

ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 43 EVERSLEIGH ROAD, SCARBOROUGH. (Cont.)

#1 Aerial Map



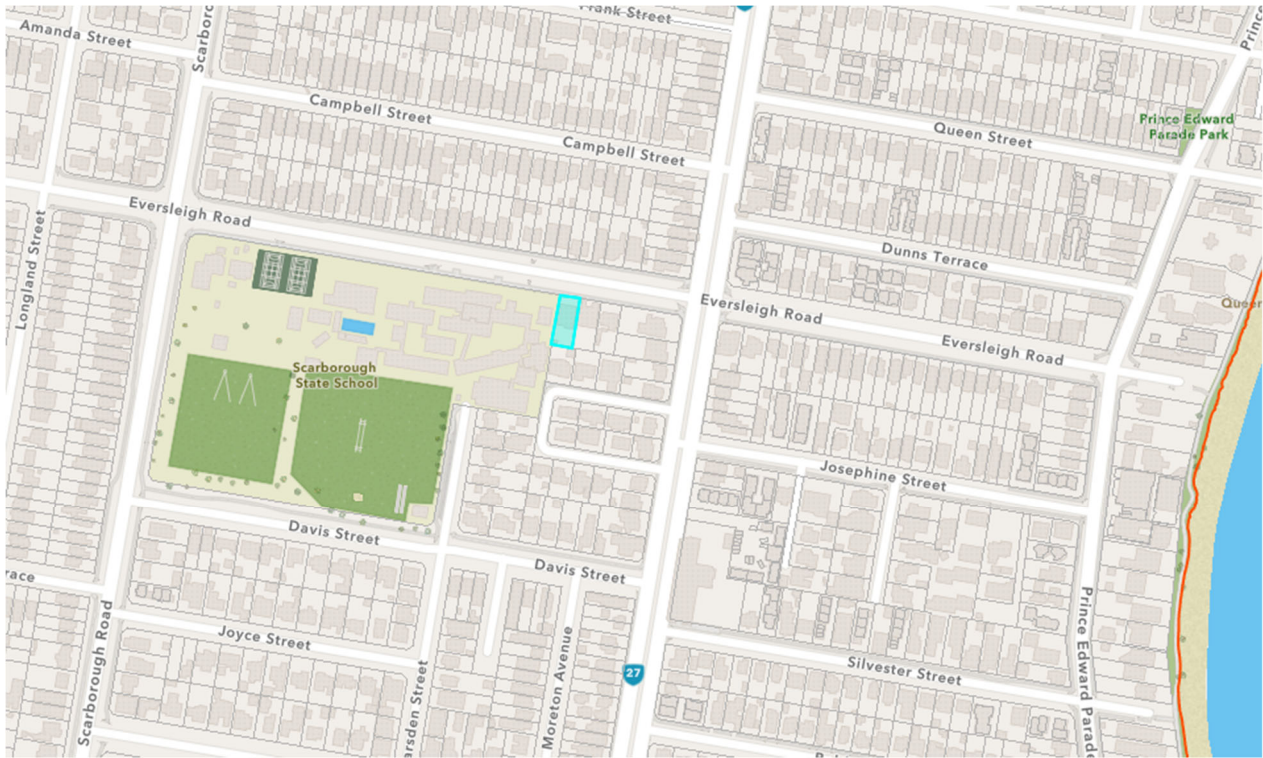
ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 43 EVERSLEIGH ROAD, SCARBOROUGH. (Cont.)

#2 Zoning Map



ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 43 EVERSLEIGH ROAD, SCARBOROUGH. (Cont.)

#3 Locality Plan



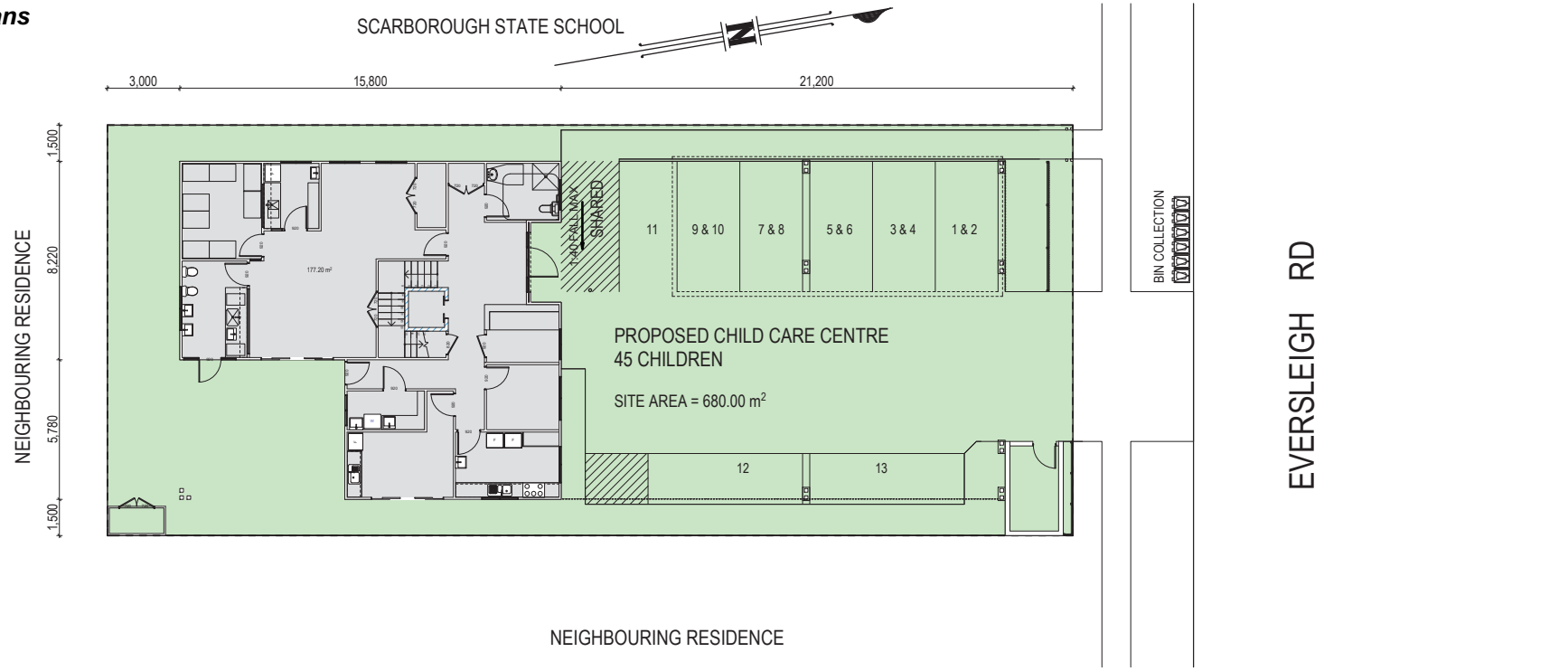
Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 4
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

#4 Approved Plans



PROPOSED SITE PLAN

1:200

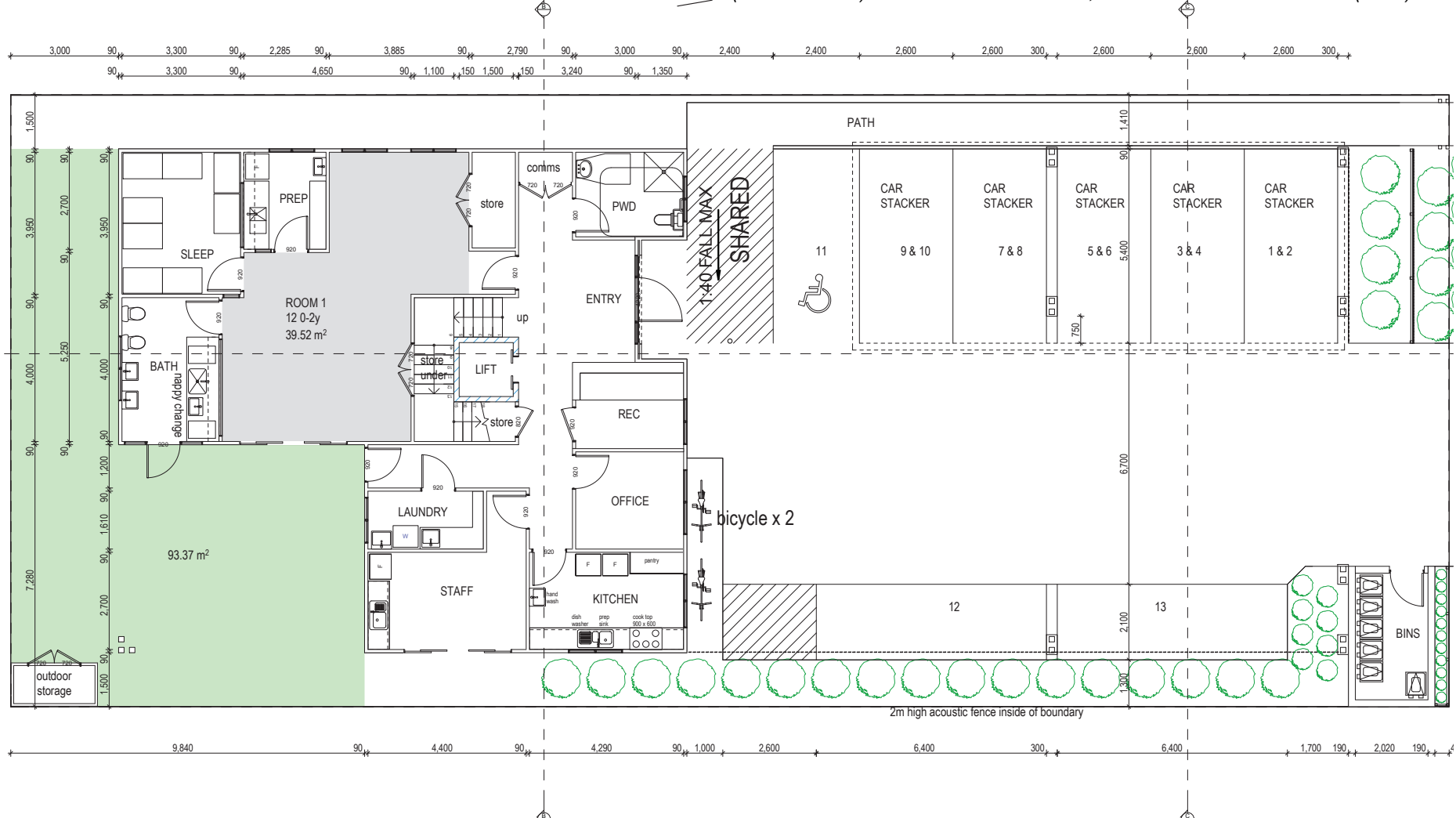
SITE AREA = 680sqm
GFA = 386.51sqm
PERVIOUS AREA = 142.1sqm
IMPERVIOUS AREA = 537.9 sqm
EXISTING IMPERVIOUS AREA = 280sqm

creative innovation architects			
job name: SCARBOROUGH CHILDCARE	drawing no.: SK 01	scale: 1:200 @ A3	
site address: 43 EVERSLEIGH RD, SCARBOROUGH		date: 4/06/2021	
client name: CLINT DEVEREAUX		revision: 0	
			PO Box 283, Sawtell NSW 2452 [e] joe.cia@bigpond.com [m] 0413 990 846 [w] www.ciarch.com.au

GENERAL MEETING - 534
21 July 2021

Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)



DETAILED FLOOR PLAN

1:100

creative innovation architects

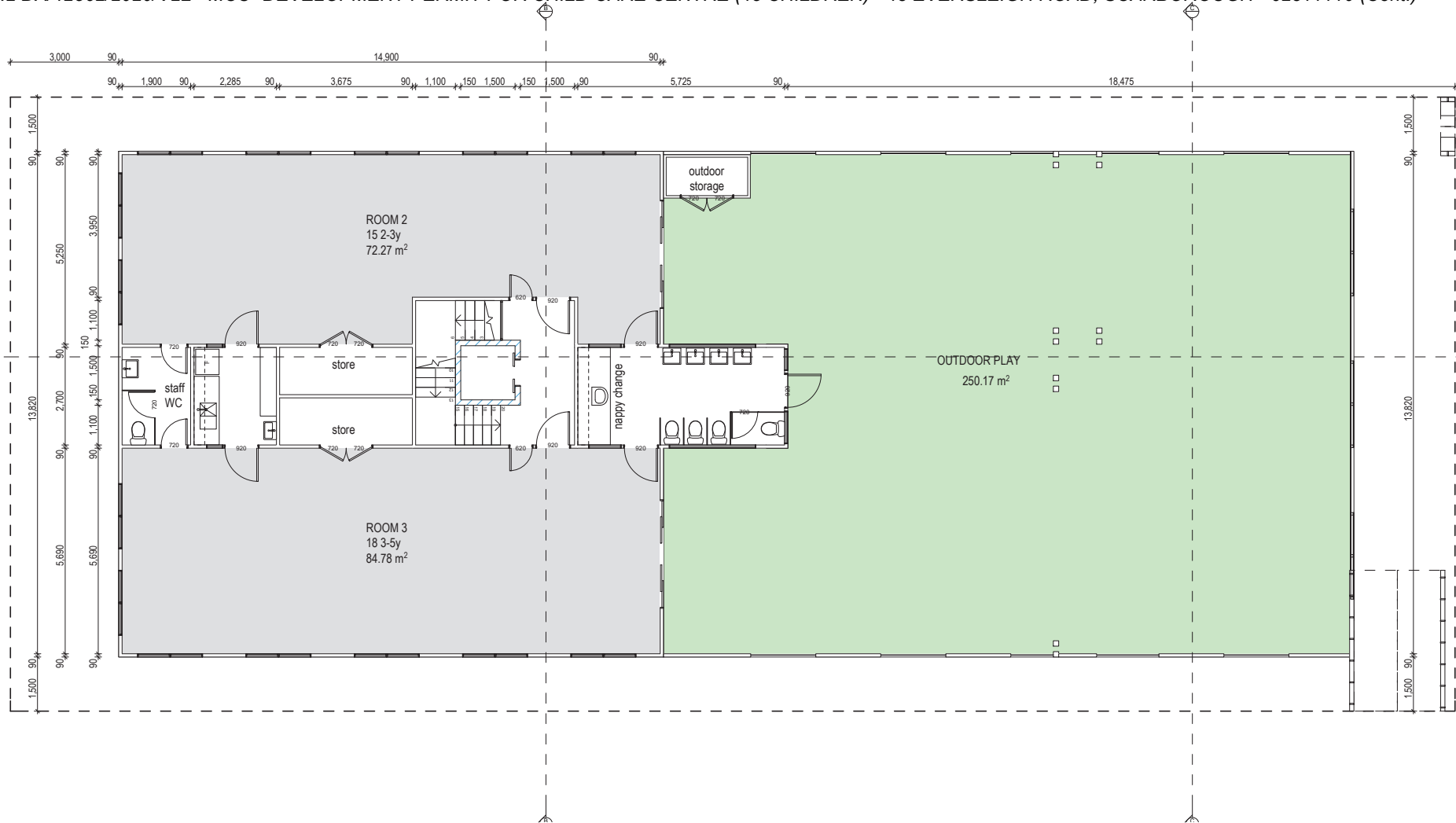
job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 02
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciaarch.com.au



ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)



UPPER FLOOR PLAN

1:100

creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 03
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciarcb.com.au

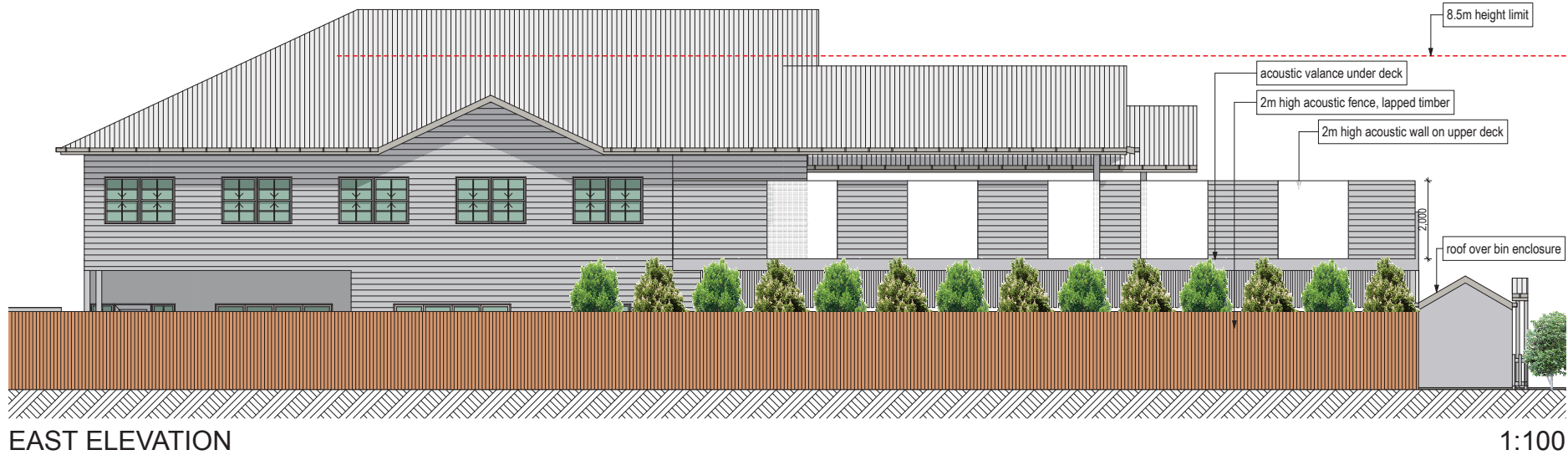


Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 7
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

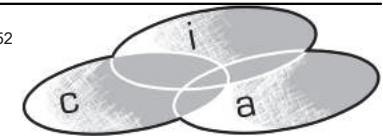


creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 04
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciaarch.com.au



GENERAL MEETING - 534
21 July 2021

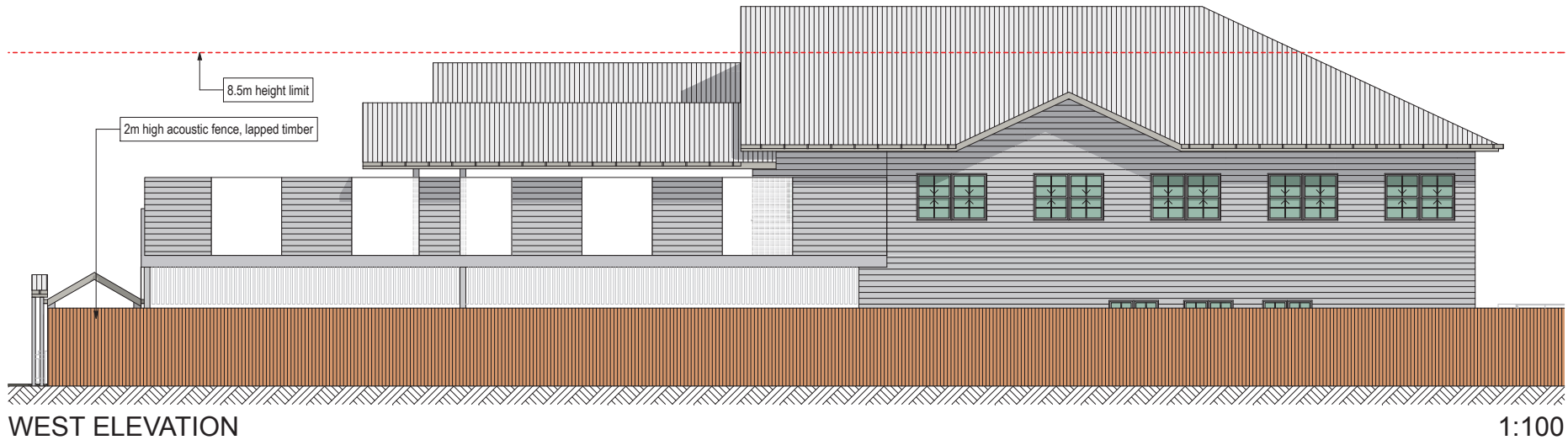
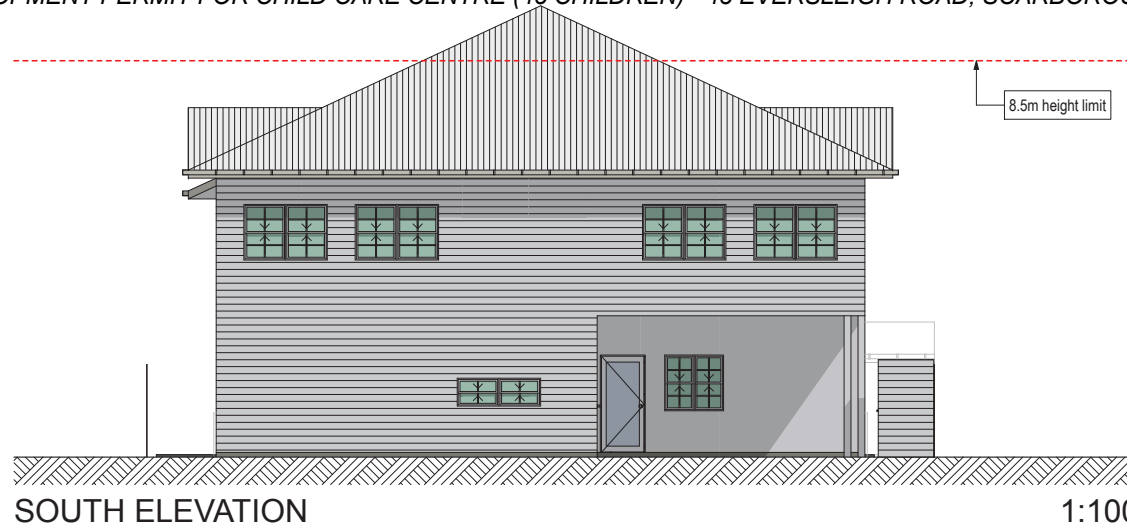
Supporting Information

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 8
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

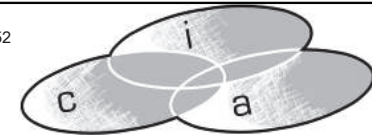


creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 05
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciaarch.com.au



GENERAL MEETING - 534
21 July 2021

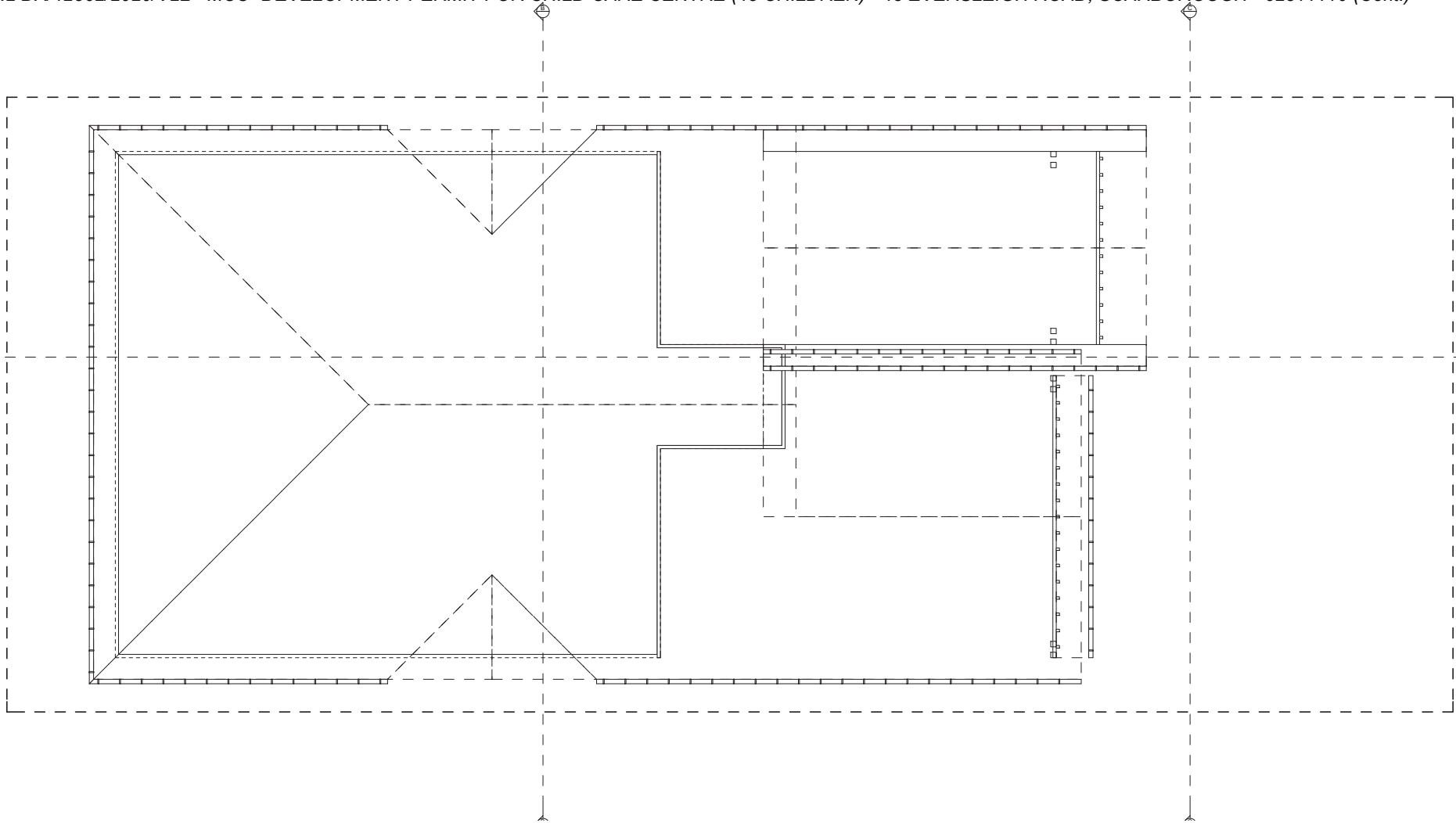
Supporting Information

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 9
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)



ROOF PLAN

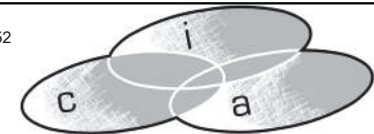
1:100

creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 06
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciaarch.com.au



GENERAL MEETING - 534
21 July 2021

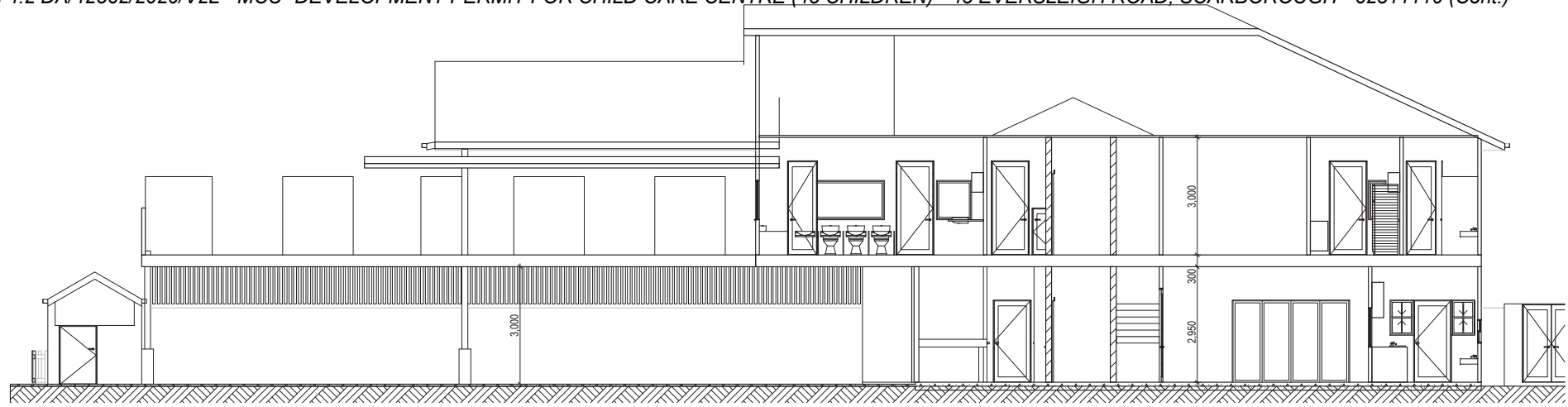
Supporting Information

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

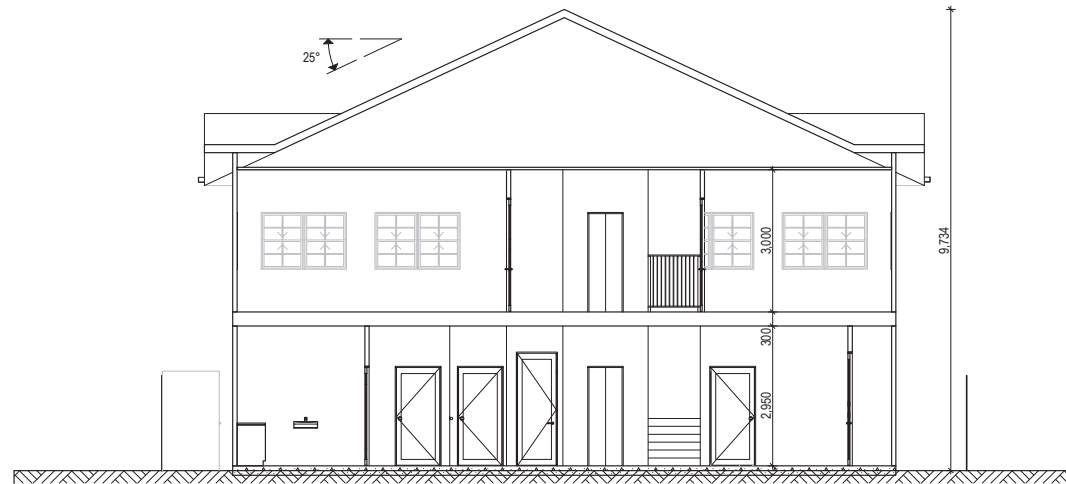
PAGE 10
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)



SECTION A

1:100



SECTION B

1:100

creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.: SK 07
scale: 1:100 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciaarch.com.au



GENERAL MEETING - 534
21 July 2021

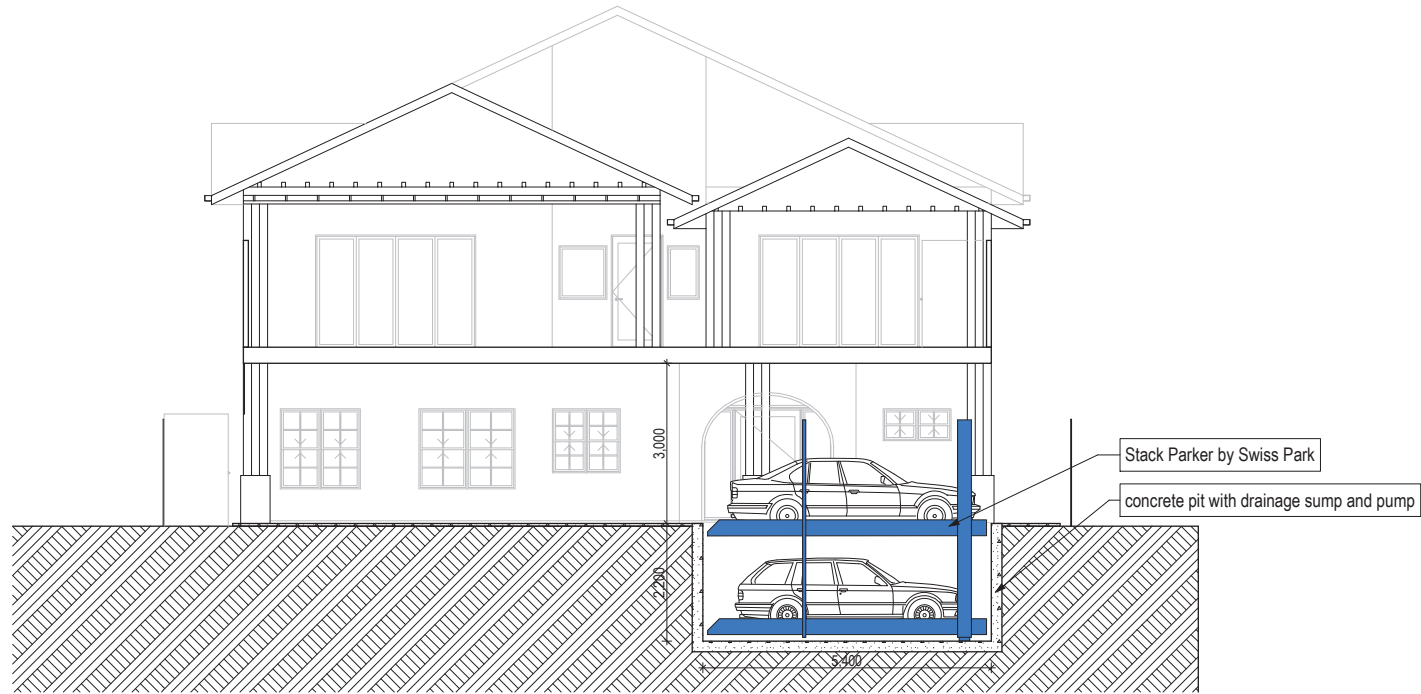
Supporting Information

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 11
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MCU- DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)



SECTION C

1:100

creative innovation architects

job name: SCARBOROUGH CHILDCARE
site address: 43 EVERSLEIGH RD, SCARBOROUGH
client name: CLINT DEVEREAUX

drawing no.:
SK 08

scale: 1:200 @ A3
date: 4/06/2021
revision: 0

PO Box 283, Sawtell NSW 2452
[e] joe.cia@bigpond.com
[m] 0413 990 846
[w] www.ciarch.com.au



GENERAL MEETING - 534
21 July 2021

Supporting Information

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 12
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

#5 Submissions

"john foster" <jh_foster@hotmail.com>
Sent: Mon, 29 Mar 2021 14:48:23 +1000
To: "MBRC Incoming Mail" <MBRCmail@moretonbay.qld.gov.au>
Subject: submission on app/ref DA/42562/2020/V2L 43 eversleigh rd scarborough

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

John & Anne FOSTER 34 Eversleigh rd Scarborough

We have concerns about this property becoming a child care centre. Its proximity to the school makes drop offs and pick ups almost impossible. The property itself doesn't seem suitable for this purpose. There is another child care centre within minutes of this place that was only opened this year. The school already has before and after care available. All in all the idea seems ridiculous.

Sent from [Mail](#) for Windows 10

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 13
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

From: "RR" <olivettos@ozemail.com.au>
Sent: Mon, 29 Mar 2021 18:13:53 +1000
To: "MBRC Incoming Mail" <MBRCmail@moretonbay.qld.gov.au>
Subject: DA objection
Attachments: DA - 9 Rotary Crescent.docx

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

Please find attached my objection to DA/42562/2020/V2L - 43 Eversleigh Road, Scarborough.

Thanks

Russell Rose

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 14
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

REDCLIFFE QLD 4020

olivettos@ozemail.com.au

Moreton Bay Regional Council

PO Box 159

CABOOLTURE QLD 4510

mbrc@moretonbay.qld.gov.au

Proposed Development – DA/42562/2020/V2L – 43 Eversleigh Road, Scarborough

As a neighbour who will be directly impacted if this development is approved, I strongly object.

On a study of the plans it appears the construction will come within 3 metres of my property back boundary. As it will be a double storey building with classrooms on the top level privacy at the back of my property will be lost. Not to mention the noise that will likely carry from that level down over the boundary fence. Council needs to consider its rate payers and allow them peaceful enjoyment of their property.

I would also be concerned with the height of the boundary fencing. There appears to be a lack of sound proofing from around the back play area which will be disturbing to neighbours on all sides. I know we are located beside the Scarborough State School, however it has been designed that all major play areas are in spaces away from residential housing. Then there is the question of where will the air conditioning units be located? The constant humming noise from the commercial equipment can be extremely annoying both day and night.

The traffic around the school is already bad and such a proposed Centre would only heighten the problem. The teachers already park in the side streets with the need for policing and I would see this becoming a further issue for the area and stretching public resources further.

Finally, with a Child Care Centre already within approximately 500 metres of the Scarborough State School does the area warrant another Centre?

Thanks

Russell Rose

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 15
Supporting Information

ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

Mr and Mrs W.K. Wakeling
41 Eversleigh Rd.
SCARBOROUGH, 4020

20/03/2021

Moreton Bay Regional Council
PO Box 159 Caboolture Qld 4510

Re Application Reference DA/42562/2020/V2L

Dear Sir/Madam,

Our major concern is obviously radically increased traffic congestion considering the placement of the proposed Child Care Centre directly adjacent to a large Primary school.

We have been residents here for over 20 years so we are very aware of the critical state of traffic flow especially during Scarborough school start and finish times. Parents consistently will illegally park rather than walk 50 metres.

I had a long history convincing the council to provide a yellow line between our driveway and the driveway of next door (proposed Child Care Centre) to prevent vehicles encroaching on our driveway.

One of the frustrations, prior to the provision of the yellow line, was the consistency of illegal and ignorant behaviour of a few parents. Council's advice then was to contact their officers or police to enforce legal parking. Surely much better to minimize the need for this.

It is not difficult to anticipate the proposed new facility would significantly amplify the current parking stress as it concentrates the need for access to a very small area already stressed. It is realized that some parents will be utilizing this facility at times other than regular school times but it's obvious many will seek access during school

Moreton Bay Regional Council RECORDS MANAGEMENT 25 MAR 2021 OBJ ID: _____
--

Moreton Bay Regional Council

GENERAL MEETING - 534
21 July 2021

PAGE 16
Supporting Information

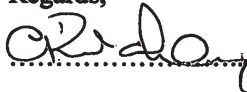
ITEM 4.2 DA/42562/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE (45 CHILDREN) - 43 EVERSLEIGH ROAD, SCARBOROUGH - 62311110 (Cont.)

times. The proposals statement of the anticipated hours of high access being different from school times is not reassuring as I suspect those statistics are based on situations where Day Care Centres are not located directly adjacent to a large school.

The proposed Child Care Centre plan does provide some off street parking. It is extremely difficult to envisage parents utilizing this especially at busy times as the footpath and road is packed making entering and leaving very difficult and potentially dangerous especially for young, unaccompanied school children.

Anecdotal evidence from teachers of the school indicates problems with their dedicated driveway into their onsite parking, where parents often will park in the driveway, thus making access very difficult. Perhaps not an overreach to anticipate similar problems with the Centre?

Regards,



W.K. Wakeling, B.Ed., M.Ed., Grad. Dip. Ed. (Resource teacher), C.Dec., Trade
Quals.