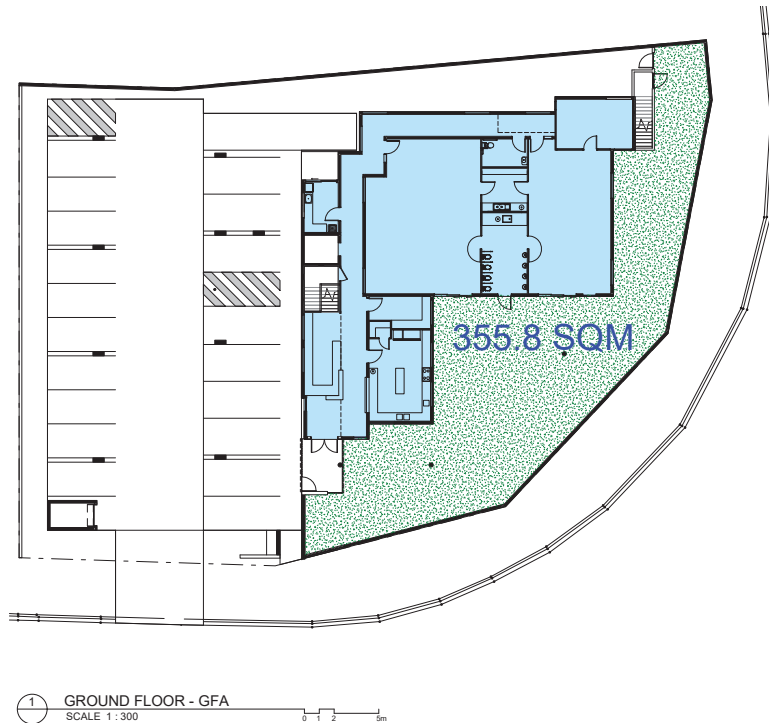
ISSUE  
B



65 LAKEVIEW TERRACE  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**GFA CALCULATIONS**  
SCALE  
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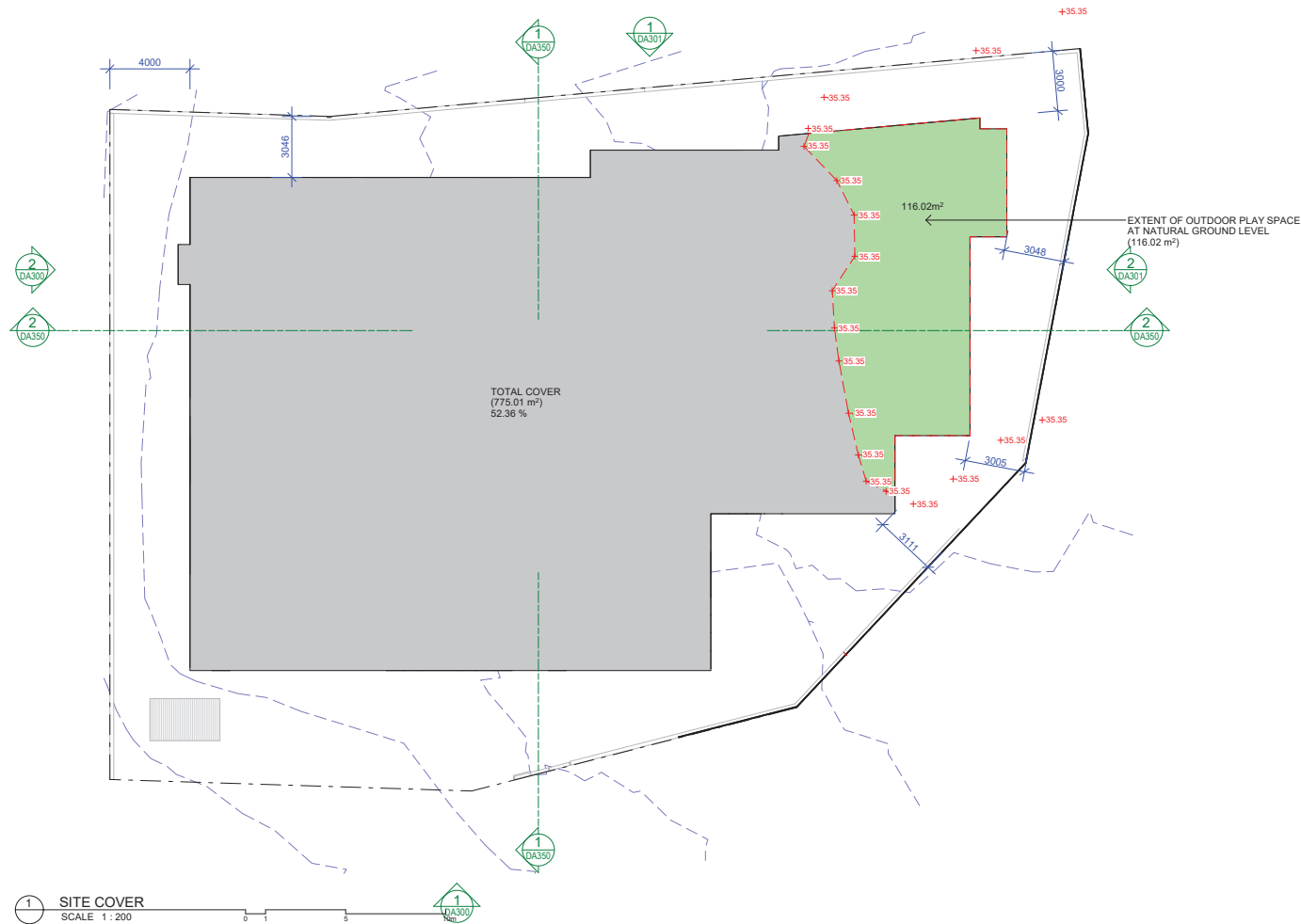
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**SITE COVER**

SCALE  
1:200@A3

DRAWING NO.  
**DA204**

ISSUE  
**B**

23/11/2020 5:09:36 PM



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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**ELEVATIONS 1**

SCALE  
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DRAWING NO.  
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ISSUE  
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NORTH

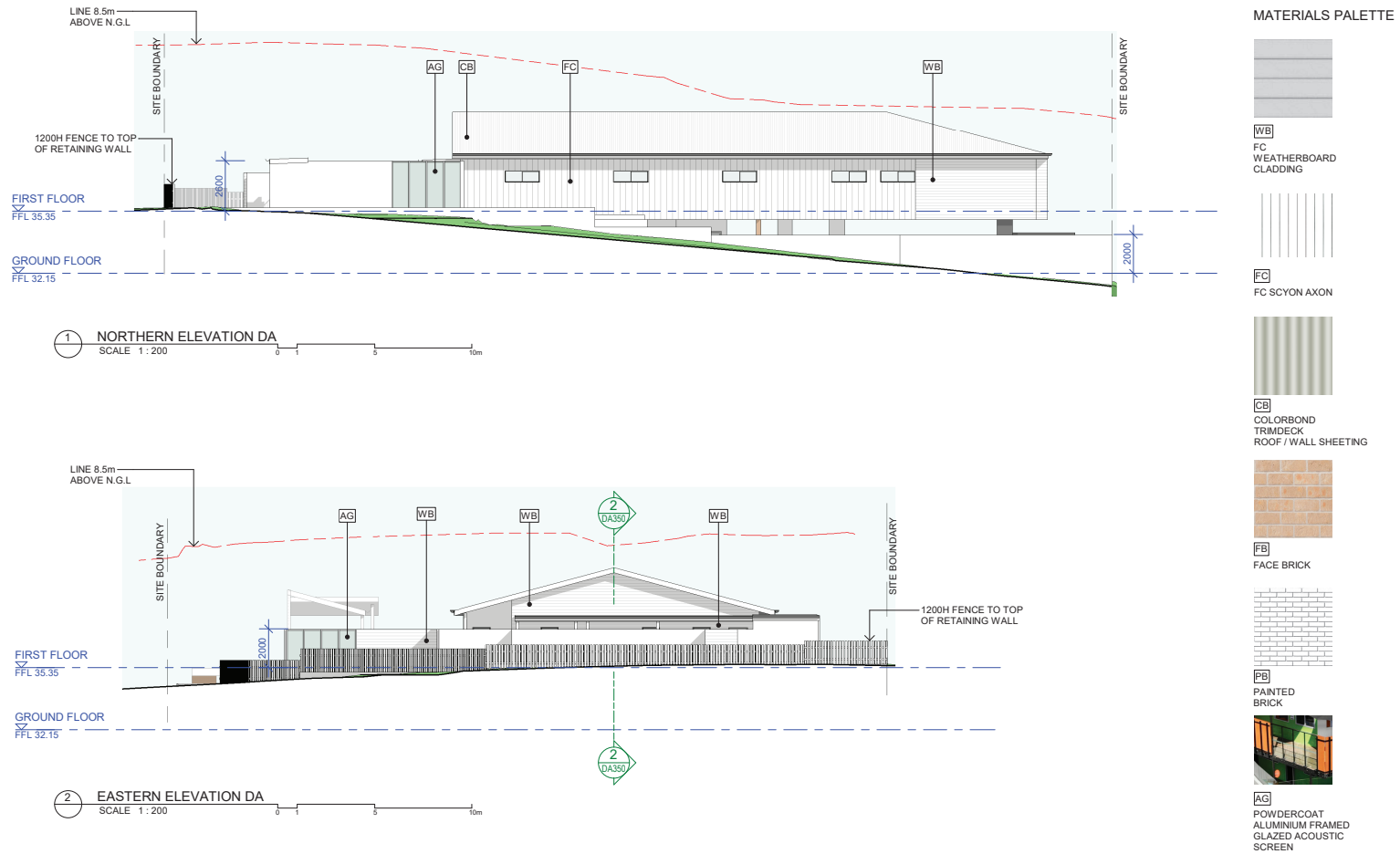
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65 LAKEVIEW TERRACE  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

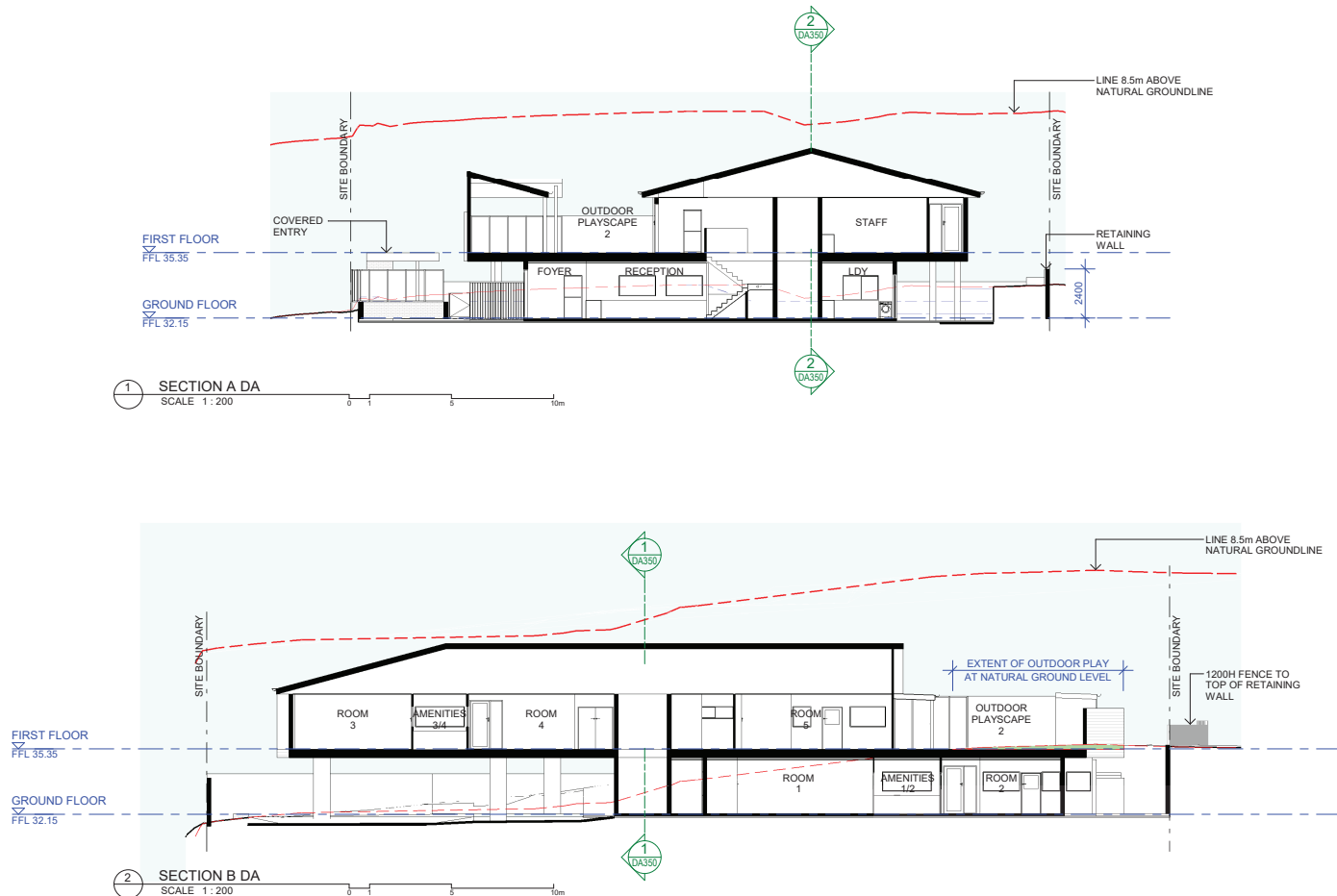
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SCALE  
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ISSUE  
B  
NORTH  
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65 LAKEVIEW TERRACE  
BILAMBIL HEIGHTS NSW  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL

STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**SECTIONS**

SCALE  
1:200 @ A3

DRAWING NO.  
**DA350**

ISSUE  
**B**

NORTH

23/11/2020 5:09:41 PM

65 LAKEVIEW TERRACE  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



MARYLIN TERRACE ENTRANCE

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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**PERSPECTIVE VIEW 1**  
  
SCALE  
NTS

DRAWING NO. **DA360** ISSUE **B** NORTH  
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65 LAKEVIEW TERRACE  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



MARYLIN TERRACE SOUTHERN CORNER VIEW

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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**PERSPECTIVE VIEW 2**  
SCALE  
NTS

DRAWING NO.  
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ISSUE  
**B**  
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65 LAKEVIEW TERRACE  
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



ACOUSTIC SCREENS DETAIL VIEW

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PROJECT  
**EATONS HILL EARLY LEARNING CENTRE**  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
**DEVELOPMENT APPLICATION**

DRAWING  
**ACOUSTIC SCREEN DETAIL**  
VIEW  
SCALE  
NTS

DRAWING NO.  
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ISSUE  
**A**  
NORTH  
23/11/2020 5:09:42 PM

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# Moreton Bay Regional Council

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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN

24 November 2020

**mpn** consulting

Appendix 2  
Site Survey

*Excellence with Economy in Engineering*

I:\8000-8999\8500-8599\8562\report\24-11-20 stormwater management plan\_issue b.docx

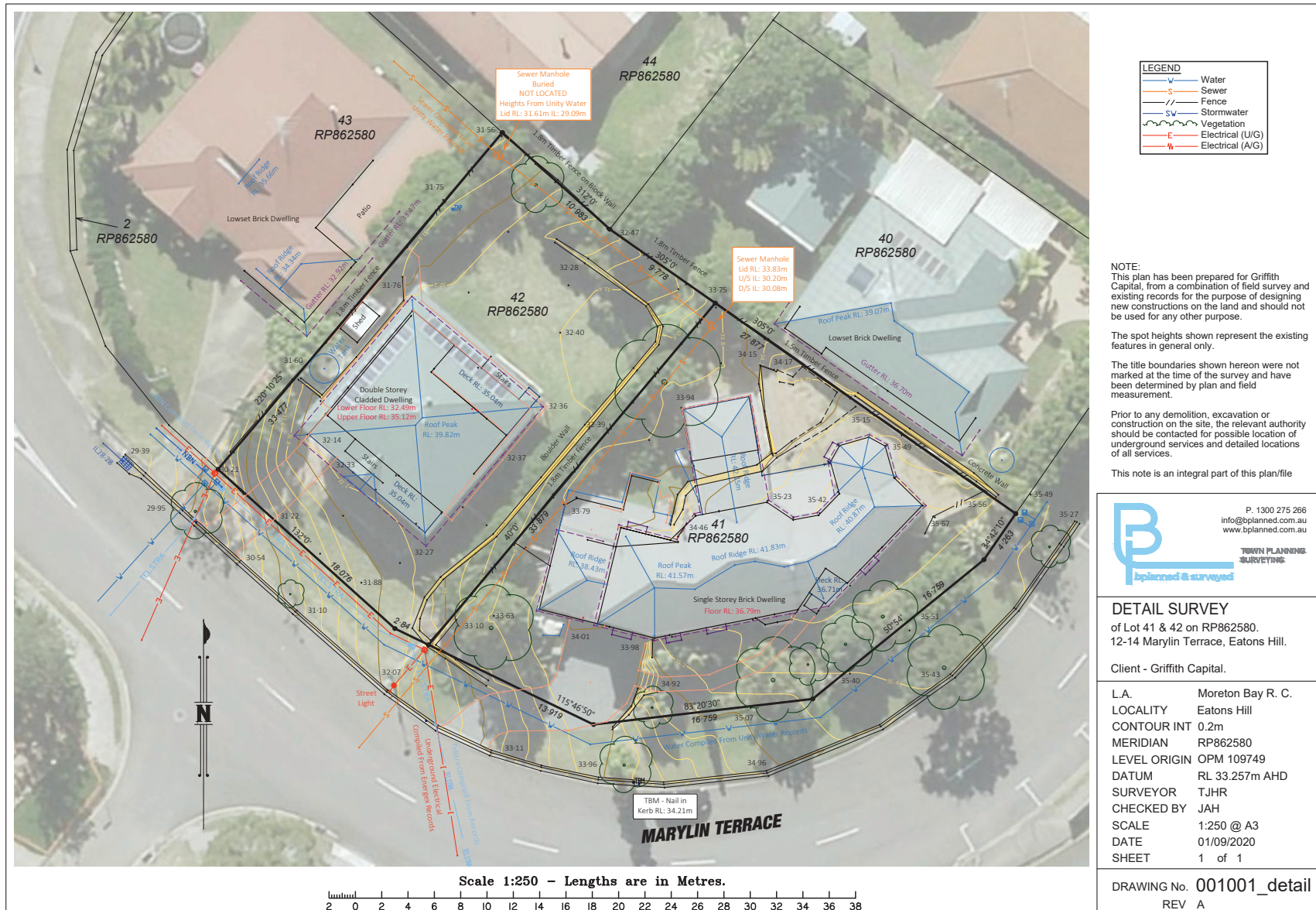
17

# Moreton Bay Regional Council

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



Document Set ID: 59237150  
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21 July 2021

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# Moreton Bay Regional Council

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21 July 2021

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN

24 November 2020

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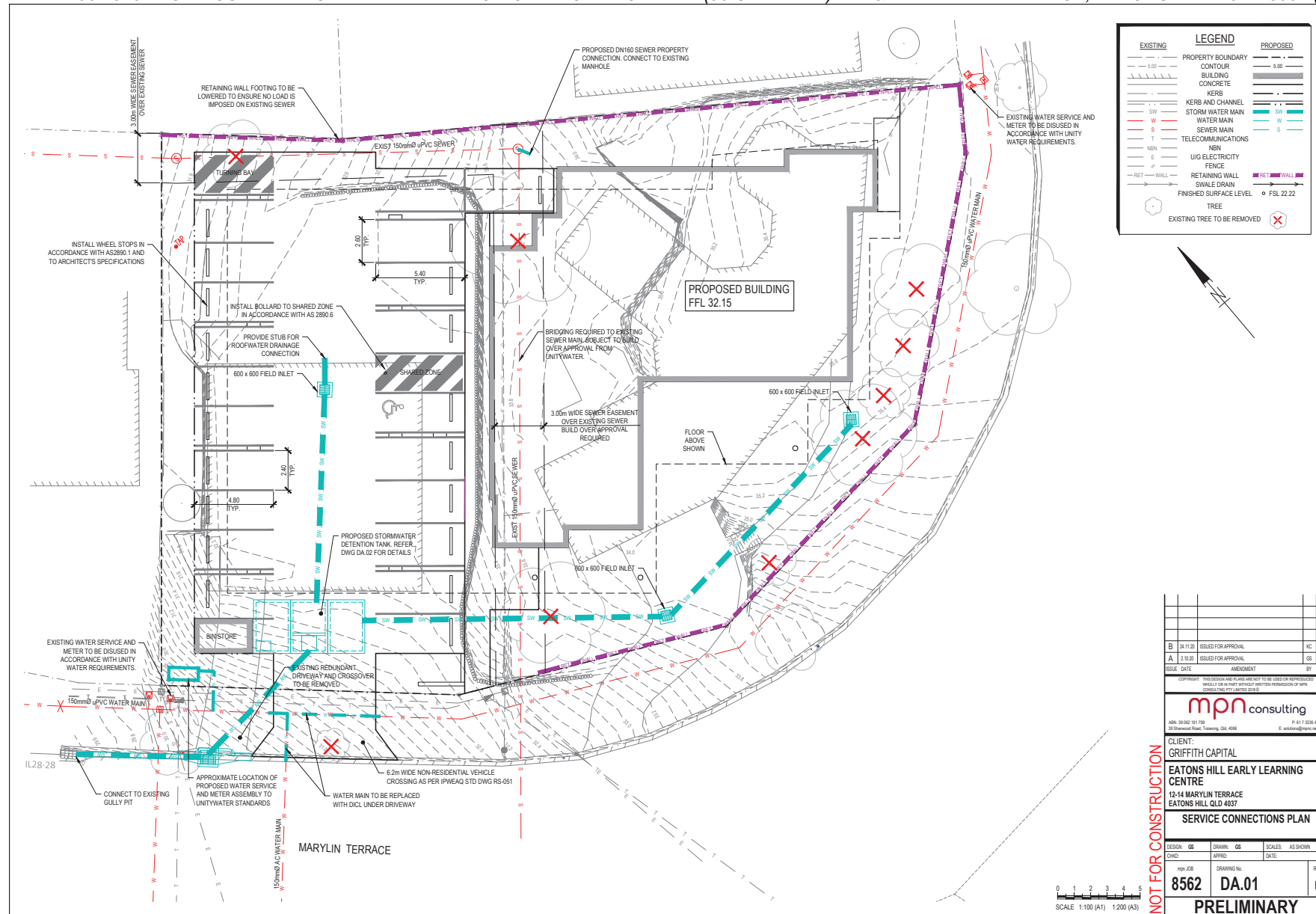
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MPN Plans

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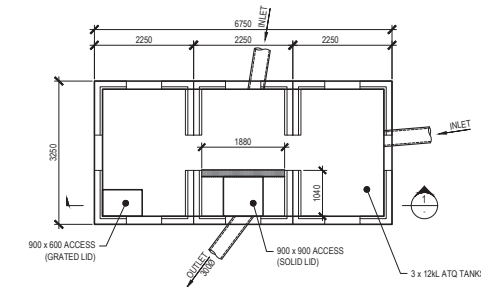


# Moreton Bay Regional Council

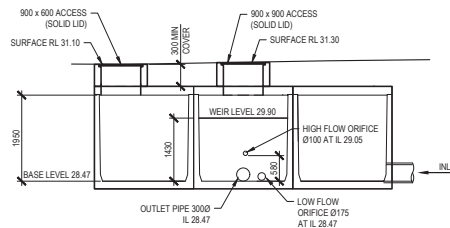
GENERAL MEETING - 534  
21 July 2021

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Supporting Information

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



DETENTION TANK TYPICAL ARRANGEMENT  
SCALE 1:50



SECTION  
SCALE 1:50

DESIGN	GS	DRAWN	GS	SCALE	A3 SHOWN
CHD		APPRO		DATE	
mpn	8562	DRAWING No.	DA.02	REV	B
<b>PRELIMINARY</b>					

NOT FOR CONSTRUCTION

STORMWATER DETENTION TANK DETAILS

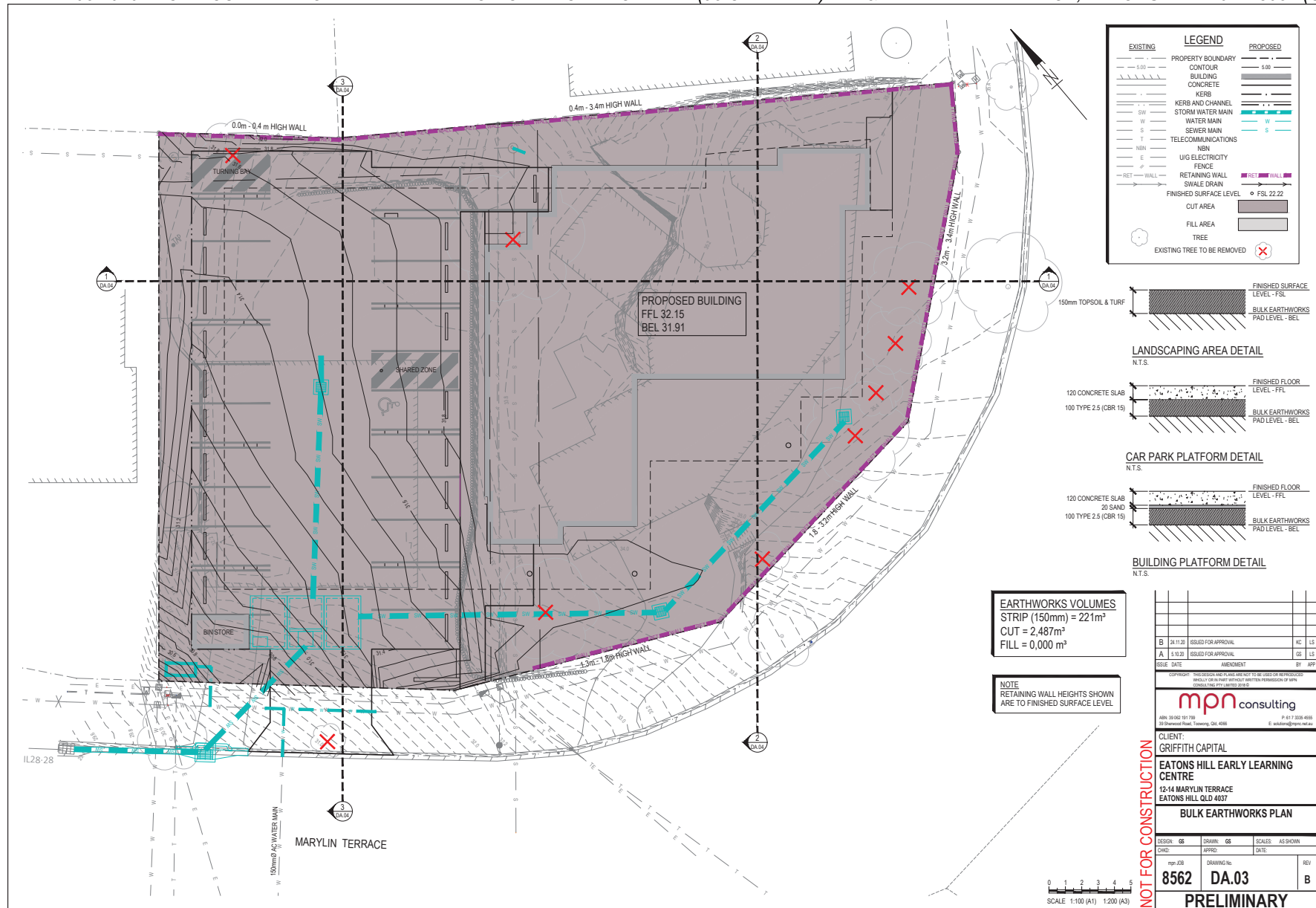
CLIENT:  
GRIFFITH CAPITAL  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE  
EATONS HILL QLD 4637

mpn consulting  
ASB 20 052 151 719 P 61 7 335 455  
30 Sharnford Road, Toowoomba, QLD 4606 E: sales@mpnconsulting.com.au

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GENERAL MEETING - 534  
21 July 2021

Supporting Information

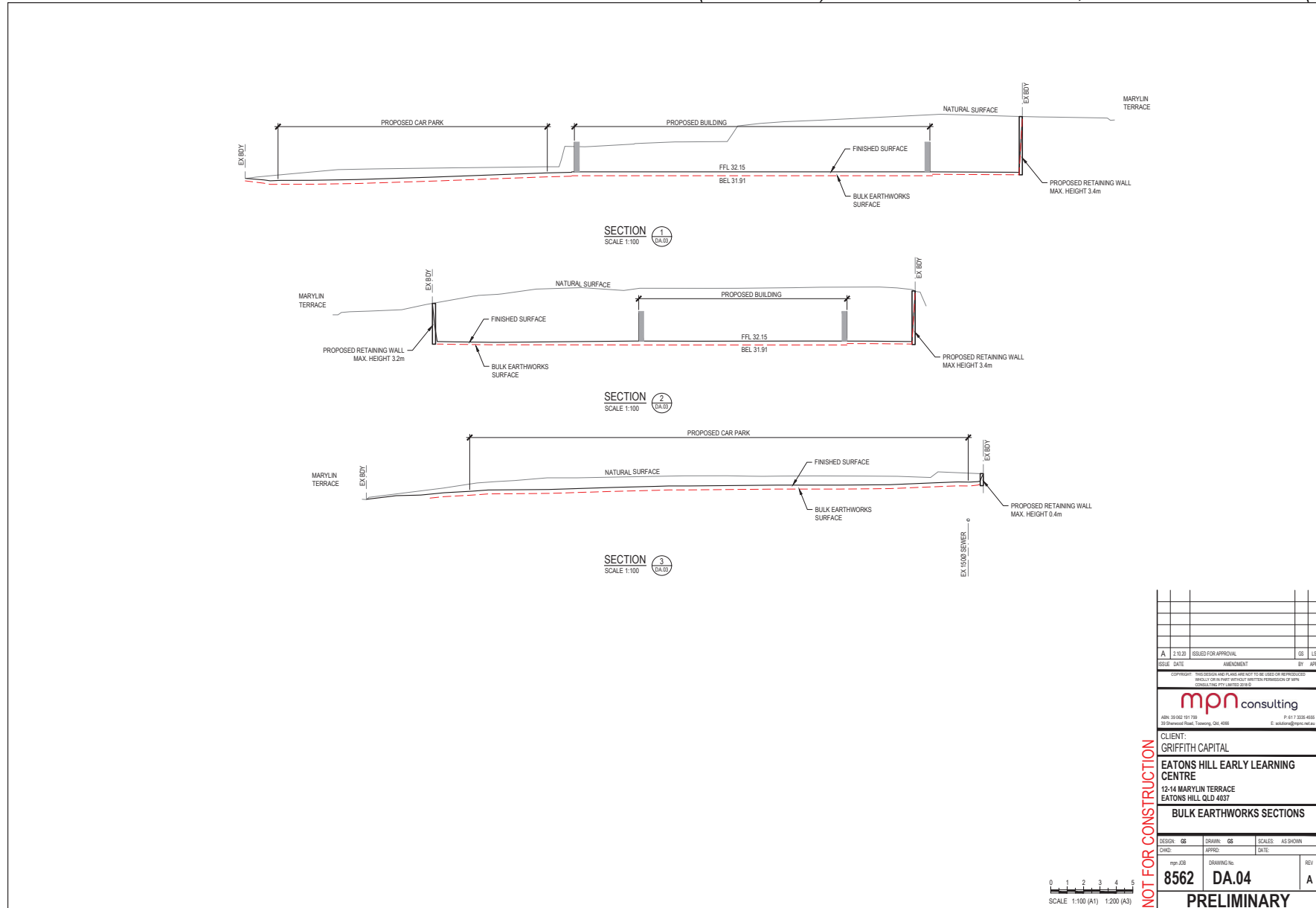


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21 July 2021

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Supporting Information

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



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Supporting Information



# Moreton Bay Regional Council

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN

24 November 2020

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Appendix 4  
Rational Method Calculations

*Excellence with Economy in Engineering*

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19

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GENERAL MEETING - 534  
21 July 2021

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Supporting Information

## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

12-14 Marylin Terrace - Eatons Hill

Stormwater Drainage Calculations

File: 8562

Date: 06/10/2020

Stormwater Drainage Runoff - Calculations							
Average Recurrence Interval (ARI)	Years	2	5	10	20	50	100
<b>Pre-Development Condition</b>							
Area	ha	0.148	0.148	0.148	0.148	0.148	0.148
$f_i$		0.40	0.40	0.40	0.40	0.40	0.40
$C_{10}$		0.76	0.76	0.76	0.76	0.76	0.76
$F_y$		0.85	0.95	1	1.05	1.15	1.2
$C_y = F_y * C_{10}$		0.646	0.722	0.76	0.798	0.874	0.912
Time of concentration ( $t_c$ ) (Standard inlet time)	minutes	10	10	10	10	10	10
Time of concentration ( $t_c$ )	minutes	10	10	10	10	10	10
Rainfall Intensity (I)	mm / hr	117.77	147.17	164.49	188.08	219.48	243.84
Qexist (Peak Runoff) = $(C * I * A) / 360$	m <sup>3</sup> / s	0.031277	0.043683	0.051394	0.061703	0.078862	0.091424

Stormwater Drainage Runoff - Calculations							
Average Recurrence Interval (ARI)	Years	2	5	10	20	50	100
<b>Post Development Condition</b>							
<b>Eastern Catchment</b>							
Area	ha	0.148	0.148	0.148	0.148	0.148	0.148
$f_i$		0.80	0.80	0.80	0.80	0.80	0.80
$C_{10}$		0.85	0.85	0.85	0.85	0.85	0.85
$F_y$		0.85	0.95	1	1.05	1.15	1.2
$C_y = F_y * C_{10}$		0.7225	0.8075	0.85	0.8925	0.9775	1
Time of concentration ( $t_c$ ) (Sheet flow across grass)	minutes	7	7	7	7	7	7
Time of concentration ( $t_c$ )	minutes	7	7	7	7	7	7
Rainfall Intensity (I)	mm / hr	135.52	169.03	188.74	215.62	251.36	279.08
Qexist (Peak Runoff) = $(C * I * A) / 360$	m <sup>3</sup> / s	0.040253	0.056113	0.065954	0.079115	0.101012	0.114733

# Moreton Bay Regional Council

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN

24 November 2020

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Appendix 5  
DRAINS Output Results

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20

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GENERAL MEETING - 534  
21 July 2021

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Supporting Information

## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q2

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.44		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.062 AR&R 2 year, 5 minutes storm, average 151 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 2 year, 5 minutes storm, average 151 mm/h, Zone 3	18.62	15.61 (83.8%)	12.53 (84.1%)	3.08 (82.6%)
AR&R 2 year, 10 minutes storm, average 116 mm/h, Zone 3	28.61	25.54 (89.3%)	20.54 (89.7%)	5.00 (87.4%)
AR&R 2 year, 15 minutes storm, average 97.0 mm/h, Zone 3	35.89	32.76 (91.3%)	26.35 (91.8%)	6.41 (89.3%)
AR&R 2 year, 20 minutes storm, average 85.0 mm/h, Zone 3	41.93	38.75 (92.4%)	31.19 (93.0%)	7.56 (90.1%)
AR&R 2 year, 25 minutes storm, average 76.0 mm/h, Zone 3	46.87	43.62 (93.1%)	35.14 (93.7%)	8.48 (90.5%)
AR&R 2 year, 30 minutes storm, average 69.0 mm/h, Zone 3	51.06	47.75 (93.5%)	38.50 (94.2%)	9.26 (90.6%)
AR&R 2 year, 45 minutes storm, average 56.0 mm/h, Zone 3	62.16	58.71 (94.4%)	47.36 (95.2%)	11.34 (91.2%)
AR&R 2 year, 1 hour storm, average 47.3 mm/h, Zone 3	70	66.37 (94.8%)	53.65 (95.8%)	12.72 (90.9%)
AR&R 2 year, 1.5 hours storm, average 36.5 mm/h, Zone 3	81.03	77.02 (95.1%)	62.46 (96.4%)	14.56 (89.8%)
AR&R 2 year, 2 hours storm, average 30.3 mm/h, Zone 3	89.69	85.32 (95.1%)	69.39 (96.7%)	15.93 (88.8%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.031	0.79	28.712	28.707 AR&R 2 year, 1 hour storm, average 47.3 mm/h, Zone 3
Pipe29		0.031	1.22	28.587	28.438 AR&R 2 year, 1 hour storm, average 47.3 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
------	----------------	-------------	--------------

### RORB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.062	0.04 AR&R 2 year, 5 minutes storm, average 151 mm/h, Zone 3

### DETENTION BASIN DETAILS

# Moreton Bay Regional Council

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Supporting Information

## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET		28.94	8.1	0.031	0.031	0
OUTLET		28.71	0.2	0.031	0.031	0
CONTINUITY CHECK for AR&R 2 year, 5 minutes storm, average 151 mm/h, Zone 3						
Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %		
N37		15.61	15.61	0	0	
DET		23.61	22.47	1.13	0	
OUTLET		22.47	22.34	0.13	0	
N24261		22.34	22.34	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:00:33 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.



# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q5

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.46		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.078 AR&R 5 year, 5 minutes storm, average 190 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 5 year, 5 minutes storm, average 190 mm/h, Zone 3	23.43	20.42 (87.1%)	16.44 (87.7%)	3.98 (84.9%)
AR&R 5 year, 10 minutes storm, average 147 mm/h, Zone 3	36.26	33.19 (91.5%)	26.69 (92.0%)	6.49 (89.5%)
AR&R 5 year, 15 minutes storm, average 124 mm/h, Zone 3	45.88	42.75 (93.2%)	34.35 (93.6%)	8.39 (91.5%)
AR&R 5 year, 20 minutes storm, average 108 mm/h, Zone 3	53.28	50.09 (94.0%)	40.27 (94.5%)	9.82 (92.2%)
AR&R 5 year, 25 minutes storm, average 97.0 mm/h, Zone 3	59.82	56.57 (94.6%)	45.50 (95.1%)	11.06 (92.5%)
AR&R 5 year, 30 minutes storm, average 89.0 mm/h, Zone 3	65.86	62.55 (95.0%)	50.33 (95.5%)	12.22 (92.8%)
AR&R 5 year, 45 minutes storm, average 72.0 mm/h, Zone 3	79.92	76.45 (95.7%)	61.57 (96.3%)	14.88 (93.1%)
AR&R 5 year, 1 hour storm, average 61.0 mm/h, Zone 3	90.28	86.63 (96.0%)	69.86 (96.7%)	16.77 (92.9%)
AR&R 5 year, 1.5 hours storm, average 47.6 mm/h, Zone 3	105.67	101.65 (96.2%)	82.17 (97.2%)	19.48 (92.2%)
AR&R 5 year, 2 hours storm, average 39.7 mm/h, Zone 3	117.51	113.14 (96.3%)	91.64 (97.5%)	21.49 (91.5%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.039	0.99	28.768	28.761 AR&R 5 year, 1 hour storm, average 61.0 mm/h, Zone 3
Pipe29		0.043	1.33	28.61	28.46 AR&R 5 year, 1 hour storm, average 61.0 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
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### RORB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.078	0.056 AR&R 5 year, 5 minutes storm, average 190 mm/h, Zone 3

### DETENTION BASIN DETAILS

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET	29.14	11.3	0.043	0.039	0.003	
OUTLET	28.76	0.3	0.043	0.043	0	

CONTINUITY CHECK for AR&R 5 year, 5 minutes storm, average 190 mm/h, Zone 3

Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %	
N37	20.42	20.42	0	0	
DET	28.2	27.08	1.12	0	
OUTLET	27.08	26.96	0.12	0	
N24261	26.96	26.96	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:04:24 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q10

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.47		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.088 AR&R 10 year, 25 minutes storm, average 110 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 10 year, 5 minutes storm, average 214 mm/h, Zone 3		26.39 23.38 (88.6%)	18.79 (89.0%)	4.59 (87.0%)
AR&R 10 year, 10 minutes storm, average 166 mm/h, Zone 3		40.95 37.87 (92.5%)	30.45 (93.0%)	7.42 (90.6%)
AR&R 10 year, 15 minutes storm, average 140 mm/h, Zone 3		51.8 48.67 (94.0%)	39.08 (94.3%)	9.59 (92.6%)
AR&R 10 year, 20 minutes storm, average 123 mm/h, Zone 3		60.68 57.49 (94.7%)	46.18 (95.1%)	11.31 (93.2%)
AR&R 10 year, 25 minutes storm, average 110 mm/h, Zone 3		67.83 64.58 (95.2%)	51.91 (95.7%)	12.67 (93.4%)
AR&R 10 year, 30 minutes storm, average 101 mm/h, Zone 3		74.74 71.43 (95.6%)	57.45 (96.1%)	13.97 (93.5%)
AR&R 10 year, 45 minutes storm, average 81.0 mm/h, Zone 3		89.91 86.44 (96.1%)	69.57 (96.7%)	16.87 (93.8%)
AR&R 10 year, 1 hour storm, average 70.0 mm/h, Zone 3		103.6 99.95 (96.5%)	80.52 (97.1%)	19.43 (93.8%)
AR&R 10 year, 1.5 hours storm, average 54.0 mm/h, Zone 3		119.88 115.85 (96.6%)	93.55 (97.5%)	22.31 (93.0%)
AR&R 10 year, 2 hours storm, average 45.4 mm/h, Zone 3		134.38 130.00 (96.7%)	105.14 (97.8%)	24.86 (92.5%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.043	1.08	28.805	28.796 AR&R 10 year, 1 hour storm, average 70.0 mm/h, Zone 3
Pipe29		0.051	1.38	28.625	28.475 AR&R 10 year, 1 hour storm, average 70.0 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
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### RORB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.088	0.066 AR&R 10 year, 25 minutes storm, average 110 mm/h, Zone 3

### DETENTION BASIN DETAILS

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET	29.24	13.1	0.051	0.043	0.008	
OUTLET	28.8	0.3	0.051	0.051	0	

CONTINUITY CHECK for AR&R 10 year, 25 minutes storm, average 110 mm/h, Zone 3

Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %	
N37	64.58	64.58	0	0	
DET	67.23	66.72	0.51	0	
OUTLET	66.72	66.66	0.06	0	
N24261	66.66	66.66	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:05:00 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q20

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.49		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.102 AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 20 year, 5 minutes storm, average 245 mm/h, Zone 3	30.22	27.20 (90.0%)	21.82 (90.3%)	5.38 (89.1%)
AR&R 20 year, 10 minutes storm, average 191 mm/h, Zone 3	47.11	44.04 (93.5%)	35.38 (93.9%)	8.66 (91.9%)
AR&R 20 year, 15 minutes storm, average 161 mm/h, Zone 3	59.57	56.43 (94.7%)	45.31 (95.1%)	11.13 (93.4%)
AR&R 20 year, 20 minutes storm, average 142 mm/h, Zone 3	70.05	66.86 (95.4%)	53.70 (95.8%)	13.16 (93.9%)
AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3	78.32	75.06 (95.8%)	60.31 (96.3%)	14.75 (94.2%)
AR&R 20 year, 30 minutes storm, average 116 mm/h, Zone 3	85.84	82.52 (96.1%)	66.32 (96.6%)	16.21 (94.4%)
AR&R 20 year, 45 minutes storm, average 94.0 mm/h, Zone 3	104.34	100.86 (96.7%)	81.11 (97.2%)	19.75 (94.6%)
AR&R 20 year, 1 hour storm, average 81.0 mm/h, Zone 3	119.88	116.22 (96.9%)	93.54 (97.5%)	22.68 (94.6%)
AR&R 20 year, 1.5 hours storm, average 63.0 mm/h, Zone 3	139.86	135.82 (97.1%)	109.52 (97.9%)	26.30 (94.0%)
AR&R 20 year, 2 hours storm, average 53.0 mm/h, Zone 3	156.88	152.49 (97.2%)	123.14 (98.1%)	29.35 (93.6%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.049	1.24	28.842	28.83 AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3
Pipe29		0.06	1.44	28.643	28.492 AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
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### RORB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.102	0.08 AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3

### DETENTION BASIN DETAILS



# Moreton Bay Regional Council

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21 July 2021

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET	29.41	15.9	0.061	0.049	0.012	
OUTLET	28.83	0.4	0.06	0.06	0	

CONTINUITY CHECK for AR&R 20 year, 25 minutes storm, average 127 mm/h, Zone 3

Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %	
N37	75.06	75.06	0	0	
DET	76.4	75.93	0.47	0	
OUTLET	75.93	75.88	0.05	0	
N24261	75.88	75.88	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:06:01 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q50

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.52		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.118 AR&R 50 year, 5 minutes storm, average 288 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 50 year, 5 minutes storm, average 288 mm/h, Zone 3	35.52	32.50 (91.5%)	26.14 (92.0%)	6.36 (89.5%)
AR&R 50 year, 10 minutes storm, average 224 mm/h, Zone 3	55.25	52.18 (94.4%)	41.84 (94.7%)	10.34 (93.5%)
AR&R 50 year, 15 minutes storm, average 190 mm/h, Zone 3	70.3	67.16 (95.5%)	53.93 (95.9%)	13.23 (94.1%)
AR&R 50 year, 20 minutes storm, average 167 mm/h, Zone 3	82.39	79.19 (96.1%)	63.54 (96.4%)	15.65 (95.0%)
AR&R 50 year, 25 minutes storm, average 150 mm/h, Zone 3	92.5	89.24 (96.5%)	71.64 (96.8%)	17.60 (95.2%)
AR&R 50 year, 30 minutes storm, average 138 mm/h, Zone 3	102.12	98.80 (96.8%)	79.34 (97.1%)	19.46 (95.3%)
AR&R 50 year, 45 minutes storm, average 112 mm/h, Zone 3	124.32	120.83 (97.2%)	97.10 (97.6%)	23.73 (95.4%)
AR&R 50 year, 1 hour storm, average 96.0 mm/h, Zone 3	142.08	138.41 (97.4%)	111.31 (97.9%)	27.10 (95.4%)
AR&R 50 year, 1.5 hours storm, average 75.0 mm/h, Zone 3	166.5	162.46 (97.6%)	130.84 (98.2%)	31.62 (94.9%)
AR&R 50 year, 2 hours storm, average 63.0 mm/h, Zone 3	186.48	182.08 (97.6%)	146.83 (98.4%)	35.25 (94.5%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.06	1.51	28.848	28.831 AR&R 50 year, 25 minutes storm, average 150 mm/h, Zone 3
Pipe29		0.076	1.51	28.672	28.522 AR&R 50 year, 25 minutes storm, average 150 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
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### RORB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.118	0.1 AR&R 50 year, 5 minutes storm, average 288 mm/h, Zone 3

### DETENTION BASIN DETAILS

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET		29.7	20.9	0.076	0.06	0.016
OUTLET		28.83	0.4	0.076	0.076	0
CONTINUITY CHECK for AR&R 50 year, 5 minutes storm, average 288 mm/h, Zone 3						
Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %		
N37		32.5	32.5	0	0	
DET		33.37	32.92	0.45	0	
OUTLET		32.92	32.95	0	-0.1	
N24261		32.95	32.95	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:06:21 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Q100

DRAINS results prepared 07 October, 2020 from Version 2013.13

### PIT / NODE DETAILS

Name	Max HGL	Max Pond HGL	Max Surface Flow Arriving (cu.m/s)	Version 8 Max Pond Volume (cu.m)	Min Freeboard (m)	Overflow (cu.m/s)	Constraint
N24261		28.54		0			

### SUB-CATCHMENT DETAILS

Name	Max Flow (cu.m/s)	Due to Storm
Cat16		0.131 AR&R 100 year, 5 minutes storm, average 320 mm/h, Zone 3

Outflow Volumes for Total Catchment (0.12 impervious + 0.03 pervious = 0.15 total ha)

Storm	Total Rainfall cu.m	Total Runoff cu.m (Runoff %)	Impervious Runoff cu.m (Runoff %)	Pervious Runoff cu.m (Runoff %)
AR&R 100 year, 5 minutes storm, average 320 mm/h, Zone 3	39.47	36.45 (92.4%)	29.24 (92.6%)	7.21 (91.3%)
AR&R 100 year, 10 minutes storm, average 250 mm/h, Zone 3	61.67	58.59 (95.0%)	47.04 (95.4%)	11.55 (93.7%)
AR&R 100 year, 15 minutes storm, average 212 mm/h, Zone 3	78.44	75.30 (96.0%)	60.41 (96.3%)	14.89 (94.9%)
AR&R 100 year, 20 minutes storm, average 187 mm/h, Zone 3	92.25	89.06 (96.5%)	71.44 (96.8%)	17.62 (95.5%)
AR&R 100 year, 25 minutes storm, average 168 mm/h, Zone 3	103.6	100.34 (96.9%)	80.52 (97.1%)	19.82 (95.7%)
AR&R 100 year, 30 minutes storm, average 154 mm/h, Zone 3	113.96	110.64 (97.1%)	88.83 (97.4%)	21.81 (95.7%)
AR&R 100 year, 45 minutes storm, average 126 mm/h, Zone 3	139.86	136.37 (97.5%)	109.52 (97.9%)	26.85 (96.0%)
AR&R 100 year, 1 hour storm, average 108 mm/h, Zone 3	159.84	156.17 (97.7%)	125.52 (98.2%)	30.65 (95.9%)
AR&R 100 year, 1.5 hours storm, average 85.0 mm/h, Zone 3	188.7	184.65 (97.9%)	148.61 (98.4%)	36.05 (95.5%)
AR&R 100 year, 2 hours storm, average 71.0 mm/h, Zone 3	210.16	205.75 (97.9%)	165.77 (98.6%)	39.98 (95.1%)

### PIPE DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Max U/S HGL (m)	Max D/S HGL (m)	Due to Storm
225 Pipe IL28.47		0.067	1.68	28.853	28.832 AR&R 100 year, 25 minutes storm, average 168 mm/h, Zone 3
Pipe29		0.087	1.54	28.694	28.546 AR&R 100 year, 25 minutes storm, average 168 mm/h, Zone 3

### CHANNEL DETAILS

Name	Max Q (cu.m/s)	Max V (m/s)	Due to Storm
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### ROB STREAM DETAILS

Name	Max Q U/S	Max Q D/S	Due to Storm
OF50		0.131	0.114 AR&R 100 year, 5 minutes storm, average 320 mm/h, Zone 3

### DETENTION BASIN DETAILS

# Moreton Bay Regional Council

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## ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Name	Max WL	MaxVol	Max Q Total	Max Q Low Level	Max Q High Level	
DET	29.91	24.4	0.087	0.067	0.021	
OUTLET	28.83	0.4	0.087	0.087	0	

CONTINUITY CHECK for AR&R 100 year, 5 minutes storm, average 320 mm/h, Zone 3

Node	Inflow (cu.m)	Outflow (cu.m)	Storage Change (cu.m)	Difference %	
N37	36.45	36.45	0	0	
DET	37.31	36.86	0.45	0	
OUTLET	36.86	36.9	0	-0.1	
N24261	36.9	36.9	0	0	

Run Log for Eatons Hill Child Care.drn run at 09:06:38 on 7/10/2020  
Flows were safe in all overflow routes.

The following detention basins have little effect (less than 2%) in reducing peak discharge: OUTLET You might consider upsizing these, or removing them from the model.



**#7 Acoustic Works**

acousticworks)))

Proposed Child Care Centre  
12-14 Marylin Terrace  
Eatons Hill

ACOUSTIC REPORT



**Client:**  
GG Propco Pty Ltd

Reference:  
*2020302 R01C 12-14 Marylin Terrace, Eatons Hill ENV.docx*

**Date Issued:**  
20 October 2020

acousticworks)))

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Date	Revision	Author	Reviewer
08/10/20	R01A	Karen McMorrow	Greg Pearce
15/10/20	R01B	Greg Pearce	Greg Pearce
20/10/20	R01C	Greg Pearce	Greg Pearce

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## 1. Introduction

The following report is in response to a request by GG Propco Pty Ltd for an environmental noise assessment of a proposed childcare centre at 12-14 Marylin Terrace, Eatons Hill. To facilitate the assessment, unattended noise monitoring was conducted in the vicinity of nearby residence to determine the criteria for onsite activities. Based on the data obtained, onsite activities were assessed to surrounding sensitive receivers with any recommendations for acoustic treatments specified in this report.

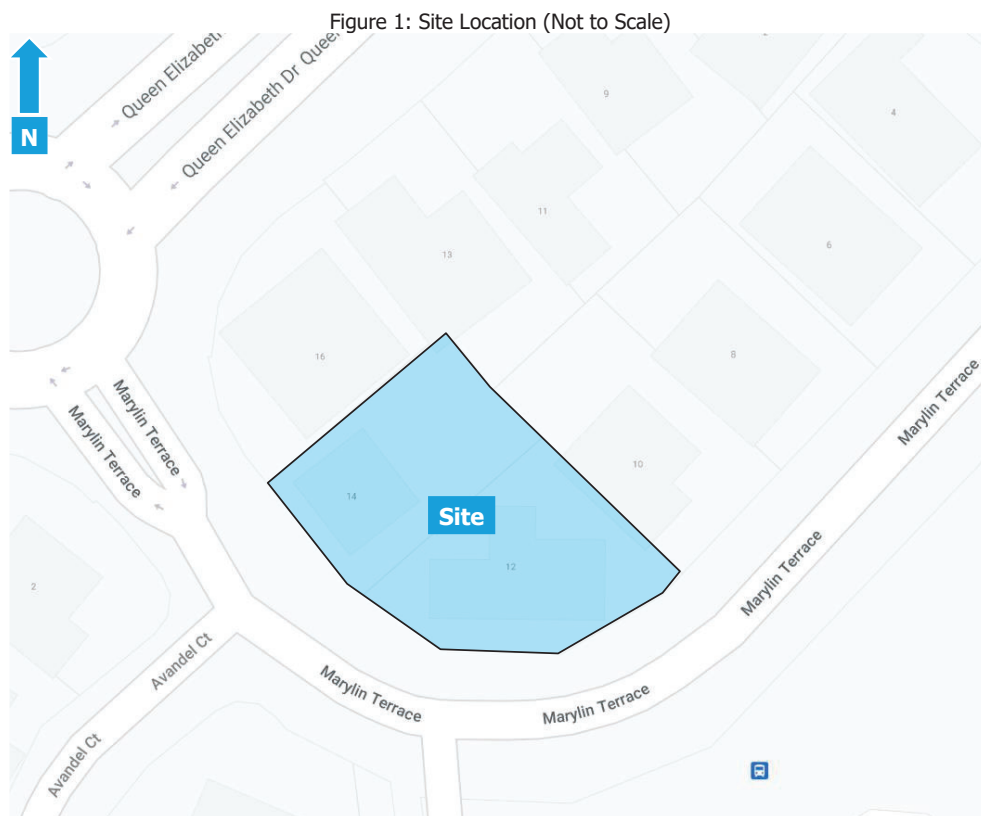
## 2. Site Description

### 2.1 Site Location

The site is described by the following:

12-14 Marylin Terrace, Eatons Hill  
Lots 41 & 42 on RP862580

Refer to Figure 1 for site location.



A comprehensive site survey was conducted on the 28<sup>th</sup> August 2020 and identified the following:

- Two residential dwellings currently occupy the site and shall be demolished to make way for the proposed development.
- Residential dwellings are located adjacent the north eastern and north western site boundaries.

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- c) Marylin Terrace bounds the site to the southwest and southeast, separating the development from residential dwellings and a school car park.

## 2.2 Proposal

The proposal is to construct a two storey childcare centre as follows:

- Site area of 1,480m<sup>2</sup>.
- Capacity for 105 children.
- 5 playrooms and one sleep room.
- Two outdoor play spaces.
- 21 car parking spaces on ground floor level.
- Site access is via Marylin Terrace.

For the purpose of the assessment, the hours of operation are assumed to be 6am to 7pm. Refer to the Appendices for development plans.

## 2.3 Zoning

Review of the Moreton Bay Regional Council interactive mapping clearly indicates that the proposed development and surrounding area is zoned General Residential (Suburban Neighbourhood). Based on this information the criteria nominated in Section 6 applies.

## 2.4 Acoustic Environment

The surrounding area is primarily affected by local road traffic noise and by noise associated with the existing school and kindergarten.

# 3. Equipment

The following equipment was used to record noise levels:

- EL316 Environmental Noise Monitor
- BSWA Technology Co. Ltd Sound Calibrator

The environmental noise monitors hold current NATA Laboratory Certification and were field calibrated before and after the monitoring period, with no significant drift from the reference signal recorded.



## 4. Receivers and Noise Monitoring

### 4.1 Receiver Locations

The nearest sensitive receiver locations were identified as follows;

1. Single storey residential dwelling to the northeast at 10 Marylin Terrace.
2. Split level dwelling to the north at 13 Queen Elizabeth Drive.
3. Single storey residential dwelling to the northwest at 16 Marylin Terrace.
4. Split level dwelling to the south at 25 Marylin Terrace.

These locations were chosen as being representative of the nearest sensitive receivers to the proposed development. Refer to Figure 2 for these locations.

Figure 2: Receivers and Noise Monitoring Location



## 4.2 Unattended Noise Monitoring

An EL316 environmental noise monitor was placed at 23 Marylin Terrace to measure ambient noise levels. The monitor was located in a free field position with the microphone approximately 1.4 metres above ground surface level. The noise monitor was set to record noise levels between the 28<sup>th</sup> August and 4<sup>th</sup> September 2020.

The environmental noise monitor was set to record noise levels in "A" Weighting, Fast response using 15 minute statistical intervals. Ambient noise monitoring was conducted generally in accordance with Australian Standard AS1055:1997 *Acoustics – Description and measurement of environmental noise*.

Refer to Figure 2 for noise monitoring location.

## 5. Measured Noise Levels

The following table presents the measured noise levels from the unattended noise survey. Any periods of inclement weather or extraneous noise were omitted from the measured data prior to determining the results.

### 5.1 Ambient Noise Levels

The ambient levels measured at the monitoring location are as follows;

Table 1: Measured ambient noise levels - all time periods

Day	Date	Rating Background Level L90 dB(A)		
		Day	Evening	Night
Monday	31/08/20	39	38	31
Tuesday	1/09/20	43	37	32
Wednesday	2/09/20	45	39	31
Thursday	3/09/20	43	41	28
Overall value		43	39	31

Data from the weekends was omitted from the report as the child care centre will only operate on weekdays. Refer to the appendix for graphical representation of the measured noise levels.

## 6. Noise Criteria

### 6.1 Moreton Bay Regional Council - Environmental Noise Criteria

To ensure a reasonable acoustic amenity is maintained, MBRC requires environmental noise be assessed in accordance with the Planning Scheme Policy - Noise (2016). To accurately assess environmental noise, the noise must first be classified as to the type and its duration. Sections 6.1.1 to 6.1.2 outline the noise criteria based on the applicable zoning and overlay codes for the site.

#### 6.1.1 Onsite Activities

To ensure a reasonable amenity is maintained, the following criteria shall be applied for the assessment of onsite activities to surrounding sensitive receivers. The noise criteria as applied by MBRC in accordance with the Planning Scheme Policy 2015 are as follows;

Table 2: Noise (Planning) Criteria

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

Table 3: Night-time noise criteria

Criteria Location	Average of the highest 15 single $L_{Amax}$ events over a given night (10pm-7am) period is not greater than the following values at the relevant criteria location
<p>Inside a noise sensitive use within:</p> <ul style="list-style-type: none"> <li>General residential zone</li> </ul>	45dB(A)

Based on the noise monitoring data in Table 1, the intrusive noise criteria applicable to this development are as follows:

Table 4: Applicable Intrusive noise criteria

Time Period	Criteria dB(A) (RBL $L_{90}$ + 3 dB(A))
Day 7am – 6pm	46
Evening 6pm – 10pm	42
Night 10pm – 7am	34

### 6.1.2 Onsite Mechanical Plant

Developments that include mechanical plant (including air-conditioning plant, heat pumps and swimming pool pumps) need to ensure it is located, designed and attenuated to achieve the following criteria:

*$L_{Aeq,adj,T}$  emitted from mechanical plant is not greater than the rating background level plus 3 at a sensitive use not associated with the development.*

Where  $T$  is:

- (7am to 6pm): 11hr
- (6pm to 10pm): 4hr
- (10pm to 7am): 9hr.

*Where  $L_{Aeq,adj,T}$  is the A-weighted equivalent continuous sound pressure level during measurement time  $T$ , adjusted for tonal and impulsive noise characteristics, determined in accordance with the methodology described in the Planning Scheme Policy – Noise.*

The noise criteria applicable to this development are as follows:

Table 5: Applicable Noise Criteria – Mechanical Plant

Time Period	Criteria dB(A) (RBL $L_{90}$ + 3 dB(A))
Day 7am – 6pm	46
Evening 6pm – 10pm	42
Night 10pm – 7am	34

## 7. Environmental Assessment

### 7.1 Noise levels due to children playing

The noise source levels for child care centres are based on 'Technical Guideline Child Care Centre Noise Assessment' by the Association of Australian Acoustical Consultants (AAAC) dated October 2013.

As described in the guideline, the noise level 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 follows;

Table 6: Sound power levels of children playing

Age group	Number of children	Sound power level dB(A) (Leq 30sec)
0 to 2 years	10	77 to 80
2 to 3 years	10	83 to 87
3 to 6 years	10	84 to 90

Sound pressure levels are taken to be 8dB lower than the sound power levels presented.

The proposed development is assumed to cater to the following age groups;

- 16 children 0 to 2 years
- 45 children 2 to 3 years
- 44 children 3 to 5 years

For the purposes of this assessment, the following approach has been taken;

- The sound power levels are at the middle of each of the ranges presented in Table 6.
- The maximum sound power levels will increase proportionally with increased numbers of children.

### 7.2 Onsite Activities to Offsite Receivers

Noise associated with the development was assessed based on previous measurements of similar activities. The calculations assume that the nominated activities are located at the closest representative point within the development site to each receiver location. Any relevant shielding or building transmission loss is taken into account for these activities.

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## 7.2.1 Intrusive Noise Criteria

Based on assessment of all time periods, the noise source levels and predicted impacts at the receiver locations are shown as follows;

Table 7: Intrusive Leq noise levels, 15min

Receiver	Receivers	Source Leq@1m dB(A)	Correction dB(A) *	Corrected Leq@1m dB(A)	No. of events per 15min Day	No. of events per 15min Eve	No. of events per 15min Night	Duration per event	Distance (m)	Inc	Barrier /height (m)	Barrier screening dB	Building TL or shield dB	Topo screening dB	Dist atten. @-6dB/dd	LAeq adj, T ext. dB(A) Day	LAeq adj, T ext. dB(A) Eve	LAeq adj, T ext. dB(A) Night	LAeq 15 min Compliance		
	Description																		Day	Eve	Night
	1. 10 Marylin Tce (NE) 2. 13 Queen Elizabeth Dr (N) 3. 16 Marylin Tce (NW) 4. 25 Marylin Tce (S)																				
	Criteria																		46	42	34
1	Car passby	69		69	20	20	10	15	20	2	-1	-3		-27	32	32	29	Yes	Yes	Yes	
	Car door closure	75	2	77	20	20	10	2	20	2	-1	-3		-27	32	32	29	Yes	Yes	Yes	
	Car start	74	2	76	10	10	5	2	20	2	-1	-3		-27	28	28	25	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	1			900	17			-10		-25	37			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	1			900	25			-18		-28	34			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	1			900	13	2.6	-15			-23	42			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	23			-16		-28	38			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	23			-16		-28	38			Yes	n/a	n/a	
Total															46	36	33	Yes	Yes	Yes	
	Criteria																	46	42	34	
2	Car passby	69		69	20	20	10	15	13	1.8	-14			-23	27	27	24	Yes	Yes	Yes	
	Car door closure	75	2	77	20	20	10	2	13	1.8	-14			-22	27	27	24	Yes	Yes	Yes	
	Car start	74	2	76	10	10	5	2	13	1.8	-14			-22	23	23	20	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	1			900	40			-13		-32	27			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	1			900	40			-13		-32	35			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	1			900	26	1.8	-14			-28	38			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	36			-16		-31	35			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	26	1.8	-14			-28	40			Yes	n/a	n/a	
Total															44	31	28	Yes	Yes	Yes	
	Criteria																	46	42	34	
3	Car passby	69		69	20	20	10	15	11	1.8	-14			-21	30	30	27	Yes	Yes	Yes	
	Car door closure	75	2	77	20	20	10	2	11	1.8	-14			-21	29	29	26	Yes	Yes	Yes	
	Car start	74	2	76	10	10	5	2	11	1.8	-14			-21	25	25	22	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	1			900	38			-13		-32	27			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	1			900	38			-13		-32	36			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	1			900	20	1.8	-16			-26	38			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	20	1.8	-16			-26	40			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	45			-14		-33	35			Yes	n/a	n/a	
Total															44	33	30	Yes	Yes	Yes	
	Criteria																	46	42	34	
4	Car passby	69		69	20	20	10	15	42					-33	31	31	28	Yes	Yes	Yes	
	Car door closure	75	2	77	20	20	10	2	42					-33	30	30	27	Yes	Yes	Yes	
	Car start	74	2	76	10	10	5	2	42					-33	26	26	23	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	1			900	35	2.4	-7			-31	34			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	1			900	35	2.4	-7			-31	42			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	1			900	36	2	-11			-32	37			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	36	2	-11			-32	39			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	1			900	36	2	-11			-32	39			Yes	n/a	n/a	
Total															46	35	32	Yes	Yes	Yes	

\*Correction due to tonality and impulsiveness as per AS1055:1997.

General compliance is predicted with the Intrusive Noise criteria on the condition the recommendations in Section 8 are implemented.



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## 7.2.2 Acoustic Amenity Criteria

The average noise source levels and predicted impacts at the receiver locations are shown in Table 8 as follows.  $L_{Aeq}$  results are not shown where the calculated total is less than 0dBA.

Table 8: Average noise levels from onsite activities

Receiver	Receivers																	Amenity LAeq Compliance			
	1. 10 Marylin Tce (NE) 2. 13 Queen Elizabeth Dr (N) 3. 16 Marylin Tce (NW) 4. 25 Marylin Tce (S)	Source Leq@1m dB(A)	Correction dB(A)*	Corrected Leq@1m dB(A)	No. of events per Day	No. of events per Eve	No. of events per Night	Duration per event	Distance (m)	Inc	Barrier (height (m)	Barrier screening dB	Building TL or shield dB	Topo screening dB	Dist atten. @-6dB/dd	LAeq adj ext. dB(A) Day	LAeq adj ext. dB(A) Eve				LAeq adj ext. dB(A) Night
	Description																		Day	Eve	Night
1	Criteria																		55	45	40
	Car passby	69		69	300	250	20	15	20	2	-1	-3		-27	28	31	17	Yes	Yes	Yes	
	Car door closure	75	2	77	300	250	20	2	20	2	-1	-3		-26	28	32	17	Yes	Yes	Yes	
	Car start	74	2	76	150	150	10	2	20	2	-1	-3		-26	24	28	13	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	12			900	17			-10		-25	31			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	12			900	25			-18		-28	28			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	12			900	13	2.6	-15			-22	37			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	12			900	23			-16		-27	33			Yes	n/a	n/a	
Childcare 3+ years (x22) L1	82		82	12			900	23			-16		-27	33			Yes	n/a	n/a		
Total															41	35	21	Yes	Yes	Yes	
2	Criteria																		55	45	40
	Car passby	69		69	300	250	20	15	13	1.8	-14			-23	23	26	12	Yes	Yes	Yes	
	Car door closure	75	2	77	300	250	20	2	13	1.8	-14			-23	22	25	11	Yes	Yes	Yes	
	Car start	74	2	76	150	150	10	2	13	1.8	-14			-23	18	22	7	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	12			900	40			-13		-33	20			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	12			900	40			-13		-33	29			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	12			900	26	1.8	-14			-29	32			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	12			900	36			-16		-32	28			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	12			900	26	1.8	-14			-29	34			Yes	n/a	n/a	
	Total														38	30	16	Yes	Yes	Yes	
3	Criteria																		55	45	40
	Car passby	69		69	300	250	20	15	11	1.8	-14			-21	25	29	14	Yes	Yes	Yes	
	Car door closure	75	2	77	300	250	20	2	11	1.8	-14			-21	24	28	13	Yes	Yes	Yes	
	Car start	74	2	76	150	150	10	2	11	1.8	-14			-21	20	25	9	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	12			900	38			-13		-32	21			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	12			900	38			-13		-32	30			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	12			900	20	1.8	-16			-27	31			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	12			900	20	1.8	-16			-27	33			Yes	n/a	n/a	
Childcare 3+ years (x22) L1	82		82	12			900	45			-14		-34	28			Yes	n/a	n/a		
Total														38	32	18	Yes	Yes	Yes		
4	Criteria																		55	45	40
	Car passby	69		69	300	250	20	15	42					-33	27	30	16	Yes	Yes	Yes	
	Car door closure	75	2	77	300	250	20	2	42					-33	26	29	15	Yes	Yes	Yes	
	Car start	74	2	76	150	150	10	2	42					-33	22	26	11	Yes	Yes	Yes	
	Childcare 0-2 years (x16) GL	72		72	12			900	35	2.4	-7			-31	28			Yes	n/a	n/a	
	Childcare 2-3 years (x25) GL	81		81	12			900	35	2.4	-7			-31	36			Yes	n/a	n/a	
	Childcare 2-3 years (x20) L1	80		80	12			900	36	2	-11			-32	31			Yes	n/a	n/a	
	Childcare 3+ years (x22) L1	82		82	12			900	36	2	-11			-32	33			Yes	n/a	n/a	
Childcare 3+ years (x22) L1	82		82	12			900	36	2	-11			-32	33			Yes	n/a	n/a		
Total														41	34	20	Yes	Yes	Yes		

\*Correction due to tonality and impulsiveness as per AS1055:1997.

General compliance is predicted with the Acoustic Amenity criteria on the condition the recommendations in Section 8 are implemented.

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### 7.2.3 Night-time Noise Criteria

The maximum noise source levels and predicted impacts at the receiver locations are shown in Table 9 as follows.

Table 9: Maximum noise levels from site activities (night)

Receiver	Receivers	Source @1m dB(A)	Correction dB(A) *	Corrected dB(A)	Distance (m)	Barrier (height (m))	Barrier screening dB	Building TL or shield dB	Topo screening dB	Dist atten. @-6dB/dd	L <sub>max</sub> adj, T ext. dB(A)	L <sub>max</sub> adj, T int. dB(A)	Complies Night Internal dB(A)
	Description												
	1. 10 Marylin Tce (NE) 2. 13 Queen Elizabeth Dr (N) 3. 16 Marylin Tce (NW) 4. 25 Marylin Tce (S)												
	Criteria												45
1	Car passby	78		78	20	2	-1.4	-3.4		-26	47	40	Yes
	Car door closure	79	2	81	20	2	-1.4	-3.4		-26	50	43	Yes
	Car start	79	2	81	20	2	-1.4	-3.4		-26	50	43	Yes
	Criteria												45
2	Car passby	78		78	13	1.8	-14			-22	42	35	Yes
	Car door closure	79	2	81	13	1.8	-14			-22	45	38	Yes
	Car start	79	2	81	13	1.8	-14			-22	45	38	Yes
	Criteria												45
3	Car passby	78		78	11	1.8	-14			-21	44	37	Yes
	Car door closure	79	2	81	11	1.8	-14			-21	47	40	Yes
	Car start	79	2	81	11	1.8	-14			-21	47	40	Yes
	Criteria												45
4	Car passby	78		78	42					-32	46	39	Yes
	Car door closure	79	2	81	42					-32	49	42	Yes
	Car start	79	2	81	42					-32	49	42	Yes

\*Correction due to tonality and impulsiveness as per AS1055:1997.

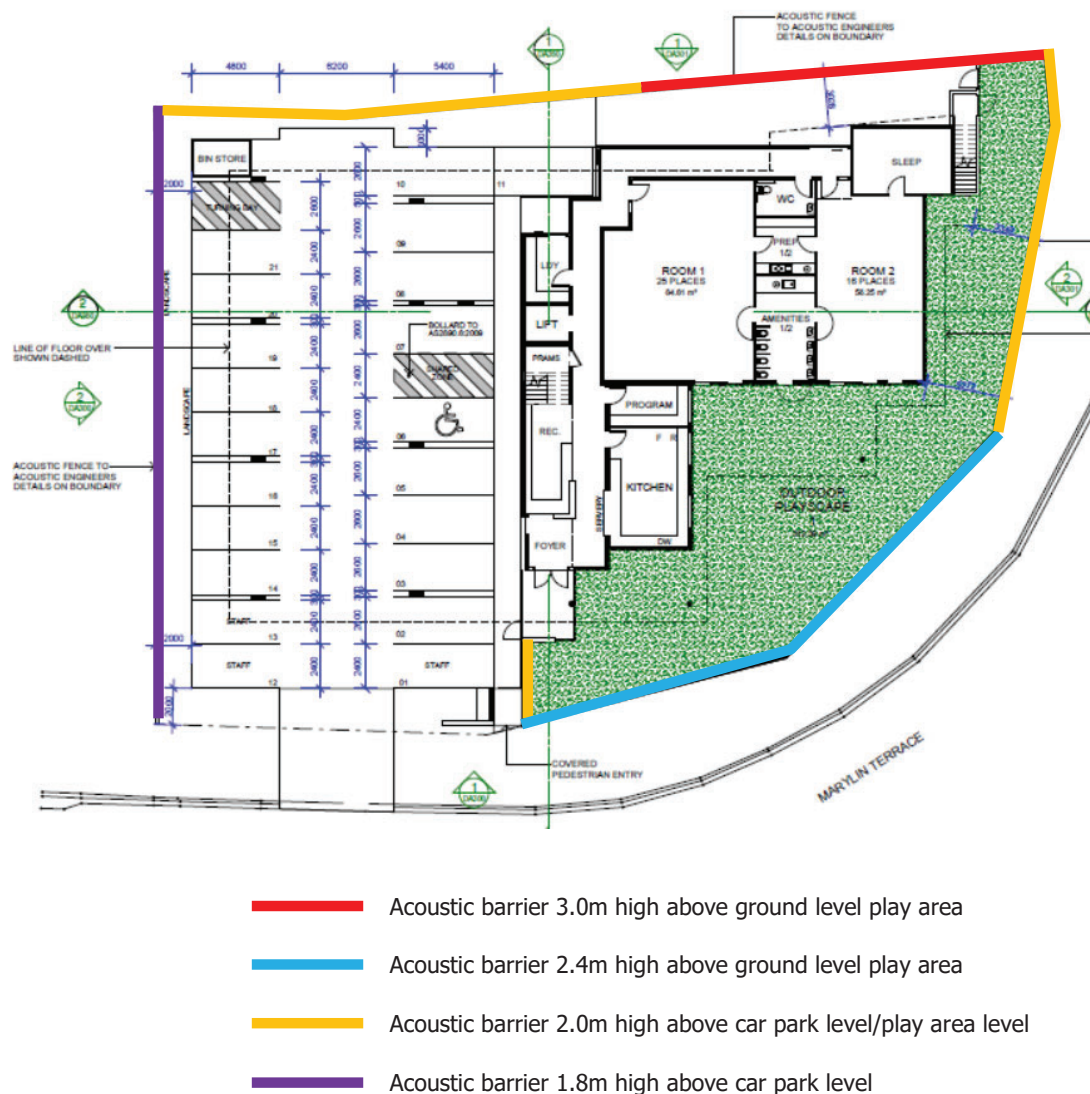
General compliance is predicted with the Night-time noise criteria on the condition the recommendations in Section 8 are implemented.

## 8. Recommendations

### 8.1 Acoustic Barriers

Acoustic barriers are recommended to be constructed along the play areas and car park boundaries as shown in Figure 3 and Figure 4. The acoustic barriers shall be constructed using materials that achieve a minimum surface density of at least 10kg/m<sup>2</sup>. Suitable materials may include lapped 19mm thick pine palings with 40% overlap, 9mm fibre cement sheet, masonry, aerated concrete, glass or other materials which satisfy the minimum surface density requirement. The barriers shall be free of gaps and holes.

Figure 3: Recommended Acoustic Barriers – Ground Level





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## 9. Conclusion

An environmental noise assessment was conducted for the proposed child care centre located at 12-14 Marilyn Terrace, Eatons Hill. On the condition the recommendations detailed in Section 8 are implemented, compliance is predicted with Moreton Bay Regional Council assessment criteria.

If you should have any queries please do not hesitate to contact us.

Report Prepared By



Matthew Bechara  
Acoustic Consultant

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## 10. Appendices

### 10.1 Development Plans





GRIFFITH GROUP

THESE DRAWINGS ARE DEVELOPMENT APPLICATION DOCUMENTS ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ANY CONSTRUCTION OF THE DEVELOPMENT MUST BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT AND THE LOCAL GOVERNMENT'S DEVELOPMENT PERMIT CONDITIONS. ANY CONSTRUCTION OF THE DEVELOPMENT MUST BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT AND THE LOCAL GOVERNMENT'S DEVELOPMENT PERMIT CONDITIONS. ANY CONSTRUCTION OF THE DEVELOPMENT MUST BE IN ACCORDANCE WITH THE DEVELOPMENT PERMIT AND THE LOCAL GOVERNMENT'S DEVELOPMENT PERMIT CONDITIONS.

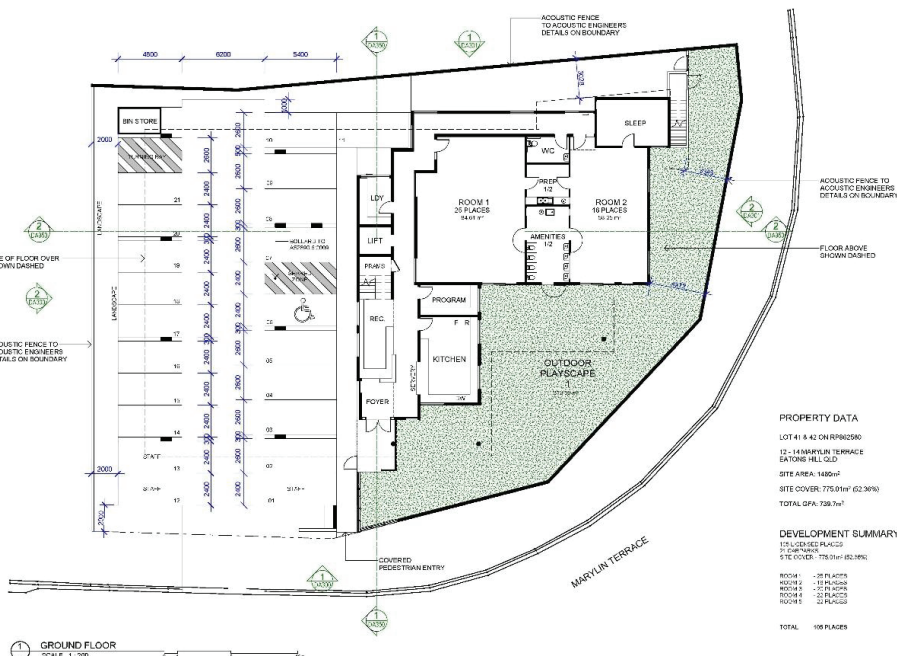
PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
DEVELOPMENT APPLICATION

DATE  
12/05/2020  
SCALE  
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local office architecture



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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
DEVELOPMENT APPLICATION

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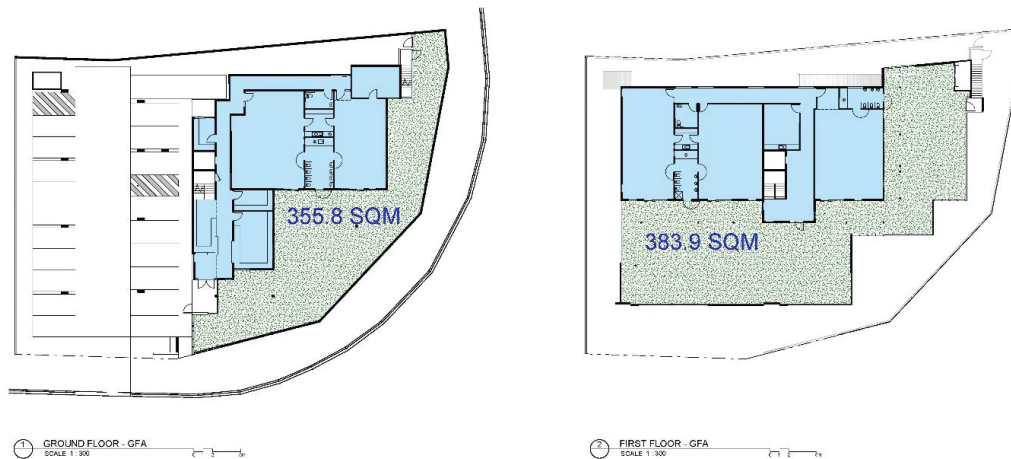
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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STATE  
DEVELOPMENT APPLICATION

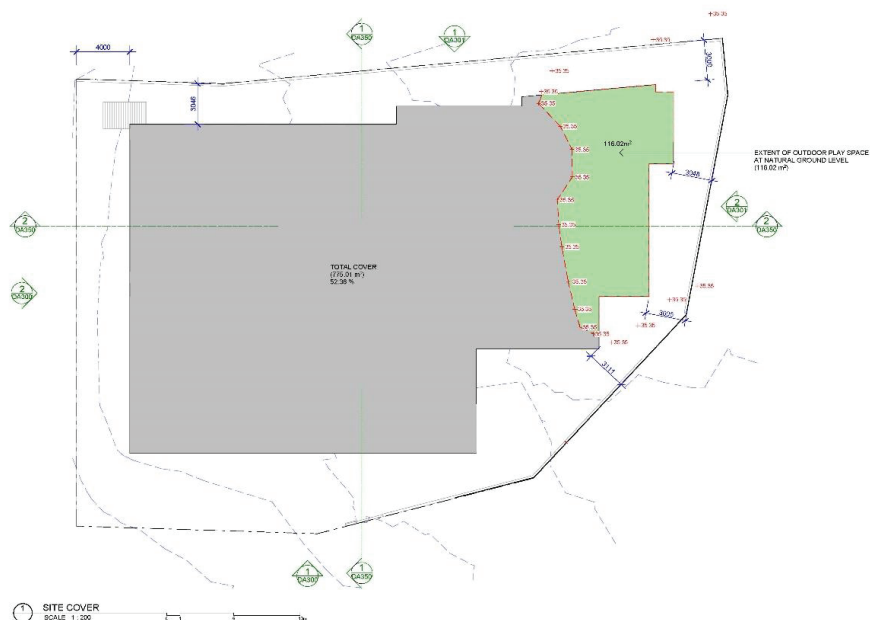
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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STATE  
DEVELOPMENT APPLICATION

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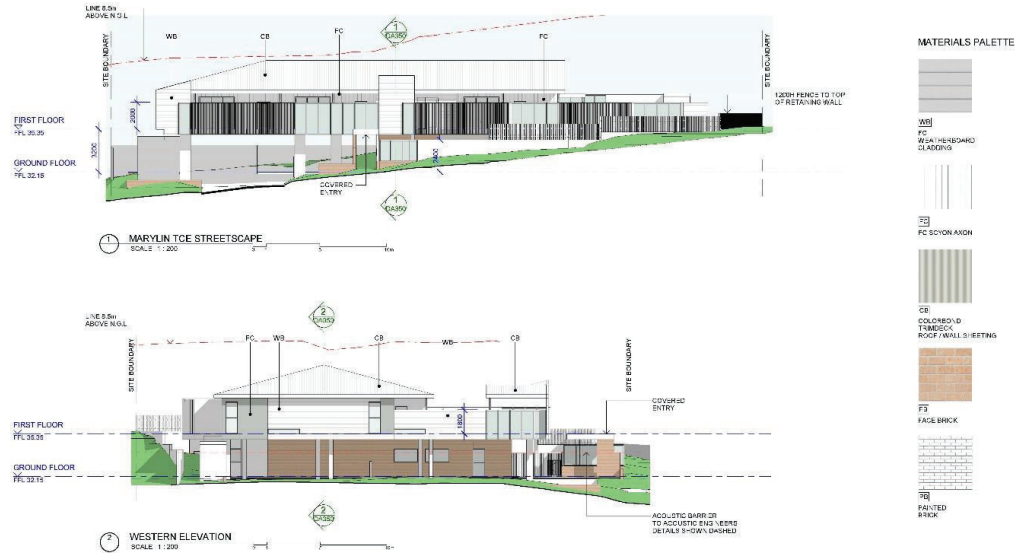
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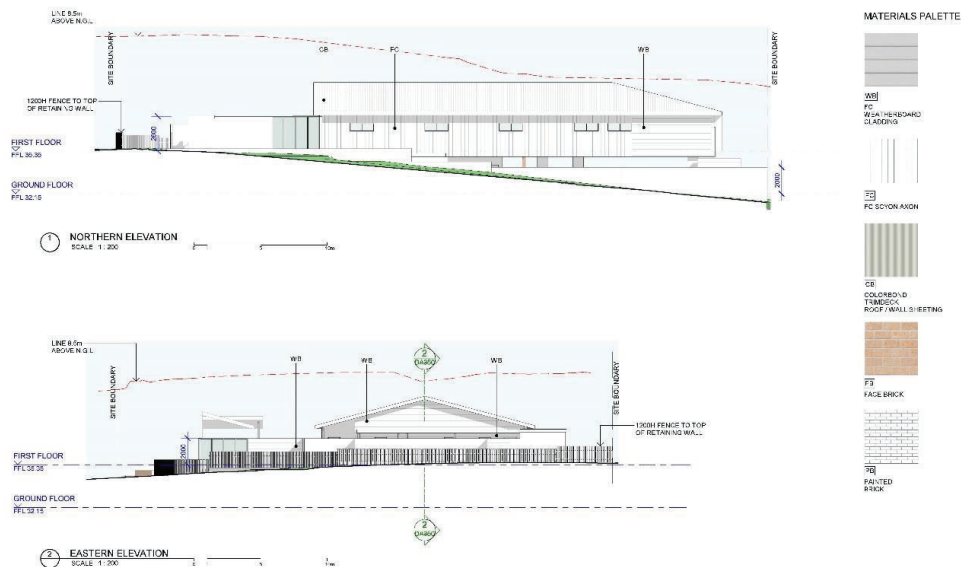
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office  
architecture





CLIENT: GRIFFITH GROUP  
PROJECT: EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
DEVELOPMENT APPLICATION  
DRAWING: ELEVATIONS 1  
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SCALE: 1:200 @ A3  
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CLIENT: GRIFFITH GROUP  
PROJECT: EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
DEVELOPMENT APPLICATION  
DRAWING: ELEVATIONS 2  
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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE 1  
DEVELOPMENT APPLICATION

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MARYLIN TERRACE ENTRANCE

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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE 1  
DEVELOPMENT APPLICATION

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# Moreton Bay Regional Council

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PROJECT  
EATONS HILL EARLY LEARNING CENTRE  
12-14 MARYLIN TERRACE, EATONS HILL  
STAGE  
DEVELOPMENT APPLICATION

DRAWING  
PERSPECTIVE VIEW 2  
SCALE  
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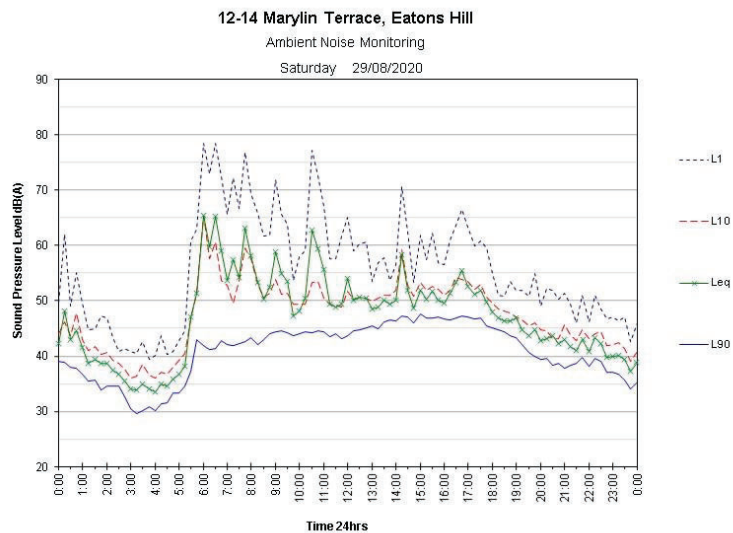
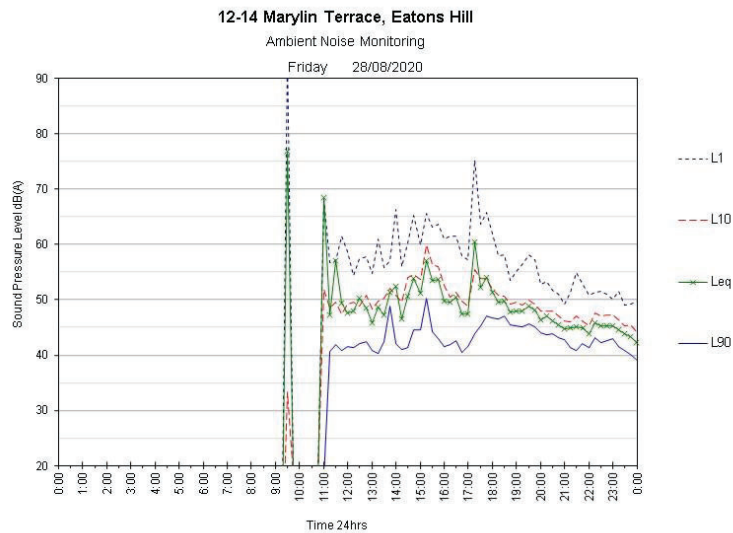
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25 LA GRANGE TERRACE  
BILLYEIL HEIGHTS NSW  
m. 021 561 117  
carvtron@local.office.com.au





## 10.2 Noise Monitoring Charts



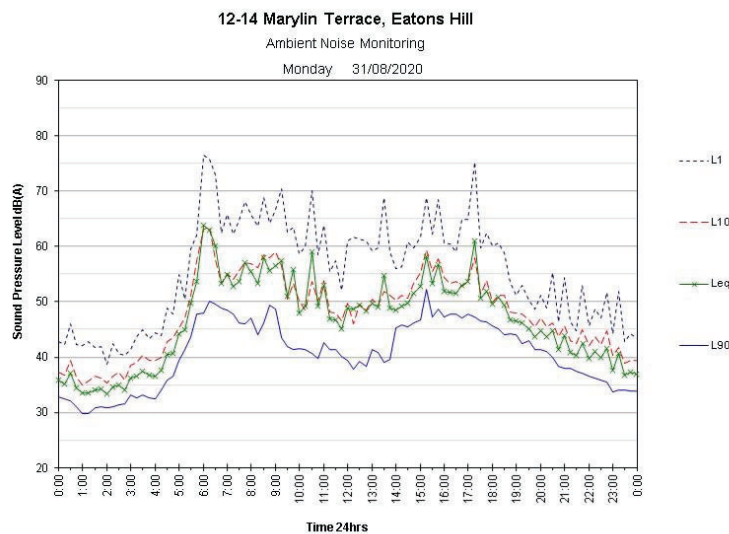
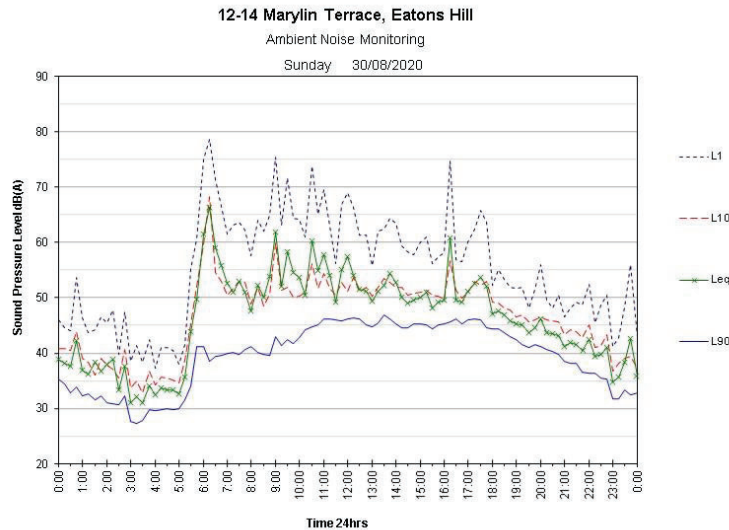
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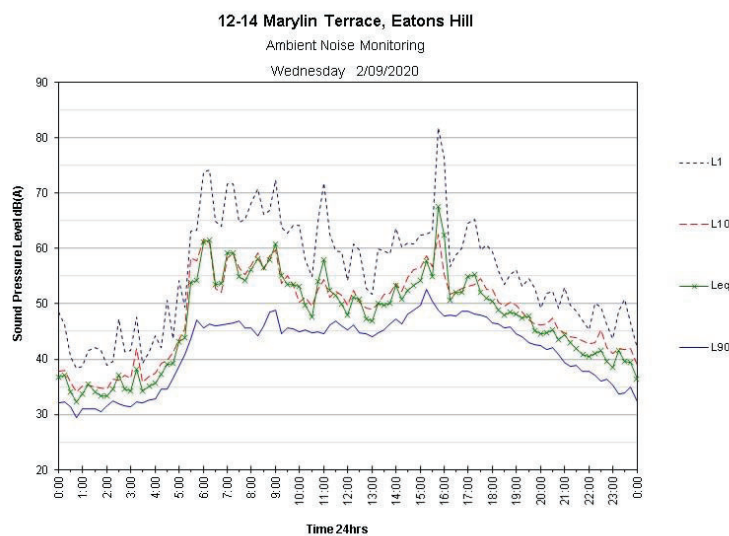
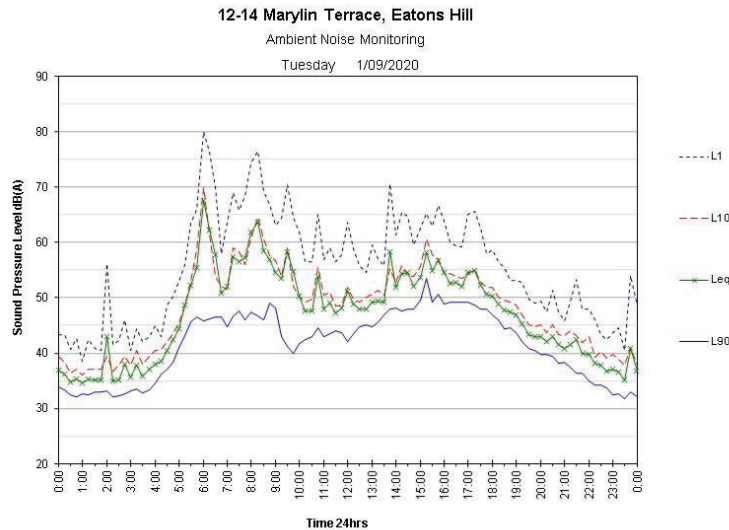
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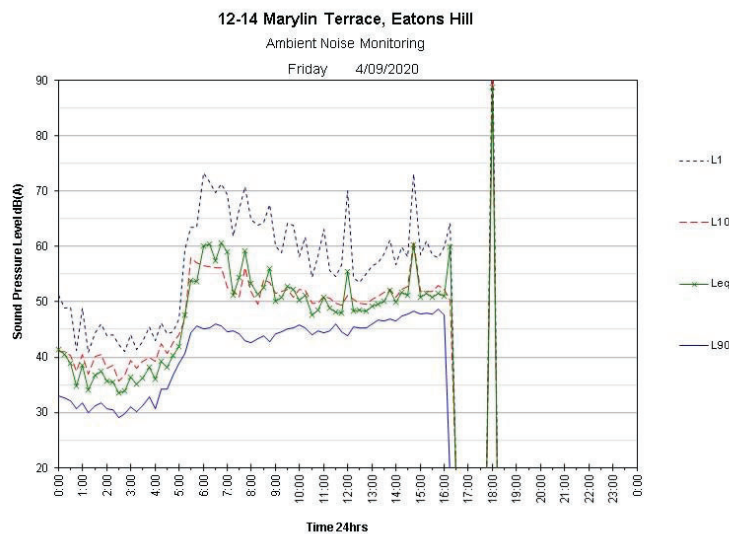
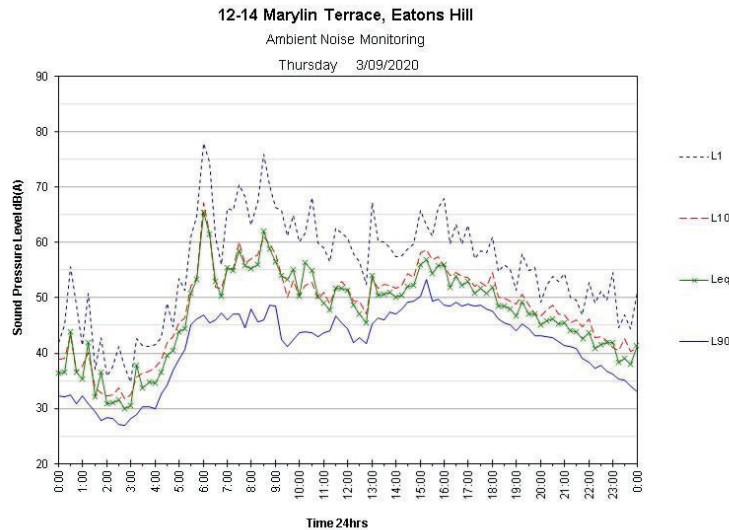
# Moreton Bay Regional Council

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

### #8 Submissions

Amber Corbin  
**Sent:** Thu, 17 Dec 2020 14:17:14 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Objection to DA - DA/42105/2020  
**Attachments:** Letter to BCC.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Good Afternoon Colleagues,

Please see attached objection letter to this DA Application



**Amber Corbin**

Senior Paralegal

Direct **07 3513 7727** Mobile **0475 800 818**

[amber.corbin@affinityeducation.com.au](mailto:amber.corbin@affinityeducation.com.au)

[affinityeducation.com.au](http://affinityeducation.com.au)

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AFFINITY EDUCATION  
GROUP

Marco Alberti  
Coordinator – Planning Assessment (South)  
Development Services  
Moreton Bay Regional Council

17 December 2020

Dear Mr Alberti,

**Proposed Material Change of Use – 12 & 14 Marilyn Terrace, Eatons Hill – Letter of Objection**

We hereby lodge our formal objection to the application described as:

- Development Application No.: DA/42105/2020/V2C
- Property Location: 12 & 14 Marilyn Terrace, Eatons Hill
- Property Description: Lots 41 & 42 RP862580
- Development Type: Material Change of Use - Development Permit for Childcare Centre

Our objection is based on the following points and areas of non-compliance.

**Failure to establish need**

The applicant has failed to demonstrate need, noting that new community facilities are required to demonstrate that they will not negatively impact existing centres. Data drawn from two of our *Tadpoles Childcare Centres* shows occupancy ranging between 46% and 76%, with an average around 58% for the past 12-month period. Pre-Covid occupancy levels were comparable. This demonstrates sufficient capacity within existing childcare centres, and the need for a new centre of this size (or any size) in this location is questioned.

We note that the scheme requires the demonstration that new facilities established outside of established hubs or centres will not impact existing centres. The creation of a new facility in this location, with the potential to fragment the existing neighbourhood hub and affect the viability of existing facilities could result in vacant tenancies and the overall reduction in the amenity of existing centres, and should be considered by Council as a real risk.

**Non-compliance – Clause 3.14.8.3 – Specific Outcomes – Strong Communities.**

The location of the proposal will fragment an existing residential area. The site is surrounded by single dwellings and an interface with a school. The broader streetscape comprises a quiet cul-de-sac and a single dwelling character neighbourhood.

The proposed vehicle access arrangements do not comply with Council standards, with the applicant themselves noting moving it to a compliant location would further reduce site lines and safety. This access arrangement, on a road already struggling with traffic at peak periods associated with school drop-off and pick-up, will introduce significantly increased pedestrian / vehicle conflict and will result in an unsafe environment. We are aware of at least one significant accident involving a child and car in this location – caused directly by the existing traffic issues, which will only be compounded during peak periods by the proposal.



This is contrary to this outcome's objective of creating a safe and informal meeting place, and the application should accordingly be refused.

**Non-compliance – Clause 3.14.8.4 – Specific Outcomes Settlement Pattern and Urban Form (built form and landscaping requirements) & Non-compliance, General Residential Zone – Suburban Neighbourhood Precinct Code P09 (Built Form).**

Notwithstanding the applicant's assertion the building is of a low scale and sensitive architecture, it will result in a large, double storey building of a commercial appearance, with semi-basement parking. This is considered out of scale with adjacent residential dwellings, compounded by the fact that it includes the demolition of two separate dwellings, and replacement with a structure larger than both existing dwellings, and substantially larger than surrounding existing dwellings.

It is clear from the wording of these objectives that the aim of the code is to limit scale (including size), through limited building massing to ensure it complements and is sympathetic to surrounding low rise single residential dwellings. The applicant relies on architectural embellishment alone rather than making a genuine attempt to achieve the intent of this outcome. This is clear from the street aspect, which is undeniably a large commercial structure, with semi-basement parking, and includes a built form that covers close to 60% of the site – significantly higher than would otherwise be delivered in a typical residential context.

The following images compare the architectural images provided by the applicant, and the existing character of the area – the two are clearly not compatible, and the proposal far from a scale and impact relatable to the low-density residential context of the suburb.

**Image 1: Architectural image demonstrating out-of-scale and clearly commercial structure proposed**



**Image 2: Current low impact residential character**





**Non-compliance – Clause 3.14.8.4 – Specific Outcomes Settlement Pattern and Urban Form (neighbourhood hub requirement).**

The scheme provides for community activities, including child care centres, to be clustered together, in or adjacent to an existing community hub. The application suggests that the site is adjacent to an existing hub, and that it provides for the logical expansion of the hub. We disagree with this assumption for the following reasons:

- While the site is opposite a school, it is on a downward slope from, and oriented away from the existing community hub.
- It is across the road from the school, not immediately adjacent – rather, the site is bounded on three sides by single dwellings. The fencing associated with the car park / pick-up and drop-off area creates a physical and visual barrier that separates the site from the hub.
- The proposal will not strengthen the existing neighbourhood hub, as it is physically and visually separated from the core hub of activity, and provides no pedestrian or functional activity. It is separated from the true neighbourhood hub by single dwellings.
- While the presence of public transport is noted, it is not a public transport node rather one bus stop associated with the school.
- It is not located on a main through street, rather it is on a minor road already struggling to cope with the existing traffic and parking demands imposed on it by the school.





We also note that Council's Planning Scheme Policy – Centre and Neighbourhood Hub Design sets specific criteria in defining Neighbourhood Hubs, and the built form and activation outcomes they expect to achieve, as outlined in the following extract:

*"Neighbourhood hubs are similar to centres in that they are **walkable, pedestrian focused and concentrate activity at the street level through providing active frontages, and streets that are not dominated by car parking etc.** Neighbourhood hubs are to be of a **small scale** and are ideally **located adjoining park, public open space or a civic space or forecourt** as these **increase the level of activity, provide areas for interaction, improving amenity and casual surveillance.** Neighbourhood hubs should be located on the **corner of a sub-arterial or collector road** to maximise the movement economy for small businesses. **The length of the main street in a neighbourhood hub should generally not exceed 200m to remain compact and walkable,** they should be located in the center of a 10min (800m) walkable catchment. To maintain economic competitiveness, the location of neighbourhood hubs should **reduce catchment overlap and establish a defined neighbourhood,** therefore neighbourhood hubs and the catchments they serve should be clearly separated from other neighbourhood hubs and centres."*

The proposed childcare centre, in this location, would provide no contribution to the above aims. Specifically, it is physically and visually separate from the existing hub, will not activate the street frontage, and will therefore not contribute to activation, amenity or surveillance. As it is on a downward slope, away from the hub, it neither creates a main street environment, nor achieves the walkability test. Further, the presence of the school is not considered sufficient to justify it as an expansion of the hub, as the interface with the school will not result in an increased level of interaction or improving of amenity implied by this definition.

Therefore, the site clearly does not fall within an existing community hub, nor does it meet the criteria to support expansion of an existing hub. **As such, a child care centre is not permitted in this location.**





**Non-compliance, General Residential Zone – Suburban Neighbourhood Precinct Code – PO20 (Access and Parking) and PO76 (Number and management of car parking spaces)**

The proposed site location and access arrangements will result in an unsafe environment, within increased pedestrian safety risk associated with entering and exiting vehicles in a location that does not meet Council's standards.

The area is already compromised from a traffic management perspective due to:

- The school car park and bus zone
- The narrow roads
- The location on a steep slope
- A curved road limiting site lines.
- The close spacing of intersections, particularly between the school car park exit and Avandel Court.

The proposed childcare care centre, including the access road which is located within the "prohibited location" being too close to Avandel Court than prescribed by Council, along with the potential for traffic to turn out of the site without clear site lines up Marilyn Terrace, will create unnecessary traffic risk for both motorists and pedestrians in an area already experiencing high levels of pedestrian risk – particularly for children. The traffic impact assessment may look at technical data, but the lived experience of residents in the area and known accidents paints a very different picture. We also note that moving the access point further from Avandel Court is not an option due to site lines related to the road's curvature. With no opportunity to provide a safe access point that complies with Council requirements it is plainly evident that this site is unsuitable for the purposes of a childcare centre.

Added to this is the insufficient parking provided by the proposal. The applicant bases the reduced parking provision on an assessment in other areas, with little to no recognition of the different urban environment and parking demands. Most notably, unlike the other sites identified, the subject property is directly opposite a school and experiences high peak parking demand for parents dropping off and picking up students during the morning and afternoon peak. This peak will coincide with the drop-off and pick-up times for the childcare centre. The inadequate parking on-site, and lack of on-street parking, compounded by the short site-lines created by the curved road and steep slope will all contribute to an unsafe environment particularly for young children. The assumption that people will walk children to the childcare centre is also challenged; the location in a suburban location is far more likely to attract people attending by vehicle on their way to or from work.

It is therefore clear that the parking access is unsafe, and insufficient parking is provided, as such the proposal does not comply with the outcomes envisaged under the code.

**Non-compliance, General Residential Zone – Suburban Neighbourhood Precinct Code – PO67 (Retail, Commercial and Community Uses – Community activities)**

This performance outcome specifically requires community activities to comply with the following, which this proposal consistently fails to do:

- *Cluster with other non-residential activities to form a neighbourhood hub (including located within or adjacent to an existing hub)*

As outlined above, the site is not considered to be within or adjacent to the nearby hub by virtue of physical and visual separation, and not achieving the activation and accessibility envisaged by the scheme and Council policy.



- *Be located on allotments with the appropriate areas and dimensions to site the buildings, and accommodate parking, manoeuvring, circulation and landscaping including buffering.*

As outlined above, the site is clearly too small to achieve the developer's ambitions for the scale of development proposed. This is clear from the excessive site coverage proposed, landscaping limited to building setback areas only rather than considered and functional landscaped space, and most notably through the requested reduction in parking provision. The site is clearly not of an appropriate area or dimension to accommodate all required aspects of the development.

- *Are of a small scale, having regard to the surrounding character and do not negatively impact adjoining residents or the streetscape.*

The excessive site coverage, and massing of the structure is very evidently commercial in nature – particularly when viewed from the street. Despite attempts at architectural embellishments to mitigate this, it does not take away from the consolidation of two residential properties and replacement of two dwellings with one large building – this is clearly out of scale with surrounding properties. The visual, noise and traffic impact will also have a direct impact on adjoining residents, while the streetscape will shift from one of low rise, low density residential to one that reads as a double storey commercial establishment, most notably due to the visual impact of undercroft parking.

#### **Non-compliance, General Residential Zone – Suburban Neighbourhood Precinct Code – PO69 (Expansion of existing neighbourhood hubs)**

The proposal does not comply with this clause:

- The site does not adjoin the existing hub, it is located opposite a school that adjoins the true centre of the hub. The site is visually and physically separated from the hub, with a surrounding streetscape and land use pattern that does not lend itself to non-residential use.
- The site does not adjoin or address a park, public open space or civic or forecourt space with a minimum area of 400m<sup>2</sup>.
- The site is not located on a Main Street with a minimum length of 200m.

We dispute the applicant's claim that the proposal demonstrates compliance with the overall outcome of the zone code. As noted above, the proposal does not achieve or reflect the definition or intent of a neighbourhood hub according to Council Policy – and there is no given justification for expansion of the neighbourhood hub onto the subject lots.

#### **Conclusion**

It is evident from the above that the application has not demonstrated compliance with the Scheme, or provided suitable alternative outcomes. Most notably:

- The site is located outside of an existing neighbourhood hub, does not meet the criteria to expand an existing hub, and as such a **childcare centre is not permitted** in this location.
- The applicant has **failed to demonstrate the need** for additional childcare in this location – noting our occupancy levels demonstrate sufficient capacity to accommodate childcare demands in the area. The proposal would undermine existing childcare facilities in the area, with the potential to significantly impact the viability and amenity of existing commercial / neighbourhood centres.



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

- The proposed **built form is out of scale** with surrounding residential properties, and does not meet the performance objectives outlined in the scheme to maintain residential amenity within the zone.
- **Access arrangements to the site do not comply** with Council requirements
- **Insufficient parking is provided**, with no contextually appropriate motivation for the requested reduction in parking ratios.

We therefore submit that Council should refuse this application for a material change in use. We look forward to attending the Council meeting, and reserve our rights to make additional submissions if required.

Please do not hesitate to contact me should you have any queries.

Regards,



Annmaree Verderosa

Head of Legal

[legal@affinityeducation.com.au](mailto:legal@affinityeducation.com.au)



AFFINITY EDUCATION GROUP

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**From:** Alana Allen  
**Sent:** Thu, 17 Dec 2020 11:41:48 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Reference# DA/42105/2020/V2C - Opposing project

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

To whom it may concern,

I would like to express my issues with proposed Child care centre for location 12-14 Marilyn Tce Eatons Hill Qld 4037.

As a local resident and parent of student that attend Eatons Hill State School. I am concerned traffic congestion and limited parking issues will be a big problem. Currently Marilyn Tce has lots of traffic and parking problems before adding yet another business to this street.

Economically how does Eatons Hill need another child care centre? We have two commercial child care centres & community kindy in Eatons hill plus two new centres in Cashmere all of which have vacancies.

Please accept this email as my electronic signature. my full details are below

Alana Allen

3 Virgo Place

Eatons Hill Q 4037

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** geoff@baldwins.id.au  
**Sent:** Fri, 18 Dec 2020 09:33:11 +1000  
**To:** MBRC Incoming Mail  
**Cc:** Cath Tonks  
**Subject:** Objection to Development Application DA/42105/2020/V2C  
**Attachments:** DA42105 2020 V2C Objection\_20201218\_091832.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi

Please see my attachment objecting to the Development Application DA/42105/2020/V2C  
They would easily see the traffic issue if they tried to pick up one child as the traffic and parking is  
horrendous in the area at school opening and closing.  
Agreeing to add another lot of pickups and drop offs is simply not practical or acceptable. And child care  
parents would want to park.

Hope everyone has a very good and safe Christmas.

Kind Regards  
Geoff Baldwin



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Attachment to Submission Regarding DA/42105/2020/V2C

We (Colleen and Geoff Baldwin) object to approval of the development for a Child Care Centre in Marilyn Terrace, Eatons Hill 4037.

It would further stress a serious traffic situation in Eatons Hill. Eatons Hill has only one reasonable access to outside the area being the corner of Eatons Crossing Road and Queen Elizabeth Drive. At the school opening and closing times in Marilyn Terrace there is a traffic blockage that extends to the third roundabout on Queen Elizabeth Drive. This proposed development would make the traffic situation worst and much longer.

During the school pickup and drop off periods the traffic blockages at the roundabouts stop or delay people getting to medical appointments; getting to work; to child pickups here and elsewhere; and other time sensitive outings. Cars are parked up to the third roundabout on Queen Elizabeth Drive. Making this worse is unacceptable.

The development approval process should not put development dollars ahead of community access or concerns. There are plenty of other locations that would be more suitable for this development.

Regards

Geoff And Colleen Baldwin

35 Queen Elizabeth Drive

Eatons Hill 4037

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** PlanningAlerts  
**Sent:** Tue, 8 Dec 2020 13:24:25 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marilyn Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Michelle Brooke  
Address of commenter 4 Laceflower Crescent, Eatons Hill QLD  
Email of commenter mbrooke69@gmail.com

### Comment

There are a number of concerns regarding this proposal:

1. Whilst car parking is being provided, busy parents with school aged kids will park in the centre and not only pick up their daycare child, but also cross the road to pick up their school child/den.
2. The crossing pedestrian crossing will probably not be used by parents as it means walking down towards the IGA to cross and then walking back up to the school. Instead they will 'dash' across the road on a blind corner.
3. Having lived near a daycare centre, the noise levels are not insignificant. Houses in the adjacent locations (and behind the centre) will be greatly affected.
4. Resale value of the current adjacent house will decrease significantly.
5. The building works would cause MAJOR disruptions to a street that is already gridlocked twice a day.
6. People leaving Eatons Hill (and having nothing to do with the school) can often not exit the suburb at school pickup time due to parents queuing around the roundabout.
7. There are already 3 large daycare centres plus a kindy within 500m (plus home based family daycare).
8. Exiting Eatons Hill via Queen Elizabeth drive during the morning (6.30-8.30) can already take numerous sets of lights as traffic banks up from the South Pine intersection. This will only add to that traffic.
9. Businesses at the IGA complex currently suffer from parents parking and blocking potential customers during pickup/drop off times. This will add to their parking difficulties.



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10. Daycare centres rely on 'quiet time' for naps etc...this is not compatible with loud school bells ringing numerous times a day.

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This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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**From:** Colette Chard  
**Sent:** Wed, 9 Dec 2020 13:23:27 +1000  
**To:** MBRC Incoming Mail  
**Subject:** reference number (DA/42105/2020/V2C).

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

I wish to lodge my objection to a DA application reference number (DA/42105/2020/V2C). A Childcare Centre 12-14 Marylin Tce Eatons Hill

I have concerns for the potential increased traffic in this already congested area with related road safety and parking issue being generated with the increase number of cars that would visit this centre.

There are already a number of child care centres within close proximity to this proposed centre

Kind regards  
Colette Chard  
26 Riversleigh Cres  
Eatons Hill  
QLD  
4037

Sent from my iPhone

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**From:** Sally Chippendale  
**Sent:** Wed, 9 Dec 2020 12:17:44 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Child Care Centre Proposal - 12-14 Marylin Tce, Eatons Hill

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Attn: Council

I would like to oppose the recent submission (DA/42105/2020/V2C) the proposed childcare centre build on 12-14 Marylin Tce, Eatons Hill.

Reasons

1. Traffic is currently congested several times a day. What traffic calming solutions will be implemented by developers?
2. Safety of pedestrians and young students using the road. Will any solutions/traffic lights be implemented to increase safety?
3. There is currently a lack of parking on Marylin Tce for residents and school community. Where will parents/staff/extra curricular staff/volunteers park, inside or outside the development?
4. There are currently several other day care centres in Eatons Hill.
5. The disruption to neighboring houses/noise during the construction phase.
6. The aesthetic of the neighbourhood. Will the centre be in character with the current homes and buildings within the area? It is not a main road.

My address is 8 Diorama Court, Eatons Hill.

Regards, Sally Chippendale

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**From:** peterc@internode.on.net  
**Sent:** Wed, 09 Dec 2020 16:56:11 +1000  
**To:** MBRC Incoming Mail  
**Cc:** Cath Tonks  
**Subject:** Development Application Enquiry: 2020 / 42105 / V2C - MCU Commercial (Shop, Office, Business, etc)

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Peter Craddy  
45 Ridge View Drive  
Narangba 4504  
9th Dec 2020

To Whom it may concern,

As the owner of a property only a few doors down from this proposed development, I am somewhat dismayed to discover through third-hand sources that a development is going ahead that may impact the future value of my property and the rights to peaceful existence of the tenants of our property without having received any notice of said proposal.

I do not believe the location is suitable or safe as it will have adverse impacts on the residents of Marilyn Terrace who already have to deal with the private vehicles of parents dropping their children to school as well as the buses dropping off children each school day. I speak from experience of having cars parked in the driveway by parents who though they could park there while dropping off children or cars blocking the other driveway and restricting access.

Added to this is the proposed location on the corner of what is a rising stretch of road with very little view of on-coming traffic either heading out of the school via their access road or by vehicles coming around the street corner. The location of this development would make access to it only possible in one direction which would also add to the queues of traffic, noise and personal safety of residents as well as parents and children of the school.

I also do not believe that is is a suitable or needed development for the area given that there is another childcare centre no more than 200m away and another three major childcare facilities within a 10 minute walk plus other smaller 'at home' childcare facilities.

Yours,  
Peter Craddy

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** sue\_dawson@bigpond.com  
**Sent:** Sat, 12 Dec 2020 16:23:31 +1000  
**To:** MBRC Incoming Mail  
**Cc:** tricia.dawson@bigpond.com;pat.dawson@bigpond.com;sue\_dawson@bigpond.com;Cath Tonks  
**Subject:** SUBMISSION REGARDING DA/42105/2020/V2C - 12-14 Marilyn Terrace Eatons Hill 4037  
**Attachments:** Child Care Centre objection.pdf  
**Importance:** High

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hello please find attached a submission objecting to the proposed development DA/42105/2020/V2C - 12-14 Marilyn Terrace Eatons Hill 4037.

If you have any questions please contact me by return email or on the phone number below.

Regards

**Sue Dawson**  
0417 774 832

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The Assessment Manager  
Moreton Bay Regional Council  
PO Box 159  
CABOOLTURE QLD 4510  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

## SUBMISSION REGARDING DA/42105/2020/V2C

### 1. Applicants details:

File no **DA/42105/2020/V2C**

Postal Address of land (as advertised) **12-14 Marilyn Terrace Eatons Hill 4037**

Nature of proposed development **Child Care Centre**

### 2. Submitters details:

Full names - **Patricia Ann Dawson, Suzanne Patricia Dawson, Tricia-Ann Dawson**

Postal Address - **2 Avandel Court Eatons Hill Qld 4037**

Signatures: not required as submitted electronically in accordance with [DA submissions](#)

Date of Submission: **12 December 2020**

### 3. Details of submission:

We the above signed make the following submission in objection to the proposed development File no **DA/42105/2020/V2C**:

- We wish to lodge a strenuous objection against the proposed development of a Child Care Centre on lots 12 and 14 Marilyn Terrace, Eatons Hill 4037.

We are long-time residents of 2 Avandel Court, Eatons Hill having purchased the block of land here in 1994. This is the family home which was built and completed in 1995. Our family has lived at this address since then. In 2019 we undertook major renovations and a sizable extension of the dwelling to update the home and provide suitable accommodation for us into the future. This renovation and extension was constructed at considerable personal cost, which we saw as a sensible and positive investment at the time. Had we been aware of the plans for this commercial construction in the centre of a residential neighbourhood we might not have invested so heavily in this property. As such, the proposed development threatens the value of our home and our planned future.

The recent sale of 4 Avandel Court Eatons Hill attracted a record high price for a 3-bedroom home in this street. This sale price would indicate the value of our property has grown significantly even before the added value of the recent renovations and extension is considered. This value will be lost should the proposed development proceed. The Child Care Centre will overlook our property, with the outdoor areas for children's play situated so that the noise from the centre will directly impact our home. No one wants to live in close proximity to any commercial enterprise, you want your home to be in a quiet residential area surrounded by other homes of a similar standard. After all, your home is a sanctuary to retreat to at the end of a day.

- Our home straddles three streets, Avandel Court, Marilyn Terrace and Queen Elizabeth Drive. When we built the home, we deliberately chose the place the front of the home on Avandel court which is a small cul-de-sac and provided a quiet, suburban outlook for the house. Avandel Court is a very short cul-de-sac which is only wide enough for a single car and not wide enough for on street parking. The street houses 8 family homes, with the 9<sup>th</sup> home facing Marilyn court (this house is



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opposite our address). The proposed development faces directly into Avandel Court as 12 Marilyn is across the road from the entry to Avandel Court. So, all homes in this street are impacted by this proposed development.

- We are also in extremely close proximity to the Eatons Hill State School (EHSS) and the designated school drop-off and pick-up site in Marilyn Terrace. The area suffers extreme traffic congestion and pedestrian traffic twice daily which creates significant chaos in our local area and impedes residents' ability to go about their normal business uninterrupted.

Marilyn Terrace and Avandel Court already face severe traffic turmoil, congestion and pressure from school traffic where numerous cars battle for limited parking and pick-up points for **the 1,100 plus children who attend EHSS. A further 65 staff members** add to the daily traffic congestion. The traffic problems created by this school are significant and we have previously lodged complaints about the school parking and the behaviour of parents to the school, the council and the local police. We also sought the assistance of the council to plant trees on the footpaths in front of our home to prevent parents from parking on the footpaths. Requests to council to extend the yellow lines now on the corners of the entrance to the street were not supported. Regardless of the yellow lines now present, parents repeatedly disobey street markings (including yellow lines) and traffic regulations (for example parking across the street corners, on footpaths and across driveways) in Avandel Court. (See attachment 1)

Commercial and council services experience difficulty accessing Avandel Court during school peak times, with garbage trucks deliberately avoiding school peak times, and delivery services and tradesmen having to navigate school traffic which makes it already quite difficult to access services when we require them. Everything has to be organised around the school traffic peaks, but with the proposed child care centre development, traffic will be continuous as there are no set drop-off or pickup times for child care centres as there are for schools. This will further exacerbate the restrictions we already experience from the school traffic.

- Adding the vehicles and traffic problems created by **an additional 105 children and 14 staff** to the already heavily congested traffic situation would seem to be ludicrous, dangerous and completely thoughtless and selfish. The mere consideration of this development plan shows absolute disregard for the health, safety and sanity of the current residents of Avandel Court and Marilyn Terrace. This proposal threatens our ability to live our lives in peace and to be able to safely enter and exit our own properties and our street without having to navigate countless vehicles, parents and children who display no awareness of concern for either the residents of the area or other road users.
- The proposed development will be situated at the top of a rise, opposite the EHSS drop-off and pick-up zone, the busiest area in our small part of Eatons Hill. The topography of this section of Eatons Hill contributes to dangerous situations for stopping, parking and picking up children. The slope and curves in the roads as well as the large number of driveways accessing them make the situation more stressful and dangerous.

As mentioned above, residents already deal with difficult situations entering or leaving their own driveways and entering and leaving the cul-de-sac of Avandel Court to access Marilyn Terrace. Traffic, including numerous large buses twice daily block Marilyn Terrace completely as they attempt to access the roundabouts on Queen Elizabeth Drive. This traffic currently starts at around 7am with buses dropping of students through to 8.30/9 am and then commences again at around 2.30pm until 3.45/4pm Monday to Friday. This traffic congestion and threat to the residents in this small area will now be further exacerbated with the operating hours of the proposed Child

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Care Centre which start earlier in the morning and will continue later into the evening.

- The impact of this traffic congestion is not limited to Marilyn Terrace and Avandel Court however. During the peak drop-off and pickup times for the school, entry from Eatons Crossing Road into Queen Elizabeth Drive is significantly disrupted due to the line up of vehicles waiting to pickup or drop-off children from the EHSS.
  - Traffic is stalled from the entrance to Queen Elizabeth Drive from Eatons Crossing Road in the left hand lane, through the first round-a-bout at Marilyn Terrace and Saraband Drive, up Queen Elizabeth Drive to the second round-a-bout at Marilyn Terrace. This is the turning lane from Eatons Crossing Road at a set of busy traffic lights which includes a pedestrian crossing. Traffic travelling into the estate must dodge:
    - vehicles trying join the queue of parents waiting for children ; or
    - vehicles trying to get ahead of or into that queue from adjacent streets or from further into the estate; or
    - vehicles trying to get into the estate for other non-school related purposes;
    - council buses and school buses;
    - normal traffic entering the estate;
    - the busy parade of tradesmen's vehicles and other commercial vehicles including delivery vans; and
    - customers trying to get access to the Eatons Hill shopping centre. This centre houses the IGA, Bakery, Doctors, Dentist and other retailers. Businesses at this shopping centre struggle now to deal with parents parking during peak school pickup and drop off times, how will they cope now with this additional strain on infrastructure which is already beyond capacity?
- In the Traffic submission used by the developers for comparison with other Child Care Centres, they base their 3 examples on numbers of children and car park numbers. This traffic report is quite dated having been conducted in 2017 and has no relevance to or similarity with the proposed development. The report does not consider the differences in the road conditions or situations/locations of the centres compared to the proposed development in the residential street scape of Marilyn Terrace.

The 3 centres named in the traffic report and used as a comparison are situated on **straight, flat, major roads not in a cul-de-sac in a small residential neighbourhood** situated on the crest of a rise and populated by numerous homes.

This traffic report offered comparisons with city wide peak hour commuter traffic indicating that the drop-off and pickup times for the proposed development do not occur during these peak traffic times for commuters. However, peak traffic periods for the proposed development exactly coincide with the peak times for drop-off and pickup for the existing school traffic further exacerbating the chaos that already exists every weekday. As such, this traffic report has no correlation to the proposed development and provides no relevant or purposeful data to support the developer's plans and claims and should be disregarded.

Unlike the current issues experienced with traffic as a result of the EHSS, should this proposed development proceed, we will get no respite from the chaos, congestion, danger and drama created by traffic congestion, parents and students as we do now during school holidays. This proposed development will not operate in alignment with the school calendar so our traffic problems will now be present always; 52 weeks of the year.

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- The homes built around the proposed development have all been constructed in compliance with the covenant which was established with the creation of this estate. They are all modern, well-kept and cared for family homes which are all mainly single story apart from the two residences which currently occupy the proposed sites of this development.

Adding a building which is obviously a large commercial enterprise into the midst of private homes detracts from the current streetscape, the privacy, safety and security of the area and the value of the homes.

The proposed building is large, two stories high, stretching from boundary to boundary of the two allotments and as such has the capacity to disrupt the lives of several families living in close proximity. All commercial operations in this area are currently situated in a specifically designated commercial area in the small Eatons Hill IGA complex on the corner of Queen Elizabeth Drive and Eatons Crossing Road and this has served the residents of Eatons Hill well.

Unlike the school which has its outdoor recreational facilities on the far side of their complex facing on to the 4 lane public and busy Eatons Crossing Road, the proposed development has its outdoor recreational area on the second level facing directly onto residential Marilyn Terrace and Avandel Court. This recreational area is not covered by the roof of the complex, so noise will travel further as it is not captured within a solid structure. The noise generated by 105 happy, excited children has the will travel far and negatively impact the immediate neighbourhood all day long 52 weeks of the year.

- If this development were to proceed, the demolition of the existing structures on Lots 12 and 14 Marilyn Terrace and any subsequent earthworks would cause major disruptions and threaten the health and safety of the daily lives of residents through noise, dust and traffic congestion all day long for 5-6 days a week for at least 12 months.

Given the proposed design of the development, the footpaths along 12 and 14 Marilyn Terrace would be a 'no go zone' during construction and no doubt Marilyn Terrace and the entrance to Avandel Court would be similarly obstructed by heavy vehicles, tradesmen and deliveries during the construction period. This combination of factors creates an unacceptable risk to the health and safety of the residents in the vicinity of this proposed development. How will vehicular and pedestrian traffic be managed and made safe? Will the developers and the construction company provide traffic control to assist with these dangers to public safety?

Having lived through the renovation and extension of a residential premises, we know the additional traffic, parking and chaos that a small building project brings to a tiny neighbourhood. Given the size of this proposed development, the need to demolish and remove the existing homes and structures, the earthworks to create the desired landscape to house the development and the number of workers involved in a commercial building project; the disruption to our neighbourhood would be catastrophic. The constant noise, traffic congestion, dust and disruption to our lives is not something that a residential neighbourhood should be exposed to or have to deal with. Now compound this with managing the day to day traffic congestion and chaos that already exists due to the EHSS. The added dangers this proposal poses to the residents and the children who are already in the area as pedestrians walking to and from school creates an unacceptable risk to everyone's health and safety.

- The proposed parking for the development is woefully insufficient to handle the traffic generated by parents of 105 children and 14 staff.

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- Where are the staff going to park as no doubt the limited parking facilities will be reserved for parents?
  - Parking is not viable in Avandel court as the street is just wide enough for a single car to pass now and the street has 8 driveways within a very short length of road. Marilyn Terrace does not provide additional parking opportunities either. This street is on crest of a hill leading to the EHSS and there is only limited street parking due to the topography of the area and the layout of the current streets and homes.
- There are 3 established child care centres within a 5 minute drive of the proposed centre. There are an additional 6 childcare centres within a 10 minute drive of the proposed centre. These centres are all on major roads with easy access and are not in residential areas surrounded by long standing family homes. This estate has no vacant land and therefore no additional growth is expected in terms of new homes as all blocks have been built upon. So where does the need for this proposed development come from? Whose need does it serve? Not the residents of the immediate area or the larger suburb as they are already well catered for. This proposed child care centre will not provide any service that is not already in existence for the suburb of Eatons Hill.
- The proposed construction to the Child Care Centre will permanently reduce our quality of life and poses a risk to our health and safety and as long-term residents and owner occupiers of this area we strongly urge the Council to reject the proposed development **DA/42105/2020/V2C** for 12 & 14 Marilyn Terrace Eatons Hill Qld 4037.
- Attachments 1,2 and 3 which follow provide photographic evidence of the existing traffic congestion, chaos and impediments already experienced by residents of Marilyn Terrace and Avandel Court.

## Attachment 1:

### Cars disregarding road signs/markings and traffic rules during school pickup/drop off:





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**ATTACHMENT 2:**  
**Photos taken during school drop off**  
**Wednesday 9/12/20 from 2 Avandel Court**  
**Eatons Hill.**



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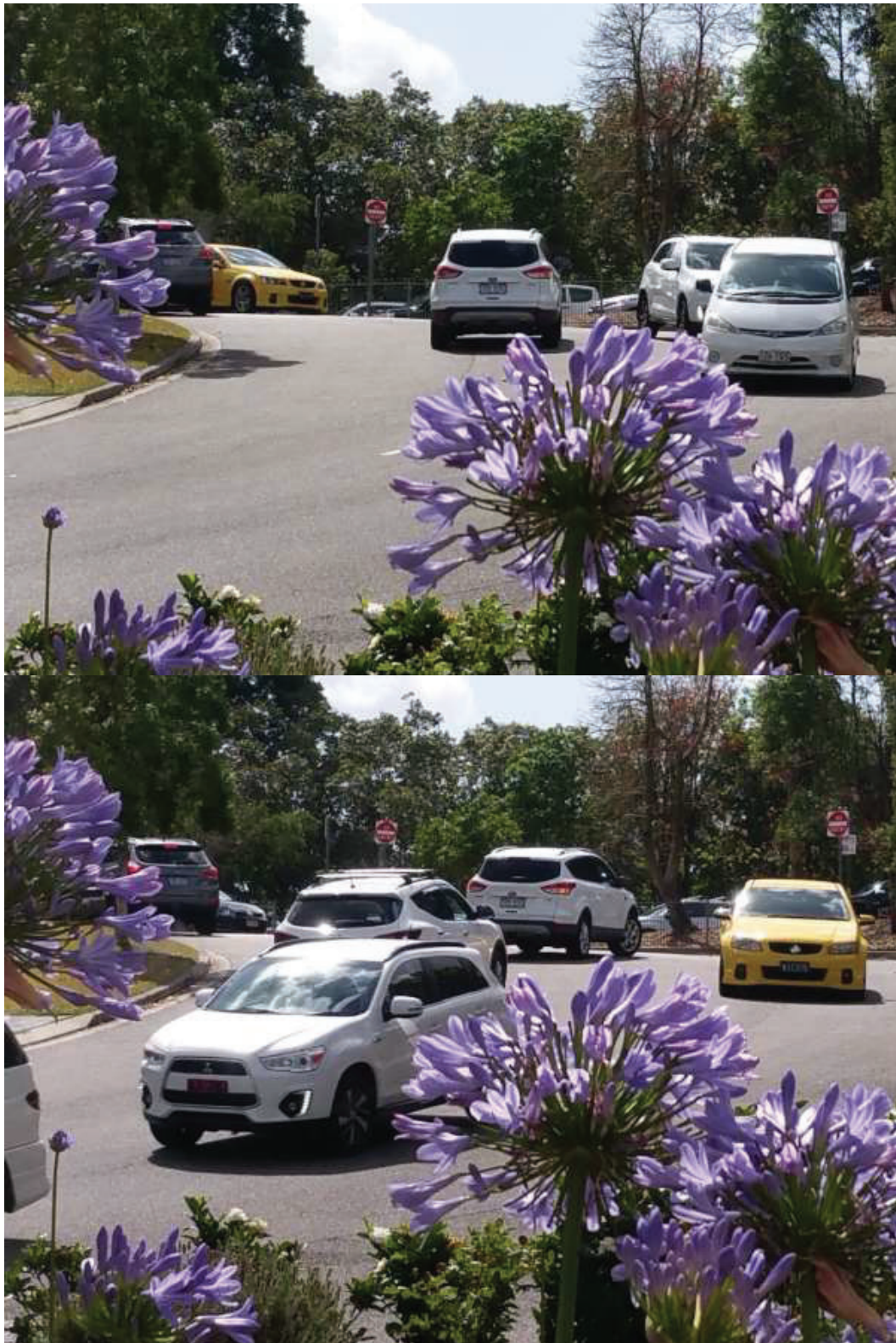
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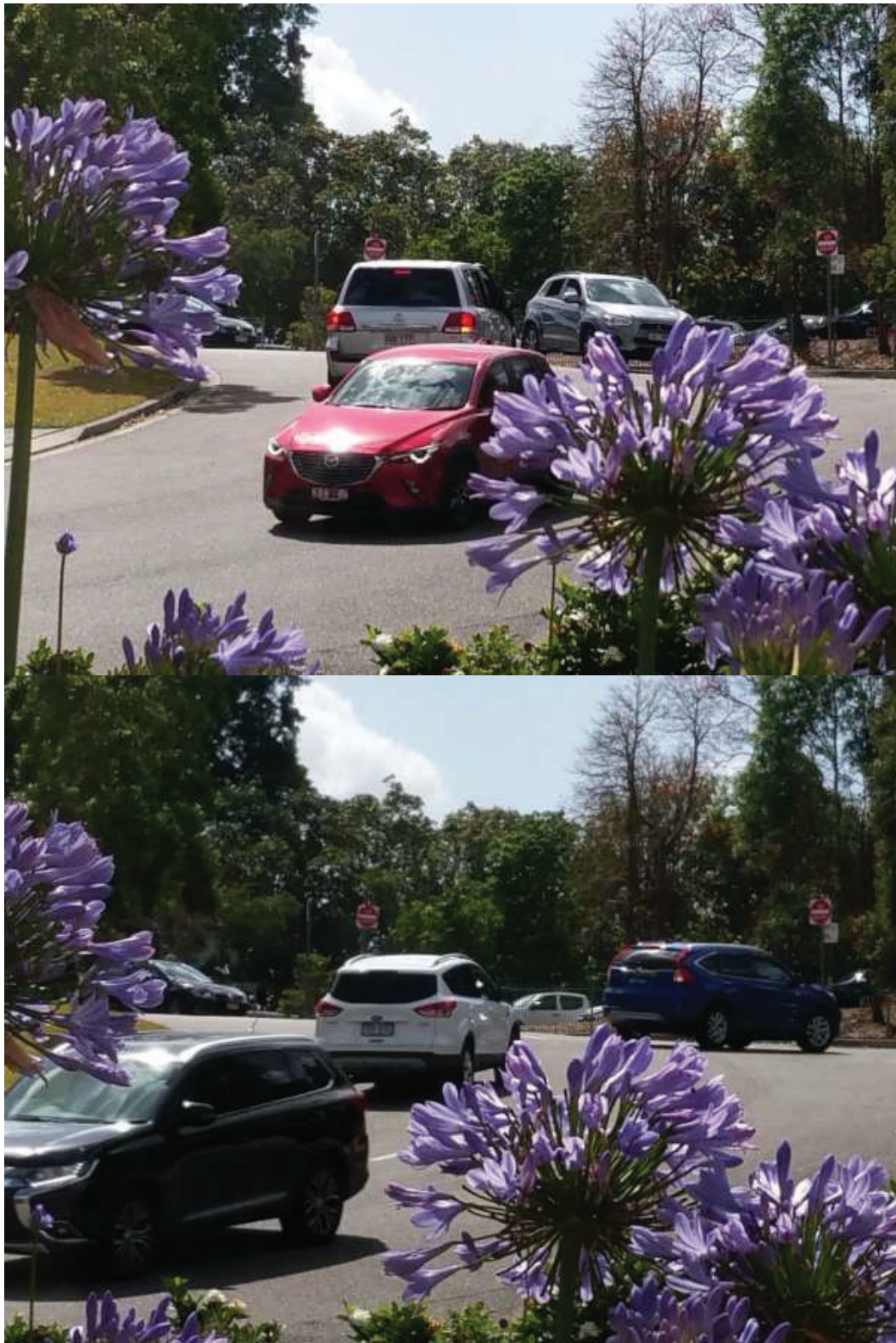
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**ATTACHMENT 3:**

**PHOTOS TAKEN DURING**

**SCHOOL PICK-UP AFTERNOON**

**OF WEDNESDAY 9 DECEMBER**

**2020 FROM 2 AVANDEL COURT**

**EATONS HILL:**



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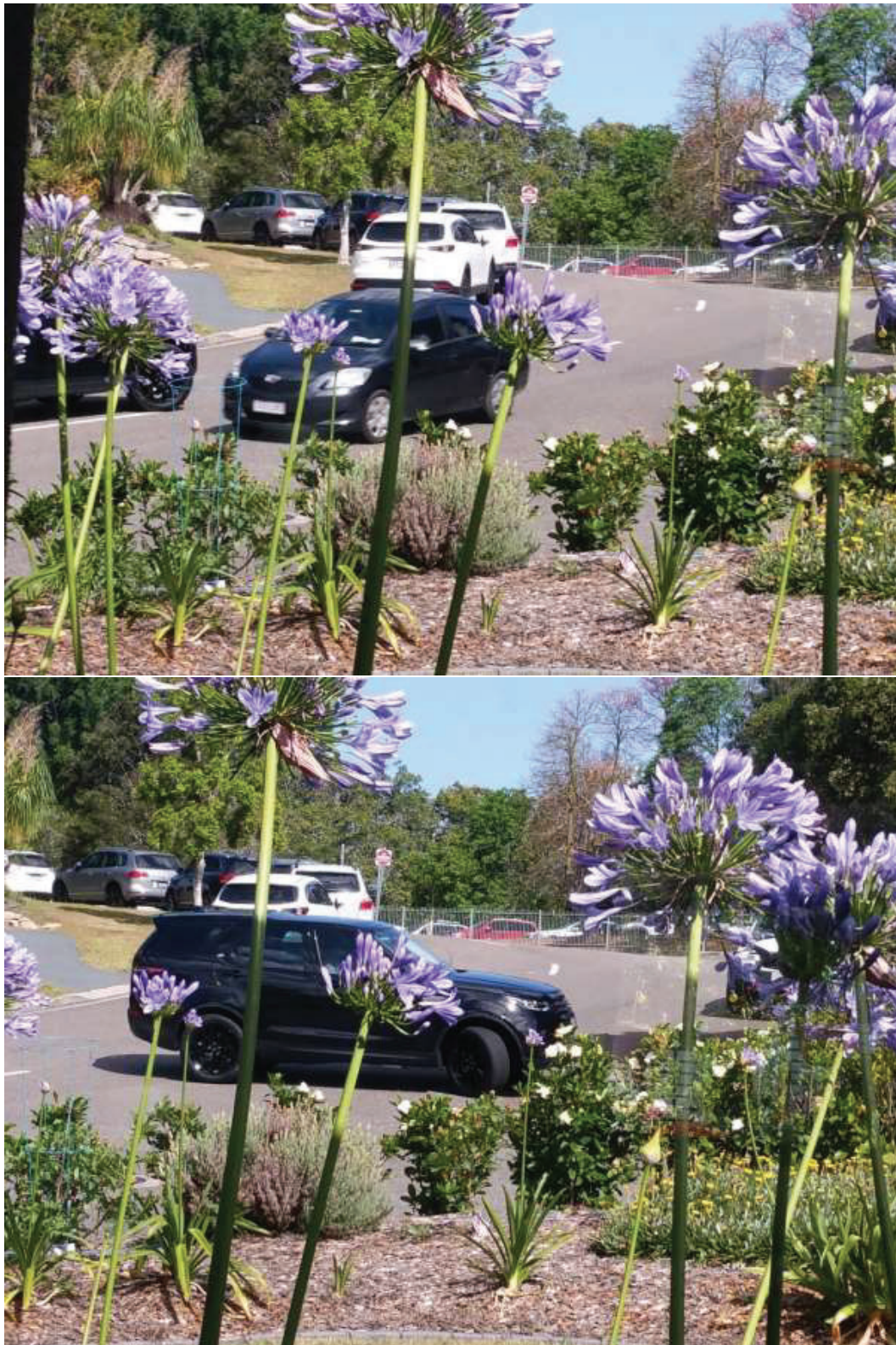
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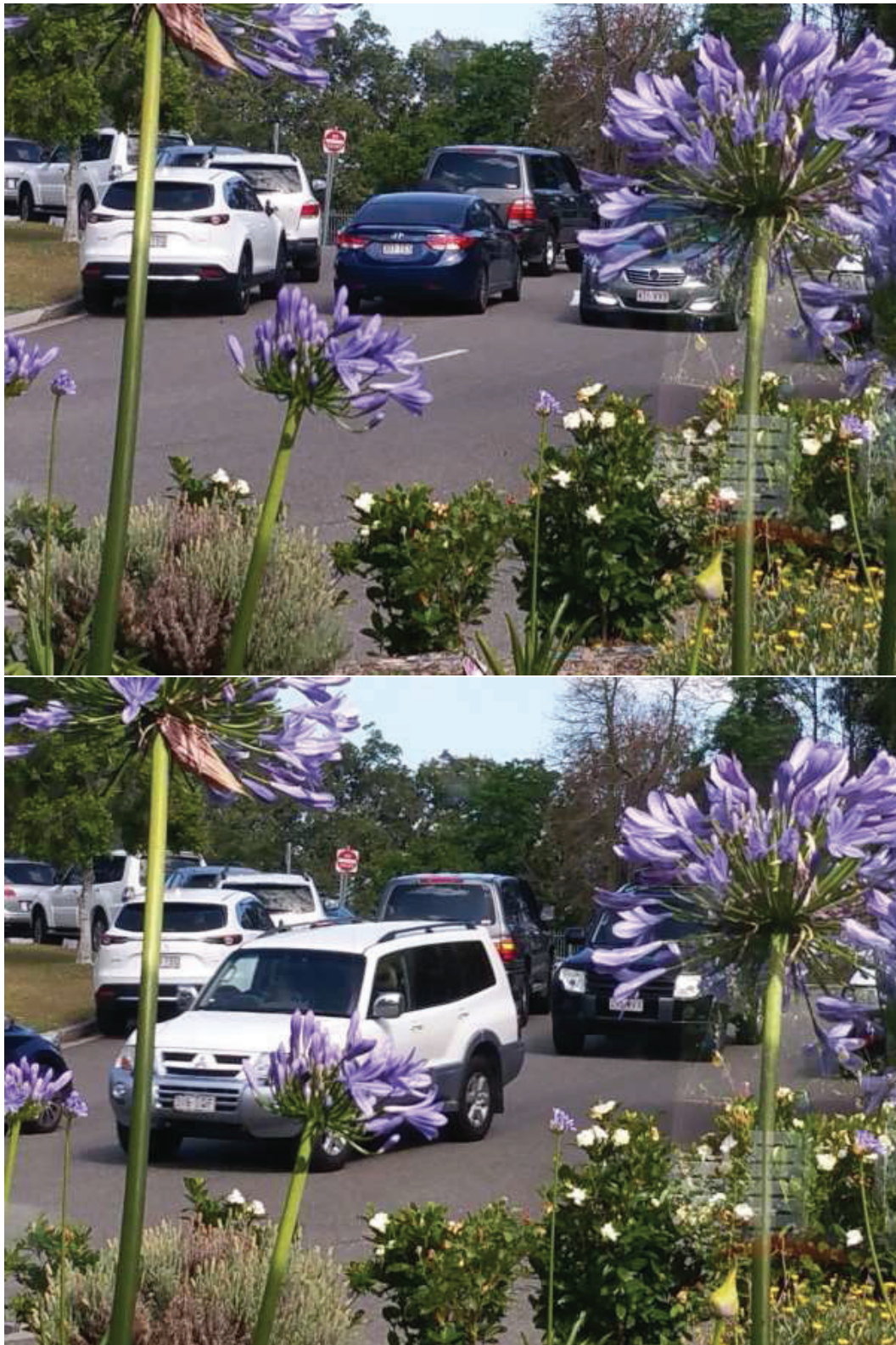
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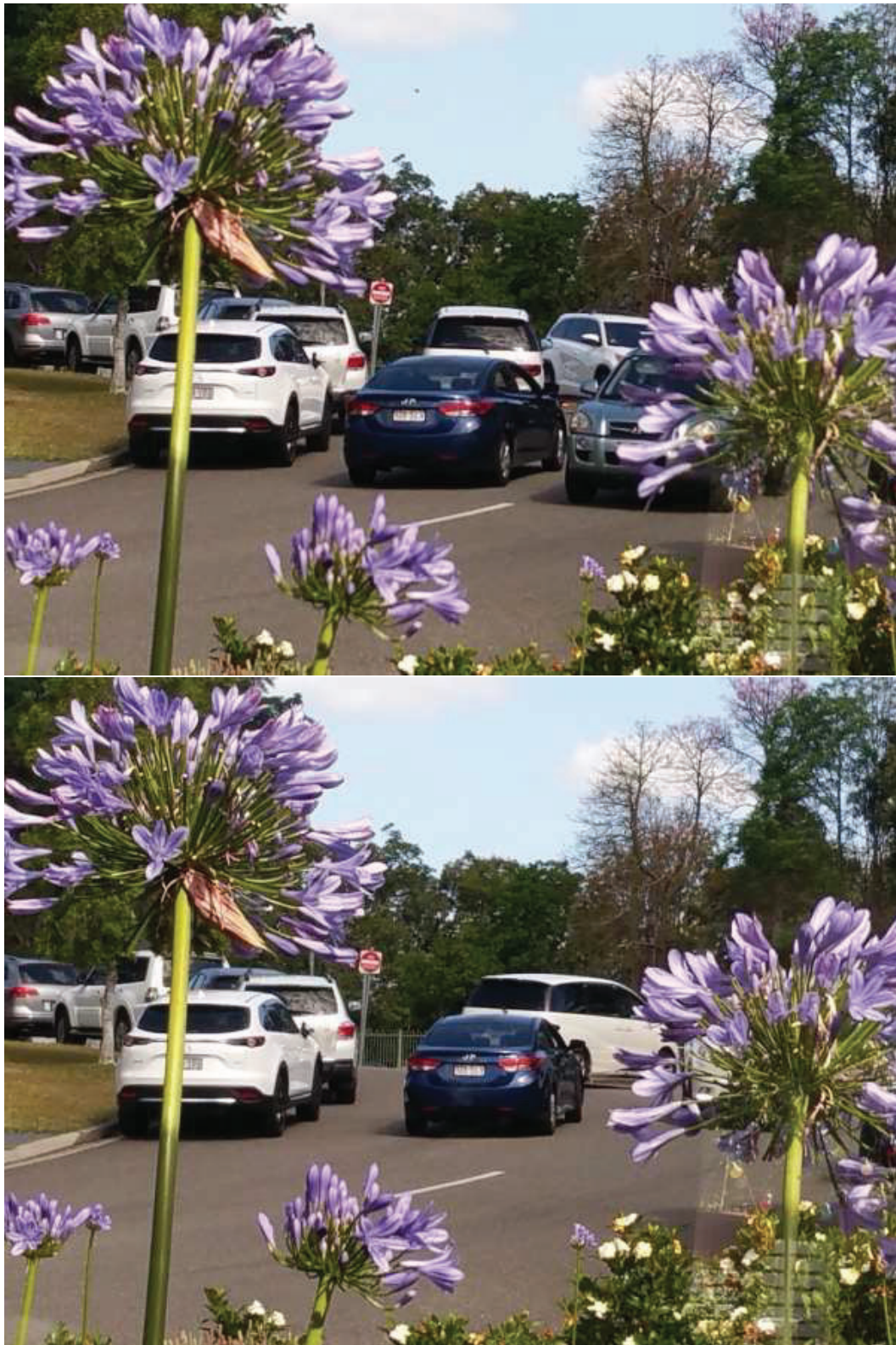
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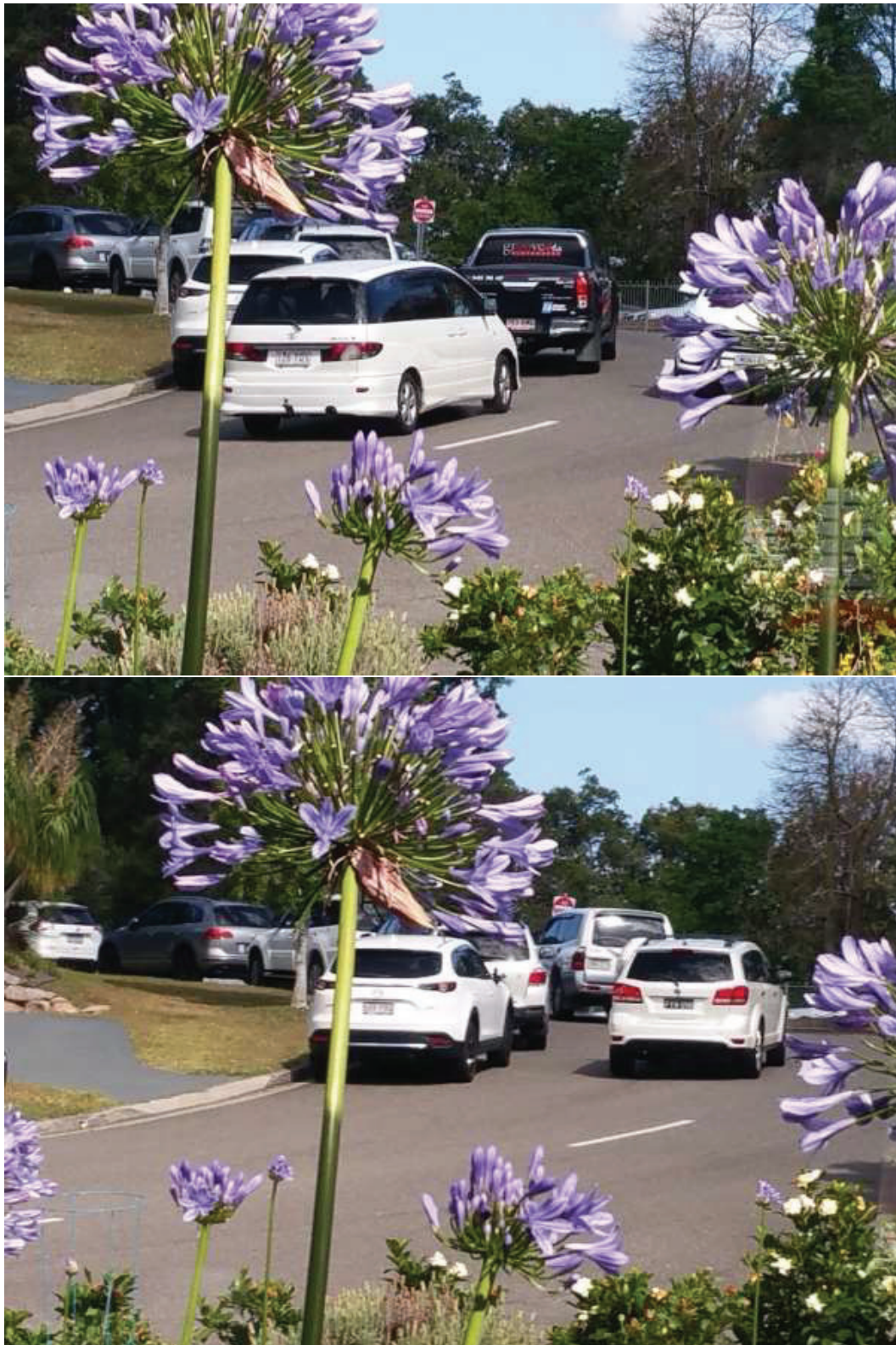
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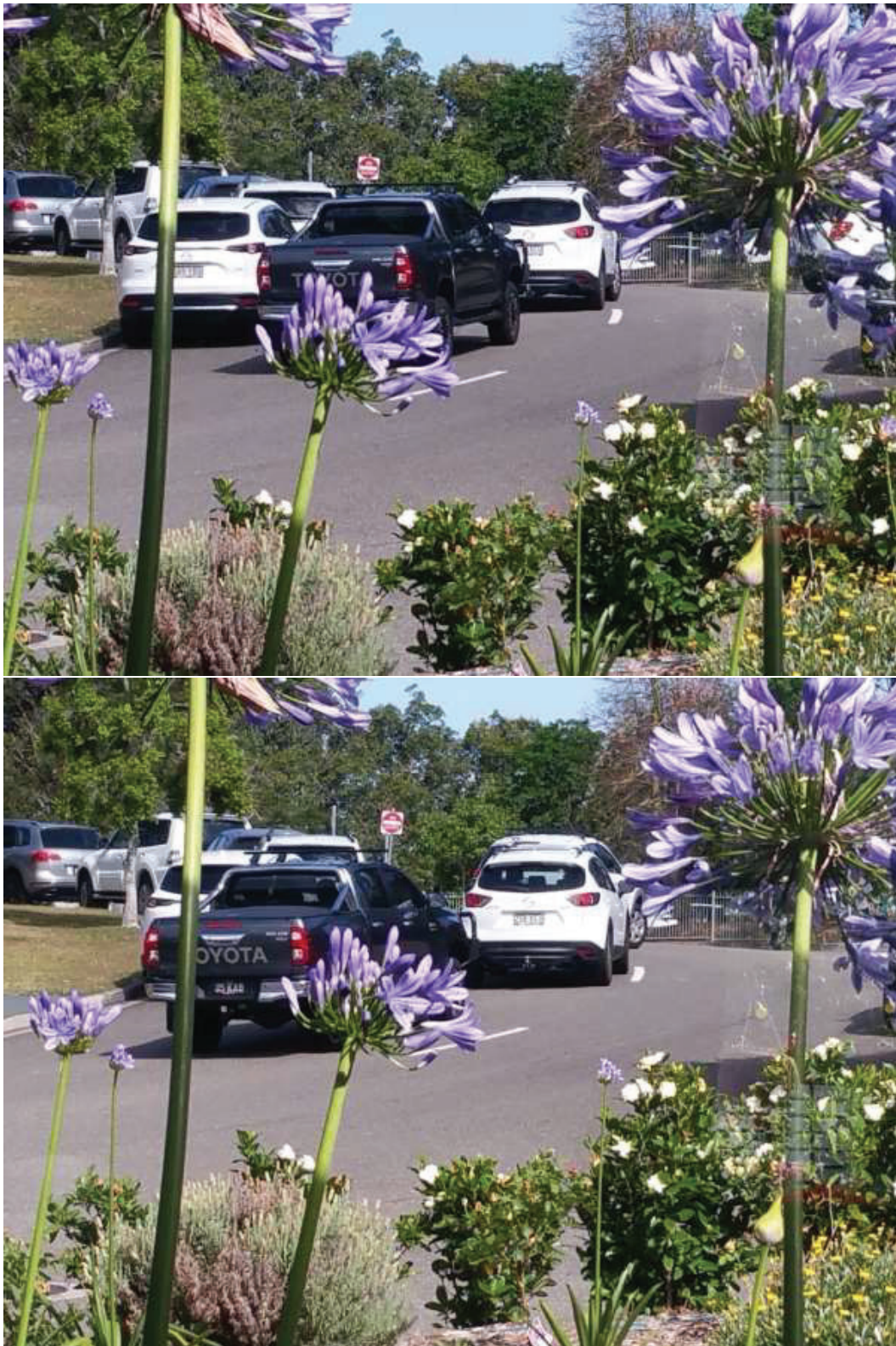
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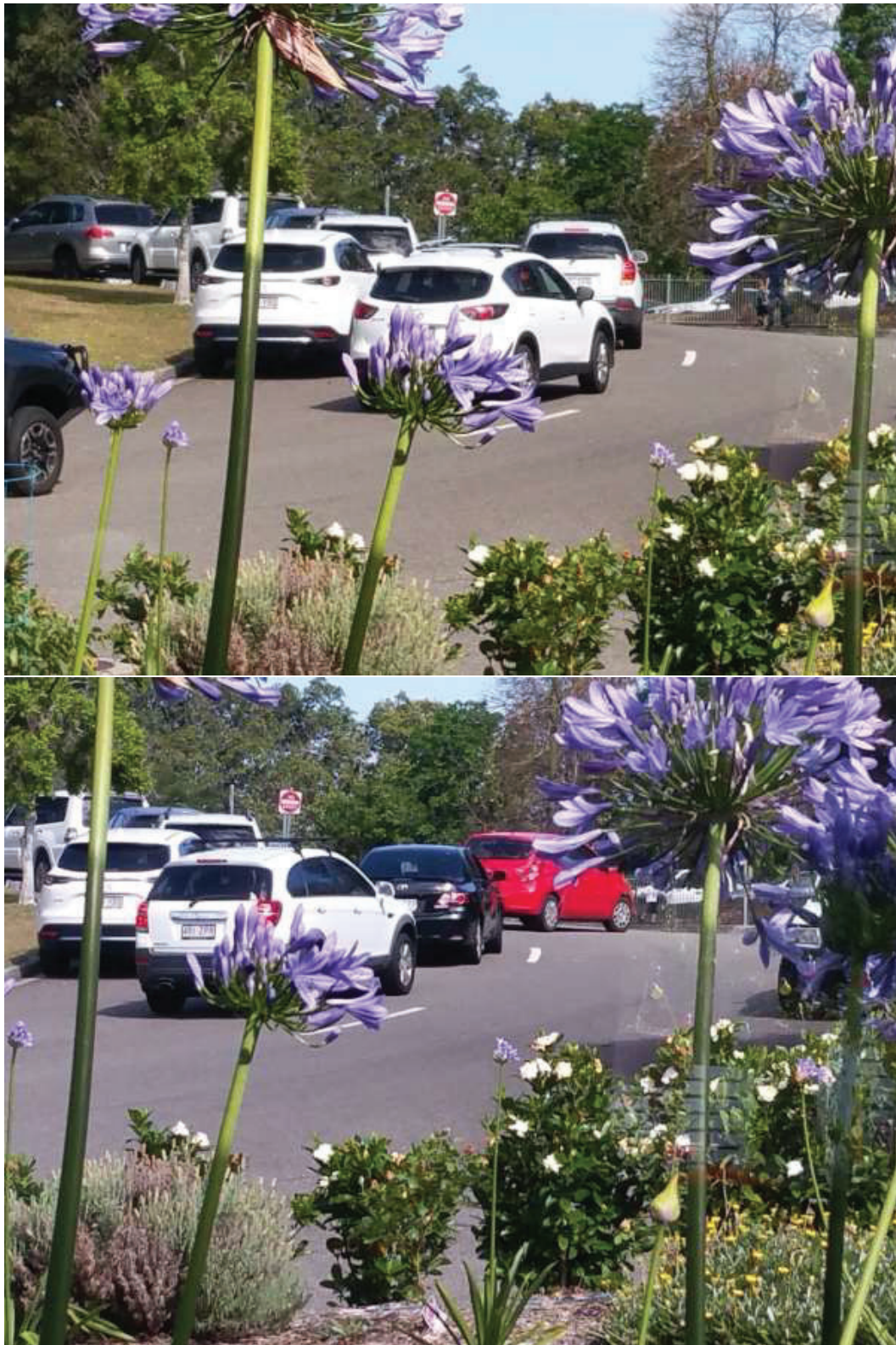
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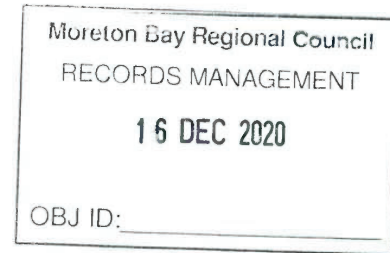
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Scanned By:NaomiSteel@MBRCDOM On: 16/12/2020 AM Moreton Bay Regional Council



Assessment Manager/Chief Executive Officer,  
Moreton Bay Regional Council  
P.O. Box 159  
Caboolture, Q. 4510

Re: DA/42105/2020/V2C  
Childcare Centre, 12-14 Marylin Terrace, Eatons Hill, 4037

Dear Sir/Madam,

I wish to make an application regarding the proposed child care centre in Marylin Terrace, Eatons Hil which proposes to have 105 placements. My objection is that there is no provision on the plan posted indicating parking for parents to drop off and pick up. Nor in fact for staff to park. There is already a huge volume of traffic on this road at the beginning and end of the school day as Eatons Hill Primary School is just across the road, and a Kindergarten next to it. Further, the adjacent street of Avandel Court is very narrow. Parents already parking on this street have caused serious degrading and erosion of footpaths, with soil gouged out and storm water pipes uncovered. With traffic coming and going from 6 a.m. to 9 a.m. and from 2 p.m. to 6 p.m. there will be very little time in the day in which householders can easily leave and enter their own properties, or even to park themselves.

The footpath on my property is on a slope, which doesn't aid the situation. I have put up a sign on my fence line about parking on the road, and planted (after discussion with your footpath people) a few shrubs 2m from the gutter, but the damage is already done, is ongoing and it is severe. A further 100 cars a day would be insupportable, and with the volume of children using the footpaths and roads, possibly dangerous. The exposed soil is grainy; slippery when dry and wet.

Add to this the damage that will be caused by tradespeople and trucks, diggers etc. that will be required to complete the demolition of two perfectly good houses, and the construction of a very large building. Much of the damage to the footpaths in Avandel Court was caused by tradesmen during the renovations of two houses in that cul de sac. As my footpath is the longest, it was the one that had up to 4 vehicles 4 wheels up on it for months on end.

Please consider this situation. I am an older woman and mowing a footpath that is on a slope and has had much of the grass killed, dirt exposed and rough



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Scanned By:NaomiSteel@MBRCDOM On: 16/12/2020 AM Moreton Bay Regional Council

concrete (yes, someone having work done has deposited excess concrete in one of the depressions on my footpath) is very difficult. Adding more cars and potentially more damage is distressing in the extreme. Fortunately, I believe Council will be responsible for any liability for injuries caused if someone should fall and hurt themselves.

Sincerely



Peta Dixon  
25 Marylin Terrace,  
Eatons Hill.  
0438864685

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**From:** PlanningAlerts  
**Sent:** Wed, 9 Dec 2020 06:41:59 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marilyn Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Bev Downey  
Address of commenter 34 Rivergum Drive Eatons Hill  
Email of commenter lendowney@bigpond.com

### Comment

I do not believe this child care centre should go ahead as this area is already a very busy and dangerous area with traffic coming in and out of Marilyn Terrace creating big traffic problems Monday to Friday morning and after school It is near impossible to get a park to take preschoolers into school already The lights at Queen Elizabeth Drive can never cope with residents already and the constant flow of traffic from Eatons Crossing Road It can take me 45mins to get to the Albany Creek High on any morning because of this This childcare centre will only add to this and also maybe cause accidents I believe there must be a better place to have a childcare centre and I know the area very well

---

This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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**From:** Andy Dutton  
**Sent:** Wed, 16 Dec 2020 23:42:54 +1000  
**To:** MBRC Incoming Mail  
**Subject:** File No - DA/42105/2020/V2C - 12-14 Marylin Tce, Eatons Hill - Child Care Centre  
**Attachments:** Submission against proposed development - 12-14 Marylin Tce, Eatons Hill.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi

Please find attached my submission opposing the proposed childcare centre at 12-14 Marylin Terrace, Eatons Hill.

Should you have need to contact me for any reason, I can be reached either via return email, or on mobile 0417 605 722.

Kind regards

Josie Dutton



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Mrs Josie Dutton  
10 Marylin Terrace  
EATONS HILL QLD 4073

15<sup>th</sup> December, 2020

The Assessment Manager  
Moreton Bay Regional Council  
mbrc@moretonbay.qld.gov.au

Dear Sir / Madam

RE: FILE NUMBER DA/42105/2020/V2C

12 – 14 MARYLIN TERRACE, EATONS HILL QLD 4037

## CHILD CARE CENTRE

I am a property owner at 10 Marylin Terrace, Eatons Hill, adjacent to the proposed childcare development at 12-14 Marylin Terrace. Please let it be known that **I strongly oppose the acceptance of this proposal.**

Having lived at our home for 15 years, we are well aware of how busy and congested our small street gets at pick-up and drop-off times, due to the Eatons Hill State School which is directly across the road from our home. The idea of demolishing two homes from our street, and replacing them with a huge childcare centre for 105 children is nothing short of ludicrous in my opinion. I have listed below my concerns with regards to this proposal:

### Traffic

Considering the size of the Eatons Hill State School, with a current enrolment of more than 1,100 students, there are already limited allocated car parks provided for parents. As a result, there is an extremely high rate of street parking and use of the pick-up / drop off zone, which is located in our street, resulting in high volumes of traffic. Our street is always congested during these peak times, and the line-up for the drop off / pick-up zone blocks traffic to the main thoroughfare on Queen Elizabeth Drive. Given that Queen Elizabeth Drive is the main entry into the Eatons Hill Estate, this causes major traffic delays.

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We (and other homes in our street) often have cars stopped / parked across our driveways, blocking access to/from our own properties. Also, access to / from our property is frequently blocked by cars using our driveway for a turn-around point.

The addition of a childcare centre in the heart of this congested area, will only exacerbate the problem we are already faced with daily.

It is important to note that Eatons Hill State School has already been in consultation with representatives from Moreton Bay Regional Council and Queensland Police Service for months in an attempt to come up with solutions to the existing traffic congestion / parking arrangements and pick-up zone efficiency in our street. This is even prior to the release of the proposed childcare centre. If traffic is already a concern, I dread to think what the situation will be like with the childcare centre in the mix.

The Traffic Impact Assessment (4.0) provided by Q Traffic as a part of the development submission provides a table outlining trip generation data at nine (9) existing childcare centres. This data is provided supposedly based on 'TMR Traffic Generation Data – 2006 – 2018'. However, the data provided in the table is only from 2006 – 2010. Surely there is more current data available than what has been provided. This is data from 10-14 years ago. Everyone knows that volume of traffic now, compared to what it was 14 year ago has increased substantially.

The report goes on to say that *'applying these trip generation rates to the proposed development (105 children), suggests the following peak hour trip generation volumes:*

- AM Peak Hour: 70 vehicle trips (35 parents dropping off a child); and
- PM Peak Hour: 50 vehicle trips (25 parents picking up a child).

*The above level of traffic generation is considered relatively low, and therefore not expected to have a notable impact upon the performance of the adjacent road network from a capacity perspective'.*

Perhaps 70 vehicles at peak time in the morning, and 50 additional vehicles at peak time in the afternoon would have minimal impact on a facility that it is not located on a suburban street, opposite a large school. However, given that the immediate location for the proposed centre is already experiencing major traffic congestion, it seems obvious that the proposed development in the current location is in no way a good idea!

### **Children's safety**

This point is close to home for our family. Four years ago our son was hit by a car at the bottom of our street during peak drop-off time. He stepped out from behind a stationary vehicle into the line of moving traffic. Thankfully, the car that hit him was not travelling fast, and whilst our son was knocked to the ground, he did not sustain any injuries other than a grazed elbow and was shaken up. Our son was 11 at the time and is what we would consider to be mature for his age. It was simply a lack of judgement on his part, but something that can happen so easily with children, when there is so much going on around them and they get distracted. It sickens me to think what could have been, and the addition of further cars

to the situation can only add to the problem. With younger children who can be notoriously unpredictable, all it takes is for a parent to take their eyes off their child for a split second and with the child not paying attention to their surroundings, the additional volume of traffic is a recipe for disaster.

Exiting our property each morning is a bit like playing Russian Roulette .... as there are inevitably always cars parked directly outside our home during these peak times, it is impossible to see any cars coming up around the blind corner from the south. It is a case of edging out into the traffic and hope for the best!

These traffic concerns will be amplified during the construction of the centre, with the constant presence of heavy machinery, and trucks coming and going all day. Also, no doubt the construction period will put additional strain on the street parking. Whilst it is suggested that parking will be provided on-site during construction, it is questionable as to whether there will be ample parking provided, again resulting in an overflow to the street parking.

In addition to the dangers presented to the children as a result of increased traffic volumes, what would happen in the event of a fire in the centre? Where would the evacuation point be? With residential properties surrounding the centre, and with the carpark underneath the building, there would not appear to be a safe gathering point close enough to safely accommodate 105 children, plus staff, in the unfortunate event of a fire. This should be deemed as a considerable safety concern for the centre.

Another area of concern for community safety is the size of the boundary walls surrounding the lower level play area. There is to be a three metre boundary wall between our property and the proposed site. There is no further proposed fencing on top of that wall, and given the fall of the land, would suggest that the wall from our side would not be high. In fact, I believe that it would be at a height where it would not be unreasonable for a child to get on top of it (from the side of our property). They would then be faced with a three metre drop on the other side. We consider this to be a huge safety issue from our property. The concern carries around to the front of the property (eastern side). The proposed fencing on top of the wall is 1.2metres, on top of a two metre retaining wall. What is to stop community members from scaling these fences, to the huge drops on the other side? This danger could extend from young children when they are playing around the property whilst waiting for their big brother / sister from across at the school, to the random drunks we get through the street on their way home from a night out at the Eatons Hill Hotel.

### **Insufficient parking spaces provided at the childcare centre**

The proposal indicates a total allocation of 21 car spaces for the entire centre. According to 'Moreton Bay Regional Council Planning Scheme V5 – SC 7.0.1 – Car Parking' for childcare centres, there should be **'1 space per employee and 1 space per 5 children' (these rates 'exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards')**. Considering the 105 children occupancy, and apparent 14 staff, this suggests that the centre **should be**



**providing 35 car parks** (not including disability parks). There is a substantial shortfall in the required allocated car parks, which will only result in an overflow into street parking, which in turn will exacerbate the traffic congestion in the area.

The Traffic Engineering Response provided by Q Traffic is highly questionable. It compares the traffic congestion / parking with three childcare centres which are in the vicinity of schools. However, the locations of these centres cannot come close to being comparable to the situation we face. Of the three centres used as comparisons, the closest school was 500 metres away, the second was 600 metres away and the third was 1.4 km away. Of course, these centres are not going to experience the same congestion or parking issues as a centre which is directly across the road from a school of 1,100 students. Additionally, all three centres used as comparisons are on main roads, not on residential streets, immediately adjacent to residential properties. Also, whilst these comparisons show the maximum enrolment capacity of each of the centres, it does not stipulate what the occupancy rate was at the time of the study, therefore not making a valid argument.

### **Staff Numbers**

The proposal indicates a total of 14 staff members. I believe this number to be greatly undervalued and misleading. The room numbers and age-groups are proposed as follows, along with the staff to children ratio for each age group:-

Room 1 – Ages 2 – 3 (25 places) - 1 staff per 5 children	= 5 STAFF
Room 2 – Ages 0 – 2 (16 places) - 1 staff per 4 children	= 4 STAFF
Room 3 – Ages 2-3 years (20 places) - 1 staff per 5 children	= 4 STAFF
Room 4 – Ages 3-5 years (22 places) - 1 staff per 11 children	= 2 STAFF
Room 5 – Ages 3-5 years (22 places) - 1 staff per 11 children	= 2 STAFF

Based on the above allocations, there is a staff requirement of 17 ‘educators’. In addition to this, there would be a Centre Director, possible admin assistant, at least three float staff to cover lunch breaks and programming time, and a centre cook. **Therefore, the more accurate number of staff would be closer to 23.** This does not even take into consideration the extra-curricular staff / contractors, or trades people who would frequent the establishment.

Given that the parking regulations state a car park is to be provided for each staff member, this already exceeds the proposed centre’s total allocation of car parks.

How the proposal can suggest a total of 14 staff members for a centre of 105 children indicates to me the developer is not being transparent with their submission. I have obtained reliable information from the Centre Manager of a local childcare centre (who wishes to remain anonymous), that they have a minimum of 16 staff per day for a centre of only 75 children (at full capacity). How the new proposed centre can suggest they can operate with only 14 staff in a centre that accommodates 30 additional children, is disputable.

### **No need for further child care facilities in our area**

There are already three child care facilities within 1km of our home (not including family day cares in the area). These centres include Milestones Early Learning (max. capacity of 150 children), Mother Duck (max. capacity of 113 children) and Eatons Hill Community Kindergarten (cohort of 44), which is on Marilyn Terrace. We do not believe there is a need for further centres.

According to the Australian Bureau of Statistics (as at 30<sup>th</sup> June 2020), the total resident population of persons aged 0-4 in Eatons Hill for the past six years is as follows:-

2014 – 622  
2015 – 581  
2016 – 538  
2017 - 525  
2018 - 489  
2019 - 444

[https://itt.abs.gov.au/itt/r.jsp?RegionSummary&region=314011385&dataset=ABS\\_REGIONAL\\_ASGS2016&geoconcept=ASGS\\_2016&measure=MEASURE&datasetASGS=ABS\\_REGIONAL\\_ASGS2016&datasetLGA=ABS\\_REGIONAL\\_LGA2019&regionLGA=LGA\\_2019&regionASGS=ASGS\\_2016](https://itt.abs.gov.au/itt/r.jsp?RegionSummary&region=314011385&dataset=ABS_REGIONAL_ASGS2016&geoconcept=ASGS_2016&measure=MEASURE&datasetASGS=ABS_REGIONAL_ASGS2016&datasetLGA=ABS_REGIONAL_LGA2019&regionLGA=LGA_2019&regionASGS=ASGS_2016)

**This data clearly displays a consistent decrease in the population of 0-4 year olds in Eatons Hill, with a 33% decrease over the last six years.** This clearly demonstrates there is no need for any further childcare facilities in our area. The approval of this centre would have a detrimental effect on the existing childcare centres which have been servicing our suburb for many years.

Would it not make sense to take the development further out to a younger suburb, where homes are more affordable for younger families, therefore justifying the need for further childcare centres?

### **Suitability of proposed development**

The Planning Scheme indicates that a Childcare Centre would fall into the category of a 'Community Activity'.

After reviewing the plans for the proposed development, I am of the firm belief that the structure is not sympathetic to the surrounding area. The report provided in the application suggests that the development is located directly adjacent to an existing hub (i.e. Eatons Hill State School) which in turn is linked to the Eatons Hill Shopping Village. I do not agree with this statement. The other side of the school includes a 'hub' consisting of a petrol station, restaurants, medical centre, café's, Mother Duck Childcare Centre, an ambulance station, plus others. There is a clear separation from that existing neighbourhood hub, in the form of a

road. Therefore, I do not believe it can claim to be 'adjacent' to the existing hub. **If it is not adjoining an existing hub, regulation stipulates that the development must be on a main road and must be 1,600 metres from an existing neighbourhood hub.**

In addition to the above, Suburban neighbourhood precinct of the General residential zone code stipulates that structures 'are of a small scale, having regard to the surrounding character' and 'do not negatively impact adjoining residents or the streetscape'. How the proposed development can be considered to be compliant with either of these points is debatable! Firstly, there is no way a two storey childcare centre accommodating 105 children can be considered small. Whilst the 'report' describes the development as having a "small scale appearance and respects the surrounding streetscape character", I disagree. If you are standing on Marilyn Terrace facing the development from the east, it is fair to say that the development looks to be of a smaller scale. However, to move further around Marilyn Terrace to the west, the establishment is unquestionably a two-storey facility, which I would categorise as 'large scale', taking up the entirety of the two blocks. Similarly, if you are facing the development from the north, which is the outlook for my family, or if you are viewing from the west, which is the outlook for our neighbouring property, both views are obtrusive with the development overlooking both properties. The proposed building definitely does not fit in with the nature of the surrounding dwellings.

The report tries to down-play the scale of the building by claiming that the height of the proposed building is less than what is currently existing within the subject site. I fail to see how this can even be a fair assessment. Whilst the height of the proposed development may be lower (and not significantly I might add), you cannot disregard the fact that the proposed development runs the entire length of the two blocks, making this a substantial building with a much bigger footprint than the current structures. The existing homes have significant space between them, allowing for airflow, light, vegetation, all of which will be lost with the construction of the proposed centre.

As has been raised as a concern already by the Council, is the placement of the centre's driveway. It is currently proposed to be in the prohibited location of the Avendel Court intersection, which does not comply with council regulations. The driveway cannot be relocated to the south-west along Marilyn Terrace, as it will be too close to the neighbouring driveway and intersection, and the proposer has acknowledged that it is impossible to locate the driveway further to the south-east along Marilyn Terrace, as this is not a safe option. If there is no safe alternative to the current proposal (which is not compliant), then surely the progress of the development should be deemed not viable.

### **Negative impacts on Neighbouring residents**

Apart from the obvious concern of all neighbouring residents, being the devaluation of their properties, there are many more ways in which their / our lifestyle will be affected. Some of these concerns are as follows:

- **Noise** - Whilst there is already a school in very close proximity to the proposed centre, the noise generated from the school is minimal, credited to the school planning, where



- it has the play areas and high use areas within the school grounds positioned closest to the main road, away from neighbouring residences. It cannot be argued that the noise generated from a childcare centre accommodating 105 children will be substantial.
- The noise during construction would be disruptive to the neighbouring residents with the continual movement of trucks, earthmoving equipment and heavy machinery.
  - Given the proposed operating times of the centre from 6am – 7pm, this would mean that the exposure to noise for the neighbouring properties will commence prior to 6am. Such noises would include car motors, car doors opening / closing, chatting of the staff as they arrive to work, barking neighbourhood dogs. This is even before the arrival of any children! This time is unacceptable for a residential area.
  - We are unable to determine from the plans where the air conditioning units will be located for the new development. If these are to be located adjacent to the neighbouring properties, we believe the continual humming of these units will be quite disruptive.
  - **Construction disturbances** – In addition to the noise associated with the construction of a facility in such close proximity to residential homes, there will be the continual dust associated with the earthworks proposed for the development. The proposal is to cut into the block considerably. Whilst the report suggests that “Dust suppression measures will be implemented during construction of the development to ensure no dust emissions extend beyond the boundary of the site” how can this be achieved? Surely the developers cannot honestly claim that no dust emissions will extend beyond boundaries!
  - **Waste management** – The proposal outlines the plan for two general waste bins and one recycle bin for the centre (each 1,100 litre capacity). The plan is for these bins to be emptied twice per week. This will mean four further disturbances to the surrounding neighbourhood each week (twice for the general waste and twice for the recycle), in addition to the regular weekly visit by the residential refuse trucks. Also, due to the size of the bins, it will call for the refuse truck driver to manually wheel the bins to the rear of the truck. This movement of the bins will be noisy, especially considering it will be occurring outside of the centre’s operational hours (i.e. before 6am or after 7pm).
  - As has already been pointed out by Council, the location of the bins and where the refuse truck would need to stop to empty the bins is not a safe location. However, there are no other options for the truck, therefore deeming it not viable.

**How the development will affect my family directly -**

**Devaluation** – There is no doubting that the approval of such a development in our neighbourhood is going to result in the devaluation of the surrounding properties. Not only will it likely reduce the value of our homes, but when and if we decide to sell, there will be a reduced market of interested buyers, therefore making it harder and taking longer to sell. After all, who wants to live adjoining a property that facilitates 105 noisy children for 13 hours

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a day, 52 weeks per year? Whilst the Developer has obviously made an offer to the current property owners which was too good for them to refuse, what about the surrounding neighbours? What sort of compensation should they be entitled to?

**Privacy** – The plans of the proposed centre show the top floor of the building overlooking our property. The bedrooms of our home are on the southern side of our block. With the positioning of our home and the proposed centre, the northern barrier of the first-floor playground will be directly overlooking our bedrooms. This barrier consists of glass panelling which will enable children, staff, and parents to be able to peer directly into our bedrooms.

**Lack of airflow and light** – Again, due to the sheer size of the proposed building, we believe the light and airflow will be drastically reduced. As mentioned previously, the current dwellings have ample space between the properties with abundant vegetation. These will be lost, so rather than seeing open / green space when we look to the neighbouring properties to the south, all we will see is the solid building, running the full expanse of both blocks.

**Noise** – It is obvious to state that the noise generated from a centre accommodating 105 children will be substantial. The noise impact on our daily lives will be greater than what we currently experience from the school of 1,100 children. This will pose a great disruption to our lifestyle.

Not only will the noise generated during the operational hours of the centre be substantial, but we will also be subjected to noise outside of the operational hours, as staff arrive and leave work. These times (i.e. earlier than 6am) are unreasonable in a residential area.

As with many residents, since Covid-19, my husband has been working from home since March, 2020. There is a strong likelihood that this will continue into the future. The noise generated from the adjacent centre will be highly disruptive to his working conditions.

Also, on a more personal level, our daughter has recently been diagnosed with a number of medical conditions. One of these makes her sensitive to noise. This in turn can trigger symptoms of her other conditions. We have had numerous admissions to hospital this past 18 months, and have had endless call-outs by Paramedics, visits to the E.D, numerous specialist appointments etc. We are finally beginning to see some improvement in her condition in the past month, but we are extremely concerned how the approval of such a centre will affect her health, considering the excess noise that will come from the property.

**Disruptions during construction** - The approval of this centre will involve the demolition of two of our neighbouring properties. The noise, dust, and disruption during this construction will be considerable.

**Earthworks** – The earthworks for the proposed development will include cutting substantially into the existing block, bordering our property. This causes us grave concerns in terms of ground movement, and potential movement / damage to our home. The depth of the cutting

bordering our property is 3.4 metres. That is a huge cutting, and we also have concerns in relation to the boundary acoustic wall which will be three metres high. What will happen to our existing retaining wall, given that it would appear to be null & void? It would need to be removed, which in turn would mean that we would need to make structural changes to our pathway etc. It is not right that we will be subjected to financial outlay to correct our property's landscape, for a development that we do not agree to in the first place. Will the developer be responsible for our out-of-pocket expenses as a result of this development?

**Loss of vegetation** – We currently enjoy a very leafy outlook surrounding our property, which enables us to enjoy the vast birdlife, various wildlife (including but not limited to, possums, lizards, frogs etc). Whilst we acknowledge that the new development will include landscaping, it will take many years for it to reach the size of the vegetation which will be lost as a result of clearing the adjoining properties, affecting the aesthetics of our neighbourhood. If this proposed development does get approved, we will be seeking assurance that no vegetation on our property will be damaged or removed during the demolition and construction phases, including the building of the boundary walls.

### **Conclusion**

I am of the extreme, firm belief that the acceptance of this childcare proposal would have a significantly negative impact on our surrounding suburb. I believe it to be out of character with the surrounding area, and completely out of scale. The proposal is not sympathetic at all to the surrounding residential area, and is not called for or wanted by local residents.

When we purchased our property, we made a conscious decision to buy in a well-established estate, rather than building in a new estate. This was so that we could get a feel of the surrounding area, and not have the uncertainty of what would be built around us, if we were to buy in a developing area. Never could we have imagined that we would be faced with the current situation, of having to fight for the lifestyle we have become accustomed to.

I am not opposed to development, however given the facts, and the reality of how this development would negatively impact not only the local residents, but the greater Eatons Hill community, I cannot see how this development can realistically be approved.

We can only appeal to the experienced and community minded assessment panel who will be reviewing these submissions. We ask you to consider all of our concerns and facts, and be sympathetic to our plight.

**Kind regards**

**Josie Dutton**



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**From:** Info | Eatons Hill P & C  
**Sent:** Thu, 17 Dec 2020 14:19:21 +1000  
**To:** MBRC Incoming Mail  
**Cc:** Info | Eatons Hill P & C  
**Subject:** SUBMISSION REGARDING DA/42105/2020/V2C  
**Attachments:** DA421052020V2C.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

The Assessment Manager

Moreton Bay Regional Council

PO BOX 159

CABOOLTURE QLD 4510

mbrc@moretonbay.qld.gov.au Date: 17/12/2020

Please find below and attached my submission regarding DA/42105/2020/V2C

Regards

Cameron McInnes

### SUBMISSION REGARDING DA/42105/2020/V2C

To ensure your submission is 'properly made' you must ensure that it is:

1. Made to the Assessment Manager
2. In writing and posted or emailed to the address above or in person at a MBRC Customer Service Centre
3. Signed by each person who made the submission, unless the submission is made electronically
4. States the name and residential or business address of each person who made the submission
5. States what aspects of the proposed development you support and/or oppose and the reasons (facts and circumstances) for your submission
6. Received by Council during the formal public notification period

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*As required by the Planning Act 2016, all submissions, including individual details, are published on Council's website (PD Online) and therefore will be accessible to internet search engines. All submissions are published, irrespective of whether or not they are 'properly made'.*

## 1. Applicants details

File no **DA/42105/2020/V2C**

Postal address of land (as advertised) **12-14 Marilyn Terrace Eatons Hill 4037**

Nature of proposed development **Child Care Centre**

## 2. Submitters details

**Full Name/s** Cameron McInnes

**Postal address** Eatons Hill State School P&C Association, PO Box 106

**Suburb State Postcode** Albany Creek QLD 4035

Signature/s Electronic

Date of submission 17/12/2020

**Note:** This form has been designed for the convenience of the public; any persons wishing to lodge a submission are not obliged to use this form.

## 3. Details of Submission

(Refer attached)

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17/12/2020

The Assessment Manager  
Moreton Bay Regional Council  
PO BOX 159  
CABOOLTURE QLD 4510  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

I write on behalf of the Eatons Hill State School Parents and Citizens Association (EHSS P&C) Executive as current President, in regards to the proposed Childcare Centre Development Application at 12 Marilyn Terrace, Eatons Hill (DA/42105/2020/V2C). The Executive and I hold concerns about the impact of this proposal on traffic flow and parking around the proposed site, as well as the safety of students. For the sake of clarity, the EHSS P&C Executive do not object to development that has a positive impact and meets a need in the community in which we live. I have been a parent at the school for 6 years and experienced first hand the challenges with traffic and parking in the area of the proposal.

It is the Executive's view that the additional traffic and parking demand placed on an already congested area directly adjacent to Eatons Hill State School will not contribute positively to our community. Of equal importance is the concern that the subsequent increased **safety risk** to children in the area has not been adequately addressed. In recent months the school's Principal and Cr Cath Tonks have met with local police to review and plan a solution to traffic congestion which has resulted in changes to the pick-up and drop off zones in the school. Clearly from the involvement of the Councillor and the Police, traffic and parking in the area during peak school times are already a major problem.

From the submission, GG Propco PTY LTD has relied on a traffic report from QTraffic to address traffic and parking concerns associated with the proposed development. I have reviewed the QTraffic's report (1407\_GFH03) dated 21 October 2020 and response to Council's Request – Traffic Matters and will outline concerns below.

In the initial report, the proposal is stated to have the capacity for 105 placements, and 14 staff (FTE), and hold a total of 21 car parking spaces. They also comment that Schedule 7 of the MBRC Planning Scheme outline that 1 parking space per employee and 1 space per 5 children would be considered adequate. From reading both the report and subsequent response, a range of 14 – 47 staff are referenced to be working in the centre. I assume the 47 referred to in the response to council is an error; however, for the sake of completeness, the actual number of staff remains unclear. I should also call out that 14 'FTE' could in all likely hood given the hours of operation of the centre have a higher headcount with part-time staff. I feel the actual headcount of staff at the centre needs to be clarified in accordance with the car parking spaces provided.

QTraffic proposes that a ratio of 1 space for every 5 placements would be considered appropriate, which would be in accordance with the MBRC planning scheme. Whilst they have put forward a view that staff should **not** be considered in their calculation, and commented that car parking rates are 'often' stipulated on a per-child basis, they have marked 11 spaces as dedicated 'staff' parking, leaving 10 spaces remaining for parents. This seems to differ from the number of staff parks in the first report, with only 2 called out on page 4. Taking into account the revised 11 spaces, the ratio would be 1 to 10.5 placements, considerably higher than that outlined in the report. As with my comments above with respect to the actual headcount number, I believe that staff will be required to park outside the centre, despite the view from QTraffic that this will not be the case.

In the initial report, there was no mention of the proximity of Eatons Hill State School (EHSS) to the centre, which was updated in response to council. EHSS is a large school, with in excess of 1,000



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students. It should also be noted that Eatons Hill Community Kindergarten also borders EHSS, creating more demand for parking as children must be accompanied inside the centre.

The concern of council with respect to the proximity of the school has been addressed by QTraffic, however, with respect, I believe that the schools referenced are not comparable for the proposal and proximity to EHSS. The data provided also seems to be somewhat outdated and does not comment on the number of staff at the current centres (FTE or headcount). According to Education Queensland, Bracken Ridge State School holds 463 students and Kallangur State School 892. The distances of current centres from the school are also 4 to 5 times the distance from EHSS and the proposal. As such, I believe that further detailed traffic analysis needs to be completed prior to acceptance of this proposal.

The initial QTraffic report calls out the drop-off and pick-up times are usually spread from 7-9 am and 3-6:30 pm, and that staff typically arrive and depart outside peak times. Whilst I do not dispute this may be the case, the impact on staff parking overflowing onto Marilyn Terrace and surrounds cannot be discounted. With staff commencing work prior to and leaving after the peak pick-up and drop off times, I believe precious street parking space, as well as the top council car park, will inevitably suffer.

At the commencement of this response, I referred to concerns for not only the traffic and parking aspects of this development but more importantly, the concerns for **child safety**. If accepted, the proposal will introduce a considerably higher volume of traffic into an environment that already over 1,000 students (not including the community kindergarten). I also anticipate months of disruption to the local area with the demolition of the homes and construction of the centre and subsequent traffic management, which I believe QTraffic have not made comment on. I accept that it is not the obligation of the developer to fix an already congested traffic area, however, I firmly believe the developers have an obligation to not make the situation worse. As such, I put forward a view that further due diligence needs to be conducted with regards to the current traffic and parking issues highlighted by the Queensland Police.

In closing, I again reiterate the EHSS P&C's Executives view that positive development in our community is not objected. On behalf of the Executive however, I call out that if the development is approved as outlined without further detailed traffic and safety consultation, the real concern is that the community will have to live with the impacts of this in the years to come.

Yours Faithfully

Cameron McInnes  
President,  
Eatons Hill State School Parents and Citizens association

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**From:** [Bryan Griffiths](#)  
**To:** [MBRC Incoming Mail](#)  
**Cc:** [Cath Tonks](#)  
**Subject:** DA/42105/2020/V2C - Properly Made Submission  
**Date:** Monday, 7 December 2020 5:17:53 PM

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Councils' assessment manager,

To whom it may concern,

**Re: DA/42105/2020/V2C- Properly Made Submission**

With regards to the abovementioned DA with the development address being 12-14 Marylin Terrace, Eatons Hill 4037

I wish to advise council that as a resident in Avandel Court, I find this application absolutely ludicrous and I/we are **100% opposed** to this proposed development and certainly **do not** support Q Traffic's report in any shape or form.

The area has two child care centres within a one kilometre radius- Milestones on Eatons Crossing Rd and Mother Duck off Bunya Park Drive. Are they operating at their maximum capacity? Having the state school around the corner means that morning and afternoon traffic is known to get rather chaotic as both council and residents are only too aware of at drop off and pick up times. With parents often parking wherever they can has meant that on occasions I have not been able to drive to my property even though the street is designated as no go for school drop off/pick up.

Q Traffic Report-

I'd be interested to know when the traffic surveys were done and in particular, the time of day observations were made.

With respect to the vehicle crossover location directly opposite Avandel Crt, how would relocating it further east compromise and affect the higher volume of school related traffic? How do you get a higher volume of school related traffic in Marylin Tce from one end to the other when the whole street has a high number of vehicles in it during drop off and pick up? The volume can/will change depending on where the parents park.

Can Q Traffic clarify how they substantiate this higher volume of traffic in one section of the street and not the other?

By having the crossover so close to the second Queen Elizabeth Drive roundabout will mean that traffic will tend to bank up quickly on Queen Elizabeth Drive while waiting for parents to gain entry into the centre or while they're seeking street parking in Marylin Tce which in itself will no doubt have a knock on effect for residents.

Can Q Traffic clarify how this supposedly represents the safest outcome for all road users?

With this proposed child care centre catering for 105 places, on paper that equates to an additional 210 vehicle movements per day plus staff/service vehicles. If the staff can't park in one of their designated 14 spaces then they too will be forced to using the surrounding streets. This means potentially 105 additional vehicles coming into Marylin Tce for the morning drop off and return again in the afternoon/evening to collect. With a total of 11 spaces allocated for this purpose, how will this NOT impact further on the already congested morning and afternoon road network?

Each vehicle coming to the centre will need to park safely to facilitate both the drop off and again later in the day to collect.

I would suggest that if the parents can't gain access into one of the centres 11 spaces, they will park in the first available spot they find in the street, irrespective of where that is.

No doubt street parking will become much sought after particularly during these peak times. I

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would also suggest that only a very small percentage of parents will walk their kids to the centre and even less will use public transport, same goes for the staff.

Q Traffic's Richard Quinn reports that he sees no problem with the development from a traffic perspective. What part of traffic congestion does he not understand?

By adding more vehicles into the existing equation doesn't improve the situation, it only highlights the existing problem and makes it worse. Has he been in the area when the parents are converging on the school and witness the level of congestion first hand?

There are times when you can't exit Eatons Crossing Rd at Queen Elizabeth Drive due to the congestion. I am truly amazed that Q Traffic think that by adding another couple of hundred vehicles a day is acceptable. To who is it acceptable?

This is something I find totally illogical and extremely unreasonable and certainly not based on any sound rationale.

How does Q Traffic view the situation during periods when there is an overlap of centre/school vehicles being in the same place at the same time all jockeying for viable parking?

Implying that our street doesn't really matter because it "only" serves 9 houses is insulting to say the least. Just because there are only 9 houses doesn't mean that it needs to be turned into the M1.

People choose to live in cul de sac streets because the lack of traffic is a major attraction so what right does he have to ridicule us by trying to dictate an unhealthy increase in vehicular traffic to what is a normally quiet cul de sac and in the process force us to accept periods of restricted access to and from not only our street but also our properties especially throughout the proposed construction period?

As residents, we also have rights.

If this development did manage to proceed, will traffic control be employed full time until completion so as to reduce the risk of accidents and to try and maintain some sort of traffic flow and street safety?

When vehicles exit the centre has it been designated as left turn only to assist with said traffic flow? If so, how will it be enforced?

With the demolition work there'll be large trucks and heavy machinery and lots of dust and noise for both the residents and parents contend with, will Q Traffic still support their current opinion during both this and the construction phase? I would think not.

Once demolition is completed we can expect yet more machinery and large trucks, concrete trucks, concrete pumps, cranes etc, material deliveries, material storage issues, constant noise and dust, lots of tradies vehicles, some with trailers no doubt (they'll need to park somewhere due to traditionally having no onsite parking), rubbish trucks and the like, coupled with the occasional road closure just for good measure for a yet to be determined construction time frame.

Has a designated parking area been allocated/confirmed? If so, where and who will police it?

Who will be maintaining the cleanliness of the road throughout the construction period?

Will the footpath be blocked off? How is pedestrian safety intended to be managed?

Will the road need to be dug up to access services?

As a local, how can this NOT negatively impact the areas residents?

It wouldn't surprise me if a section of Marylin Tce required resurfacing prior to completion to repair damage from all of the heavy vehicles which would mean another inconvenience (along with partial road closures) for the residents.

With the school traffic being a constant issue both for council and residents alike I can see the existing situation growing exponentially with all of this making the existing situation far worse instead of improving it.



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)*

Clearly there are a number of logistics that are yet to be successfully addressed and as I stated earlier in this submission, I am 100% against this proposed development.

Regards

Bryan Griffiths

Margaret Williams

7 Avandel Court

Eatons Hill 4037

0411725235

brybuild@bigpond.com

# Moreton Bay Regional Council

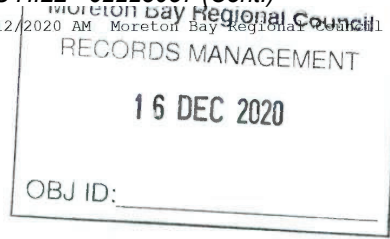
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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Scanned By: NaomiSteel@MBRCDOM On: 16/12/2020 AM Moreton Bay Regional Council

The Assessment Manager  
Moreton Bay Regional Council  
PO BOX 159  
CABOOLTURE QLD 4510  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)



Date: 13 / 12 / 2020

## SUBMISSION REGARDING DA/42105/2020/V2C

To ensure your submission is 'properly made' you must ensure that it is:

1. Made to the Assessment Manager
2. In writing and posted or emailed to the address above or in person at a MBRC Customer Service Centre
3. Signed by each person who made the submission, unless the submission is made electronically
4. States the name and residential or business address of each person who made the submission
5. States what aspects of the proposed development you support and/or oppose and the reasons (facts and circumstances) for your submission
6. Received by Council during the formal public notification period

As required by the Planning Act 2016, all submissions, including individual details, are published on Council's website (PD Online) and therefore will be accessible to internet search engines. All submissions are published, irrespective of whether or not they are 'properly made'.

### 1. Applicants details

File no DA/42105/2020/V2C

Postal address of land (as advertised) 12-14 Marilyn Terrace Eatons Hill 4037

Nature of proposed development Child Care Centre

### 2. Submitters details

Full Name/s LEANNE HONEYMAN

Postal address PO Box 403 Albany Creek

Suburb Albany Creek State QLD

Postcode 4035

Signature/s

Date of submission 13-12-2020

**Note:** This form has been designed for the convenience of the public; any persons wishing to lodge a submission are not obliged to use this form.

### 3. Details of submission

I (We), the above signed make the following submission: (if necessary, use a separate sheet of paper and attach)

I have lived in Avandel Court now for more than 23 years. We have witnessed first hand the impact of the child care centre near the IGA and the development of Eatons Hill State School.

Every working day our lives are impacted by the already over congestion of Marilyn Tee and the over flow into Avandel Court.

The main street of Queen Elizabeth is not only congested but also blocked as impatient parents run the safety risk of themselves and their children by over crowding this main 2 lane thoroughfare into our estate.

Why will it take the deaths of innocent children to realise this isn't designed to merge all incoming traffic and primary school children. Now you plan

to consider 100 more smaller children onto this road. Cars that are parked on blind corners so no one can

properly see oncoming traffic along with  
hundreds of children.

If you even think that this volume  
of motor cars and small children could  
co-exist together borders on culpible governance.

With submissions like mine now formalised  
in writing outlining these concerns - then the  
responsible people for accepting this application  
should be held 100% personally liable ~~for~~ if  
an unconscionable event was to happen.

We have been impacted by this  
traffic mess for over 23 years and the  
screach of tyres and screams on a weekly  
basis is unacceptable. To further add to  
this is totaly and completely irresponsible.

Leanne Honeyman





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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** ian kebblewhite  
**Sent:** Sun, 6 Dec 2020 16:18:07 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Application for Day Care Marilyn Cres Eatons Hill

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

I am a local resident at Eatons Hill. I regularly visit the local IgA, many times being around 3.00pm. I am entering from Queen Elizabeth Drive and it is impossible to get in to the IgA as the round a bout is a car park, sometimes back to Eatons Crossing Road. I have been complaining about this for some years but it falls on deaf ears. Having another school / Day Care centre next door is absolutely ridiculous. Many parents are already using the shopping centre car park to pickup kids making the centre car park hazardous, not to mention illegal. Further to this Council allowed development at the end of QED, adding dozens more houses in the River Gum Dr area. However Council did not Adequately put in place infrastructure to cope with the extra housing and population. There are already 3 Day Care Centres within 1 Klm of the School. This additional development will add more traffic jams to an already crowded area. .  
The Council has been negligent in this area, allowing added population without putting adequate infrastructure to deal with issues and having another school in a virtual dead end street will create further chaos.

Ian Kebblewhite  
52 Drapers Rd  
Eatons Hill 4037  
0418448827

Sent from my iPad

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** Craig Keen  
**Sent:** Fri, 11 Dec 2020 13:07:54 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Development application objection

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Good Afternoon,

I am writing to object to the development application

DA/42105/2020/V2C

For a Proposed childcare centre at

12 and 14 Marilyn Terrace, Eatons Hill

Marilyn Terrace is heavily congested on a daily basis at school drop off and pick up time, making for a dangerous zone for school students entering and exiting Eatons Hill State School.

Marilyn Terrace currently has available parking for approximately 15 cars on street, along with a number of car parks in the school and council car parks. One side of Marilyn Terrace is a drop and go zone for school drop off and pick up. This available parking is grossly inadequate for the number of students at Eatons Hill State School.

The proposal outlines the intent to build a Childcare centre with places for 105 children. To staff a centre with 105 children basing on an average of 1 carer to 8 students would require at a minimum 13 carers on site at any point in time. Additional to this would be “floating staff” to assist in rooms as required, administration staff, cleaning staff and food preparation staff bringing the likely number of concurrent staff on site to approximately 18. The centre is proposed to have a total of 21 off street car parks.

My expectation is that the Childcare centre operators will instruct their early arriving staff to park in street parking along Marilyn Terrace, and/or the 2 car parks used by parents when dropping off and picking up children. This would free up the 21 on site car parks for parents dropping off children, and is standard practice at many childcare centres. This will result in those heavily relied upon car parking spaces being filled by childcare workers before school drop

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

off and pickup times, creating more traffic havoc and increasing the danger to students of the state school.

Kind Regards

Craig Keen

2 Sanctuary Court

Eatons Hill



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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** Bill  
**Sent:** Thu, 17 Dec 2020 20:00:07 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Development Application Enquiry: 2020 / 42105 V2C - MCU Commercial (Shop, Office, Business, etc)  
**Attachments:** EH.PDF

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi,

Please find attached letter opposing the development application for 12-14 Marilyn Tce, Eatons Hill.

Regards,  
Bill MacDonald.

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

The Assessment Manager  
Moreton Bay Regional Council  
PO BOX 159  
CABOOLTURE QLD 4510  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

Date: 17/12/2020

## SUBMISSION REGARDING DA/42105/2020/V2C

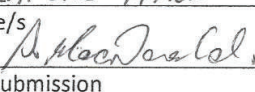
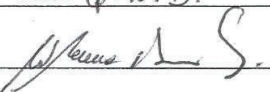
To ensure your submission is 'properly made' you must ensure that it is:

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3. Signed by each person who made the submission, unless the submission is made electronically
4. States the name and residential or business address of each person who made the submission
5. States what aspects of the proposed development you support and/or oppose and the reasons (facts and circumstances) for your submission
6. Received by Council during the formal public notification period

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<b>1. Applicants details</b>		
File no DA/42105/2020/V2C		
Postal address of land (as advertised) 12-14 Marilyn Terrace Eatons Hill 4037		
Nature of proposed development Child Care Centre		

<b>2. Submitters details</b>		
Full Name/s WILLIAM & SANDRA MACDONALD		
Postal address 17 CABARITA CRESCENT		
Suburb EATONS HILL	State Q.L.D.	Postcode 4037
Signature/s  		
Date of submission		
<b>Note:</b> This form has been designed for the convenience of the public; any persons wishing to lodge a submission are not obliged to use this form.		

<b>3. Details of submission</b>
I (We), the above signed make the following submission: (if necessary, use a separate sheet of paper and attach)
WE ARE OPPOSED TO THE ABOVE CHILD CARE CENTRE BEING BUILT IN EATONS HILL. AS THERE IS ONLY ONE WAY INTO & OUT OF EATONS HILL THE TRAFFIC CONGESTION IS ALREADY A NIGHTMARE DURING PEAK HOUR & SCHOOL DROP OFF & PICK UP TIMES. CARS ARE ALREADY PARKED WHEREVER POSSIBLE FOR SCHOOL TIMES AND THIS WILL ONLY ADD TO THE PROBLEM. AS THERE IS ALREADY A CHILD CARE CENTRE ON EATONS CROSSING RD & TWO ON ALBANY CREEK RD WE DO NOT UNDERSTAND NOR AGREE TO WHATEVER THE REASONING IS BEHIND ANOTHER CHILD CARE CENTRE IN CLOSE PROXIMITY TO THE CENTRES MENTIONED. MAINLY ONE IN EATONS HILL. WE UNDERSTAND THAT CHILD CARE CENTRES ARE A NECESSITY, JUST NOT IN EATONS HILL. WE ARE SURE THAT WITH A BIT MORE THOUGHT ANOTHER AREA WHERE PARENTS ATTENDING WOULD FIND THEIR DROP OFF & PICK UP EASIER TO ACCESS. WE REALISE THERE WILL BE SOME CAR PARKS AVAILABLE BUT DO NOT BELIEVE THIS WILL BE ENOUGH FOR STAFF & PARENTS THEREFORE MORE PARKING ON THE STREET. HOPEFULLY THIS APPLICATION WILL BE DENIED.

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** GAIL DOMENICO  
**Sent:** Thu, 17 Dec 2020 19:23:08 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Submission regarding DA/42105/2020/V2C - Assessment Manager  
**Attachments:** Submission re Child Care Centre Eatons Hill.docx

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Good afternoon,  
I have attached my submission in regard to Public Notice re proposed development of a child care centre at 12-14 Marilyn Terrace, Eatons Hill, Q4037 - DA/42105/2020/V2C.  
I have noted Council's requirements to ensure it is 'properly made.'  
Kind regards,  
Gail Mastrodomenico  
23 Queen Elizabeth Drive, Eatons Hill Q.4037



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

The Assessment Manager

Moreton Bay Regional Council

PO Box 159

CABOOLTURE. QLD. 4510

[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

Date: 17 December 2020

## SUBMISSION REGARDING DA/42105/2020/V2C

<b>1. Applicants details</b>
File No. <b>DA/42105/2020/V2C</b>
Postal Address of land (as advertised) <b>12-14 Marilyn Terrace Eatons Hill 4037</b>
Nature of proposed development <b>Child Care Centre</b>

<b>2. Submitters details</b>
Full Name <b>Gail Mastrodomenico</b>
Postal Address <b>23 Queen Elizabeth Drive</b>
Suburb <b>Eatons Hill</b> State <b>Qld</b> Postcode <b>4037</b>
Signature – <b>submission sent by email</b>
Date of submission <b>17<sup>th</sup> December 2020</b>

<b>3. Details of submission</b>
<p>Having lived at the above address for 24 years, traffic congestion at Marilyn Terrace roundabouts has continually worsened due to ongoing housing development, the development of Eatons Hill State School and the local shopping centre (at the traffic lights), over time. There is one entry/exit for cars to/from the main road, which already causes considerable delays for cars going and coming, particularly at school drop-off and pick-up times, let alone peak hour traffic. <u>As I live near the school and am a Teacher there, I am very aware and concerned about the additional environmental noise and air pollution from additional traffic and the difficulty it will cause to the already over-stretched system at the existing school. I enjoy living in this currently quiet area but believe that Marilyn Terrace is <b>NOT</b> the appropriate place to build a double storey building for 150 or so little children, no doubt increasing the dangers of road accidents and child safety, in the proposed and surrounding limited workable space. I am hopeful that my submission, along with others, will be successful <b>AGAINST</b> the proposed childcare centre.</u></p>

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*ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)*

Document Set ID: 59517631  
Version: 1, Version Date: 17/12/2020

ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** PlanningAlerts  
**Sent:** Tue, 8 Dec 2020 10:46:02 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marylin Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Jodie McKenna  
Address of commenter 4 Marylin Terrace Eatons Hill  
Email of commenter eidoj76@bigpond.com

### Comment

As someone who lives on this road I find school drop off and pick ups dangerous and extremely congested. It is banked up from the round about and good luck to residents trying to get to their properties around this time. I am sure there could have been a better location for somewhere that is already suffering from too many cars. Even the IGA suffers. Please consider how this is going to affect everyone.

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** Graham Prouse  
**Sent:** Fri, 18 Dec 2020 09:20:22 +1000  
**To:** MBRC Incoming Mail  
**Subject:** SUBMISSION REGARDING DA/42105/2020/V2C  
**Attachments:** objection to application DA 42105 2020 v2C.png

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

please find attached my SUBMISSION REGARDING DA/42105/2020/V2C

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*ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)*

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

The Assessment Manager  
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PO BOX 159  
CABOOLTURE QLD 4510  
[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

Date: 17/12/2020

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4. States the name and residential or business address of each person who made the submission
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<b>1. Applicants details</b>
File no <b>DA/42105/2020/V2C</b>
Postal address of land (as advertised) <b>12-14 Marilyn Terrace Eatons Hill 4037</b>
Nature of proposed development <b>Child Care Centre</b>

<b>2. Submitters details</b>
Full Name/s <b>GRAHAM PROUSE</b>
Postal address <b>18 QUEEN ELIZABETH DRIVE</b>
Suburb <b>EATONS HILL</b> State <b>QLD</b> Postcode <b>4037</b>
Signature/s <i>G. Prouse</i>
Date of submission <b>17-12-2020</b>
<b>Note:</b> This form has been designed for the convenience of the public; any persons wishing to lodge a submission are not obliged to use this form.

<b>3. Details of submission</b>
<b>APPLICATION</b> I (We), the above signed make the following submission: (if necessary, use a separate sheet of paper and attach) <b>I OBJECT TO THE <del>DEVELOPMENT</del> BEING GRANTED AS IT WILL ALMOST CERTAINLY INCREASE TRAFFIC IN THE NEIGHBOURHOOD. IT IS EXTREMELY DIFFICULT TO LEAVE OUR PROPERTY BY CAR DURING SCHOOL DROP OFF OR PICK UP TIMES ALREADY, AS NOT ONLY IS THERE FAR TOO MUCH TRAFFIC, BUT PEOPLE USE THE SERVICE ROAD IN FRONT OF OUR HOME AS A PARKING SPOT. ADDING TO THIS <sup>TRAFFIC</sup> BY PUTTING <del>ANOTHER</del> <sup>ANOTHER</sup> BUSINESS IN THE EXACT PLACE ITS ALREADY BAD WILL HAVE A DIRECT NEGATIVE IMPACT ON OUR LIVES.</b>



ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** PlanningAlerts  
**Sent:** Mon, 14 Dec 2020 06:25:26 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marylin Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Richard  
Address of commenter 24 Queen Elizabeth Dr  
Email of commenter rpssc33@gmail.com

### Comment

As a resident on Queen Elizabeth Drive the area cannot cope with anymore traffic at peak time of drop off and pickup. The parking on the roads around the area is terrible and traffic often blocks the roads in the area. It is dangerous at the moment with traffic at a stand still and vehicles changing lanes to get in front of others. Parking of vehicles picking up children is already a mess to say the least often blocking driveways or pulling out in front of other traffic to get out. From the traffic lights to the school is already over congested and the idea of adding a child care centre will make this even worse.

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** Stephen Slag  
**Sent:** Thu, 17 Dec 2020 15:11:08 +1000  
**To:** MBRC Incoming Mail  
**Subject:** DA/42105/2020/V2C childcare center 12 & 14 marylin terrace Eatons hill  
**Attachments:** Objection Letter S.Slag & M Mckenzie.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

To assessment manager,  
See attached objection letter.  
Stephen Slag and Melanie McKenzie  
16 Marylin Terrace  
Eatons Hill, QLD 4037

# Moreton Bay Regional Council

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

The Assessment Manager

Moreton Bay Regional Council

PO Box 159 Caboolture QLD 4510

## Letter of Objection

To Proposed Development at 12 & 14 Marylin Terrace Eatons Hill QLD 4037

Lots 41 and 42 RP862580

Application Reference: DA/42105/2020/V2C

Dear Assessment Manager,

We write this letter as the land owners and residents of 16 Marylin Terrace Eatons Hill Qld 4037, which is adjoining 14 & 12 Marylin Terrace, where the development proposal for a new childcare centre (105 places with 47 staff) has been submitted and is now in the public notice period. We object to this development proceeding and will outline our areas of objection following in this letter.

### Driveway access, parking and traffic

I can confirm that during school drop off and pickup that all street parking (not sure if they are supposed to park on this street with the curve, that blocks sighting distances) is fully used up during peak drop off and pickup, creating site issues. Some even park between my driveway on 16 Marylin Terrace and the roundabout, very unsafe. As well as there have been times where I cannot access the driveway to our house. Also, the side street adjacent to the proposed cross-over Avandel Court, becomes a loop for car trying to find a park. The entire court fills up with vehicle parking and using the turn circle at the end as a waiting area for park places. Kids and parents then walk there kids up to the school. They don't just drop and run. Significant kids and parents also park on Queen Elizabeth Drive and walk past 16, 14 and 12 Marylin Terrace current driveways and are crossing over, on the bend with no sighting distance, to the school, not walking them around to the crossing near IGA. Further to this vehicle bank back into the roundabout and up Queen Elizabeth Drive at both ends of Marylin terrace. Very dangerous and unsafe conditions every day in the morning and afternoon pickup. I would add, just leaving or pulling into our driveway we have had a number of near miss accidents, due to cars coming round the bend from Queen Elizabeth quickly, or off the roundabout, obviously not having taken into account the possibility someone could be leaving or returning to their driveway at that time. There is just such poor visibility this close to the turn, and it should be mindful that the driveway for the development will not be much further up from our own driveway, and being opposite Avandel Crt, will also need to account for cars coming in that direction as well. With possibly hundreds of people having to make this entry into and out of the proposed development, it would be a disaster waiting to happen.

The traffic consultant has not undertaken actual traffic monitoring on the site for the proposed childcare, rather they reference other childcares that are near schools, that are not on the same road or proximity as this site is. Those other childcares referred to are in commercial zoned areas designed and allowed for traffic to enter and leave without delay. One is on 4 lane main road with a nicely sized driveway and street parking designed for commercial developments. Another has its own roundabout driveway access and more than enough site parking. No way they would queue out



into the roundabout like traffic does off Marylin terrace during the school runs. The last location has plenty of parking and good driveway access off a road that has houses on the opposite side of the road and vacant land on the same side as it. No comparison in my opinion.

The driveway is not compliant for 2 major reasons, 1. it should have flare of at least 900m on each side, as per council requirement, and are not shown on the drawings. 2. The driveway is shown to be exactly 30m from the roundabout on the supplied drawings, but there is a survey overlay problem which means the driveway is less than the required 30m from the roundabout. which should also include the flairs. This can be seen on drawing DA100, where the shed on 14 Marylin Terrace is shown outside of the boundary of the proposed site.

Now I also believe the carpark arrangement will cause vehicles to queue out of the childcare into Marylin Terrace. This is because the driveway width is too thin, only enough width for vehicles to pass when moving straight past each other. As all traffic will turn into the driveway, and turn out, they will end up in the middle of the driveway, so if a vehicle is coming out, the drivers will wait nose at kerb with the rear of the vehicle obstructing traffic flow, which would also queue into the roundabout. Also, with the streets are full of cars parked in every inch of space, the driveway will be squeezed tightly making car have to pull in and out through tighter space into the centre of the driveway and way-out over the line into opposing traffic. Additional to this the carpark lengths are 4.8m, those cars will stick out reducing the aisle width, especially with the quite large trees shown to be planted there right next to acoustic barrier, throw in the tight spaces and the position of the columns, it would cause slow pulling in of vehicles and narrowing of the Aisles. Further compounding the movement of in and out of the centre. DA.01 shows wheels stops in all car parks, with the short length of car spaces and wheels stop causing vehicle into the aisle. This is not compliant.

Parking aisles should be minimum 6.2m, but for high turnover car park (during drop off and pickup), which would apply here 7m is required. Which I believe would suite the narrow spaces and parking next to columns better to allow vehicles to manoeuvre. As for staff parking area for 47 staff, well all the childcares centre I have been to have their staff park off premise. Mother duck Lawnton, Mother duck Eaton's Hills. Further to this the turning bay is next to a column which will slow the vehicle movements. This proposal is not designed to allow vehicles to park easy and quickly. This is different to all other sites mentioned in the consultant's report, they are all well sized with good driveway access, and no impediments like narrow spaces and columns and short length car spaces.

The site is just not right for this development, as outlined above and further below.

Car spaces are already at a premium for parent's wanting to stop and walk their child into school. There will be overflow from this development, either because staff will be asked to park off site to save the premium on location parking for clients, or if staff actually use the carparks as designed, the remaining parking is not adequate for the numbers of cars requiring it during peak periods (interesting to note that one of the supposed visitor carparks is parked right behind another. This seems strange as the movements of the person are clearly going to be restricted by the any car using the carpark behind so it is unlikely this park would even be used, making the number of carparks even more inadequate

We note that the developer has suggested parking provided by the development could be useful for reducing street parking, as many families have the shared requirement of dropping off a childcare age child and school age children and given their close locations that may be able to use one car park for all drops off. This information misleads the council that this carpark will somehow benefit school parents. This is highly unlikely in practise as it would effectively hold up a car space for 2-3 times

longer than expected for a childcare drop off. This would only result in other parents not having carparks available when needed, resulting in more street parking and traffic congestion in the street. Also, of note, the schools' OSHC facility is at the other end of the school, so parents using this OSHC are still likely to have to make 2 different drops, so the location of the childcare is of no benefit.

The site is just not right for this development, as outlined.

It should be noted also, that at present a large amount of the overflow parking that can't be accommodated on Marilyn Drive, end up at the IGA Shopping Centre complex. In fact, it is near impossible to park at these shops with a legitimate need in morning leadup to school start and leadup to pick up time and for a good period of time after school finish. There is signage indicating no school parking, although this appears not to be enforced. If the owners of the complex do choose to enforce this at any time the parking issues on Marilyn Terrace would likely double, based on the cars parked down there at these times.

Need for car crash barriers on the perimeters of the adjoining properties to the carpark is required to prevent cars crashing through the fence into patios and play areas of the residences. As my property is lower than the RL of the carpark by approx. 1.8m, there would be significant momentum from a car crashing through the acoustic fence proposed, it would fall over the retaining walls and roll over into our living areas, with a person inside the vehicle thrown about, likely knocked out could slump onto the accelerator and plough further into our house. This is obviously dangerous and unacceptable. Further to this the proposal will require crash barrier around the perimeter of the street frontage (not just picket fence shown in drawings), as the lower level play area will be cut into the existing ground levels, cars could come crashing down on the kids play area and further plough through the rooms as the driver is knocked out. This would be a catastrophe that cannot be allowed to happen. Again, the proposal neglects these issues, as the desk top developers are oblivious to the site's inadequacies.

I don't believe Marilyn Terrace has been designed correctly for the size of school now, including the drop off area, and bus drop off and pickup. How could the council approve further developments on this terrace that would impact further to the inadequacies of the design?

Not the right site for this development.

**Sewerage capacity and allowance.**

With little detail around the site's sewage requirements at this stage of the proposal, it is very hard to understand the impacts and stress that this development will put on the existing sewage infrastructure. As the previous land development for this sewage pipe catchment of 6 properties would not have allowed for the addition of the proposed development size. Only minimum pipe sizes would have been chosen to suit the exact number of properties which would use the pipe network. This would be detrimental to downstream residents such as my residence if the pipe sizes are required to be increased in size for this proposed development or if this proposal is accepted without increased pipe sizing, it would leave the current pipe network prone to overflow. The proposed Childcare Centre will significantly increased likelihood of sewage blocking from items not designed for sewage systems (as young children are prone to do), it would put my property, being the bottom of the pipe run and below RL of the manhole in 14 Marilyn terrace, in the sewage over flow direction and flow course for the sewage into my patio area and to my living area.

As described in section 7 of the Civil engineering report, that the sizing and connection arrangement will be confirmed in detailed design. This should be designed and submitted now to council before

the approval can be granted. Although the sewage assets are maintained by Unitywater, it is the council who considers the development application, this is a significant issue that should stop a development if it does not comply or is not managed appropriately.

Also, it should be known now, if the Unity water will allow this development to build over sewer infrastructure. My property must maintain an easement over the sewer not only for loading purposes but for access in a maintenance situation. If unity allows this development to build over the sewer it should require the development to increase capacity now, while the site is accessible or relay the sewer pipe, with an increase in size, under the carpark area, where if required maintenance could be undertaken. It would be impossible to increase the size if no easement access later.

No access to the easement on my property will be granted for upgrading of the sewer pipe network for this development.

This development should not proceed based on this proposal for sewer assumptions or lack thereof, as I have outlined above.

#### **Site Cover calculation wrong**

Current site cover for both existing houses is 440m<sup>2</sup>, which equates to 29.7% of the total 2 blocks size 1480m<sup>2</sup>.

Proposed site cover from there drawing excluding the Play Area's is 775m<sup>2</sup> which is 52%, not indicative of the actual change of building foot print and site cover.

Play area's in childcare centres is not the same as Patio in a residential setting. Therefore, they should be included in the overall site cover.

1087m<sup>2</sup> 73.5% of total site 1480m<sup>2</sup>.

This is a substantial increase from what is existing today.

We object to this change of residential area to allow this development size, which will have a major effect on our property as outlined.

#### **Water and fire-main reticulation**

Where will the fire hydrant be located and booster for if this development if approved to commercial, and with its substantial footprint and height over surrounding property, if a fire was to start here the fire would spread onto the close proximity houses, requiring substantial water flow.

Is the current water pressure adequate for this size development, my properties water pressure just manages? This has been a concern for some time at my property. Further to this the draw down on the network at this point would affect a significant number of other properties in Eaton's Hill, further investment in a booster pump station should be require.

#### **Privacy lost and height differential**

The height of this development in comparison to mine is alarming. It will shadow my property with viewing windows looking straight into my concealed front yard and the back yards.

The drawing reference to Natural Ground Level which is a level of the ground before the construction of the existing houses that now reside on these properties with any subsequent block changes at the time of construction. The red line shown on the drawings for the allowable maximum height. This data is at least 30 years old; I argue that that data is not relevant, I would argue that the



current levels of each site as of now are the natural ground level as they have been at this height for 30 years. Therefore, the development proposal is non-compliant to maximum allowance height.

Here again is a significant change to the property height existing which impact surrounding neighbours' privacy and other issues outlined below.

### **Loss of view, Air Flow and Outlook**

Our current outlook and air flow will be impacted significantly. Which in turn will significantly impact our house hold running costs.

From our patio area we are greeted with the morning sun and breeze through the current fence, which has gaps to allow air flow and light to pass through. We also see nice green trees on our side of the fence and the neighbour side of the fence with green grass, which reflects a green and natural light to our viewing pleasure. The current retaining wall and fence height allows light and air flow into our patio and through our windows into our living areas. Helping keep our premise cool in the summer months and warm in the winter months.

The proposed development is significantly changing our natural light and air flow that our property receives currently. With the proposed development increased western aspect cross-sectional area completely blocking morning sunlight and completely blocking air flow. Further impacting us is the requirement to significantly increased size of retaining wall to match carpark levels in the new development, as well as an acoustic barrier on top, which will also stop any air flow through our property. The existing retaining wall between our property and 14 Marilyn Terrace has not been accounted for in the design and no detail to the new retaining wall is shown. This development is significantly lacking the details as to how this will be allowed for, which show to me that the attention to these and other details have been missed. This additional retaining wall height and barrier, with the increase size of the building, will be detrimental the heating and cooling costs of my property as well as make these areas of our house unnaturally dark, with artificial lighting needed even during the day, again increasing costs.

As well as completely changing the outlook our house currently enjoys. Our outdoor patio is located next to this side of the fence, which is the most logical area for this as it leads from our kitchen and living area and is usually cooler as the other side of the house receives full sun for most of the day. This outdoor patio would likely become unpleasant and virtually unusable if this development went ahead, as the lack of airflow would make it very hot. I would also be concerned that blocking light and air to this area could increase the potential for damp or mould issues in times of high humidity and rain.

### **Electrical connection and booster sub-station location.**

The development proposal does not show a location of the electrical booster transformer. The location of this unit is of concern to my property position. A building of this size intermixed into low residential premises would need a booster. The requirement to have barriers on all sides of the play areas will cause the play areas and inside roofed areas, to be warming and require additional cooling by use of industrial sized air conditioning units, which the proposal does not consider (lack of detail again). We object to the electrical booster being located near our property. Booster transformer can interfere with signals and emit radiation. And when they fail could cause significant damage and fire to the surrounding premises. Blast walls are required to contain the transformer failure.

### **Natural Vegetation loss**

The significant removal of trees and green grass areas on both 12 & 14 Marilyn Terrace poses a significant change to the environment in our Terrace. With 12 Marilyn Terrace having a very rare bottle trees and Elephant palms that you don't see in built up areas today or any of our nature reserves. These trees as well as the rest of the plant and bushes has a visually interesting shapes, these trees are native to Queensland, it is emergent tree species in an endangered ecosystem and is decline.

This development proposal is not keeping the trees and has not mentioned that they will be transplanted. These trees are hard to transplant, the fact that they are there and thriving is good enough reason to leave them there untouched or disturbed.

We object to these trees being removed from this site.

Further to this all the plants, shrubs and grass that will be removed, are a significant change to the sites and the return synthetic grass and of trees behind retaining walls and sound barriers of a size on drawing that are supposed to grow through and past walls and barriers without impeding car spaces and play areas is unrealistic and won't survive because of limited sun light where they are proposed and if they ever get planted in the first place.

We object to the significant change of site that will reduce the abundance of natural and green environment that exists today.

## **Carbon footprint**

This development is not carbon neutral. Leave the site alone, this centre is not an improvement and is not required.

## **Vehicle pollution**

The significant change to site conditions adding onsite parking which increase the number of vehicles and to concentrate the placement of these carparks on the boundary of my property will cause CO2 and CO levels around my premises and our living area and patio to an uninhabitable level. Currently the drawings show a fall in the carpark level toward the western boundary, unsure as to how the water will drain from the boundary as there is no strip drain proposed down the boundary to towards the street frontage of the property, I can only assume that the sound barrier will have holes for water drainage into my property, therefore the pollution from the vehicles will follow the lower land flow path that into my property. Polluting my patio and living areas, combined with the lack of air flow as mentioned previously, this will cause that area of my property to become uninhabitable.

Yet another reason to object to this property's development. Site not suitable.

## **Noise and Noise reflection and reverberation**

The acoustic report outlines the noise sensitive residences with my property 16 Marylin Terrace as number 3.

Association of Australasian Acoustical consultants Guideline for Child care Centre Acoustic Assessment Vers 3 September 2020.

This same document mentions acoustic barrier are required to have a surface density 15 kg/m<sup>2</sup>, which will give a sound reduction of only 6-10dB. The Acoustic report only mentions 10 kg/m<sup>2</sup> acoustic barrier that gives 16dB reduction shown in the tables.

This report also recommends a 3dB increase when you double the sources the number of children. The AAAC document outlines a table with reference to 10 children at different age groups, which can be applied to each area of play, but the acoustic report has used an older version (vers 2) which has ranges and has used the bottom of that range (to suit their outcome). They have also applied a reduction for passive play, which should not be used as these are out door play areas. Who kids are passive outdoors?

Add in several industrial air conditioning units to keep the rooms and play area cool for the kids (Noise barriers will also make air flow for play areas and rooms significantly lower), from the AAAC document outlines dB level of 80dB each unit. How many units? None shown on drawings.

Using the right numbers from the latest AAAC document and adding in the air conditioning, the total noise levels at my property will be excess of 65dB. This is not compliant. But to add to this there are no considerations for reverberation of noise due to hard surfaces to consider, in the carpark area there are large surface areas of hard surface, walls, suspended slab, columns, noise barriers, retaining walls all bouncing around the noises coming the new development (105 children, vehicles starting, car doors slamming, reverse beepers, beeping cars with parents trying to stop car backing into them, etc).

Detailed modelling will be required, and advanced design with acoustic dampening technologies will be required to achieve the allowable maximum noise levels.

In addition, what is not taken into account in the report is that the comings and goings of parents and children does not just involve simply car doors and engine starts. What is not considered is all the noise involved in between – kids crying because they don't want to go, mum yelling 'where's your hat? don't forget your hat'. Dad yelling "Johnny come here, can't you see there's cars moving? You must wait for me to cross. A Parent rushing their kids 'Quickly, quickly, I'm running late for work, we need to move quickly' A parent pulling in and keeping their engine running for 10 minutes while they finish a phone call. Siblings fighting. Mum or dad pleading to please just get in the car seat so we can get going, child screaming because they don't want to. Kids yelling across the carpark to say goodbye to each other. All these noises are far more intrusive than just a car door. We have children, one of childcare age and one just slightly older, so believe me we experience all of these noises every day picking our own children up, at a centre where there are fortunately no residential neighbours so it's not an issue of concern. I cannot imagine having that constant chatter right near my fence during peak periods – noise that according to the possible range on the application could begin as early as 6am.

As Melanie is a shift worker these noise levels concern us even more and noises like this will impact on her ability to sleep when needed which then could have impact on performing her job safely as well as all the other health issues from lack of sleep.



## Stormwater Flow during rain events

### Site Pre-Development calculations wrong

Time of concentration is wrong – 10 minutes (to suit outcome) should be at 15 minutes, both sites have distinct levels that are mostly flat, and they have significant gardens and grass areas that would absorb the initial rain fall, delaying the “time of concentration”.

### Site Post Development calculation wrong

Time of concentration is wrong – 7 minutes (to suit outcome) should be 5 minutes because the entire site will be concrete or pavement, even though synthetic grass would be used it would drain to the drain inlets very quickly (as would be required for a play area). This would change the Rainfall intensity volume significantly in the calculations.

Detention Tank size would therefore be inadequate for the proposed development. As it is unclear as to where the overflow would go after the detention basin is full, I can only conclude that it would end up flowing into my property in an uncontrolled manner that would inundate my drainage systems immediately. Residential area not suitable for this development.

## Waste Management bin storage location

It is unclear if they are going to get 2 pickups for general waste and 2 pickups for recycling!

Or they will get 2 pickup a week, being 1 recycling and 1 general waste, assuming this is in line with current pickups. Also is this the same truck that picks my waste up?

As the new bin storage is located on my property side of the development, this is extremely concerning to the smell of this waste standing for up to a week. As I am sure that after the development is finished that they will not maintain the extra pickups or arrange additional pickup if waste generation is greater than anticipated. Particularly because this childcare centre is not required or needed, finances would be tight due to oversupply of childcare in the area.

Further to this the 1100L bins would not be suitable as the driveway will be inclined onto the street, and that sized bin would be too heavy to handle with that incline. In the end they will have to use standard bins of 240L so that they can be put to the street safely. The bin storage facility is not big enough for the number of 240L bins required, again this is dependant on the number of pickups.

More bins with inadequate storage smelling and creating a health hazard.

## Increased pedestrian movements in Marylin Terrace

Inline with my concerns about the already significant and unsafe traffic conditions in Marylin Terrace mentioned above. The additional pedestrian movements around and across my driveway and the new driveway will pose further unsafe conditions with pedestrian including younger children that would be going to the childcare centre. I say more movements because people will park anywhere, they could do drop off and won't wait around for the car spaces in a full and hard to get into carpark that the proposal has shown.

Where is the Risk Assessment around the increased street traffic and the pedestrian requirements of Marylin Terrace? Where is the traffic monitoring and traffic modelling of this proposal? Again desk top developer leaving it to council and the public to outline their requirements. I want to know who

will sign off that this proposal is safe, when someone get injured and killed from this unsafe and frankly irresponsible proposed development. Not the right site for it.

Many other neglected commercial sites that would enjoy some development rejuvenation in the area.

## Construction issues

How does this development propose to manage traffic on this site? They don't propose anything, they don't even acknowledge the fact that the school nearby has traffic at all, and they definitely don't acknowledge that there proposed development will further impact the traffic in the area.

And then there's the construction traffic during school runs, how will they manage this? Will there cut off parking on the street? will they shut a lane and direct traffic one through Marilyn terrace? Are they going to close the footpath the site side of the road? How will they manage my driveway access when they dig across my driveway when installing the drainage pipe into the gully pit? How will they manage my kids walking and playing next door when they remove the fence and retaining walls and when they on the street and playing? How do they propose constructing the huge retaining walls required on all property boundaries including the street frontage? Crash barriers? Who will Manage this if the council approve this development, the answer is no one?

Site is not right for this proposal.

## Deep Excavation, Retaining and shoring

How will they retain the house next door to 3.5m excavation?

Temporary crash barriers?

How will they manage vibration, slippage and settlement during and after construction?

Will they manage site run off issue's erosion and sediment controls, where will their temporary detention basin be?

This will be a large-scale operation to construct a commercial property in the residential setting (that why there are commercial zoned areas), who will make sure my property will be secure from these issues?

## Operation of Childcare

The application states that the childcare centre will make available 105 places. Firstly, we would like to know whether this number can change – for example, whoever ends up operating the childcare may end up deciding to open more kindy places and less pre-kindy. Because of higher ratios, this may allow them to go over the proposed number. We would like to know if this number is set in such a way that it cannot be altered higher by the childcare operator. Ratio of staff could increase and decrease.

## Needs assessment?

Finally, there does not appear to have been a needs assessment done demonstrating that there is even a demand for another child care centre in this area, nor is there any evidence to show that population of 1-5 years olds (those most likely needing child care) in the area is increasing at a rate to suggest this need. There are three centres Milestones Early Learning, Goodstart Flamingo Drive and Mother Duck childcare within 1.5km from the proposed development, two of which show

vacancies across all age groups on the careforkids.com.au website which tracks vacancies for parents seeking childcare places. Within 5km radius of the proposed development, there are Chatterbox Early Learning (vacancies across all age groups), Green Leaves Early Learning Albany Creek (vacancies across all age groups), Happy Hearts child care centre Albany Creek, Green Leaves Early Learning at Warner (vacancies all age groups), Cashmere Village Natural Learning (vacancies across all age groups). Not even counting the number of family childcares. A Demographic and Development Impact Analysis on Queensland Childcare Centres in 2017 indicated a major concern was too many centres being built where there is not demand. The Australian Childcare Alliance Queensland has indicated there is an oversupply in QLD, and with furthermore centres being approved and built the total capacity of childcare centres will exceed the 20-year projection of required child care places for 2016-2036 by 34 percent

It is clear there is not a desperate need for childcare places in this area. Overdevelopment will simply impact on the existing businesses, and ultimately likely result in underemployed staff when instead existing facilities can be used, and staff continue to be employed in a more meaningful capacity.

## Conclusion

Again, it must be iterated that no need for this childcare centre in this location has been established, and even if there were a need, this is not the right location due to other impacting factors as outlined above. There is no shortage of commercial land, or even much larger acreage blocks around Eatons Hill, that could be used even if this was truly needed.

What other details has this proposal overlooked, is it up to the council and the residents of the area to outline these issues to the developer? This proposal should be rejected based of this lack of understanding of the conditions at the site. Desk top developers who pick sites with no actual on-site investigation, leaving council and the residents to bring up the issues that they need to address.

The infrastructure in this area is not designed for commercial development, there was no requirement by the council at the time of the Eatons Hill Residential development 30 years ago that would make a developer build infrastructure to accommodate the allowance for commercial development 30 years into the future. Why are the council and State government allowing now, Commercial development of residential land? The area has grown, more development of land has been allowed, putting significant stress and strain on the existing infrastructure. This can be seen in Eatons Hill and on Eatons Crossing road with traffic congestion. Further development allowed in the catchment of Eaton's Crossing road all the way out to Samford. The infrastructure is overburdened, and councils and governments wait until the public cannot beard it, or worse more likely injury and death, before they act to fix the situation. Gone are the days when the infrastructure was upgraded first to facilitate the development. With society forced to work more who has the time to take the action to council or government about each and every development that pops up. That is why we have councils and governments, to plan and upgrade infrastructure to allow developments of areas either to densify or create commercial are for development. Don't burden the people by allowing these developments into residential area because of the council and government inaction and no planning over many years.

Can any developer just pick any residential block to develop?

The answer is no. no need. No want. No infrastructure. No capacity. No Safety. No development.

The negative impacts of this proposed development to our property are significant and will be detrimental to our properties liveability and running costs. Which intern will impact on our health



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

and our living costs, our stress levels have increased significantly with having to defend our family house from developers unwarranted proposed development. We bought our house in Eatons Hill in an established residential area, on a residential block, surrounded by residential houses. Secure in the fact that only residential buildings with other family residents would surround us. Now we are locked into a battle to defend our family home.

I implore Council to reject this development proposal and put an end to this madness!

Yours Faithfully,

Stephen Slag and Melanie McKenzie

Owners and residents of 16 Marylin Terrace

Eatons Hill, Qld 4037



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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)



**From:** Mr Bradley Smith  
**Sent:** Fri, 18 Dec 2020 16:31:35 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Development Application Enquiry: 2020 / 42105 / V2C - MCU Commercial (Shop, Office, Business, etc)  
**Attachments:** 127212827\_807201540128868\_7791858333855368363\_n.jpg

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi,

I've received notice regarding the proposed childcare centre development at the end of my street and do have some concerns I'd like to raise. The most of which relates to parking and traffic, which is already an issue in my street (Avandel Court) and the streets surrounding. We frequently have problems with school traffic parking in the street already and occasionally even blocking the driveway. I've attached a photo which shows what I have to try and manoeuvre around almost daily, in a street that is already quite small given it's a court with a dead end. I appreciate there has been a traffic assessment conducted, though I'm not convinced the 21 carparks are going to sufficiently offset the addition of 105 children needing to be picked up and dropped off, especially when 14 of those parking spaces will be occupied by staff. Thanks for taking the time to consider my concerns regarding this development. Should you need to contact me to discuss anything further, my details are as follows:

Bradley Smith  
A: 9 Avandel Court, Eatons Hill QLD 4037  
M: 0413 684 475

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

E: [bradley.smith3@uqconnect.edu.au](mailto:bradley.smith3@uqconnect.edu.au)

Regards,

Brad Smith.



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Document Set ID: 59530883  
Version: 1, Version Date: 18/12/2020

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14 MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** kylie smith  
**Sent:** Fri, 18 Dec 2020 07:04:06 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Fw: Development Application Enquiry: 2020 / 42105 / V2C - MCU Commercial (Shop, Office, Business etc)

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

**Sent:** Friday, 18 December 2020 1:49 AM  
**To:** mbrc@moretonbay.qld.gov.au <mbrc@moretonbay.qld.gov.au>  
**Subject:** Development Application Enquiry: 2020 / 42105 / V2C - MCU Commercial (Shop, Office, Business etc)

The Assessment Manager,

I am writing in regards to the letter I received regarding the proposed development of a Child Care Centre 12 - 14 Marilyn Terrace, Eatons Hill 4037.

I cannot believe you would even consider this development in an area that already has major issues with traffic. We struggle to get out of our street every morning and then also have to face the traffic jams at the lights on Queen Elizabeth Drive and Eatons Crossing Road. Once you get through that intersection you then have to face the struggle of getting through the traffic at the lights to Old Northern Road as there is more school traffic coming from there and also the day care centre that already exists across the road from the school carpark near the fire station. The traffic is already a major issue in this area and you are wanting to increase this problem by adding a child care centre that will accomodate another 105 children and will only have 21 carparks (which will mainly be taken by staff.)

This proposal is also a major safety issue for the children who have to walk/ride to and from the state school as their parents don't have enough parking spaces to collect their children before and after school.....the drop off zone at the state school is already a major issue for teachers and parents. There is already a child care centre on Marilyn Terrace and another on Eatons Crossing Road (plus more in Albany Creek) I don't understand nor agree with this decision as Eatons Hill does not need any extra traffic flow, it just will not cope!

We can't go to our local shops during school drop off and pick up due to the carpark being full of school Mums & Dads dropping children of a morning or collecting them of an afternoon. Most days we can't get into our street (or driveway) in Avandel Court due the traffic congestion that already exists. We have had to call the local police to patrol the area and also email the school principal asking that they email parents and advise them not to block our driveways. Adding more traffic to the area will only lead to more police time having to patrol these streets.....and I guarantee they have better things to do with their time, they also don't need this added to their issues!

I understand that child care centres are needed but surely you can find an area that can accomodate the extra traffic flow as Eatons Hill will not cope!

Regards,  
Kylie Smith  
9 Avandel Court,

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ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Eatons Hill  
QLD 4037  
Ph: 0408 080 337



ITEM 4.1 DA/42105/2020/V2C - MCU - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (95 CHILDREN) - 12 & 14  
MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** PlanningAlerts  
**Sent:** Wed, 9 Dec 2020 6:41:45 +9666  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 0606/50961/VOC

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marilyn Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Erin Street  
Address of commenter 4 Pascali Crescent, Eatons Hill  
Email of commenter erin.bayliss@live.com.au

### Comment

I have lived in Eatons Hill for many years now and the lack of flowing traffic has always been a problem. My main concern is trying to exit the estate in the mornings as well as trying to enter the estate in the afternoons.

In the mornings it's very busy, if there's an accident in Albany Creek it already sends our suburb into chaos as well as making it hard for those who come from surrounding suburbs from Eatons Crossing Road trying to get to Old Northern Road.

The afternoon traffic is extremely dangerous for everyone who uses the roads - pedestrians included. Some afternoons you can't enter the estate due to the roundabout being blocked by cars trying to get to the primary school - this should be a major consideration as this is a very big safety issue especially when it comes to emergency service vehicles that may need to get past.

Iga and all shops included in that complex are a no go as it is due to parents parking in the complex around school start and finish times unless you are lucky to be able to get a rare park at those times of the day.

Add more vehicles into the mix and less parking spaces for the school parents and this will add to the existing issues.

I would also be concerned about the existing childcare businesses that are already established in our community, is there a need for another centre here? From what evidence I have seen, we don't need another in Eatons Hill.

Please help keep our community safe.

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** TROMBETTA, Stephania (sltro0)  
**Sent:** Wed, 16 Dec 2020 13:28:30 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Proposed Development 12/14 Marilyn Terrace (Application reference DA/42105/2020/V2C)  
**Attachments:** Application reference DA/42105/2020/V2C.docx

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

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\*\*\*\*\*

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Stephania Trombetta

25 Fairhaven street  
Bridgeman Downs 4035  
0427668088  
sltrombetta@gmail.com

16 December 2020

To the Council's Assessment Manager,

I am writing in response to the application for the new Child Care centre at 12/14 Marylin Terrace (Application reference DA/42105/2020/V2C).

I am a classroom teacher at Eatons Hill State School who is thoroughly opposed to the proposed development. I have done the pickup and drop duties all year, both before and after school on Marylin Terrace. My duty has been to take my 5-6 year old's up to the top of Marylin Terrace and wait with them till their parents arrived through the pickup lane. My duty lasts till 3:15pm, until I am taken over by another teacher who stays there till all children are gone, on most days till 3:30pm. I find the proposed application totally unreasonable as the congestion on the street is immense.

These are my observations on a normal day that support my stance on being against the proposed development:

1. Parents park on each side of the road and walk across to collect their school-aged children, not on the school crossing. They usually have with them their younger children who don't attend school.
2. Complaints from anxious parents who have been waiting in the line that backs onto Eatons Crossing Rd at Queen Elizabeth Drive and make it at times impossible to exit and enter the roundabout.
3. Parents get out of the car to buckle their young children in, sometimes on the passenger seat on the roadside.
4. Younger children are often too excited to meet their parents and have been known to go around to the driver's door (roadside) to greet their parent.
5. Some parents start to line up in the drop off line at 2:45pm, well knowing that the school bell rings at 3:00pm. This is because of parent anxiety of waiting in the congested line for too long. Similar to dropping their children off well before school starting, some children entering at 8am.
6. Older children ride bikes and cross roads and driveways without regard to the traffic.
7. On a few occasions, older children run across roads to meet their parents in their cars.
8. There is a blind spot where the curve of the Marylin terrace meets the top of the pick up bay and many cars are queued and sometimes block the pedestrian crossing to enter the school carpark.



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9. On 4-5 occasions parents have done illegal U-turn's to nab a free parking space or speed up and cut the queue.
10. On one occasion an ambulance attending to a residential call had to park in the pickup bay because there were no other side street parking available.

My concerns are that this new childcare centre is extremely close to the school and it's pick up/drop off areas. The application states that the proposed development is only 100m away from the school and only one carpark per 5 children. The many other child care centre's that are around the school do not have the added pressure of traffic and that is why this centre needs more car parking spaces available at their own centre to stop the overflow of cars.

The increased traffic congestion and lack of parking will most certainly aggravate parents and teachers, who are already complaining of these issues. Most likely the parents that send their younger children to this proposed childcare centre will have children attend EHSS. This will mean that they will park in the child care centre and then walk over to pick up their school child too. Moreover, the safety of students is paramount. The additional cars added with this new childcare centre will cause more chaos that we already see every day.

If the proposed child care centre goes ahead, more sufficient traffic controls need to be put in place to preserve the safety of motorists and students. My recommendation is to put in another safety crossing with crossing guards along Marilyn Terrace, more safety road signage and speed bumps.

Sincerely,

Stephania Trombetta

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**From:** Nicholas Whitlock  
**Sent:** Thu, 3 Dec 2020 11:56:22 +1000  
**To:** MBRC Incoming Mail  
**Subject:** DA 2020/42105/V2C  
**Attachments:** 42105.docx

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

To Whom It May Concern,  
Please find attached a submission for the above development application at 12-14 Marylin Tce,  
Eatons Hill.  
Best regards,  
Nicholas Whitlock

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

Nicholas Whitlock

17 Zorina Court

Eatons Hill

Qld

4037

To Whom It May Concern,

I am writing regarding the development application at 12-14 Marilyn Tce, Eatons Hill (council ref 2020/42105/V2C).

I am concerned about the lack of bicycle parking proposed in this development. Under the MBRC Planning Scheme section 6.2.6.2 *General Residential Zone – Suburban neighbourhood precinct*, Performance Outcome PO77 requires that adequate bicycle parking and storage facilities be provided. In addition, in their response to MBRC's questions, the traffic engineer notes that "A proportion of staff are expected to walk/cycle to the centre", using this as a reason not to increase the number of car parking spaces as requested by MBRC. It is difficult to see how this justification can be used when the development does not provide for staff to ride bicycles to work.

In addition to considering the impact on staff commuting modes, MBRC needs to consider the impact on customer commute methods. There is a growing number of families in the local area who use cargo bikes and bicycle trailers to transport their children around. Having a dedicated area near the entrance to the centre for these parents to use would encourage these methods of transport, alleviating the need for additional parking and somewhat alleviating the additional stress on the surrounding roads.

I strongly suggest that if this development is approved, that MBRC insists on bicycle parking facilities for both staff and customers. Not doing so would be a missed opportunity to provide "safe, comfortable and attractive movement choices for more people, more often, leading to an improved, active and healthy lifestyle" (from the MBRC Active Transport Strategy 2012-2031).

Sincerely,

Nicholas Whitlock

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**From:** Charlene Y  
**Sent:** Thu, 17 Dec 2020 17:08:39 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Submission regarding Development Application/42105/2020/V2C

EXTERNAL MESSAGE: Please be cautious when opening links or attachments in email.

Dear the Assessment Manager,

I'm emailing in regards to the potential development of a childcare centre on 12-14 Marilyn Terrace. My family and myself are extremely opposed to the development of this childcare centre due to the already heavily congested Eatons Crossing Road.

Our family lives on 15 Ophelia Crescent and coming out of the estate via Saraband drive is already extremely difficult as there is only one entry and exit road for the entire Eatons Hill estate. As we enter the roundabout to exit, we always have to give way to the right hand side (Queen Elizabeth Drive) which is where majority of the traffic comes from. Entering the roundabout here is already difficult enough with the current traffic circumstances. This traffic is already heavily congested onto Eatons Crossing Road and sometimes it can take 3 sets of lights to go before we can get through onto Eatons Crossing Road. To further add to this, it may take 3-4 sets of lights - roughly 10-15 minutes just to exit just onto South Pine Road. To emphasise this point, it could be quicker to walk out of the estate that to exit with the current amount of traffic.

Therefore, if the development of the daycare centre goes forth, the additional 105 cars that would be entering and exiting this area would hugely affect every single resident that lives inside the Eatons Hill Estate negatively. This would cause immense traffic congestion and increase the likelihood of accidents.

Our family is extremely against the development of this childcare centre, especially considering there are already 2 established ones within 1km of each other in the Eatons Hill area - one of them being right across from 12-14 Marilyn Terrace. Unless there is a way for traffic congestion to be fixed, for example, more ways to leave the Eatons Hill Estate, the development of this childcare centre will cause detrimental effects to our community.

Thanks for your time and we hope you consider our points.

Kind regards,  
Charlene Yang  
Rui Pu Yang  
Michael Yang  
Jing Ouyang.

- All residents of 15 Ophelia Crescent, Eatons Hill, 4037, QLD.



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**From:** PlanningAlerts  
**Sent:** Tue, 8 Dec 2020 16:52:59 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marylin Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Angela York  
Address of commenter 3 Jessica Court, Eatons Hill, 4037p  
Email of commenter angeyyork@gmail.com

### Comment

I am writing to you in regards to the proposed child care centre being built on Marylin Terrace, Eatons Hill QLD 4037.

This project should NOT go ahead.

As a parent within Eatons Hill community, I see first hand how this area is already extremely congested with cars, people and children two times per day with morning and afternoon school drop offs and pick ups.

This congestion makes it very hard to get out of Eatons Hill itself and also extremely dangerous for families -especially the 1000+ students that attend the school (not to mention all siblings!)

By building a child care centre on Marylin Terrace, you will only be adding more cars and families (with younger children with no road sense) to the mix which in my opinion is just a disaster waiting to happen!

There are already 3 children care centres within 500meters from this proposed building site (who are actually struggling to get to full capacity and have done for many years now) along with a community kindy and a number of family day cares.  
An extra child care centre in the Eatons Hill area is just not needed.

I hope you take these points into consideration before making (in my opinion) a very bad decision  
Kind regards Angela York

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**From:** Andy Dutton  
**Sent:** Fri, 18 Dec 2020 23:12:42 +1000  
**To:** MBRC Incoming Mail  
**Subject:** A Dutton submission in opposition to DA/42105/2020/V2C  
**Attachments:** Attachment 1\_Opposition to DA 42105\_2020\_V2C 12to14 Marylin  
Tce\_petition\_signatures\_jobs\_26147288\_20201218121619\_Andy Dutton Submission.pdf, Attachment  
2\_Opposition to DA 42105\_2020\_V2C 12to14 Marylin  
Tce\_petition\_comments\_jobs\_26147288\_20201218121619\_Andy Dutton Submission.pdf, Attachment 3  
- Objection to DA.42105.2020.V2C\_ Code Compliance Statement\_Andy Dutton Submission.pdf,  
Submission from A Dutton in opposition to DA\_42105\_2020\_V2C.pdf

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi,  
Please find attached my submission opposing the proposed child care centre at 12-14 Marylin  
Terrace, Eatons Hill.  
Should you have the need to contact me for any reason please contact me either via return email  
or on mobile 0417 079 526.  
Kind regards,  
Andy Dutton

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MARYLIN TERRACE, EATONS HILL - 62223057 (Cont.)

**change.org**

Recipient: Moreton Bay Regional Council, Cath Tonks

Letter: Greetings,

Stop development of another child care centre in Eatons Hill.



## Signatures

Name	Location	Date
Andrew Dutton	Australia	2020-12-03
Josie Dutton	Eatons Hill, Australia	2020-12-15
Jenny Brett	Brisbane, Australia	2020-12-15
Stacey Lovett	Albany creek, Australia	2020-12-15
Diane Parikka	Eatons Hill, Australia	2020-12-15
Jeffrey Stephenson	Eatons Hill, Australia	2020-12-15
Chris McKenna	Brisbane, Australia	2020-12-15
Matt Malone	Brisbane, Australia	2020-12-15
Eunice Ng	Australia	2020-12-15
Adrian Starkey	Eatons Hill, Australia	2020-12-15
Sharon Callinan	Brisbane, Australia	2020-12-15
Laura Enders	Eatons hill, Australia	2020-12-15
Renee Halcrow	Brisbane, Australia	2020-12-15
Bree Dunstan	Brisbane, Australia	2020-12-15
Susan Klein	Brisbane, Australia	2020-12-15
Mark Halcrow	Brisbane, Australia	2020-12-15
Tony Mahers	Brisbane, Australia	2020-12-15
Amanda Hay	Warner, Australia	2020-12-15
Kym Brookhouse	Brisbane, Australia	2020-12-15
Stephen Collinson	Brisbane, Australia	2020-12-15

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Name	Location	Date
Katy Bloodworth	Brisbane, Australia	2020-12-15
Melissa Willard	Australia	2020-12-15
Chloe Yesberg	Eatons Hill, Australia	2020-12-15
Janelle Champney	Brisbane, Australia	2020-12-15
Joel Naughton	Rosedale South, Australia	2020-12-15
Gary Campbell	Australia	2020-12-15
Tina Waters	Eatons Hill, Australia	2020-12-15
April Carrett	Eatons Hill, Australia	2020-12-15
Kirsty Kratzmann	Eatons Hill, Australia	2020-12-15
Lisa Lofthouse	Bulimba, Australia	2020-12-15
Juliette Gibb	Eatons Hill, Australia	2020-12-15
Deja Leonie	Melbourne, Australia	2020-12-15
Nanette Cislowski	Australia	2020-12-15
Caroline Brumpton	Brisbane, Australia	2020-12-15
Christine Eades	Brisbane, Australia	2020-12-15
Camille Naughton	Australia	2020-12-15
Jodie McKenna	Brisbane, Australia	2020-12-15
Kylie Ingram	Brisbane, Australia	2020-12-15
Isabelle McCarthy	Brisbane, Australia	2020-12-15
Michelle Schmidt	Toowoomba, Australia	2020-12-15
Julie Campbell	Brisbane, Australia	2020-12-15
Jessie Hodak	Sunnybank, Australia	2020-12-15

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Name	Location	Date
stella herrett	Sydney, Australia	2020-12-15
Loris Kingcott	Ryde, Australia	2020-12-15
Steve Mitchell	Australia	2020-12-15
Emily Bowles	Australia	2020-12-15
Rachel Swinbourne	Brisbane, Australia	2020-12-15
Margaret Daley-Reynolds	Brisbane, Australia	2020-12-15
Kym Chapman	Brisbane, Australia	2020-12-15
Lillee Harland	Sydney, Australia	2020-12-15
Nicole C	Brisbane, Australia	2020-12-15
Lucille Hopkins	Brisbane, Australia	2020-12-15
Teresa Barnes	Brisbane, Australia	2020-12-15
Kendell Mcdonald	Brisbane, Australia	2020-12-15
Terese SummersBrowne	Brisbane, Australia	2020-12-15
Ashleigh Searchfield	Brisbane, Australia	2020-12-15
Lynda Francis	Brisbane, Australia	2020-12-15
Cally Sandron	Australia	2020-12-15
Sharon New	Brisbane, Australia	2020-12-15
Kathy Leddy	Brisbane, Australia	2020-12-15
Adam Stafford	Australia	2020-12-15
Daniel Bull	Australia	2020-12-15
Karolina Stafford	Brisbane, Australia	2020-12-15
Erin Street	Eatons Hill, Australia	2020-12-15

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Name	Location	Date
Brad Smith	Brisbane, Australia	2020-12-15
Sarah Hunter	Australia	2020-12-15
Kelly Smith	Australia	2020-12-15
emma mcintosh	Australia	2020-12-15
Peter Cattach	Brisbane, Australia	2020-12-15
Stephanie Herrick	Warner, Australia	2020-12-16
Lauren Thomas	Brisbane, Australia	2020-12-16
Michelle Adams	Brisbane, Australia	2020-12-16
Broni Wright	Eatons Hill, Australia	2020-12-16
Belinda Bartholomew	Brisbane, Australia	2020-12-16
Deborah Stephenson	Brisbane, Australia	2020-12-16
Grant Russell	Coolum Beach, Australia	2020-12-16
Sharon Leong	Strathpine, Australia	2020-12-16
Stephen Farquhar	Eaton's hill, Australia	2020-12-16
Bevan Dearlove	Brisbane, Australia	2020-12-16
Grant Seagg	Brisbane, Australia	2020-12-16
Kaaren Chamberlain	Brisbane, Australia	2020-12-16
Nicole Paul	Brisbane, Australia	2020-12-16
Natasha Ruthenberg	Brisbane, Australia	2020-12-16
Kerri Briggs	Australia	2020-12-16
Rica R	Brisbane, Australia	2020-12-16
Julia Lind	Brisbane, Australia	2020-12-16



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Name	Location	Date
Ashleigh Farrell	Brisbane, Australia	2020-12-16
Tamara Balfour	Australia	2020-12-16
Ruth Pearson	Brisbane, Australia	2020-12-16
Nicole Dickson	Brisbane, Australia	2020-12-16
Lyla Fleming	Brisbane, Australia	2020-12-16
Les Thurgood	Woodend, Australia	2020-12-16
Margaret Allard	Eatons Hill, Australia	2020-12-16
STOFFELINA BOTHA	Eatons Hill, Australia	2020-12-16
Richard Conaghan	Australia	2020-12-16
Erin Clement	Brisbane, Australia	2020-12-16
Jasmine Garland	Eatons Hill, Australia	2020-12-16
Tony Ross	Brisbane, Australia	2020-12-16
Naomi McNulty	Cashmere, Australia	2020-12-16
Christine Henville	Australia	2020-12-16
Sally Chippendale	Brisbane, Australia	2020-12-16
Simon CHIPPENDALE	Brisbane, Australia	2020-12-16
Jennie Downes	Brisbane, Australia	2020-12-16
Karen Phillips	Brisbane, Australia	2020-12-16
Michelle Wedlake	Brisbane, Australia	2020-12-16
Kate Baldwin	Eatons hill, Australia	2020-12-16
Rob Spucches	Brisbane, Australia	2020-12-16
shae fry	Australia	2020-12-16

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Name	Location	Date
Michele Blucher	Australia	2020-12-16
Denise Preston	Brisbane, Australia	2020-12-16
Deborah Jones	Eatons Hill, Australia	2020-12-16
Belinda Bain	Australia	2020-12-16
David Donaldson	Eatons Hill, Australia	2020-12-16
Lisa Stevens	Brisbane, Australia	2020-12-16
Emily Luxton	Brisbane, Australia	2020-12-16
Althea Cleland	Brisbane, Australia	2020-12-16
Bayley Cuff	Brisbane, Australia	2020-12-16
Alison Keane	Eatons Hill, Australia	2020-12-16
Lyn Corbett	Australia	2020-12-16
Amanda Lehane	Brisbane, Australia	2020-12-16
Nicole Keating	Brisbane, Australia	2020-12-16
tiiu collings	Brisbane, Australia	2020-12-16
Sue Dawson	Eatons Hill, Australia	2020-12-16
Peter Dawson	Brisbane, Australia	2020-12-16
Katrina Brightwell	Brisbane, Australia	2020-12-16
Charlotte Toomey	Brisbane, Australia	2020-12-16
Kylie Mutchmor	Brisbane, Australia	2020-12-16
John Cupitt	Adelaide, Australia	2020-12-16
Robyn Heit	Australia	2020-12-16
Kylie Smith	Brisbane, Australia	2020-12-16

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Name	Location	Date
Robyn Cooper	Albany Creek, Australia	2020-12-16
Belinda Pancino	Brisbane, Australia	2020-12-16
Jo Pollard	Eatons Hill, Australia	2020-12-16
Amy Steinhardt	Brisbane, Australia	2020-12-16
Tara Franke	Eatons Hill, Australia	2020-12-16
Bridgette Andrews	Brisbane, Australia	2020-12-16
Elizabeth Swab	Eatons Hill, Australia	2020-12-16
christine newman	Brisbane, Australia	2020-12-16
Chris Dunstan	Brisbane, Australia	2020-12-16
Ruth Webb	Brisbane, Australia	2020-12-16
Alanah Grant	Brisbane, Australia	2020-12-16
Janice Gough	Brisbane, Australia	2020-12-16
Eritsa Cook	Brisbane, Australia	2020-12-16
Sam Rollman	Brisbane, Australia	2020-12-16
Tricia-ann Dawson	Eatons Hill, Australia	2020-12-16
Mindy Robinson	Brisbane, Australia	2020-12-16
Kellie Dearlove	Eatons Hill, Australia	2020-12-16
Jean Strauss	Brisbane, Australia	2020-12-16
Janet Karam	Brisbane, Australia	2020-12-16
Anthony Christ	Brisbane, Australia	2020-12-16
Helene Ewert	Eatons Hill, Australia	2020-12-16
Carolyn Cooper	Eatons Hill, Australia	2020-12-16

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Name	Location	Date
Taura Sanderson	North Lakes, Australia	2020-12-16
Kirsty Hearn	Brisbane, Australia	2020-12-16
Karin Machell	Brisbane, Australia	2020-12-16
Sam Walker	Brisbane, Australia	2020-12-16
Kylie Capps	Brisbane, Australia	2020-12-16
Diane Drysdale	Brisbane, Australia	2020-12-16
Helen Frater	Brisbane, Australia	2020-12-16
Colin Shelley	Christchurch, New Zealand	2020-12-16
Jodie Housego	Brisbane, Australia	2020-12-17
Dianne Hart	Redbank, Australia	2020-12-17
Anda Davies	Brisbane, Australia	2020-12-17
Alison Rollo	BRISBANE, Australia	2020-12-17
Richard Kemp	Australia	2020-12-17
Erica Avenell	Warner, Australia	2020-12-17
Thomas Whelan	Australia	2020-12-17
Kristy Potts	Brisbane, Australia	2020-12-17
Steph Trombetta	Brisbane, Australia	2020-12-17
Anna Cruse	Australia	2020-12-17
Tracey Holmes	Brisbane, Australia	2020-12-17
Bethwyn Boyt-Cullis	Brisbane, Australia	2020-12-17
Kim Miller	Brisbane, Australia	2020-12-17
Lorraine Lambert	Brisbane, Australia	2020-12-17



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Name	Location	Date
Teresa Logan	Brisbane, Australia	2020-12-17
Bethany Osborne	Brisbane, Australia	2020-12-17
Kerrie Davies	EATONS HILL, Australia	2020-12-17
Alice Johnstone	Brisbane, Australia	2020-12-17
Carolyn Draper	Brisbane, Australia	2020-12-17
Marissa Stokes	Eatons hill, Australia	2020-12-17
Julieann Keyser	Brisbane, Australia	2020-12-17
Margaret Thompson	Brisbane, Australia	2020-12-17
Talina Norrington	Australia	2020-12-17
Sarah Tabone	Brisbane, Australia	2020-12-17
Louise Bishell	Brisbane, Australia	2020-12-17
Jane Burchett	Brisbane, Australia	2020-12-17
Aynslee Bell	Eatons Hill, Australia	2020-12-17
Lynda peatey	Brisbane, Australia	2020-12-17
Alicia Loakes	Lawnton, Australia	2020-12-17
Melanie McKenzie	Australia	2020-12-17
Eliza McMahon	Indooroopilly, Australia	2020-12-17
Charlotte Robinson	Brisbane, Australia	2020-12-17
Daniel Andrews	Canberra, Australia	2020-12-17
Latoya Sua	Macquarie Fields, Australia	2020-12-17
Rory Bester	Brunswick, Australia	2020-12-17
Ariel Bridgeman	Ashby, Australia	2020-12-17

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Name	Location	Date
jimmy sunbeam	Camp Hill, Australia	2020-12-17
Venuki Rajapakse	Melbourne, Australia	2020-12-17
Tj Kamoe	Melbourne, Australia	2020-12-17
christie steele	Melbourne, Australia	2020-12-17
Izzy Cameron	Wakerley, Australia	2020-12-17
Tia Kapo	Adelaide, Australia	2020-12-17
Emma Prior	Australia	2020-12-17
Camryn Mewburn	Canberra, Australia	2020-12-17
Tiffanie Sorriaux	Brisbane, Australia	2020-12-17
jazlyn murray	Adelaide, Australia	2020-12-17
Margaret Hill	Canberra, Australia	2020-12-17
Leanne Naughton	Brisbane, Australia	2020-12-17
Susan Arlidge	Eaton's Hill, Australia	2020-12-17
Ian Flett	Brisbane, Australia	2020-12-17
Kathy Lake	Brisbane, Australia	2020-12-17
Meaghann McDermid	Brisbane, Australia	2020-12-17
Clare Bleys	Brisbane, Australia	2020-12-17
Tracy Hoffmann	Brisbane, Australia	2020-12-17
Sharon Cowan	Brisbane, Australia	2020-12-17
Natalie Dower-Knell	Eatons Hill, Australia	2020-12-17
Rachel Pearson	Eatons hill, Australia	2020-12-17
Liza Fathallah	Brisbane, Australia	2020-12-17

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Name	Location	Date
Vicki Tocknell	Brisbane, Australia	2020-12-17
Carissa Smith	Brisbane, Australia	2020-12-17
Kelly Kettewell	Joyner, Australia	2020-12-17
Vanessa Gebery	Melbourne, Australia	2020-12-17
Faye Elliott	Brisbane, Australia	2020-12-18
Don Berry	Albury, Australia	2020-12-18
Rachel D'Arrigo	Brisbane, Australia	2020-12-18
Sandra Allan	Brisbane, Australia	2020-12-18

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**change.org**

Recipient: Moreton Bay Regional Council, Cath Tonks

Letter: Greetings,

Stop development of another child care centre in Eatons Hill.



## Comments

Name	Location	Date	Comment
Claudia Barkeij	Australia	2020-12-15	"It is already impossible to park everywhere around Eatons Hill state school. Furthermore, there is 3 child care centres in the same area in Eatons hill and 3 in Albany creek around the corner. There is no need to have another one in this close proximity"
Majella Thompson	Bridgeman Downs, Australia	2020-12-15	"There is a saturation of childcare centres in the are as is, traffic flow and parking for the school is chaotic already. Locals have not called for, and do not need this kind of development."
Gary Campbell	Australia	2020-12-15	"We do not need another child care and will cause too much additional traffic. There is also not enough parking spaces to the center. This is a residential area and should remain"
Lisa Lofthouse	Bulimba, Australia	2020-12-15	"There are already ample child care facilities in the area and parking is limited without adding another child care centre into the mix."
Steve Mitchell	Australia	2020-12-15	"Don't need another one."
Lucille Hopkins	Brisbane, Australia	2020-12-15	"Stop this now not needed"
John Hopkins	Bridgeman Downs, Australia	2020-12-15	"Not needed in the area, enough is enough, this is only about money not the needs of the community."
Cally Sandron	Australia	2020-12-15	"Already too much traffic and not enough car parks"
Susan Denny	Eatons Hill, Australia	2020-12-15	"Don't need anymore traffic around the school area. It's a nightmare now without adding to it."
Adam Stafford	Australia	2020-12-15	"I believe this center will heavily affect traffic in the local area increasing congestion further than already occurs"
Lauren Thomas	Brisbane, Australia	2020-12-16	"It will make the road there even more congested and unsafe for our kids. Not to mention EH already has enough Child Care Centres. Build a new school at Warner Lakes instead."
Stephen Farquhar	Eaton's hill, Australia	2020-12-16	"To busy in the area already"
Kerri Briggs	Australia	2020-12-16	"Because this will cause way to much traffic to an area that already has a traffic problem. And not safe to add that traffic to a school pick-up area."
Tamara Balfour	Australia	2020-12-16	"Way to many people moving around that area now - traffic will be a nightmare"

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Name	Location	Date	Comment
Margaret Allard	Eatons Hill, Australia	2020-12-16	"The traffic is already terrible in the area due to the school. Adding additional traffic for 105 place daycare Centre is just crazy. The roads cannot take it. The overflow onto queen Elizabeth drive and Eatons Crossing road is so ridiculously congested already. This is a poor idea and the development needs to be stopped."
Richard Conaghan	Australia	2020-12-16	"my children go to EHSS, I believe this will massively increase congestion in the area. therefore making it unsafe for young children."
Simon CHIPPENDALE	Brisbane, Australia	2020-12-16	"Too much traffic in that area alreadyChaos every morning and afternoon"
Jo Pollard	Eatons Hill, Australia	2020-12-16	"Too much traffic already, nowhere near enough parking for the primary school as it is!"
Anna Cruse	Australia	2020-12-17	"This area is so busy as it is, extra cars will not help."
Steph Trombetta	Australia	2020-12-17	"The safety of the students and parents/motorists of EHSS is paramount, with this new centre there will be increased congestion and less car parks. In addition, the construction of this centre is going to be a nightmare around the street and neighbourhood, causing distress and anxiety amongst the community already annoyed at the traffic congestion it ensures daily."
Steph Trombetta	Australia	2020-12-17	"The safety of the students and parents/motorists of EHSS is paramount, with this new centre there will be increased congestion and less car parks. In addition, the construction of this centre is going to be a nightmare around the street and neighbourhood, causing distress and anxiety amongst the community already annoyed at the traffic congestion it ensures daily."
Kerrie Davies	EATONS HILL, Australia	2020-12-17	"We don't need any more traffic congestion"
Talina Norrington	Australia	2020-12-17	"This is a ridiculous place to put another child care centre. Not only will it put more strain on traffic flow in peak times but the placement is just wrong. The houses that will be torn down are lovely."
Melanie McKenzie	Australia	2020-12-17	"There is no need for a further childcare centre in the area when others aren't running at full capacity. The location is not right for it and will worsen the already awful traffic and parking around the school drop off and pick up"
Rachel D'Arrigo	Australia	2020-12-18	"I am an Occupational Therapist and I have tried to enter the school but have been stuck in the congestion. It is impossible to find a park around Marilyn Terrace."

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## Objection to DA.4210.2020.V2C\_Code Compliance Statement\_Andy Dutton Submission

Material below is extracted from Attachment 11 from the DA application's publicly available documentation showing objection to proposed compliance to specific outcomes of Moreton Bay Regional Council Planning Scheme.

Attachment 11 – Code Compliance Statement		
Specific Outcome	Compliance	Objection
<b>3.14.8 Element - Suburban neighbourhood place type</b>		
<b>3.14.8.1– Specific Outcomes – Sustainability and resilience</b>		
1. Buildings on lots are interspersed with private open space and trees to respond to local climate conditions by allowing flow of breezes, natural ventilation and light;	Complies with Specific Outcome The proposed development provides a built form that allows for the establishment of large shade trees and open space, thereby responding to the local conditions and providing for natural ventilation, light and breezes.	This development replaces open space with a commercial building across 2 suburban residential blocks. The building and 3.4m high retaining wall / acoustic fence (on boundary with no spacing) will reduce ventilation and natural light / open space to boundary of 10 Marilyn Terrace. Reduced airflow and natural light will cause significant discomfort to neighbouring home owners, especially as bedrooms are located on adjoining boundary.
2. Lots associated with detached housing and footpaths retain shade trees and native and ornamental vegetation that contribute to the amenity and micro-climate of the area;	Not Applicable The proposed development is not a subdivision	Vegetation that exists on the two lots that make up this development provides significant amenity and habitat. Neighbours have enjoyed the vegetation has provided significant screening and wildlife habitat which has developed since the area was developed for residential homes in the mid 1990's. Brushtail possums, Ringtail Possums, Blue-tongue lizards, Eastern Water Dragons, Brush turkeys, Green Tree Frogs, Eastern Sedgefrogs, Peasant Coucals, Bush Thick Knees, Brown Honeyeaters, Blue eyed Honeyeaters, Fig Birds, Rainbow Lorrikeets, Scaly Breasted Lorrikeets, Eastern Koel, Noisy Miners, Peewees, Pacific Bazas, Silvereyes, skinks, harlequin beeltes, etc have all been seen within the microclimate of the area. All these species rely on elements within the existing microclimate. Replanting to replace what is currently in place will take decades to replicate. All these values present significant amenity.
3. Residential developments are designed to allow solar access, ventilation and flow of breezes and provide open space and footpaths suitable for extensive native vegetation and appropriate shade trees;	Not Applicable The proposed development is not for a residential use.	The development is not for a residential use but is asking to change the fabric of the residential area for this commercial venture. The applicant clearly does not acknowledge the surrounding residential uses. The development is displacing residential homes that neighbour other residential homes. The area is already designated as a residential area. This

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		development impacts neighbouring home owner's ventilation and open space especially when the soundproof fence is installed on the boundary. This development totally changes the character of the street.
<b>Specific Outcome</b>	<b>Compliance</b>	<b>Objection</b>
4. Dwelling units are designed and sited so as to minimise energy requirements, incorporate renewable energy systems and provide a high standard of residential amenity; and	Not Applicable The proposed development is not for a dwelling unit.	Given up to 105 children plus staff will be at this property for up to 13hrs per day (6am – 7pm or 6am-9pm depending on the report you read), the matter is about sustainability. Minimising energy requirements should be considered regardless of building type. It's a huge change in residential amenity and presents a massive shift in character.
<b>3.14.8.3 Specific Outcomes - Strong communities</b>		
1. Schools, pre-schools, child care centres, places of worship, community health services and other community activities provide informal and safe meeting places for residents whilst partly serving daily convenience needs;	Complies with Specific Outcome The subject site is well located, within walking distance of transport infrastructure, and clustered with similar supporting uses such as the adjacent educational establishment. Accordingly, the proposed development provides for a safe and informal meeting place whilst partly servicing the daily convenience needs of the community	<p>The siting of this development across the road from Eatons Hill State School further exacerbates the safety risk already imposed to children who attend the school. The child care centre not only increases this risk due to traffic around the school but the young children who would attend the child care centre are at higher risk due to their age and the access to the centre will be located on/near a corner and intersection with Avandel Ct. Due to limited carparking spaces available and staff requirements it is highly likely there will be staff or visiting parents / parking on the street.. The Eatons Hill Shopping Village is already impacted by the school as parents park in customer parking bays, restricting business. Parking for parents at the Eatons Hill State School already overflows into Queen Elizabeth Dve and Saraband Dve. Parents also park across or in driveways restricting access to local residents.</p> <p>The school has been in consultation with council about the parking and traffic problems prior to the public announcement of the proposed development.</p> <p>Also there are 3 other child care facilities within walking distance from this proposal.</p> <p>Also, there will be a huge 4.4m drop to the lower level play area at the SE boundary. Kids, teens and people walking home from Eatons Hill Hotel will be exposed to this risk.</p> <p>Detail from Traffic Report is old and irrelevant (10-14yo).</p>



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2. Other facilities not provided within walking distance of homes may be provided in adjacent neighbourhoods as shared facilities; and;	Not Applicable The proposed development is for a childcare centre.	There are already a number of other facilities (i.e. child care facilities) within very close proximity to the proposed development. Business owners are quite concerned about impact this proposal will have on their child care operations – saturation of sustainable business opportunity.
<b>3.14.8.4 Specific Outcomes - Settlement pattern and urban form</b>		
1. Suburban neighbourhood places cater for predominately low density detached housing;	Complies with Specific Outcome Due to the scale of the proposed development, it will not compromise the ability of the suburban neighbourhood to cater for predominantly low density detached housing.	Residential homes should remain..!!  Currently there are 4 people in the 2 homes that are on the proposed development site. The proposed development will bring 120+ children and staff + parents to the neighbourhood which will bring significant impacts. The proposed commercial development changes the character of the area by demolishing existing homes and saturates the current local child care sector (3 centres within walking distance from the proposed site). Census data on demographics show a 33% reduction in 'clients' (i.e. people aged 0-4 in the Eatons Hill area, see census data below) should indicate there is a reduced market share in available 'clientelle' in the Eatons Hill area. Adding another service provider to the area will saturate the area with child care providers and dilute market share. If proposal is approved it will put significant stress on existing facilities, impact the local school community and change lifestyles local residents and neighbours who live adjacent and near this proposed development. Eatons Hill census data.. <a href="#">Eatons Hill - Region Data Summary (abs.gov.au)</a> 2014 - 664 people aged 0-4 years 2015 - 581 2016 - 538 2017 - 525 2018 - 489 2019 - 444
7. Community activities (schools, pre-schools, child care centres, places of worship, community health services, other community activities) are designed to have a low rise built form on landscaped sites. They may be clustered together, in or adjacent to neighbourhood hubs or local centres or dispersed within the area. Where they are dispersed	Complies with Specific Outcome The proposed development has been carefully designed to reflect a low-rise built form that has a building height predominantly lower than the existing buildings within the subject site. Furthermore, the proposed development is clustered together with adjacent neighbourhood hubs, and	Clustering with neighbouring hubs is part of the problem as increased traffic / parking problems which would get worse if this development was approved. Where do staff park,, only 3 spaces provided for staff in Attachment 5 – Concept Landscape Plans; leaving only 18 parks for clients for the 105 places. Other plans suggest a lot more for staff leaving fewer spots for clients. Either way there does not appear to be enough spaces to accommodate the commercial venture which is eroding the residential area by

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within the area they are located on main through streets or central intersections;	thereby provides a logical expansion of the hub	<p>expanding the neighbourhood hub by knocking down homes in the residential space outside of the originally intended neighbourhood hub. The adjacent neighbourhood hub already has 2 child care centres located within it and the additional child care centre is on a main road opposite the pre-existing hub (Milestones). This proposed development is located on a side street, not a main road, and would exacerbate existing traffic concerns.</p> <p>Nearby child care centres have concern over saturation and impact on business.</p> <p>Building size (height and length) along with acoustic fencing / retaining structures will block air movement and access to open space to neighbouring properties.</p> <p>This proposal erodes the principles of a neighbourhood hub.</p>
8. New development is sympathetic to the existing character of the particular Suburban neighbourhood location.	Complies with Specific Outcome The proposed development incorporates a high-quality architectural design that introduces substantial articulation and variations in materials and finishes to ensure that the built form provides a positive contribution towards the streetscape. As such, the proposed development is sympathetic to the existing character of the surrounding locality.	<p>The proposed development is seeking approval to demolish two homes which will significantly change the character of the area by introducing a commercial element to a residential block on a side street (not a main road). Replacing trees, gardens and private housing with a 21 space carpark, 1100lt bins, very large and imposing acoustic fencing / retaining wall structures, a lift, commercial kitchen and an <b>extra 120+ people</b> to the existing neighbourhood community. The architectural design will be introducing significant changes to the streetscape which will alter airflow, light, ambience, open space and introduce risk (high retaining walls on boundary, increases security risk to neighbours as carpark provides cover to back entries of neighbouring properties, etc).</p> <p>There are currently <b>4 people</b> living in the two houses across the two blocks. There is significant change.</p> <p>From Marilyn Terrace there is currently limited views of any school building at EHSS and there is significant separation between residential dwellings.</p>
9. Development for the expansion (into adjoining lots) of a local centre or neighbourhood hub, or the establishment of a new local centre or neighbourhood hub, will only be supported where the following can be met:	Complies with Specific Outcome The proposed development is of a scale that is clearly subordinate to the adjacent neighbourhood hub, and does not conflict with or detract from the surrounding higher order centres. The	<p>The proposed development adds to the parking, traffic and road safety concerns already present with the educational facility, Eatons Hill State School (EHSS). In all three examples of similar child care centres in proximity to primary schools provided in <i>Table 1: Summary of Parking Rates / Observed Demand - Existing Child Care</i></p>

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<p>a. it is of a scale that remains subordinate to higher order and district centres within the region and only provides for day-to-day convenience retail, local services and community activities;</p> <p>b. the expansion will strengthen the existing local centre or neighbourhood hub as an important neighbourhood activity node and does not fragment the intensity of uses;</p> <p>c. it is conveniently located on a main through street and/or adjoining or is opposite to a public transport node;</p> <p>d. a new local centre or neighbourhood hub is to service an unserviced catchment and is located to form 15 minute walkable neighbourhoods, with the Local centre central to that neighbourhood; and</p> <p>e. they are appropriately designed to have high quality urban design outcomes.</p>	<p>location of the proposed development directly adjacent to an educational establishment provides a strong nexus in similar land uses, ensuring that the neighbourhood hub is strengthened. Furthermore, the proposed development is conveniently located within close proximity to several public transport options, thereby encouraging alternative transport modes and reducing car dependency. Finally, the proposed development has been carefully designed to reflect a high quality urban design outcome, with generous densely planted landscape buffers to screen the built form from adjoining properties.</p>	<p><i>Centres in the Traffic Engineering Response</i> the child care centres were separated with a much greater distance from the school than this proposed development, in addition, the schools did not share the similar road with the school and in cases were multiple blocks away to travel by car the distances are even greater according to Google Maps. In the example of Kids Capers at Mango Hill the distance to the closest school (i.e. Mango Hill State School) is estimated to be 1.4km. In that distance from the proposed development there are 3 child care facilities already servicing the local Eatons Hill Area.</p> <p>To the local residents the development is a monumental shift and is by no means subordinate to the homes of the adjacent neighbourhood residents.</p> <p>In response to detailed specific outcomes..</p> <ol style="list-style-type: none"> <li>Subordinate to Eatons Hill State School, Mother Duck Childcare Centre Eatons Hill (113 spaces) and Milestones Childcare Centre Eatons Hill (150 spaces). In comparison it's difficult to even see a building within the Eatons Hill Primary School grounds from the streetscape.</li> <li>There is concern that the development will saturate existing service providers especially with a changing demographic Eatons Hill census data..</li> </ol> <p><a href="#">Eatons Hill - Region Data Summary (abs.gov.au)</a>  2014 - 664 people aged 0-4 years  2015 - 581  2016 - 538  2017 - 525  2018 - 489  2019 - 444</p> <ol style="list-style-type: none"> <li>The proposed development would impact negatively to already troubling traffic concerns. Public transport nodes are present on nearby Queen Elizabeth Drive only (one indicated on Marylin Tce is a school bus stop only - p13 of Place Design Group Town Planning Report) According to current MBRC Planning Scheme the proposed development is required to have provision for 35 spaces, the DA only has provision for 21. There are proposed to have 14 staff at the centre which could occupy 14 of the 21 parking spaces leaving only 7 for parents for dropping off / picking up</li> </ol>
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		<p>(n.b. this changes depending on which document you review). Suggest more staff would be required – Director, admin, chef, gardener, maintenance, etc</p> <p>d. There are already a number of child care centres within a 15 minute walk of the proposed development site.</p> <p>e. Proposed development not in line with character and age of existing / neighbouring dwellings or within the neighbourhood hub; it rather erodes into the residential landscape by destroying 2 homes and replacing with commercial dwelling.</p>
<b>3.14.8.5 Specific Outcomes - Employment location</b>	<p>Not Applicable</p> <p>This specific Outcome does not relate to the proposed development or subject site.</p>	<p>Concern over sustainability with the addition of new centre given demographic changes. Eatons Hill census data..</p> <p><a href="#">Eatons Hill : Region Data Summary (abs.gov.au)</a></p> <p>2014 - 664 people aged 0-4 years</p> <p>2015 - 581</p> <p>2016– 538</p> <p>2017 – 525</p> <p>2018 – 489</p> <p>2019 – 444</p> <p>Current centres will provide the needs of the Eatons Hill community now and into the future.</p>
<b>3.14.8.6 Specific Outcomes - Integrated transport</b>	<p>Not Applicable</p> <p>This specific Outcome does not relate to the proposed development or subject site.</p>	<p>Not applicable for public transport. Significant concern for private transport needing on site carparking inadequate. According to current MBRC Planning Scheme the proposed development is required to have provision for 35 spaces, the DA only has provision for 21. Acoustic fencing will block airflow and light to neighbouring properties, may still hear unwanted noise at early hours of the morning and can impact shift workers in the area. Spaces coming from a confined space will cause echoing impacts – like is experienced in underground shopping centre carparks.</p>
<b>3.14.8.7 Specific Outcomes - Infrastructure</b>	<p>Not Applicable</p> <p>This specific Outcome does not relate to the proposed development or subject site.</p>	<p>Imposing commercial building is a significant piece of infrastructure causing significant impacts to neighbouring landholders – airflow, light, view to sky, shadowing, shift in amenity. Waste management involving large commercial 1100lt bins requiring 12.5m truck to service. WHS issues with moving 1100lt bins from storage location to serviceable area; possibility of losing bin down sloping street onto roundabout on Queen Elizabeth Dve.</p>



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General Residential Zone – Suburban Neighbourhood Precinct Code			
Performance Outcome	Acceptable Outcome	Compliance	Objection
<b>Building Height (Non-residential Uses)</b>			
PO3 The height of non-residential buildings does not adversely affect amenity of the area or of adjoining properties and positively contributes to the intended built form of the surrounding area.	E3 Building height does not exceed the maximum height identified on Overlay map - Building heights except for architectural features associated with religious expression on Place of worship and Educational establishment buildings.	Complies with E3 The proposed development incorporates a building height of 2-storeys and less than 8.5m above ground level.	Changing character of site, knocking down two residential dwellings to install single large commercial building. Visual impact too great close to an already elevated boundary. Removes open space. Privacy concerns with elevated windows.
<b>Setbacks (Non-Residential Uses)</b>			
PO5 Front setbacks ensure non-residential buildings address and actively interface with streets and public spaces.	E5.1 For the primary street frontage buildings are constructed: a. to the property boundary; or b. setback a maximum of 3m from the property boundary, where for the purpose of outdoor dining.	Complies with PO5 The proposed development, whilst setback further than 3.0m to the street, incorporates a large upper storey play space which takes on the appearance of a residential deck, and directly overlooks the street. Accordingly, the proposed development incorporates a highly activated interface with the streetscape and public realm.	Surrounding community and impacted residents do not agree. Residents invested in their homes knowing the buildings in place around them. Searches for DAs, easements, etc at time of purchase did not show any intended change of use to the area. Significant excavations provide significant change of use and retaining walls don't comply with MBRC Planning scheme (i.e. steps retaining walls)
	E5.2 For the secondary street frontage, setbacks are consistent with adjoining buildings.	Complies with E5.2 The proposed secondary street setbacks are consistent with the adjoining building to the north east	This development negatively impacts adjoining residences and the streetscape.
PO6 Side and rear setbacks cater for driveway(s), services, utilities and buffers requires to protect the amenity of adjoining sensitive land uses and the development will	No example provided.	Complies with PO6 The proposed side boundary setbacks are sufficient to incorporate generous landscaped buffers which will visually screen the built form	The proposal requires a 3m acoustic fence to be installed to reduce noise impacts. With or without a fence the result will be dominant and overbearing when viewed from the adjoining properties.

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not be visually dominant or overbearing with respect to adjoining properties.		from adjoining properties. Furthermore, it is noted that the proposed setbacks are greater than the minimum requirements for a residential development, and therefore will not result in a built form that is dominant or overbearing when viewed from adjoining properties.	
<b>Site Cover (Residential Uses)</b>	Not Applicable The proposed development is not for a residential use.		The applicant constantly refers to the development is not intended for residential use however is asking MBRC consider a Material Change of Use and is asking to knock down two community dwellings to accommodate. No sensitivities to surrounding community in residential setting.
<b>Movement Network</b>			
PO8 Development is designed to connect to and form part of the surrounding neighbourhood by providing interconnected streets, pedestrian and cyclist pathways to adjoining development, nearby centres, neighbourhood hubs, community facilities, public transport nodes and open space.	E8.1 Development provides and maintains the connections shown on the following movement figures: a. Figure 1 - Elimbah - Beerburum Road b. Figure 2 - Bellmere - Guilford Court c. Figure 3 - Narangba - Youngs Road / Oakey Flat Road d. Figure 4 - Dakabin e. Figure 5 - Mango Hill - Johns Road f. Figure 6 - Lawnton - Akers Road / Isis Road g. Figure 7 - Albany Creek - Morgan Road h. Figure 8 - Deception Bay - Bailey Road / Park Road i. Figure 9 - Rothwell - Whitlock Drive	Not Applicable The subject site is not identified in Figures 1 to 9.	Unclear how applicant suggests they do not need to comply performance outcome does not apply.
	E8.2 For areas not shown on the above movement figures, no example provided. Note - Refer to Planning scheme policy - Neighbourhood design	Complies with PO8 As illustrated throughout Attachment 7, the proposed development has been carefully designed to	Does not comply with MBRC planning scheme parking requirements therefore design does not seamlessly intergrate.

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	for guidance on achieving the Performance outcome.	seamlessly integrate into the surrounding transport and movement network.	
<b>Built Form</b>			
PO9 The development has a built form consistent with a low rise detached dwelling house that addresses the street.	No example provided. Note - Refer to Planning scheme policy - Residential design for details and examples	The proposed development has been carefully designed to reflect a built form typically encountered within the Suburban neighbourhood precinct of the General residential zone. This has been achieved by recessing the built form into the subject site's topography such that it primarily appears as a single storey built form when viewed from the public realm and adjoining properties. Notwithstanding, it is noted that the proposed development does comprise a 2-storey built form. However, the maximum building height is well below the allowable height of 8.5m above ground level. Furthermore, it should be acknowledged that the existing Dwelling houses within each allotment have ridge heights of approximately 7.4m and 7.0m above ground level. As illustrated within Figure 8 below, the majority of the proposed built form is at a lower overall height compared to the existing built form within the subject site.	<p>The main significant difference here is that the building will be much larger and run along a longer length of the property. The significantly high acoustic fence adds to the imposing nature of the development to the surrounding properties. The acoustic fence will block airflow and light as well as noise. The proposed retaining walls at the boundary may be prone to slumping and cause damage to the neighbouring properties. There is currently a retaining wall holding soil from 12 Marilyn Tce. This would need to be reversed to accommodate the ground floor along the boundary of proposed development and will be significantly added to due to extensive retaining requirements (which introduce risk due to size of fall - no stepping of retaining walls).</p> <p>The property will not look like a single storey built form. It will be far more imposing and bring many changes that are unacceptable to our current lifestyle currently enjoyed at our home. The footprint extends very close to the boundaries of the two blocks. Suggesting this is a lesser extent just due to height is false and misleading. Another example is the large roof structures on the upper play area that are completely out of character and could serve as advertising space which isn't considered in this application but will be easier to apply for if a building is approved. Knowing how the centre proposes to advertise it's business should be a consideration for this DA.</p> <p>There are no decks in the vicinity of this development that are of the size of the outdoor playscape which again provides a good example how this is totally not in keeping with the areas current character.</p> <p>The large windows provide opportunities to not only provide opportunities for casual surveillance throughout the public</p>

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		<p>Accordingly, the proposed development results in a lesser extent of built form within the subject site in comparison to the existing Dwelling houses, and thereby reflects the low rise detached dwelling houses character of the surrounding streetscape. Furthermore, the proposed development has been carefully designed to interact with and address the streetscape. This has been achieved through the introduction of the elevated outdoor play space which replicates an outdoor residential deck area overlooking the streetscape. Similarly, the proposed development incorporates large windows and doors that provide opportunities for casual surveillance throughout the public realm. The proposed development therefore has a built form that is consistent with a low-rise detached dwelling house that addresses the street, and thereby complies with PO9 of the Suburban neighbourhood precinct of the General residential zone code.</p>	<p>realm they also peer into the private realm to adjoining properties.</p> <p>This proposed development is not in keeping with a low rise detached dwelling as from the western aspect there is no denying the commercial look and feel of this proposed structure against the surrounding residential homes.</p> <p>Windows may have sight lines into bedrooms and bathrooms of neighbouring properties affecting privacy.</p>
<b>Water Sensitive Urban Design</b>			



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Best practice Water Sensitive Urban Design (WSUD) is incorporated within development sites adjoining street frontages to mitigate impacts of stormwater run-off in accordance with Planning scheme policy - Integrated design.	No Example Provided.	Complies with PO10 As demonstrated throughout Attachments 8 and 9, the proposed development integrates best practice design features in accordance with the Integrated Design PSP.	No water tank noted on site plans. Best practise would capitalise on the extensive roof space to capture water and lessen impact on local water resources to accommodate
<b>Amenity</b>			
PO13 The amenity of the area and adjacent sensitive land uses are protected from the impacts of dust, odour, noise, light, chemicals and other environmental nuisances	No example provided.	Complies with PO13 As demonstrated throughout Attachment 6, the proposed development incorporates high-quality and architecturally treated acoustic mitigation barriers which ensure that the residential amenity of surrounding properties is protected. Furthermore, it is noted that the bin store is enclosed and roofed to ensure that odour emissions are not generated or encountered beyond the site boundaries.	The acoustic mitigation measures are significant and imposing on neighbouring properties. They will also reduce airflow and reduce light. Playground area close to bedrooms on adjoining property to NE. Bin is concerning not only from smell but noise of truck servicing the bins. Current established housing does not create dust, noise, odour or light issues. As mentioned earlier currently 2 separate residential dwellings (with 4 people residing) are suggested to be replaced with one large commercial building with 120+ people occupying the space. Demolition and construction will be a significant impact. Vegetation disturbance will also reduce visual amenity and take years to develop on a site with relatively poor soil quality. Development will block views / vistas. Handy to see approaching storms which usually come from the south west (e.g. The Gap Storm 2008)
<b>Noise</b>			
PO14 Noise generating uses do not adversely affect existing or potential noise sensitive uses. 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. Note - A noise impact	No example provided.	Complies with PO14 As demonstrated throughout Attachment 6, the proposed development incorporates high-quality and architecturally treated acoustic mitigation barriers which ensure that the residential amenity of surrounding properties is protected	The significantly high acoustic fence adds to the imposing nature of the development to the surrounding properties. Although it may be effective as a noise reduction technique it brings other problems associated with airflow, light. 3m high fence above ground level playing area. Car doors, engine noise, activity in carpark and amplified acoustics in condensed environment will all add to the impact to adjoining and surrounding homes, especially considering the hours of operation which extend well beyond school hours with no relief as we

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assessment may be required to demonstrate compliance with this PO. Noise impact assessments are to be prepared in accordance with Planning scheme policy - Noise.			currently enjoy during school holiday times.
PO15 Sensitive land uses are provided with an appropriate acoustic environment within designated external private outdoor living spaces and internal areas while: a. contributing to safe and usable public spaces, through maintaining high levels of serve active transport purposes (e.g. existing or future pedestrian paths or cycle lanes etc); b. maintaining the amenity of the streetscape. 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. Note - Refer to Planning Scheme Policy – Integrated design for details and examples of noise attenuation structures.	E15.1 Development is designed to meet the criteria outlined in the Planning Scheme Policy – Noise.  E15.2 Noise attenuation structures (e.g. walls, barriers or fences): a. are not visible from an adjoining road or public area unless: i. adjoining a motorway or rail line; ii. adjoining part of an arterial road that does not serve an existing or future active transport 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. Note - Refer to Planning scheme policy – Integrated design for details and examples of noise attenuation structures. Note - Refer to Overlay map – Active transport for future active transport routes.	Complies with PO15 Whilst the proposed development does incorporate noise attention structures that are visible from the street, they have been architecturally designed to ensure that they present a positive contribution to the streetscape. Similarly, the barriers include transparent materials and finishes to ensure that passive surveillance opportunities are protected.	Acoustic fencing detracts from current visual amenity. Negative amenity, size of development, type (child care centre), advertising all devalue neighbouring homes, both from the frontage to street and along common boundaries as it lessens quality of experience and character to the adjoining and neighbouring homes.  Passive surveillance opportunities into neighbouring properties may be an invasion of privacy.

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Clearing of habitat trees where not located within the Environmental areas overlay map		Not Applicable Clearing of habitat trees is not required.	Trees on property have been developing for the past 15-25 years. Many species inhabit the area and rely on vegetation to 'island hop' through the suburban landscape. Habitat trees is more than a mature tree with a hollow in it. Many species have been seen across these properties which include but not limited to Brushtail possums, Ringtail Possums, Blue-tongue lizards, Eastern Water Dragons, skink spp. Brush turkeys, Green Tree Frogs, Eastern Sedgefrogs, Pheasant Coucals, Bush Thick Knees, Brown Honeyeaters, Blue eyed Honeyeaters, Fig Birds, Rainbow Lorikeets, Scaly Breasted Lorikeets, Eastern Koel, Noisy Miners, Peewees, Pacific Bazas, Silvereyes, Currawong, Sulphur Crested Cockatoo, Galah, Pale headed Rosella, Magpie, Kookaburra, have all been seen within the microclimate of the area. All these species rely on elements within the microclimate (insects, skinks, worms, flowers, etc) which has taken decades to develop. Replanting to replace what is currently in place will take decades to replicate.
<b>Works Criteria</b>			
<b>Utilities</b>			
PO17 All services including water supply, sewage disposal, electricity, street lighting, telecommunications and gas (if available) are provided in accordance with Planning scheme policy - Integrated design (Appendix A).	No example provided.	Complies with PO17 As demonstrated throughout Attachment 8 and Attachment 9, appropriate services have been provided for the proposed development.	Concern over impacts to sewer if apply to build over sewer if child (or many children) flush something obstructive (e.g. toy) down the toilet. Concern over after hours lighting.
<b>Access</b>			
PO18 Where required, access easements contain a driveway and provision for services appropriate to the use. The easement covers all works associated with the access in accordance with Planning scheme policy - Integrated design.	No example provided.	Not Applicable Access easements are not required or proposed.	Concern over placement of main access to development in relation to how close it is to corner coming from Queen Elizabeth Dve and Marilyn Terrace.

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PO19 The layout of the development does not compromise: a. the development of the road network in the area; b. the function or safety of the road network; c. the capacity of the road network. Note - The road hierarchy is mapped on Overlay map - Road hierarchy	E19.1 Direct vehicle access for residential development does not occur from arterial or sub-arterial roads or a motorway. Editor's note - Residential developments should consider amalgamation with the lot to the rear and gaining access via a laneway. Note - The road hierarchy is mapped on Overlay map - Road hierarchy	Not Applicable The proposed development is not for a residential use.	There are already major traffic concerns on this road with the Eatons Hill State School traffic. The proposed entry to the development also has short sight lines when exiting the roundabout to the southern entry into Marilyn Tce. The proposed development is removing existing lots for residential use. Neighbouring this commercial venture reduces community value to neighbouring residents, causes traffic safety concerns for commuters to the school.
	E19.2 The development provides for the extension of the road network in the area in accordance with Council's road network planning.	Not Applicable. Extensions to the road network are not required.	A change in the location of the entry to the site is required with the proposed development. This coupled with the increased traffic will have impacts.
	E19.3 The development does not compromise future road widening of frontage roads in accordance with the relevant standard and Council's road planning.	Not Applicable The subject site is not located within close proximity to future road widening.	TBC – Council have been in discussions with Eatons Hill State School recently about traffic issues surrounding the Eatons Hill State School. Once again this development would exacerbate the issue as the proposed development does not meet the carpark requirements set out in MBRC's planning code.
PO20 Safe access is provided for all vehicles required to access the site.	E20.1 Site access and driveways are designed and located in accordance with: a. where for a Council-controlled road and associated with a Dwelling house: i. Planning scheme policy - Integrated design; b. where for a Council-controlled road and not associated with a Dwelling house: i. AS/NZS2890.1 Parking facilities Part 1: Off street car parking; ii. AS 2890.2 - Parking facilities Part 2: Offstreet commercial vehicle facilities;	Complies with E20.1 As demonstrated throughout Attachment 7, the proposed development and its associated access provisions have been designed to reflect the requirements of the relevant Australian standards, and Council's Planning Scheme Policy.	As quoted this development should have provisions for 35 carparks given capacity of the proposed child care centre. (i.e. E76.1 of the General Residential Zone Code - Suburban neighbourhood precinct that refers to the Schedule 7 rate of 1 space per employee and 1 space per 5 children). Attachment 7 was also trying to argue that the peak parking demand averaged across the three questionably similar sites (in proximity to a school). The study should reflect parking impact when at full capacity however the traffic report shows the number of spaces and demand when the study was carried out but failed to advise if the centre was at full capacity or not. Traffic report was not providing contemporary data; Traffic Impact Assessment was using data from 2006 – 10. The report also acknowledged that



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	<p>iii. Planning scheme policy - Integrated design;</p> <p>iv. Schedule 8 - Service vehicle requirements;</p> <p>c. where for a State-Controlled road, the Safe Intersection Sight Distance requirements in Austroads and the appropriate IPWEAQ standard drawings, or a copy of a Transport Infrastructure Act 1994, section 62 approval.</p>		<p>usual drop off times in the morning were typically between 7-9am and pick up times were between 3-6:30pm. Also as indicated in the report the effect has been drawn out in recent times due to flexible work arrangements have become more common. I have been working from home to care for my daughter who has medical issues.</p> <p>Waste management vehicles are approximately 12.5m long. As suggested in the "Response to Council's Information Request – Traffic Matters" (IRR – Attachment 2 – Traffic Engineering Response) the waste management vehicle will pull up kerbside adjacent to the crossover. Concern over full 1100lt bins being lost down the street towards Queen Elizabeth Dve as there is significant slope. The truck would have to park on the southern side of the crossover to permit access and provide enough sight lines of traffic coming around Queen Elizabeth Drive. Queuing at driveway to centre will be an issue given proximity of entrance to the proposed centre to Queen Elizabeth Dve and limited sight lines.</p>
	<p>E20.2 Internal driveways, car parks and access ways are designed and constructed with a sealed pavement and in accordance with: a. AS/NZS 2890.1 Parking Facilities Part 1: Off street car parking; b. AS 2890.2 Parking Facilities Part 2: Off street commercial vehicle facilities; c. Planning scheme policy - Integrated design; and d. Schedule 8 - Service vehicle requirements. Note - This includes queue lengths (refer to Schedule 8 - Service vehicle requirements), pavement widths and construction.</p>	<p>Complies with E20.2 As demonstrated throughout Attachment 7, the proposed development and its associated access provisions have been designed to reflect the requirements of the relevant Australian standards, and Council's Planning Scheme Policy</p>	<p>Attachment 7 "Traffic Report"</p> <p>Concern over earthworks and retaining wall requirements along adjoining boundary (especially to NE); any ground movement could cause damage to existing pathways and house.</p>
	<p>E20.3 Access driveways, manoeuvring areas and loading facilities are</p>	<p>Complies with PO20 The proposed development does not</p>	<p>In the draft Waste Management Plan (attachment 3) it suggests there will be 3 1100lt bins (2 general, 1 recycling).</p>

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	sealed and provide for service vehicles listed in Schedule 8 - Service vehicle requirements for the relevant use. The on-site manoeuvring is to be in accordance with Schedule 8 - Service vehicle requirements.	provide on-site manoeuvring for a small rigid vehicle (SRV). However, this is due to the nature of the centre's operation which does not warrant deliveries or servicing by an SRV. Therefore, as demonstrated throughout Attachment 7, the proposed servicing arrangements ensure that safe access is provided for all relevant vehicles to and from the subject site.	How do fully loaded waste management bins (up to 510kgs) get to the street to be serviced by large heavy rigid vehicle that is to pull up at the kerbside, on a hill, and ensure the fully loaded bins don't roll down the sloping street to the busy roundabout on Queen Elizabeth Dve. 
	E20.4 Landscaping (including shade trees) is provided within car parks in accordance with Planning scheme policy Integrated design.	Complies with E20.4 High quality landscaping has been provided adjoining the car park to screen it from the street and adjoining properties.	Current screening has taken over a decade to develop. This material change in use will significantly impact the lifestyle and privacy I have grown to enjoy as an immediately adjacent neighbour.
PO21 Sealed and flood free road access during the minor storm event is available to the site from the nearest arterial or sub-arterial road. Editor's note - Where associated with a State-controlled road, further requirements may apply, and approvals may be required from the Department of Transport and Main Roads.	E21 Roads or streets giving access to the development from the nearest arterial or sub-arterial road are flood free during the minor storm event and are sealed. Note - The road network is mapped on Overlay map - Road hierarchy.	Complies with E21 The subject site and the surrounding road network are not flood affected, and are sealed	Access may be impacted at times during minor storm events. On the afternoon of the 7 <sup>th</sup> December 2020 Eatons Hill received 12mm of rain and the bottom of Marilyn Tce at the northern entrance near the letterbox was flooded and caused further impacts to traffic during school pick up.
PO22 Roads which provide access to the site from an arterial or sub-arterial road remain trafficable during major storm events without flooding or impacting upon residential	E22.1 Access roads to the development have sufficient longitudinal and cross drainage to remain safely trafficable during major storm (1% AEP) events. Note - The road network is mapped on Overlay map - Road hierarchy. Note - Refer	Complies with E22.1 The subject site and surrounding road network are not affected by flooding	During major storm events at Queen Elizabeth Drive the road floods at times causing significant delays in traffic. Although not a regular occurrence over our 15 years it has happened more frequently in the last 10 years.

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properties or other premises	to QUDM for requirements regarding trafficability.		
<b>Street Design and Layout</b>		Not Applicable External road upgrades, provision of new intersections, and extensions to the existing road network are not required to facilitate the proposed development.	The driveway into the centre will be shifting further to the SE which will change the view appearance and character of the street especially for Avandel St residents. The positioning of the entry is also closer to the corner leading around and on to the school.
<b>Stormwater</b>			
PO27 Minor stormwater drainage systems (internal and external) have the capacity to convey stormwater flows from frequent storm events for the fully developed upstream catchment whilst ensuring pedestrian and vehicular traffic movements are safe and convenient	E27.1 The capacity of all minor drainage systems are designed in accordance with Planning scheme policy - Integrated design.	Complies with E27.1 As demonstrated throughout Attachment 9, the proposed development provides appropriate stormwater infrastructure, and directs all drainage and run-off to the existing kerb and channel in pre-development conditions	There is considerably more roof catchment to the site requiring increased drainage from the property to be discharged to If approved there is significant concern during construction, there is significant stormwater runoff to effect lower residences.
PO28 Major stormwater drainage system(s) have the capacity to safely convey stormwater flows for the 1% AEP event for the fully developed upstream catchment.	E28.1 The internal drainage system safely and adequately conveys the stormwater flows for the 1% AEP event for the fully developed upstream catchment through the site.	Complies with E28.1 As demonstrated throughout Attachment 9, the proposed development provides appropriate stormwater infrastructure, and directs all drainage and run-off to the existing kerb and channel in pre-development conditions.	SW corner of proposed development site which may block natural ground moisture and subsequently cause some stability and foundation issues to neighbouring properties and associated assets. Without detailed designs this is difficult to ascertain.
<b>Site Works and Construction Management</b>			
PO36 The site and any existing structures are maintained in a tidy and safe condition.	No example provided	Complies with PO36 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	

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<p>PO37 All works on-site are managed to: a. minimise as far as practicable, impacts on adjoining or adjacent premises and the streetscape in regard to erosion and sedimentation, dust, noise, safety and light; b. minimise as far as possible, impacts on the natural environment c. ensure stormwater discharge is managed in a manner that does not cause actionable nuisance to any person or premises; d. avoid adverse impacts on street trees and their critical root zone.</p>	<p>E37.1 Works incorporate temporary stormwater runoff, erosion and sediment controls and trash removal devices designed in accordance with the Urban Stormwater Quality Planning Guidelines, State Planning Policy, Schedule 10 - Stormwater management design objectives, Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design, including but not limited to the following: a. stormwater is not discharged to adjacent properties in a manner that differs significantly from preexisting conditions; b. stormwater discharged to adjoining and downstream properties does not cause scour or erosion of any kind; c. stormwater discharge rates do not exceed preexisting conditions; d. minimum design storm for all temporary diversion drains and sedimentation basins in accordance with Schedule 10 - Stormwater management design objectives; e. ponding or concentration of stormwater does not occur on adjoining properties.</p>	<p>Complies with E37.1 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.</p>	<p>Any works to this site will impact my family and the immediate neighbourhood. The streetscape would be altered significantly due to the commercial nature of the child care facility. Demolition and construction will be a significant impact to our lives and cause significant mental health concerns to neighbouring residents. Vegetation that has taken decades to developed will be replaced by young immature plants that will be landscaped to fit a commercial setting. There is a significant fall in elevation across the two properties proposed to be developed. Increased and uncontrolled overland flow will result once houses that are within the areas character are demolished and stormwater drains are ineffective. There will be unacceptable impacts from noise, light, dust etc associated with the demolition and construction if the proposed development goes ahead. My daughter has significant health concerns which will be exacerbated by this development. It has already caused our family significant stress. Development should also be considerate to trees on neighbouring properties and their root zones.</p>
	<p>E37.3 The completed earthworks area is stabilised using turf, established grass seeding, mulch or sprayed stabilisation</p>	<p>Complies with E37.3 Compliance with this requirement can be conditioned to the approval as a</p>	<p>What works will be conducted to ensure dust from proposed development does not leave property...? Concern over dust and other construction / demolition impacts.</p>



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	techniques to control erosion and sediment and dust from leaving the property	reasonable and relevant condition.	
	E37.4 Existing street trees are protected and not damaged during works. Note - Where development occurs in the tree protection zone, measures and techniques as detailed in Australian Standard AS4970 Protection of trees on development sites are adopted and implemented	Complies with E37.4 The proposed development does not seek to remove any existing street trees.	Proposed development does not comply. The development is seeking to remove existing street tree as indicated on p29 of IRR Attachment 5 – Revised Civil Engineering Report.
PO38 Dust suppression measures are implemented during soil disturbances and construction works to protect nearby premises from unreasonable dust impacts.	E38 No dust emissions extend beyond the boundaries of the site during soil disturbances and construction works.	Complies with E38 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	The proposed development works will significantly impact my lifestyle. I have friends who lived many blocks away from a quarry site and they constantly had to dust their house. Any excessive accumulation of dust will be a significant disturbance to my family, to my remaining neighbours. Concern over acute and chronic health effects. For example - <a href="#">Construction Dust: Controlling The Risks (envirocare.org)</a>
PO39 All development works including the transportation of material to and from the site are managed to not negatively impact the existing road network, the amenity of the surrounding area or the streetscape. Note - A Traffic Management Plan may be required to demonstrate compliance with this PO. A Traffic Management Plan is to be prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD).	E39.1 Construction traffic including contractor car parking is controlled in accordance with a traffic management plan, prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) to ensure all traffic movements to and from the site are safe	Complies with E39.1 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	This is a severe impact regardless of a traffic management plan. It impacts the school, the neighbours, the school community. Any heavy construction related traffic in an area that IS developed as a RESIDENTIAL HOUSING area 25yrs ago that has now established into family homes; the proposal will negatively impact the amenity of the surrounding area. This proposed development will remove the open space that is enjoyed between my home and my neighbours house.
	E39.2 All contractor car parking is either provided on the	Complies with E39.2 Compliance with this requirement can be	Given the proposal is to take up a very large proportion of the two blocks where homes and landscaped gardens are

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	development site, or on an alternative site in the general locality which has been set aside for car parking. Contractors vehicles are generally not to be parked in existing roads.	conditioned to the approval as a reasonable and relevant condition.	currently located there would be limited opportunity for contractor parking without impacting on the surrounding neighbour and the school. The proposed development will be a place where people work and is a unacceptable change in material use from people's homes which is what residents have enjoyed since the area developed 26 years ago.
	E39.3 Any material dropped, deposited or spilled on the road(s) as a result of construction processes associated with the site are to be cleaned at all times.	Complies with E39.3 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	Best practise should ensure no material is dropped or spilled on the roads. No net impact to neighbours and community
	E39.4 Construction traffic to and from the development site uses the highest classification streets or roads where a choice of access routes is available. Haul routes for the transport of imported or spoil material and gravel pavement material along Council roads below sub-arterial standard must be approved routes. Note - The road hierarchy is mapped on Overlay map - Road hierarchy. Note - A dilapidation report may be required to demonstrate compliance with this E.	Complies with E39.4 The most logical and shortest route via the highest classification of roads and streets will be utilised during construction.	A dilapidation report should be conditioned to ensure compliance. Construction traffic will further exacerbate the traffic problems. A Traffic Management Plan needs to be put in place to ensure safety to local community. Traffic Management Plan very likely to impact negatively on neighbouring community. Parking of construction traffic will be concerning
	E39.5 Where works are carried out in existing roads, the works must be undertaken so that the existing roads are maintained in a safe and usable condition. Practical access for residents, visitors and services (including postal deliveries and refuse collection) is retained to existing lots during the construction period and after completion of the	Not Applicable Works are not required to be carried out in existing roads.	Uncertain as heavy construction loads may impact on local side road. Not sure of engineering standard of Marylin Tce and what loads it can withstand.  Any impact to services to my home are unacceptable.

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	works. Note - A traffic control plan prepared in accordance with the Manual of Uniform Traffic Control Devices (MUTCD) will be required for any works that will affect access, traffic movements or traffic safety in existing roads.		
	E39.6 Access to the development site is obtained via an existing lawful access point.	Complies with E39.6 The proposed development maintains lawful access.	New driveway to site – concern over compliance standards and if safe given directly opposite t junction of Avandel St.
PO40 All disturbed areas are to be progressively stabilised during construction and the entire site rehabilitated and substantially stabilised at the completion of construction. Note - Refer to Planning scheme policy - Integrated design for fifty (50) millimetres; details.	E40 At completion of construction all disturbed areas of the site are to be: a. topsoiled with a minimum compacted thickness of fifty (50) millimetres; b. stabilised using turf, established grass seeding, mulch or sprayed stabilisation techniques. Note - These areas are to be maintained during any maintenance period to maximise grass coverage.	Complies with E40 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	This compliance standard seems to be against what is surrounding the area and replacing what is currently existing on the site. Again this is meeting minimum requirements to meet compliance and is not sympathetic to the surrounding homes. Sprayed stabilisation techniques is something more suitable to post Bruce Hwy bridge construction.
PO41 Earthworks are undertaken to ensure that soil disturbances are staged into manageable areas. Note - A site specific Erosion and Sediment Control Plan (ESCP) will be required to demonstrate compliance with this PO. An ESCP is to be prepared in accordance with Planning scheme policy - Stormwater management and Planning scheme policy - Integrated design (Appendix C).	E41 Soil disturbances are staged into manageable areas of not greater than 3.5 ha.	Not Applicable The subject site is not greater than 3.5ha.	Given the site is to have major earthworks which will require significant retaining structures on surrounding property boundaries of up to 3.4m from existing ground levels there is considerable soil disturbance. Removing all the soil at once without staging retaining works could significantly affect neighbouring properties, especially if a significant rainfall event occurred. Very concerned with proposed earthworks and suggesting it is 'not applicable' just to comply with the code does not show any compassion or respect to the current neighbourhood. I would hope regardless of the size of the block that a Erosion and Sediment Control Plan is in place to ensure no impact from a development impacts adjoining neighbours, and run off into nearby aquatic systems.

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PO42 The clearing of vegetation on-site: a. is limited to the area of infrastructure works, building areas and other necessary areas for the works; and b. includes the removal of declared weeds and other materials which are detrimental to the intended use of the land; c. is disposed of in a manner which minimises nuisance and annoyance to existing premises. Note - No burning of cleared vegetation is permitted.	E42.1 All native vegetation to be retained on-site is temporarily fenced or protected prior to and during development works. Note - No parking of vehicles or storage of machinery or goods is to occur in these areas during development works.	Not Applicable The subject site does not support vegetation that warrants protection.	The subject site has vegetation that is critically important to the residents in the local vicinity. This vegetation has been established over 15-25 years. It provides residents and school community with a sense of community. Understand this PO may be discussing vegetation that is highly significant under the <i>Nature Conservation Act 1992</i> or <i>Environmental Protection and Biodiversity Act 1999</i> but there is no sympathy to the current character and aesthetics to the existing residential community. This development is commercial in nature.
PO43 All development works are carried out at times which minimise noise impacts to residents.	E43 All development works are carried out within the following times: a. Monday to Saturday (other than public holidays) between 6:30am and 6:30pm on the same day; b. no work is to be carried out on Sundays or public holidays. Note - Work outside the above hours may be approved (in writing) where it can be demonstrated that the work will not cause significant inconvenience or disruption to the public, or the work is unlikely to cause annoyance or inconvenience to occupants of adjacent properties.	Complies with E43 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	<p>My daughter has a few medical conditions; she has anxiety which is brought on by unfamiliar and loud noises. There are other compounding medical issues that flow on from the initial sensory overload.</p> <p>The impact on the residential community would be significant. Construction traffic, staff, contractors.</p> <p>I conducted thorough searches before purchasing my home and found there were no significant easements, transmission line corridors, highways or commercial interests that would impact my investment in my home.</p> <p>This proposed development will cause significant inconvenience and disruption to my current work environment. I'm currently working from home to care for my daughter. My work and my daughter would be impacted by this proposal.</p>
PO44 Any alteration or relocation in connection with or arising from the development to any service, installation, plant, equipment or other item belonging to or under the control	No example provided.	Complies with PO44 Compliance with this requirement can be conditioned to the approval as a reasonable and relevant condition.	Any disruption to services in the area should be for a breakdown or maintenance issue (phone, electricity, sewer, water, internet). Significant retainers should be required to ensure the developer could cover expenses related to alteration or relocation or damages in connection with or arising from the development to any service. If



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of the telecommunications authority, electricity authorities, the Council or other person engaged in the provision of public utility services is to be carried with the development and at no cost to Council.			this proposal was approved it should be conditioned to compensate neighbours and surrounding community of any loss of services resulting from impacts related to the development.
<b>Earthworks</b>			
PO45 On-site earthworks are designed to consider the visual and amenity impact as they relate to: a. the natural topographical features of the site; b. short and long-term slope stability; c. soft or compressible foundation soils; d. reactive soils; e. low density or potentially collapsing soils; f. existing fill and soil contamination that may exist on-site; g. the stability and maintenance of steep slopes and batters; h. excavation (cut) and fill and impacts on the amenity of adjoining lots (e.g. residential)	E45.1 All cut and fill batters are provided with appropriate scour, erosion protection and run-off control measures including catch drains at the top of batters and lined batter drains as necessary	Not Applicable Cut and fill batters are not proposed.	The significant cut into the landscape will alter the landform and change the character of the area that has been developed since the mid 1990's. The proposed development doesn't require significant fill as the plan is to take all the soil away. Once cut there will be a 3.4m cliff on the edge of my property. With only a 1200mm fence above this cut on the street frontage I have significant concerns for passers by (e.g. young people coming home from Eatons Hill Htl intoxicated) who may fall 4.6m to the ground floor. Also, there is currently a retaining wall on my property that will be defunct should excavations occur. What measures are going to occur with the retaining wall given the proposed development suggests the acoustic retaining wall will be built on the neighbouring property ( If built on boundary then all responsibility and associated costs for the retaining structure including any impacts to my property should be held by the developer. Also, how can a retaining wall be installed and appropriately drained behind the retaining wall. If located on proposed development site what effect with this have aesthetically to the adjacent home? Removing approx. 2,487m3 of fill from the site will require a significant number of heavy vehicle movements in a school zone.
	E45.2 Stabilisation measures are provided, as necessary, to ensure long-term stability and	Not Applicable Cut and fill batters are not proposed.	No batters but significant cut at boundary, significant concern for stability and building and path risk to neighbouring home.

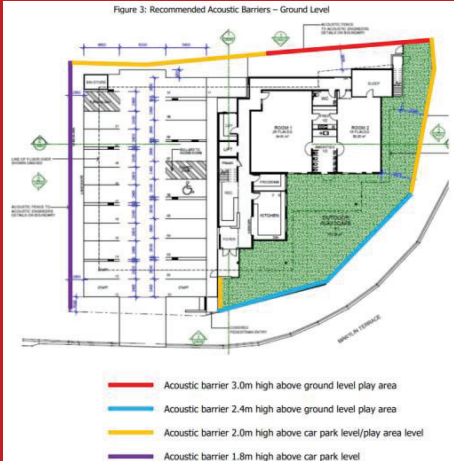
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	low maintenance of steep slopes and batters.		
	45.3 Inspection and certification of steep slopes and batters is required by a suitably qualified and experienced RPEQ.	Not Applicable Cut and fill batters are not proposed.	No batters but significant cut at boundary, significant concern for stability and building and path risk to neighbouring home.
	45.4 All fill batters steeper than 1 (V) in 6 (H) on residential lots are fully turfed to prevent scour and erosion.	Not Applicable Cut and fill batters are not proposed.	No batters but significant cut at boundary, significant concern for stability and building and path risk to neighbouring home.
	45.5 All filling or excavation is contained on-site and is free draining.	Complies with E45.5 All earthworks are contained on site and will be free draining.	Unsure how retaining wall (next to excavation) will be appropriately drained if located on boundary (how do you drain behind retaining wall). If retaining wall located on proposed development site what effect will this have aesthetically to the adjacent home?
PO46 Embankments are stepped, terraced and landscaped to not adversely impact on the visual amenity of the surrounding area.	E46 Any embankments more than 1.5 metres in height are stepped, terraced and landscaped.	Complies with PO46 It is acknowledged that the proposed development results in retaining walls that aren't stepped and exceed 1.5m in height. Notwithstanding, the retaining walls are located internally within the subject site, and will be screened by the landscaping and built form of the Childcare centre. Accordingly, the proposed retaining walls will not adversely impact upon the visual amenity of the surrounding area.	Confusing information..  MBRC suggests retaining walls should be stepped if over 1.5m, Developer acknowledges they are not stepped and not on boundary. Not Compliant.  Acoustic report suggest fences <b>on boundary</b> from ground level 3m high    Engineering report suggests they are on the boundary also..

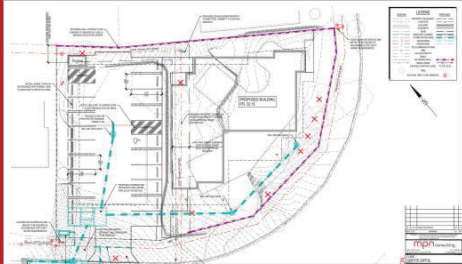
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			 <p>Although retaining walls may not impact visual amenity, they hold a significant WHS risk, especially on SE frontage (4.6m drop from top of 1200mm fence located on top of retaining wall).</p>
<p>PO47 Filling or excavation is undertaken in a manner that:</p> <ul style="list-style-type: none"> <li>a. does not adversely impact on a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land;</li> <li>b. does not preclude reasonable access to a Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the land for monitoring, maintenance or replacement purposes.</li> </ul> <p>Note - Public sector entity as defined in the Act.</p>	<p>E47.1 No filling or excavation is undertaken in an easement issued in favour of Council or a public sector entity. Note - Public sector entity as defined in the Act.</p>	<p>Complies with E47.1 Earthworks are not proposed within an easement.</p>	<p>In the Engineering report it states "Easements will be provided over the existing sewer which traverses the site in accordance with Unitywater requirements. A Unitywater build over sewer application will be lodged for construction over the existing sewer line which runs through the site to ensure no additional loads are applied on the sewer line." It appears that earthworks and subsequent 'built over' development will be required on and near the easement to obtain the required levels for the ground floor of the proposed development.</p>
	<p>E47.2 Filling or excavation that would result in any of the following is not carried out on-site: a. a reduction in cover over any Council or public sector entity infrastructure service to less than 600mm; b. an increase in finished surface grade over, or within 1.5m on each side of, the Council or public sector entity infrastructure above that</p>	<p>Complies with PO47 A Unitywater build over sewer application will be submitted prior to construction, with the sewer proposed to be protected by an easement.</p>	<p>The application to build over sewer should be obtained with the proposed DA What happens if build over sewer application is refused? Concern also exists in terms of maintenance. Very likely there will be many young children flushing items down the toilet. What additional precaution are there to prevent sewer backlog that may impact on neighbours?</p>

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	which existed prior to the earthworks being undertaken; c. prevent reasonable access to Council or public sector entity maintained infrastructure or any drainage feature on, or adjacent to the site for monitoring, maintenance or replacement purposes. Note - Public sector entity is defined in Schedule 2 of the Act. Note - All building work covered by QDC MP1.4 is excluded from this provision.		
PO48 Filling or excavation does not result in land instability. Note - Steep slopes and batters are inspected and certified for long-term stability by a suitably qualified and experienced geotechnical engineer with RPEQ qualifications. Stabilisation measures are provided, as necessary, to ensure long-term stability and low maintenance.	No example provided.	Complies with PO48 As demonstrated throughout Attachment 8, the proposed earthworks will not result in land instability.	Any movement may impact my home as stated in previous responses. Some filling must be required behind proposed retaining walls to provide adequate drainage. That cannot be achieved. Non compliant.
PO49 Filling or excavation does not result in: a. adverse impacts on the hydrological and hydraulic capacity of the waterway or floodway; b. increased flood inundation outside the site; c. any reduction in the flood storage capacity in the floodway; d. any clearing of native vegetation. Note - To demonstrate compliance with this outcome, Planning Scheme Policy -	No example provided.	Not Applicable The subject site is not impacted by flooding, and does not support native vegetation that warrants retention.	Vegetation has taken decades to develop, neighbours value the vegetation on these blocks as they add character to the landscape.



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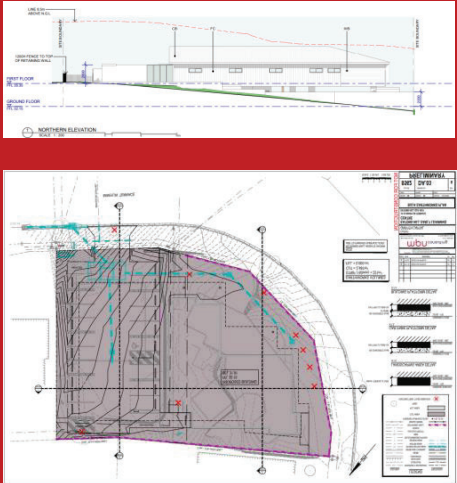
Stormwater Management provides guidance on the preparation of a site based stormwater management plan by a suitably qualified professional. Refer to Planning scheme policy - Integrated design for guidance on infrastructure design and modelling requirements.			
PO51 All earth retaining structures provide a positive interface with the streetscape and minimise impacts on the amenity of adjoining residents. Note - Refer to Planning scheme policy - Residential design for guidance on how to achieve compliance with this performance outcome.	E51 Earth retaining structures: a. are not constructed of boulder rocks or timber; b. where height is no greater than 900mm, are provided in accordance with Figure - Retaining on a boundary; c. where height is greater than 900mm but no greater than 1.5m, are to be setback at least the equivalent height of the retaining structure from any property boundary; d. where height is greater than 1.5m, are to be setback and stepped 1.5m vertical: 1.5m horizontal, terraced, landscaped and drained as shown below.	Complies with PO51 It is acknowledged that the proposed development results in retaining walls that aren't stepped and exceed 1.5m in height. Notwithstanding, the retaining walls are located internally within the subject site, and will be screened by the landscaping and built form of the Childcare centre. Accordingly, the proposed retaining walls will not adversely impact upon the visual amenity of the surrounding area.	According to the DA plans provided the retaining walls appear to be on a common boundary with the adjacent landowners. Concern that very significant retaining structures are located within a very short distance between our home and concrete path located alongside the home. There is currently a retaining wall in place (1m at SE corner and recedes to nothing as the wall follows the natural ground levels) holding all the soil back from the neighbouring elevated structure which has been stable since construction. This retaining wall will become irrelevant and the look and character of the works required to replace retaining wall with an concrete extension would be required if approval was granted. This would also affect the charcter of my home as old and new sections of path come together, consistent matching would be required. Concern that taking all this soil away and excavating approximately 3.2 to 3.4m of soil (as detailed in IRR Attachment 1 – Revised Architectural Plans and IRR Attachment 5 – Revised Civil Engineering Report) to accommodate the ground floor could cause erosion, slumping and movement which could impact subsurface integrity and damage our family home and adjoining pathways. What guarantees impacts to be rectified that are associated with the proposed development if it is approved? It is difficult to determine the proposed detail of the retaining wall structure detail as the current architectural drawing suggest the acoustic / retaining walls will still have soil retained on our side (i.e. 10 Marylin Tce). If the retaining wall

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			<p>structure that we have in place on our side is retained then there is significant WHS concerns as there is nothing stopping a person climbing to the top of that wall and falling up to 3.4m. From the front of the proposed development there is a 1200mm fence going on top of the retaining wall.</p> <p>We also have concerns with adolescents within the community and young people walking home from Eatons Hill Htl late at night breaching low fencing at the front of the commercial looking building and falling significant distance - chance increases with intoxicated people.</p> 
<b>Retail, commercial and community uses</b>			
<p>PO67 Community activities:</p> <p>a. are located to:</p> <p>i. cluster with other non-residential activities to form a neighbourhood hub (this may include being located within or adjacent to an existing neighbourhood hub); or</p> <p>ii. if establishing a new neighbourhood hub (as described in the PO below) be on a main street;</p> <p>b. are located on allotments that have</p>	No example provided.	<p>Complies with PO67</p> <p>The proposed development is intentionally located directly adjacent to an established non-residential use, being a community activity (Eatons Hill State School), which in turn is linked to the nearby neighbourhood hub of Eatons Hill Shopping Village. Accordingly, the proposed development clusters with non-residential activities to form an extension of an</p>	<p>As an adjoining resident this development will negatively impact our property, our lifestyle, our privacy, our sense of community, our neighbourhood.</p> <p>This does not cluster with the neighbourhood hub, it is impacting on the residential homes in the area across the road from the school and starts to erode the residential fabric in the area. As MBRC (Pine Rivers) would have planned in the development of the site in the mid 1990s the existing hub connects the EH Shopping Village, EHSS, EH Qld Ambulance and Fire Stations, Dog Parks, 7 Eleven, Convenience shops, Restaurants and Mother Duck Child Care Centre, with significant separation with residential homes.</p>

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<p>appropriate area and dimensions for the siting of:</p> <ul style="list-style-type: none"> <li>i. buildings and structures;</li> <li>ii. vehicle servicing, deliveries, parking, manoeuvring and circulation;</li> <li>iii. landscaping and open space including buffering;</li> </ul> <p>c. are of a small scale, having regard to the surrounding character;</p> <p>d. are serviced by public transport;</p> <p>e. do not negatively impact adjoining residents or the streetscape.</p>	<p>existing neighbourhood hub.</p> <p>As previously stated, the proposed development has been carefully designed to reflect a built form typically encountered within the Suburban neighbourhood precinct of the General residential zone. This has been achieved by recessing the built form into the subject site's topography such that it primarily appears as a single storey built form when viewed from the public realm and adjoining properties. Notwithstanding, it is noted that the proposed development does comprise a 2-storey built form. However, the maximum building height is well below the allowable height of 8.5m above ground level. Furthermore, it should be acknowledged that the existing Dwelling houses within each allotment have ridge heights of approximately 7.4m and 7.0m above ground level. The majority of the proposed built form is at a lower overall height compared to the existing built form within the subject site. Accordingly, the proposed development results in a lesser extent of</p>	<p>Another recent example in the Albany Ck area is the Green Leaves development next to Hungry Jacks and across the road from residential homes,,, which was built on the old Fruit Shop site.</p>   <p>All the examples provided to show proximity of child care centres to schools in the Traffic Report were hundreds of meters away in comparison to Eatons Hill, none of which shared the same street or the same block as the closest school, in the other examples. Referring back to the Eatons Hill Mother Duck example although close to the school it does not share the same busy street as EH State School.</p> <p>All the other child care centre examples provided by the developer showed significant separation with neighbouring free standing homes, were located either</p> <ul style="list-style-type: none"> <li>• adjacent to and sharing common boundaries with an existing neighbourhood hub,</li> <li>• if not within or adjacent to a neighbourhood hub, were located on a main road (although all examples were located on main roads).</li> </ul>
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	<p>built form within the subject site in comparison to the existing Dwelling houses, and thereby reflects the low rise detached dwelling houses character of the surrounding streetscape.</p> <p>Furthermore, the proposed development has been carefully designed to interact with and address the streetscape. This has been achieved through the introduction of the elevated outdoor play space which replicates an outdoor residential deck area overlooking the streetscape. Similarly, the proposed development incorporates large windows and doors that provide opportunities for casual surveillance throughout the public realm.</p> <p>The proposed development therefore has a built form that is consistent with a low-rise detached dwelling house that addresses the street, and thereby complies with PO9 of the Suburban neighbourhood precinct of the General residential zone code. It is acknowledged that the proposed development has</p>	<p>A centre of this size requires 35 carparking spaces as outlined in the MBRC Planning Scheme V4. but only has allocated 21; this does not meet requirements. Many community members have significant concern over this point as additional parking will have further impacts to the surrounding school community. Regardless of parking the traffic concerns related to the centre which is proposed to accommodate 105 places requiring a suggested 14 staff. A further issue not taken into consideration is administration, management and maintenance staff as well as contractors that would need to visit the centre, further impacting on carparking and traffic issues for the area.</p> <p>Vegetation changes will feel more commercial than what is currently in place with the free standing residential dwellings. Trying to replace what is there and soften the landscape will take decades to replicate.</p> <p>From this...</p>  <p>To (something like) this</p>  <p>Other examples</p>  
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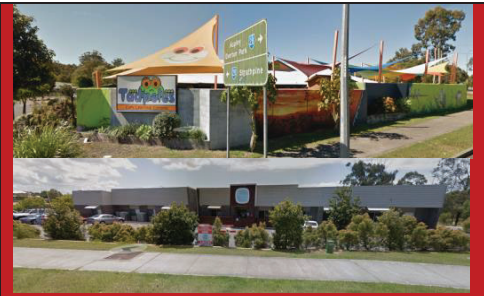
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resulted in a technical site cover of 59.5%, however it is imperative to note that this is not a true or accurate reflection of actual built form within the subject site. This is entirely due to the landscaped, open, elevated outdoor play spaces, which creates the majority of technical "site cover". It is not considered in this instance that the upper storey play spaces, which are open to the sky, and comprise lightweight materials and finishes contribute towards the overall building bulk and scale, and if they were removed, would result in a site cover of 735m2 or 49.6%.

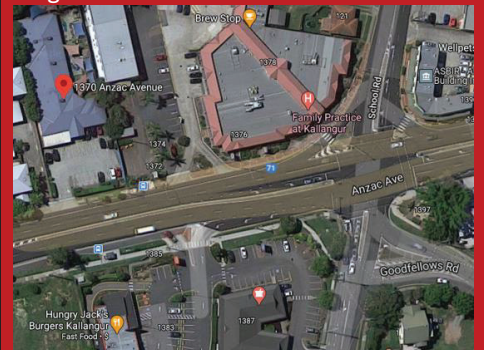
It is further noted that due to the steep topography of the subject site, a large portion of the upper storey outdoor play space is located either below, or at natural ground level. Approximately 116m2 of the outdoor play space is located at or below natural ground level, and therefore should not be considered to contribute towards the site cover of the proposed development. Removing the outdoor play space located at natural ground level the proposed development results



**Mother Duck Childcare Centre**  
98 Barrett St, Braken Ridge, (significant setback from any neighbour)



**Mother Duck Childcare Centre**  
1370 Anzac Av, Kallangur (adjacent to neighbourhood hub).



**Kids Capers Mango Hill**  
81 Freshwater Creek Rd, Mango Hill  
(significant setback from any neighbour)



Given by definition this site is not within or adjacent to an existing neighbourhood hub the development should be located

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		<p>in site cover of 765m2 or approximately 51% of the site area, which is deemed to be a true representation of the proposed development's site cover. As such, the proposed development results in a small scale built form that is consistent with the surrounding streetscape character, and reflects what could be achieved by a compliant Dwelling house within the subject site.</p> <p>Whilst it is considered that the practical site cover and associated built form within the subject site is consistent with the surrounding streetscape character, it should be noted that the proposed development has incorporated substantial architectural design features which further act to reduce the visual bulk and scale of the proposed development. These features include:</p> <ul style="list-style-type: none"> <li>- A distinctive roof form with large eaves and overhangs to cast shadows and create visual interest;</li> <li>- Large transparent panels and acoustic barriers which enhance interaction opportunities with the street, and break up the built form;</li> <li>- Variations in setbacks and building</li> </ul>	<p>on a main road (like Milestones Early Learning Centre - located on Eatons Crossing Rd, which is 600m from this proposed development).</p> <p>The proposed development's built form extends across two residential blocks. It is not a small scale development for the area and is out of character to the neighbourhood. It impacts negatively on the adjoining home owners and broader residents due to it's size, scale and proximity to adjoining boundaries, for example it replaces a lot of current open space and imposes on the adjoining properties, increases risks associated with significant retaining (a significant portion to 3.4m).</p> <p>There is also the signage requirements to advertise to the community that this development is a child care centre. As indicated in the DA the applicant would apply to MBRC to get advertising/signage after getting the DA for the proposed structure approved. The advertising signage will also have a significant amenity impact to the neighbourhood.</p> <p>All the site cover that is required for the operations of this proposed commercial establishment should be included and considered as impacts associated with these areas affect the surrounding neighbours and streetscape (installation of acoustic fence, reduced air flow, extensive retaining structures, fencing close to road frontage) all due to the location of the outdoor play space.</p> <p>The traffic report indicates there is a bus stop outside the school however it should be acknowledged that this is for school use only, not a public stop. Public stops to service outward bound traffic would require patrons of the proposed centre to walk down to the intersection of Eatons Crossing Rd and Queen Elizabeth Dve to cross the roads safely to access the public bus stops.</p> <p>The waste management plan outlines 3 1100lt bins will be required. The placement of the bins (which has been</p>
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	<p>heights throughout the elevated outdoor play space to promote visual interest and allow for additional landscaping opportunities; and</p> <ul style="list-style-type: none"> <li>– Large landscaped buffers along the front and side boundaries to disrupt views towards the built form thereby reducing its bulk and scale.</li> </ul> <p>The subject site is well serviced by established public transport infrastructure, with Translink operated bus stops located directly adjacent the site, and nearby along Queen Elizabeth Drive.</p> <p>Throughout the preliminary phases of the proposed development, an integral design parameter that has contributed towards the final built form has been the protection and enhancement of the adjoining residents' amenity, and the streetscape contribution provided by the subject site. Therefore, as illustrated throughout Attachment 4, the proposed development has been recessed into the subject site's topography, thereby ensuring that when viewed from the street, the centre primarily appears to</p>	<p>changed) is located close to the road frontage (which is likely to smell as local residents and school community walk by). Concern as service trucks, which cannot access the property and pull up at the curb past the driveway on the eastern side. In the draft Waste Management Plan (attachment 3) it suggests there will be 3 1100lt bins (2 general, 1 recycling). How do fully loaded waste management bins (up to 510kgs) get to the street to be serviced by large heavy rigid vehicle that is to pull up at the kerbside, on a hill, and ensure the fully loaded bins don't roll down the sloping street to the busy roundabout on Queen Elizabeth Dve.</p> 
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		<p>comprise a single storey built form.</p> <p>Furthermore, as illustrated above, and in greater detail throughout <b>Attachment 6</b>, the proposed development incorporates architecturally treated acoustic buffers barriers. By incorporating a mix of materials and finishes into the acoustic barriers, the proposed development is able to protect the acoustic amenity enjoyed by the surrounding neighbours, whilst ensuring that the proposed development does not result in an overbearing or unattractive built form outcome. Accordingly, the proposed development is deemed to demonstrate compliance with PO67 of the zone code.</p> <p>The proposed development therefore results in a high-quality planning outcome for the subject site and surrounding locality.</p>	
PO68 Retail and commercial uses within a neighbourhood hub are of a scale that provide for the convenience needs or localised services of the immediate neighbourhood and do not constitute the scale	E68 Retail and commercial uses within a neighbourhood hub consist of no more than: a. 1 small format supermarket with a maximum GFA of 1200m2; b. 10 small format retail or commercial tenancies	Not Applicable The proposed development is for a community activity.	It is still commercial in nature as the activity requires payment for a service. There are 3 other child care centres (as well as home child care facilities) within close proximity to the site. Milestones Early Learning – Eatons Hill was constructed as a stand alone neighbourhood hub, located on a main road (as per guidelines) and Mother Duck Eatons Hill is located within the



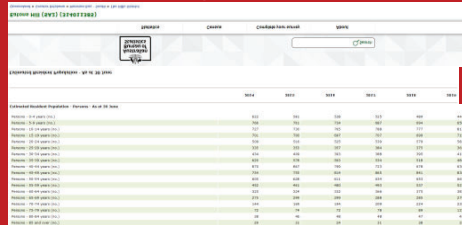
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or function of a Local centre. Note - For the function and scale of a Local centre refer to Table 6.2.1.1 Moreton Bay centres network.	with a maximum GFA of 100m2 each.		neighbourhood hub. This centre is starting to erode into the residential fabric. With next to no setback from free standing residential homes.
PO69 The expansion (into adjoining lots) of existing neighbourhood hubs or the establishment of a new neighbourhood hub must: a. adjoin or address a park, public open space or include privately owned civic or forecourt space having a minimum area of 400m2; b. be located on the corner of a sub-arterial or collector road; c. form a 'Main street' having a maximum length of 200m; d. be centrally located within an 800m radial catchment; e. be separated from other neighbourhood hubs and centres by 1600m, measured from the centre of each neighbourhood hub or centre.	No example provided.	<p>Complies with Overall Outcome</p> <p>As demonstrated throughout the Planning Assessment Report, the proposed development demonstrates strong compliance with Overall Outcome (k) of the zone code.</p> <p>The proposed development results in the expansion of an existing neighbourhood hub into an adjacent/adjoining property.</p> <p>The proposed development does not result in an increase in scale of the neighbourhood hub such that it conflicts with or dominates the higher order centres throughout Moreton Bay. Rather, the proposed development provides for a logical expansion of the neighbourhood hub to allow it to accommodate a community activity that is considered essential to service the local community.</p> <p>Accordingly, the proposed development strengthens the existing</p>	<p>This proposal</p> <p>The Australian Bureau of Statistics show a 33% decrease in population of people aged 0-4yr in the Eatons Hill area. This proposed centre coupled with the 33% decrease in child care aged children (over the past 5 years) would accelerate impacts to existing child care centres currently servicing the area.</p>  <p><a href="#">Eatons Hill - Region Data Summary (abs.gov.au)</a></p> <p>Demographic changes take considerable time to change and the indicators at this point in time suggest another child care centre in the Eatons Hill area would detrimentally impact all child care centres.</p> <p>Warner, a much newer and more affordable suburb, may be a better place to site a centre of this size instead of bringing Warner residents into Eatons Hill.</p> <p>Neighbouring suburb Warner with a median age of 31 is a much more compatible area to increase child care centres as it is a developing community.</p>

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		<p>neighbourhood hub, and ensures that it acts as an important neighbourhood activity node that caters for the needs of the surrounding residents.</p> <p>Furthermore, whilst it is acknowledged that the subject site is located within 1,600m of an existing neighbourhood hub, it is imperative to note that the proposed development results in the expansion of an existing hub, and not the establishment of a new neighbourhood hub. Accordingly, the requirement to separate the subject site from an existing neighbourhood hub by 1,600m is not considered a relevant requirement in this instance.</p> <p>Furthermore, overall outcome (k) (iii) states that expansion should not occur within 1600m of an existing neighbourhood hub, not that it must not occur.</p> <p>Notwithstanding, as discussed above, a sufficient need for the proposed development has been determined by the Childcare centre provider in order for them to consider it appropriate to propose the development within the subject site. Accordingly, it is argued that the</p>	
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		proposed development provides a service that is currently underserved within the locality and catchment. The proposed development will therefore not result in an unwarranted overlap of Childcare placements for the locality.	
PO70 Corner stores may establish as standalone uses where: a. having a maximum GFA of 250m <sup>2</sup> ; b. the building adjoins the street frontage and has its main pedestrian entrance from the street frontage; c. Not within 1600m of another corner store, neighbourhood hub or centre.	No example provided.	Not Applicable  The proposed development is for a Childcare centre.	Corner stores cannot be within 1600m of each other there are 3 child care centres and home child care facilities within the Eatons Hill service area.
PO72 Non-residential uses (excluding a Service station) address and activate streets and public spaces by: a. ensuring buildings and individual tenancies address street frontage(s), civic space and other areas of pedestrian movement; b. new buildings adjoin or are within 3m of the primary frontage(s), civic space or public open space; c. locating car parking areas and drive-through facilities behind or under buildings to not	No example provided.	Complies with PO72 The proposed development incorporates a high-quality built form outcome which addresses the public realm and positively contributes towards the streetscape. Specifically, it should be noted that the proposed development: – Incorporates large elevated outdoor play spaces which overlook the street and create activation and intersection with the public realm; – Is primarily located approximately 3.0m	Current space is a residential use. DA is proposing to have a material change of use. NW boundary within 3m of boundary.  Concern over lower level outdoor play area not receiving enough natural light due to building, acoustic barriers / large retaining walls and upper level playing area blocking northern sky creating significant amounts of shade.  Shade structures on SW frontage on upper level are imposing on streetscape and out of character with neighbouring homes.



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<p>dominate the street environment;</p> <p>d. establishing and maintaining interaction, pedestrian activity and casual surveillance through appropriate land uses and building design (e.g. The use of windows or glazing and avoiding blank walls with the use of sleeving);</p> <p>e. providing visual interest to the façade (e.g. Windows or glazing, variation in colours, materials, finishes, articulation, recesses or projections);</p> <p>f. establishing and maintaining human scale.</p>		<p>from the front boundary, whilst achieving compliant outdoor play area requirements and landscaped outcomes;</p> <p>– Has provided car parking located in an open undercroft of the built form that is screened from the street and adjoining properties by generous landscaped buffers;</p> <p>– Benefits from high degrees of visual articulation, with opposing roof forms and features throughout the outdoor play spaces, variations in materials and finishes, and large overhangs to cast shadows;</p> <p>– Provides an appropriate interface with the street and public realm, thereby establishing and maintaining a human scale.</p>	<p>Carparking under building will amplify noise of traffic and impact neighbours as they enter/exit proposed facility.</p> <p>Concern over privacy as casual surveillance design especially on northern boundary will look directly into bedrooms and bathrooms of 10 Marilyn Tce.</p> <p>Suggestion of incorporating footpaths will change the feel and character of the landscape</p>
<p>PO73 All buildings exhibit a high standard of design and construction, which:</p> <p>a. add visual interest to the streetscape (e.g. variation in materials, patterns, textures and colours, cantilevered awning);</p> <p>b. enable differentiation between buildings;</p> <p>c. contribute to a safe environment;</p> <p>d. incorporate architectural features within the building facade at the street level to create human</p>	<p>No example provided.</p>	<p>Complies with PO72</p> <p>The proposed development incorporates a high-quality built form outcome which addresses the public realm and positively contributes towards the streetscape. Specifically, it should be noted that the proposed development:</p> <p>– Incorporates large elevated outdoor play spaces which overlook the street and create activation and intersection with the public realm;</p>	<p>Out of character with surrounding landscape. Cannot see any buildings from EHSS from current streetscape. High volume activities from 1100 kids located well away from Marilyn Tce frontage. Very limited noise impacts from EHSS. A large 2 residential block commercial development does not positively contribute to the existing streetscape, and that's without acknowledging the advertising which has not been included as part of this public consultation process. Eroding residential values by expanding outside the current hub.</p>



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scale (e.g. cantilevered awning); e. include building entrances that are readily identifiable from the road frontage; f. locate and orientate to favour active and public transport usage by connecting to pedestrian footpaths on the street frontage and adjoining sites; g. incorporate appropriate acoustic treatments, having regard to any adjoining residential uses; h. facilitate casual surveillance of all public spaces.		<ul style="list-style-type: none"> <li>– Is primarily located approximately 3.0m from the front boundary, whilst achieving compliant outdoor play area requirements and landscaped outcomes;</li> <li>– Has provided car parking located in an open undercroft of the built form that is screened from the street and adjoining properties by generous landscaped buffers;</li> <li>– Benefits from high degrees of visual articulation, with opposing roof forms and features throughout the outdoor play spaces, variations in materials and finishes, and large overhangs to cast shadows;</li> </ul> <p>Provides an appropriate interface with the street and public realm, thereby establishing and maintaining a human scale.</p>	
PO74 Development provides functional and integrated car parking and vehicle access, that: a. prioritises the movement and safety of pedestrians between the street frontage and the entrance to the building; b. provides safety and security of people and property at all times; c. does not impede active frontage and active transport options;	No example provided.	Complies with PO74 The proposed development has located the car park below the undercroft of the built form to ensure that it is visually screened from the street and adjoining properties. Furthermore, the proposed development provides a dedicated and separated pedestrian entrance which ensures that the safety of pedestrians	Not enough spaces. Does not comply.

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d. does not impact on the safe and efficient movement of traffic external to the site;		and vehicles is protected.	
PO75 The safety and efficiency of pedestrian movement is prioritised in the design of car parking areas through providing pedestrian paths in car parking areas that are: a. located along the most direct route between building entrances, car parks and adjoining uses; b. protected from vehicle intrusion through the use of physical and visual separation (e.g. wheel stops, trees etc); c. are of a width to allow safe and efficient access for prams and wheelchairs.	No example provided.	Complies with PO75 As demonstrated throughout <b>Attachment 4</b> , the proposed development provides pedestrian paths which prioritise pedestrian movements.	There appears to be pedestrian safety zone on the eastern side of the proposed carpark but not the western side. There are 10 allocated carparks for staff which is insufficient for required staff numbers. There are only 9 carparks left for parents of the 105 capacity centre. Carpark 11 could easily be double parked and therefore visitors are unlikely to use that carpark effectively leaving 8 carpark. Staff and customers at busy peak times would therefore increase traffic and pedestrian risk to the already busy Marilyn Tce (e.g. parking on Avandel Ct and running the gauntlet across the road).
PO76 The number of car parking spaces is managed to: a. avoid significant impacts on the safety and efficiency of the road network; b. avoid an oversupply of car parking spaces; c. avoid the visual impact of large areas of open car parking from road frontages and public areas; d. promote active and public transport options; e. promote innovative solutions, including on street parking and shared parking areas.	E76.1 Car parking is provided in accordance with Schedule 7 - Car parking. Note - The above rates exclude car parking spaces for people with a disability required by Disability Discrimination Act 1992 or the relevant disability discrimination legislation and standards.	Complies with PO76 The proposed development seeks a relaxation in car parking numbers to reflect the actual anticipated demand generated by the Childcare centre. As demonstrated throughout Attachment 7, 35 car parks for the proposed development would result in a gross over-catering for the actual traffic demand generated by the Childcare centre. This has been based upon an in-depth analysis and car parking study of similarly scaled Childcare centre developments throughout Moreton	 Proposed development does not comply with PO76 with respect to carparking especially for the proposed scale of operations of 105 kids, and suggested 14 staff (more like 17 educators, a centre director, administration assistant, at least 3 float staff to cover lunch breaks / programming time and a centre cook,,,,, also need to account for extra curricula, maintenance, and tradespeople who would frequently visit the establishment. MBRC Planning Scheme stipulates number of carparking spaces required would be 35. This proposal does not comply and if relaxed would have significant impact to the surrounding landscape due to proximity of school. Further impulses in traffic related to

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	<p>Bay, which determined that the appropriate car parking rate for a Childcare centre is 1 parking space per 6.2 children, or 1 space per 5 children. The proposed development provides a car parking rate of 1 space per 5 children (which is consistent with surrounding local government areas). This car parking rate represents an appropriate level of parking for the proposed development, and ensures that the parking capacity meets the demand generated by the Childcare centre. As such, the proposed development does not result in significant impacts upon the safety and efficiency of the surrounding road network, and does not create an oversupply for parking spaces. It is further noted that the subject site is located within convenient walking distance of several Translink operated bus stops, which will encourage public transport patronage for staff and visitors of the proposed development. The proposed development has incorporated a high-quality architectural design, which locates the car parking within</p>	<p>inability to park on the proposed development grounds could exacerbate issues at roundabout meters from the corner of busy Queen Elizabeth Dve.</p> <p>The proposed development including the carpark will have significant impact on adjoining homes as it will restrict airflow, position buildings closer to boundaries and affect open space, block skyline and the underground carpark will amplify noise given it has solid walls on most sides effectively echoing sound to the public realm and into the open space of adjoining neighbours (like an underground shopping centre carpark). Although there is translink bus stops nearby don't believe many young parents will be travelling on public transport with unrestrained babies.</p>   
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		an undercroft beneath landscaped elevated play spaces, and behind generous landscaped buffers. Accordingly, the proposed development will not result in a car park that has adverse visual impacts upon the public realm, or adjoining properties. The proposed development therefore displays strong compliance with the requirements of PO76, and is thereby a high-quality outcome for the subject site.	
	E76.2 All car parking areas are designed and constructed in accordance with Australian Standard AS2890.1 Parking facilities Part 1: Off-street car parking.	Complies with E76.2 As demonstrated throughout <b>Attachment 7</b> , all car parking facilities have been designed in accordance with the relevant Australian Standards	One carpark can be blocked in, bad design.
PO77 a. End of trip facilities are provided for employees or occupants, in the building or on-site within a reasonable walking distance, and include: i. adequate bicycle parking and storage facilities; and ii. adequate provision for securing belongings; and iii. change rooms that include adequate showers, sanitary compartments, wash basins and mirrors. b. Notwithstanding a. there is no requirement to provide	E77.1 Minimum bicycle parking facilities are provided in accordance with the table below (rounded up to the nearest whole number). Use Minimum Bicycle Parking Residential uses comprised of dwellings Minimum 1 space per dwelling All other residential uses Minimum 1 space per 2 car parking spaces identified in Schedule 7 – car parking Non-residential uses Minimum 1 space per 200m2 of GFA	Complies with E77.1 Sufficient space is provided onsite for at least 4 bicycles pursuant to E77.1.	There does not appear to be a full complement of end of trip facilities in place for staff who ride their bicycle (showers).



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<p>end of trip facilities if it would be unreasonable to provide these facilities having regard to:</p> <ul style="list-style-type: none"> <li>i. the projected population growth and forward planning for road upgrading and development of cycle paths; or</li> <li>ii. whether it would be practical to commute to and from the building on a bicycle, having regard to the likely commute distances and nature of the terrain; or</li> <li>iii. the condition of the road and the nature and amount of traffic potentially affecting the safety of commuters</li> </ul>			
	<p>E77.2 Bicycle parking is:</p> <ul style="list-style-type: none"> <li>a. provided in accordance with Austroads (2008), Guide to Traffic Management - Part 11: Parking;</li> <li>b. protected from the weather by its location or a dedicated roof structure;</li> <li>c. located within the building or in a dedicated, secure structure for residents and staff;</li> <li>d. adjacent to building entrances or in public areas for customers and visitors.</li> </ul> <p>Note - Bicycle parking structures are to be constructed to the standards prescribed in AS2890.3.</p> <p>Note - Bicycle parking and end of trip facilities provided for residential and non-residential activities may be pooled,</p>	<p>Complies with E77.2</p> <p>On-site bicycle parking can be provided within the subject site in an undercover and secure location.</p>	<p>On-site bicycle parking not currently provided for in architectural plans.</p>

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	<p>provided they are within 100 metres of the entrance to the building</p> <p>Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions.</p> <p>This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council.</p>		
	<p>E77.4 For non-residential uses, changing rooms:</p> <p>a. are provided at a rate of 1 per 10 bicycle parking spaces;</p> <p>b. are fitted with a lockable door or otherwise screened from public view;</p> <p>c. are provided with shower(s), sanitary compartment(s) and wash basin(s) in accordance with the table below: Note - All showers have a minimum 3-star Water Efficiency Labelling and Standards (WELS) rating shower head. Note - All sanitary compartments are constructed in compliance with F2.3 (e) and F2.5 of BCA (Volume 1).</p> <p>d. are provided with:</p> <p>i. a mirror located above each wash basin;</p> <p>ii. a hook and bench seating within each shower compartment;</p>	<p>Complies with E77.4</p> <p>The upper storey staff bathroom is sufficiently sized to cater for the onsite staff, with a shower compartment.</p>	<p>Shower compartment was not clearly defined in plans.</p>

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	<p>iii. a socket-outlet located adjacent to each wash basin.</p> <p>Note - Change rooms may be pooled across multiple sites, residential and non-residential activities when within 100 metres of the entrance to the building and within 50 metres of bicycle parking and storage facilities Editor's note - The examples for end of trip facilities prescribed under the Queensland Development Code permit a local planning instrument to prescribe facility levels higher than the default levels identified in those acceptable solutions. This example is an amalgamation of the default levels set for end of trip facilities in the Queensland Development Code and the additional facilities required by Council</p>		
<p>PO78 Loading and servicing areas:</p> <p>a. are not visible from the street frontage;</p> <p>b. are integrated into the design of the building;</p> <p>c. include screening and buffers to reduce negative impacts on adjoining sensitive land uses;</p> <p>d. where possible loading and servicing areas are consolidated and shared with adjoining sites.</p>	No example provided.	<p>Complies with PO78</p> <p>The proposed bin store is located at the rear of the site, in an roofed enclosure to ensure that it is not visible from the street, and will not impact upon the amenity of surrounding residents.</p>	<p>The adjusted waste management plans show the placement of the bins at the front of the proposed facility. As an example of the bins (size) required at the proposed development the similarly sized one located at Eatons Hill Shopping Village often stinks as you walk past (metres away). The proposed development bins will be worse as they will have human excrement filling the bins; not ideal on hot and humid times of year. The adjoining property at 16 Marylin Tce is extremely close and together with passing residents school children, staff and customers of the proposed centre will almost certainly be impacted by odour from the proposed bin placement. The adjoining home does not share the same requirements as this commercial facility so cannot consolidate residential and commercial facilities.</p>

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			Odour will be exacerbated when bins are washed out twice weekly.
PO79 Bins and bin storage area/s are designed, located and managed to prevent amenity impacts on the locality.	E79 Development is designed to meet the criteria in the Planning scheme policy - Waste and is demonstrated in a waste management program.	Complies with E79 The proposed development has been designed in accordance with the Waste PSP.	Located near the front of the property which could potentially impact neighbours and passers by with odour. Refer to more detail in previous response (PO78)
PO80 On-site landscaping is provided, that: a. is incorporated into the design of the development; b. reduces the dominance of car parking and servicing areas from the street frontage; c. retains mature trees wherever possible; d. does not create safety or security issues by creating potential concealment areas or interfering with sightlines; e. maintains the achievement of active frontages and sight lines for casual surveillance. Note - All landscaping is to accord with Planning scheme policy - Integrated design.	No example provided.	Complies with PO80 As illustrated within Attachment 5, the proposed development has been carefully designed to provide a high-quality onsite landscaped environment. Specifically, it should be noted that the proposed development incorporates generous landscaped buffers along the side elevations to visually disrupt views towards the built form from adjoining properties, and to screen the carpark. Similarly, the proposed development provides a densely landscaped front setback to further screen the car park, and provide natural shade over the streetscape.	Landscape buffers against adjoining homes will take years to mature Concern over 1200mm fence on top of 3.4m wall creating a 4.6m drop to the lower outdoor playscape on the ground level. Casual surveillance will be difficult in SE corner of 12 Marylin Tce. When there are trees on 10 Marylin Terrace concealing sightlines. This will be amplified as trees mature on proposed development site. Concern over amount of shade that will be received on ground level as the building and nearby and significant retaining will provide significant shading over lower level (southern aspect).
PO81 Surveillance and overlooking are maintained between the road frontage and the main building line.	E81 No fencing is provided forward of the building line.	Complies with PO81 Due to the nature of the proposed development, fencing is required. However, the upper storey of the built form provides sufficient opportunities for passive surveillance and overlooking into the street and public realm.	Overlooking on NE boundary looks directly into bedrooms of adjoining homeowners. Concern over size of retaining wall and 1200mm fence on top creating a 4.6m drop which is at the extreme edge of the property. Concern over patrons coming home from Eatons Hill Htl and or adolescents roaming streets at night.  Also have significant concern for security after hours. Carpark at proposed centre provides a concealed venue to park and jump fences to adjoining homes, break &

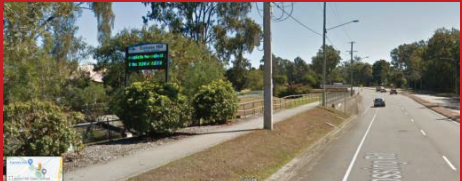


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			<p>enter and steal from our neighbouring homes and load up vehicles concealed in the carpark. Schools already show their concern for security by regularly displaying 'keep watch' messaging on electronic boards.</p> 
<p>PO82 Lighting is designed to provide adequate levels of illumination to public and communal spaces to maximise safety and minimise adverse impacts on residential and other sensitive land uses.</p>	<p>No example provided.</p>	<p>Complies with PO82 Due to the nature of the proposed development, substantial outdoor lighting is not anticipated as being necessary. However, where it is required, it will be designed and limited such that impacts upon the surrounding sensitive receptors is not encountered.</p>	<p>Unsure of light impacts to adjoining home owners after hours from an outdoor and indoor lighting perspective, especially given proximity of bedrooms to proposed development. Also concern about neighbourhood security.</p>
<p>PO83 The hours of operation minimise adverse amenity impacts on adjoining sensitive land uses.</p>	<p>E83 Hours of operation do not exceed 6:00am to 9:00pm Monday to Sunday</p>	<p>Complies with E83 The proposed development will not operate outside of 6:00am and 9:00pm Monday to Sunday</p>	<p>At the moment residents currently enjoy relatively quiet surrounds before and after school pick up time. Having a commercial facility operate within the hours of 6am and 9pm is another example of how there will be a significant shift in character for the area.</p>

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Mr Andy Dutton

10 Marylin Terrace

Eatons Hill QLD 4037

18 December 2020

The Assessment Manager

Moreton Bay Regional Council

PO BOX 159

Caboolture QLD 4510

[mbrc@moretonbay.qld.gov.au](mailto:mbrc@moretonbay.qld.gov.au)

Dear Sir / Madam,

**RE: FILE NUMBER DA/42105/2020/V2C**

**12-14 MARYLIN TERRACE, EATONS HILL QLD 4037**

**CHILD CARE CENTRE**

I am the homeowner and occupier of 10 Marylin Terrace, Eatons Hill. I live immediately adjacent to the proposed development of a huge 105 place childcare centre at 12-14 Marylin Terrace.

## **I STRONGLY OPPOSE THIS PROPOSED DEVELOPMENT.**

I, along with my wife and two children, have lived in our home for 15 years. We were extremely shocked to find that a development application was received by council for a huge child care centre for 105 children immediately adjacent to our home. We are shocked because the proposed commercial development would...

- Irreversibly impact our quality of life in our home.
- Significantly reduce the value of our home, our neighbours' home and the homes of others in the neighbourhood and reduce the market of potential buyers.
- Completely degrade the character and lifestyle of the area by demolishing 2 homes and developing a huge 2 storey commercial buildings in a pre-existing neighbourhood to the extremities of the 2 blocks which will erode the sense of community.
- Add to the already significant traffic concerns (congestion, safety) in the area, and,
- Threaten the viability of the 3 child care centres (within walking distance of the proposed development) that already service the Eatons Hill Community which has seen a 33% reduction in the 0-4 year population in Eatons Hill over the past 6 years.

In my opinion and after looking through the material provided on this development application and through the deep concerns shown throughout the broader community,

## **THIS PROPOSAL SHOULD NOT GO AHEAD!!!!**

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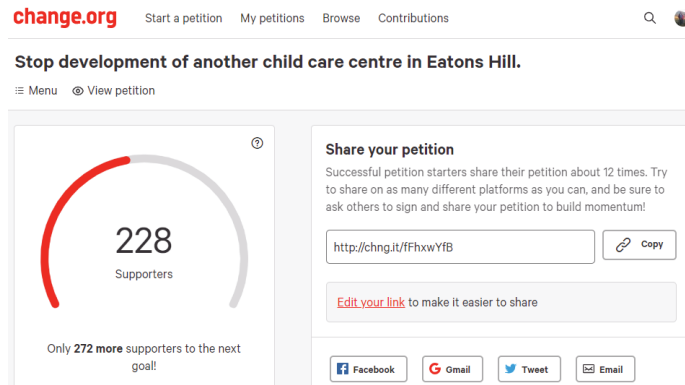
I have also included the response from a petition which I started only a couple of days ago which has received signatures from 228 supporters, imagine how many community members would have signed if it was not Xmas, not holiday season and was the first week of school.

**Attachment 1 - Opposition to DA 42105\_2020\_V2C 12to14 Marylin**

**Tce\_petition\_signatures\_jobs\_26147288\_20201218121619\_Andy Dutton Submission**

**Attachment 2 - Opposition to DA 42105\_2020\_V2C 12to14 Marylin**

**Tce\_petition\_comments\_jobs\_26147288\_20201218121619\_Andy Dutton Submission**



I started this petition as many members of the community were against the proposal yet were very time poor this time of year (end of school, xmas holidays, preparing for xmas); a strategy that has no doubt been considered given the timing of the DA release to the public.

We became aware of this DA via social media whilst holidaying after school had finished for what has been a very trying year.

We were completely shocked that this proposal would even be presented to council.

Below are some brief dot points which are expanded on for consideration include:-

- Parking insufficient – does not meet council planning scheme requirements.
- Significant shift in character for the area.
- Fencing will block airflow and light to neighbouring properties
- 33% reduction in 0-4yo in Eatons Hill area over the past 6 years.
- Already 3 child care centres within walking distance of proposed development.
- Large retaining walls (4.4m total fall height) on property boundary pose significant risk to community (children, teenagers, patrons walking home from pub).
- Confined space in carpark likely to cause echoing / amplifying sound (like in shopping centre carparks).
- Potential impacts to people working from home, shift workers as hours of operation are 13hrs/day
- 1100lt bins escape service providers and roll down Marylin Tce to Queen Elizabeth Dve.
- WHS issue physically moving bins out to service truck that could weight up to 550kg.
- Concern about smell from waste bins located near boundary to street and neighbour.
- Increased traffic from service providers (2x1100lt bins twice a week, 1x1100lt recycling bin).
- Developer suggesting there are 'ONLY' 9 houses in Avandel Ct is totally disrespectful to the residents in those homes, one neighbour bought into the neighbourhood in November 2020 without knowledge of this development.
- Lower level kids space will be in the dark as it'll be blocked from the northern sky.

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- Traffic report data is not contemporary and there is no comparison with proximity of similar child care centres to primary schools as provided by independent traffic report
- The windows have sight lines into neighbouring homes on bedroom and bathroom side of home affecting privacy.
- Impacts to boundary infrastructure on neighbouring homes (paths, retaining walls, fences)
- Risk of subsidence impacts after installation of retaining wall.
- Couldn't easily work out ratios of staff v children in rooms Room 1 and 2 identify places but not age groups and Rooms 3, 4 and 5 as no detail on places but has details on age class.
- "Windows" used for overlooking and surveillance may have sight lines into neighbouring bedrooms and bathrooms affecting privacy of neighbour/s.
- Unclear how appropriate drainage function will occur behind significant retaining walls if installed on boundary as indicated on plans..
- Impact from construction, demolition (dog fences for neighbours will be compromised).
- One carpark creates double park situation making it unusable.
- No indication of where air conditioner units located.
- Sight lines along street are compromised through installation of acoustic fence. Isn't consent of adjoining land owner required if any structure obstructs views along road frontage.?
- Retaining walls don't step as outlined in planning scheme, concern for impacts.
- Significant excavation works are required to accommodate ground floor. Concern for movement which may induce damage to foundations of house at 10 Marilyn Tce.
- Not clear on staffing requirements as no indication provided on numbers in some rooms, seen as delay tactic designed to waste response time of community to figure it out.
- Concern over sewer blockages in area that'll affect neighbours, higher risk of kids (105 of them) flushing items down toilet.
- Engineering report refers existing overhead and underground infrastructure in Marilyn Tce. Lack confidence in report as there is no overhead infrastructure at Marilyn Tce.
- Concrete on first layer likely to be covered by astroturf. Will be a lack of natural materials on site.
- Health risks / concerns with demolition, construction, ongoing noise from centre, impacts with lighting, dust – airborne particulates (e.g. how to stop dust from impacting neighbours).
- Take up open space impacting lifestyle.
- Impact development has on community just by submitting an application of this nature, negative to adjoining residents either way – puts community under significant stress.
- Financial incentive would have probably been provided to owners of homes to be demolished yet no talk of compensation for adjoining / neighbouring home owners who's property values would be impacted.
- Independent traffic report shows other similar sized centres which have schools close to them are 500m, 600m and 1.4km where as Eatons Hill State School is less than 100m away
  - Mother Duck at Kallanger was on a completely different block and had no connected traffic issues with the school.
- Data used for comparative data in Traffic Report is 10-14 years old.
- Neighbours were not notified of the application on 26 November as stated on 'Notice of intention to commence public notification'. Left home for week holiday on 28 November, not in letterbox. No date on correspondence from 'Development Signs', no date stamp on envelope. Tracking detail provided the detail of when we would have received the letter – on 30 November.
- Significant changes to Quest Newspapers recently, couldn't get free and easy access to paper to know about DA.



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- Saying there is 'ONLY' 9 house is totally disrespectful to the residents in those homes, one neighbour bought into the neighbourhood in November 2020 without knowledge of this development.
- "Windows" used for overlooking and surveillance may have sight lines into neighbouring bedrooms and bathrooms affecting privacy of neighbour/s.
- Impact to neighbours during construction, cleaning from dust, fencing for dog, noise, damage to trees, smell from realigning sewer connections
- Air conditioning units, where are they located? Further noise issues for residents.
- How are owners compensated for the removal of their homes?
- How will neighbours be compensated for the loss of value to their properties?
- Reducing capacity of centre due to parking may render the business unviable.
- Parking bay 11 is double parked by parking bay 10.

I have elaborated further in **Attachment 3 - Objection to DA.42105.2020.V2C\_ Code Compliance Statement**, which outlines my objections to the development.

I would have no concerns in elaborating further if required.

Kind regards,

Andy Dutton

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**From:** PlanningAlerts  
**Sent:** Thu, 3 Dec 2020 20:42:40 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Comment on application 2020/42105/V2C

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

## For the attention of the General Manager / Planning Manager / Planning Department

Application 2020/42105/V2C  
Address 12 Marylin Terrace, Eatons Hill QLD 4037  
Description Material Change of Use - Development Permit for Childcare Centre  
Name of commenter Karen Bermingham  
Address of commenter Fernwren Court  
Email of commenter LADDERSK@HOTMAIL.com

### Comment

Putting a daycare centre directly across from Eatons Hill State School would be ludicrous. Already this year parking safely has become impossible due to covid rules. Take this out of the equation and still there will not be enough parking for families, but the residents who live in that area will have to put up with more cars parking outside their houses taking away their freedom to park where they want.

Also with putting the daycare there what happens with catchments.

By agreeing to this daycare you will need to think about the safety of the school children and parking areas so the children are not put into an unsafe predicament with cars.

And what about the two daycare centres that are near to the school? What effect it will have on those businesses too.

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This comment was submitted via PlanningAlerts, a free service run by [the OpenAustralia Foundation](#) for the public good. [View this application on PlanningAlerts](#)

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**From:** Mr Bradley Smith  
**Sent:** Mon, 14 Dec 2020 09:29:05 +1000  
**To:** MBRC Incoming Mail  
**Subject:** Development Application Enquiry: 2020 / 42105 / V2C - MCU Commercial (Shop, Office, Business, etc)  
**Attachments:** 127212827\_807201540128868\_7791858333855368363\_n.jpg

**EXTERNAL MESSAGE:** Please be cautious when opening links or attachments in email.

Hi,

I've received a letter regarding the proposed childcare centre development at the end of my street and do have some concerns I'd like to raise. The most of which relates to parking and traffic, which is already an issue in my street (Avandel Court) and the streets surrounding. We frequently have problems with school traffic parking in the street already and occasionally even blocking the driveway. I've attached a photo which shows what I have to try and manoeuvre around almost daily, in a street that is already quite small given it's a court with a dead end. I appreciate there has been a traffic assessment conducted, though I'm not convinced the 21 carparks are going to sufficiently offset the addition of 105 children needing to be picked up and dropped off, especially when 14 of those parking spaces will be occupied by staff. Thanks for taking the time to consider my concerns regarding this development.

Regards,  
Brad

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Document Set ID: 59444828  
Version: 1, Version Date: 14/12/2020