

20 October 2003

LD1007
RECEIVED 35
23 OCT 2003
Development
Assessment

RECI
22 OCT 2003
REDLAND SHIRE COUNCIL
FROM C.S.O.
21 OCT 2003
CUSTOMER SERVICE

Redland Shire Council

LOT 1 SP14/240
MC 007526

Bloomfield Street Cleveland. Qld 4163

RE: OBJECTION TO THE PROPOSED CHILD CARE CENTRE ON THE CORNER OF MARLBOROUGH ROAD AND BAYFIELD AVENUE WELLINGTON POINT.
I can't quote an application number as the sign is no longer on display on the site.

Dear Sir or Madam:

My name is [redacted]. I am very familiar with the impact this type of development has on its neighbours.

As a land holder of a block, (who will be building in the next six months) [redacted] and after viewing the plans of the proposed development of a child care centre on the corner of Bayfield Avenue and Marlborough Road, Wellington Point. I would like to object to the on the following grounds.

1. The plans state that the structure will only be of a residential size. - The building is going to house 75 children and X number of staff with all facilities this could not be classified as residential size.
2. The height of the building is in excess of five metres and with the large "L" shape of the structure that area of roof is not only imposing but it could hardly be classified as a residential style building. I would hope that a council trying to maintain certain rural standards on Marlborough Road would not allow a residence to be built of that style.
3. A noise barrier is to be erected on the Bayfields Avenue side of the complex to a height of 1.5metres. If the engineers were to inspect the site they would realise that the block is elevated from the fence line and the fence would effectively stop no noise [redacted] To build a fence of additional height would detract from a residential area.
4. Plant and equipment noise - I have grave concerns about any industrial size air conditioning units generating a constant noise. Recently we have [redacted] store which is built in a residential area, air conditioned its premises, the plant for which was on our side of the building. It was frequently left on accidentally at night and all weekend and we had to put up with that constant drone.
5. Traffic - The plan indicates that access will be from Marlborough Road only with provision for parents to turn around in a turning bay 1.5 car parks wide. The reality is that at the rush times pick up and drop off, few if any parents of the 75 children will use that bay to turn around in. At best if you suggested that only 50 vehicles were to pick up children at a prescribed time and they all had to drive in and execute a three point turn which it would indicate on the plans this would take at least 20 minutes. Parents will either a) park on the side of the road in Bayfields Avenue and walk around the corner to collect their child after executing a U turn in that street which is not wide enough to accommodate parallel parking on the pavement which in turn would force them on to the footpath. b) park on the Marlborough Road west bound which would create a hazard as the traffic island in front of the centre which allows access into Bayfield Avenue would not permit through access. c) park on Marlborough Road east bound which would not only create

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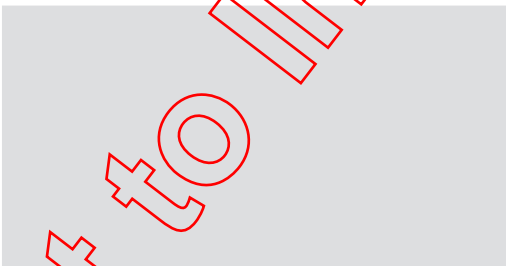
a traffic flow hazard on that side of the road but it would place at risk every adult and child that was forced to cross at that point at school drop off and pick up times.

6. Traffic and pedestrians – Not only will there be a significant number of children and families in and around the centre as a parent who has a child at the centre will usually have at least one other with them, doubling the number of children around the complex.
7. Children from the Mary MacKillop Primary school on the next intersect have the luxury of a drive through pick up and drop off area within the school area which should be made mandatory in all facilities which house significant numbers of children. This however does not take into consideration the fact that there is no bus service provided and a large number either walk or ride home. When they leave the school to head east they have to run the gauntlet of crossing at least one but usually two very busy roads without the aid of a crossing. As more developments are approved in the east by the council and the school grows, more children will be travelling east, down Marlborough Road on the southern side to avoid two crossings around Mary MacKillop's. They would then be confronted with a new obstacle of some 50 vehicles driving either in and out of the proposed centre or vehicles using Bayfields Avenue for the same purpose. There are major traffic planning issues which have to be observed between 2.45pm and 3.15pm on any busy school day to be appreciated.
8. Prescribed traffic flows are seldom realised as drivers develop their own strategies – The child care centre [redacted] faced a main road with a drop off and pick up area at the rear, accessed by a quiet parallel street. Parents constantly chose to grab their children and run the gauntlet of crossing the main road with two or three children in toe dropping craft, hats and many other things along the way. The screeching of brakes and near misses are a daily event and it does not have a primary school within 200 metres.

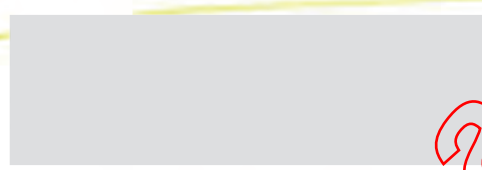
The reality is that I would like to see more child care facilities provided as there is a desperate need for them, but they have to set up in either semi-industrial areas or areas which allow proper drive through facilities away from major feeder roads. The land off Main road at Wellington Point springs to mind as there is plenty of open area which could be properly and safely incorporated in planning with minimal impact on immediate residence NOT merely a few metres away.

The desperate need for this type of facility should not overshadow the long term hazards and deaths that could be associated with bad planning.

Sincerely,



WITHDRAWN



24th September, 2003

Assessment Manager,
Redland Shire Council,
PO Box 21
Cleveland QLD 4163



RE: PUBLIC NOTICE OF DEVELOPMENT APPLICATION
COUNCIL FILE REFERENCE: MC7526

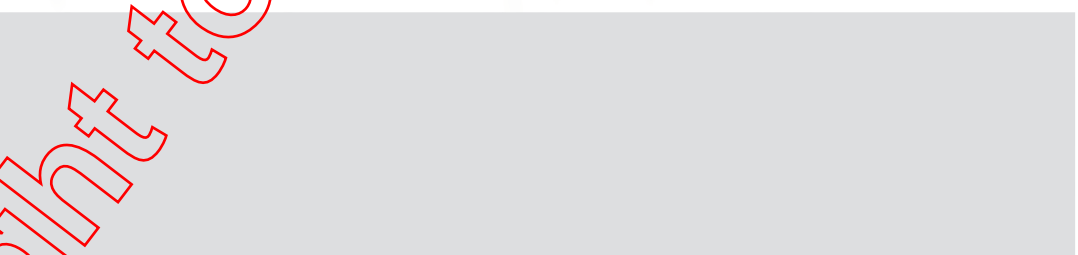
Dear Sir/Madam,

We are writing this letter to advise the council of the reasons that we object to the building of the Child Care Centre at 1 Bayfields Avenue, Wellington Point.



of the proposed Child Care Centre. We have many reasons for not wanting this to go ahead.

The main and most important is the devaluation of our property.



Right to Information Release

You would be aware that Marlborough Road, is not up to standard for increased traffic levels. The traffic is going to be considerably difficult with the early morning and afternoon pick up and delivery of the children. With the Traffic Islands the way they are positioned and the lack of kerbing and channelling, I can see an increased chance of accidents.

I don't think you are aware of the difficulties that the existing children have in crossing the road at this present time, without pedestrian crossings. Once a child care centre is here there will be more traffic and parked cars, therefore more danger, especially in the afternoon driving into the Western sun.

The increased amount of noise of processing 74 children on a daily basis is going to make it almost impossible to live in any comfort.

I don't class this as being an improvement to the area.

We have always been under the impression that this was a housing estate, where only houses are built. Before this estate was developed, we were notified by the *Developers*, that this would be a housing estate with urban outlook and green buffer zones. We were on this estate in agreement that this would be the case. At no time was a Child care centre ever mentioned.

I have driven around lately to see where other Child Care Centres have been placed. Most I found to be in areas where the housing was not as expensive as Marlborough Road, Wellington Point. If anything, there were in lower price levels, and near a small group of shops. I wonder if the people in Aquatic Paradise or Sovereign Waters would like a Child Care Centre near there properties.

What's next! Where does it start and when does it finish. Next thing it will be 7 days a week, longer hours. What guarantee have I got, as it is competition that forces the market. Next thing we will have a shopping centre across the road. Where does it stop?

In a world where people are working more hours than ever and spare time is a luxury the only true sanctuary is a mans home.

Please do not hesitate to contact us if you require further discussions.
You may contact us on [REDACTED]

Yours truly,

[REDACTED]

Right to Information Release

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LD1007

RECEIVED
14 NOV 2003
I.R. 11

Assessment Manager
Redland Shire Council
P O Box 21
CLEVELAND Qld 4163

12th November 2003

Dear Sir,

Re: Childcare Centre Development – Marlborough Rd, Wellington Point
File Ref: MC007526

As the property owners at [redacted] the above proposed development site, we wish to advise of our withdrawal of our objection to this development lodged by letter dated 24th of September.

Following discussions with a representative of the development applicant, we now wish to advise that we strongly support this proposed development.

In particular, we strongly support the applicant's proposed traffic solution involving the removal of the existing traffic island at the Marlborough Road/Bayfields Avenue intersection.

We believe this would substantially improve traffic and pedestrian safety in the vicinity particularly for local residents like ourselves.

We urge Council to approve this development application.

Yours sincerely

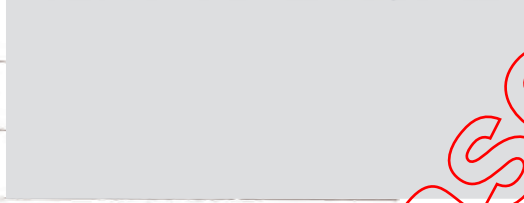
[redacted signature block]

RECEIVED
18 NOV 2003
Development
Assessment

Right to Information Release

M0007526
D17 LD1007

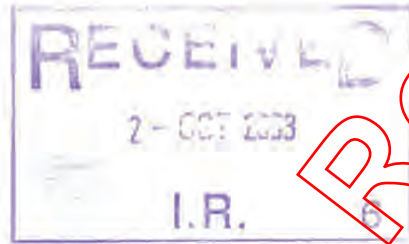
13



(address)

Redland Shire Council
91-93 Bloomfield Street
Cleveland Q 4163

File Ref: MC 007526



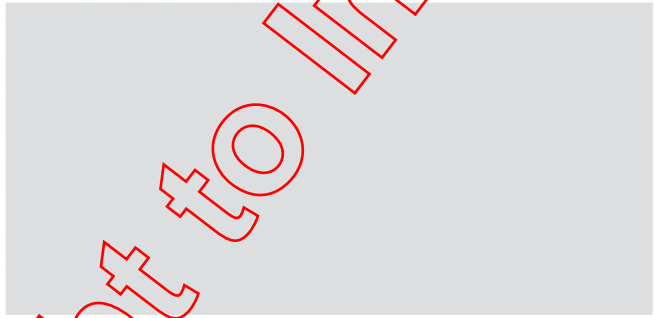
To Whom It May Concern,

As a local resident, I am in favour of the proposal to develop a childcare centre on the corner of Marlborough Road and Bayfields Avenue, Wellington Point.

I believe such a facility is urgently needed in this area and the proposed location would be ideally suited.

Please note my support for this important service in any consideration and assessment of the development application.

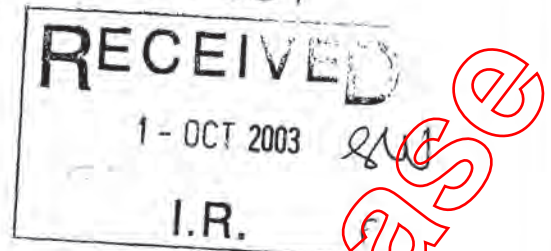
Yours sincerely,



Right to Information Release

copy: Cr Newton

ORIGINAL RECORDED
MC007.526 DT
LD1007



30 September 2003.

attention *Mr Don Jackson*
Redland Shire Council
PO Box 21
Cleveland Qld 4163

ATTENTION THE LORD MAYOR, COUNCILLOR D. NEWTON, REDLAND SHIRE COUNCIL.

Re: Child Care Centre. Application Reference No: MC007526. Lot 1 SP 141240. 1 Bayfields Avenue. Wellington Point

It has been brought to my attention that there is a application before the Redland shire Council to construct a further daycare centre in Bayfields Avenue Wellington Point.

I wish to lodge an objection to this application on the following grounds:

- (1) A present oversupply of daycare centres within the Wellington Point and Birkdale areas.
- (2) On environmental issues involving the construction of the proposed daycare facility.

OVERSUPPLY OF DAYCARE CENTRES

I have been employed in the daycare industry for the past fifteen years. In this time I have seen a proliferation in the number of daycare centres built within Wellington Point and Birkdale.

At present there are three (3) childcare centres in Wellington Point which cater for 830 child care places per week. If one was to include Birkdale the number of centres would be six (6)

In addition there are eight (8) pre-schools and another two (2) daycare centres proposed at Thornside.

On this basis it can be readily foreseen that already there is an oversupply of daycare placements within the northern part of the Redland Shire.

This assumption would be enforced if a proper demographics study was conducted of the future growth of this residential area.

In pass years the growth of childcare centres has led to unemployment in the industry and either closure or partial closure of the daycare centres.

ENVIROMENTAL

It should also be noted by Council in considering this proposal that the land on which it is proposed to build the centre was originally used for farming. On all probability past farming practices of chemical spraying of crops as led to a build up of dangerous toxicants in the soil.

These containments would be particularly harmful to both staff and infants.

The site of the centre is presently zoned residential A estate. The road structure has not been designed for the increased road usage that would develop of parents entering or leaving the off road parking area with their vehicles.

It could be expected that a number would also use the adjacent roadway as parking.

The increased traffic, roadside parking, and parents crossing the roadway with children will create a number of dangerous traffic hazards to the residents of the area and passing traffic.

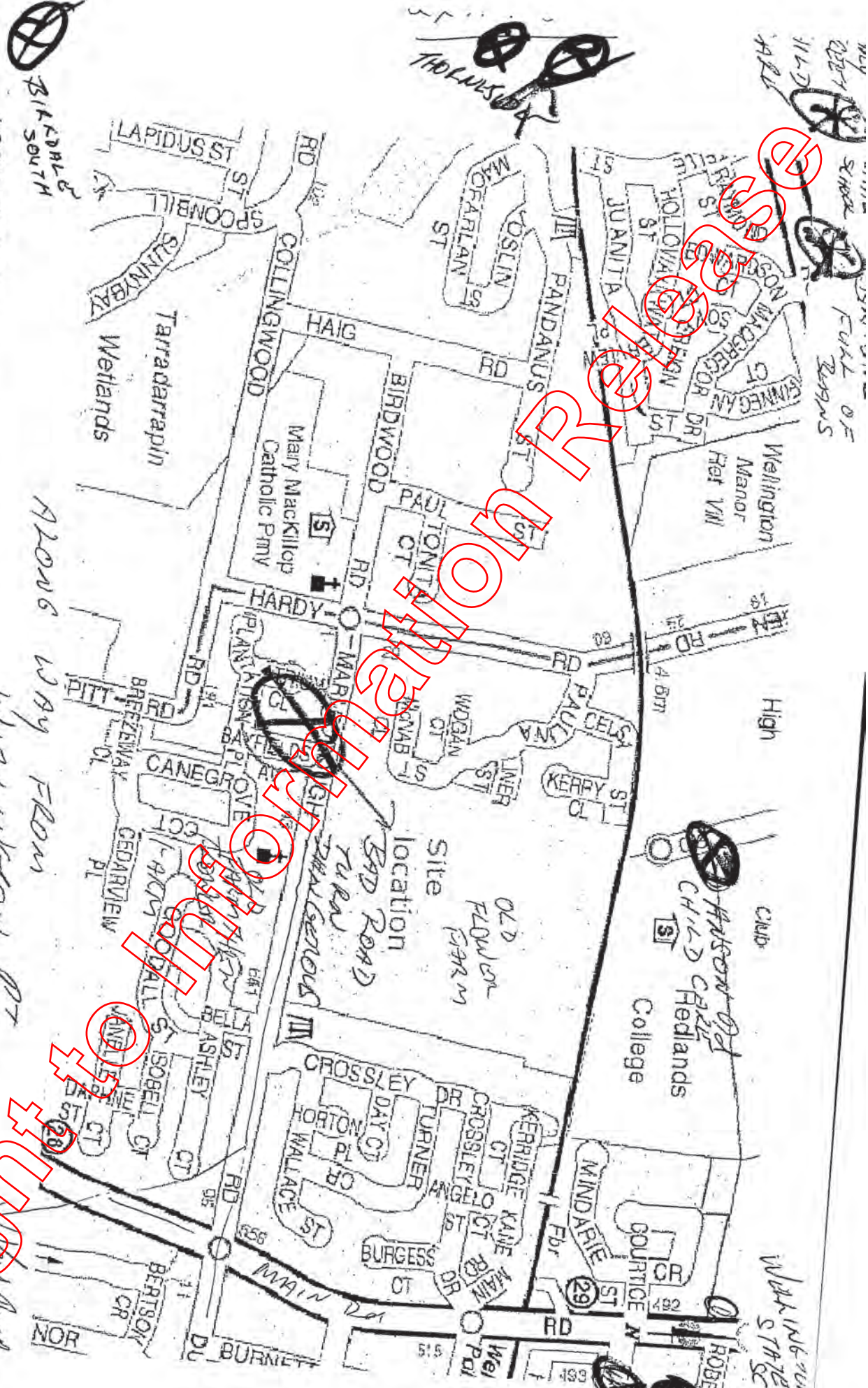
Other pollutants to be considered are noise and toxic emissions from the volume of motor vehicles expected daily at the centre if the application is approved.

On these grounds I hope this application is unsuccessful and that it is rejected by council.

Yours faithfully

A large grey rectangular box redacting the signature of the author.

LOCALITY PLAN



Along way from Wellington or State School
 Only close to Mary MacKillop School - very busy area from 10:00 am to 12:00 pm

PROHIBITED

[REDACTED]
29 September 2003

Redland Shire Council
P O Box 21
CLEVELAND QLD 4163



Attention Mr Ross Edmonds
Development Assessment Services Manager

Re: Child Care Centre, Application Reference No: MC007526, Lot 1 SP 141240, 1 Bayfields Avenue, Wellington Point

This letter is to inform you of my objections to the above development.

I am the owner and director of [REDACTED]

and as such have a wealth of knowledge and experience in the operation of day care/ child care centres, particularly in this area. I have also lived in and grown up in this area from the age of 1 year.

The objections I have set out below are based on that knowledge and experience:-

- (1) Page 8, Paragraph 8.01 of the Development Application Report dated 22 April 2003, states

'Due to the current use (vacant land) and the previous use being residential, while the site

As previously stated I have lived my whole life in this area. The most preliminary research would confirm that the land proposed for this development was used for farming in the good old days when DDT and other equally toxic substances were used indiscriminately on these farms. After being used for vegetable production it was used for growing flowers. One would hope that Council would be very aware of its duty of care to its residents to ensure that the land does not contain toxic material which may be particularly harmful to small children.

- (2) The development is proposed to be built in a new residential A estate which was never zoned for this commercial purpose. This is another case of potential commercial creep into areas zoned exclusively for residential purposes.

Persons purchasing in this estate have been led to believe that there would not be any commercial undertakings on their backdoor step. Council would be letting these people down if this development is allowed to proceed.

- (3) **Oversupply** -

- (a) There are already 3 child care centres in Wellington Point which cater for 830 child care places per week. These centres are not full. To cover the costs of operating a child care centre it must be at least 80% full at all times. Staff wages account for 75% of all income. **It would seem that the only outcome of another child care centre will be that at least one will be forced to close.**

As the proposed new centre is part of a chain of child care centres the most obvious result of approval will be that the new centre will be able to be supported through low occupancy by being supplemented by other parts of the chain's business and will be able to survive until it has squeezed out the local long time operators. This will mean a monopoly with all the inherent social ills that arise from such a system – no freedom of choice, low quality and high prices, loss of employment for locals, cuts in hours of work.

If you think this is a little exaggerated I can assure you it isn't

- (b) The present Wellington Point child care centres will be able to comfortably cater for the new estate. With 3 child care centres and 5 pre schools (State & private). If our very close neighbour , Birkdale is included there are 6 child care centres and 8 pre schools and another 2 day care centres proposed at Thorneside.

Any study the Council undertakes will confirm this fact. Based on my past experience and a study of the demographics of the area there will be no appreciable increase in the demand for child care places for at least 4 to 5 years after the estate has been established. Any study undertaken will show that people moving into Wellington Point, because it is such a high cost area either have older children who no longer require child care or will delay having children for 4-5 years because of the difficulty they face in paying huge mortgages on one wage.

Obviously there is sufficient capacity to fill places from Wellington Point rather than have to rely on filling from more distant areas. It also indicates that if the object is to benefit the people of Redland it would be more appropriate to have a new centre at Alexandra Hills.

(4) **Traffic**

My understanding is that there should be good access into and out of the proposed child care centre. It is obvious from the site plan that this is not the

case. The car park driveway opens onto Marlborough Road and traffic exiting can go one way only because of the divider in the roadway.

At the corner of Bayfields Avenue and Marlborough Road the divider in the road has created a real traffic hazard with cars travelling down Marlborough Road past the proposed centre having to swerve from a wide road into a narrow road as they reach Bayfields Avenue. At the very least Council must insist on this traffic hazard being eliminated.

had 2 near misses at this point and this is without all the added traffic which an operating day care centre would produce.

(5) Noise

Noise from the car park will create a health hazard for the high set existing home situated on the car park side of the proposed centre.

Noise rises and will rise from the car park up to this building. The development application states that the noise from the car park will be infrequent. I would like to know the basis for this assumption. In fact, the noise level between 7:00 a.m. and 9:00 a.m. and between 3:00 p.m. and 6:00 p.m. will be consistent and frequent.

The development application states that the centre will open from 7:00 a.m. This is a joke. All other centres in the area open between 6:00am and 6:30am. This is to accommodate the fact that most parents need to work in the city and so must drop their children off earlier to be able to drive the long distance into the city and get to work on time.

I would suggest, if this proposed centre is approved, the intention of the owners is to apply to Family Services for a licence to open from between 6:00 a.m. and 6:30 a.m. (not 7:00 a.m.). Family Services have the legislative authority to issue a licence for whatever hours the owner requests **unless there is some specific prohibition by Council**. If Council did approve of this development the very least it should do is insist that the owner's licence be restricted to the opening hours stated in their application.

(6) Breach of covenants on the property

As build, the developers of the new estate where it is proposed that this centre be built, have stated that they are extremely unhappy with this proposal as in their view the persons proposing this centre, have breach the covenants on the land. Persons with dirt on their hands should not be allowed to further their business interests at the expense of other law abiding citizens. The covenants on the land were to prohibit commercial development in a residential estate. The developers of the estate are already being bombarded by discontented purchasers who believed that the covenants that they abided by would protect them from such a development. Many are of the view that their property has already been devalued.

Questions should be asked about how the persons behind this development managed to ignore the covenants on the land.

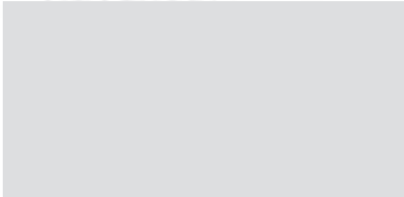
(7) Child care centres purpose built

Child care centres are purpose built and so can only be used for that purpose. The strategy frequently used by day care chains is that they come into an area where they drop prices and use other unscrupulous methods to squeeze out all opposition (and can do this because they have a big organisation behind them to absorb the losses). The opposition operators are forced to get out of the business but because their centres are so purpose built they can only really be sold as a daycare centres. The day care chain is the only possible purchaser and can name their price (a price far less than the real value of the business usually less than the land value).

This practice is endemic in this industry and the general public are the ones who suffer as the prices eventually go up and quality and service go down.

In conclusion, I hope for the sake of the residents of Wellington Point, Council looks hard and long at this development proposal and rejects it. I will state now and in public that if you allow this development proposal all the matters I have stated above will happen.

Yours faithfully





A joey scout leader Kathy Faithful de-
bates the Road site.

marks move d big plans

idental development has made it no
ger adequate for scouting activities,"
said.

It is hoped an amenities block will be in
address for the Kiwi Woggle Competi-
on Camp next Easter.

Several districts will take part with
are than 400 scouts and 100 adult lead-
s expected.

activities will include abseiling, canoe-
g, hikes, swimming, tracking, orien-
ering, cooking and pioneering.

The camps always are based on a
ame.

The theme for the 1994 camp is
"Aboriginal".

It will be the first Kiwi Woggle camp in
e D'Aguiar Range district.

Childcare grows 'out of control'

DO NOT LET THIS HAPPEN AGAIN

By PHYL HINDS

THE rapidly expanding childcare industry is causing concern for Caboolture Shire councillors and operators.

Operators fear some developers want to make a "quick buck" by building centres and leasing them out for exorbitant rents.

Councillor Helen Gibson told council last week she had been approached by long-established centre operators who had expressed concern on the number of centres being approved in the shire.

Council earlier had approved an application for a childcare centre in Kropp Road, Woodford, and two more to be built by the same company in Monarch Drive, Deception Bay.

Both approvals were subject to council conditions. Each Deception Bay centre is planned to cater for 74 children.

Applicant Kwixsail Pty Ltd told council the centres would cater for children from six weeks to five years and would help to fill a void in the Deception Bay area.

However, one objector said the area already had a proliferation of childcare centres. Council heard there was a centre in Webster Road for 75 children and town planning approval had been granted for another 75-child centre at 121 Cross Street, Deception Bay.

Two centres, approved by Redcliffe Council, operated within 300 metres of the Cross Street centre and it was believed another two centres had been approved for Deception Bay.

Pia Sorensen, one of the owners of the Caboolture West Child Care Centre, said she was shocked that a centre was proposed, just around the corner from the existing centre.

"It would be on our back fence and I believe this is quite unacceptable not only from our point of view but from the point of view of the residents," she said.

Mrs Sorensen said her centre had been one of the first private centres when it was set up six years ago.

"I do not object to childcare centres,

only when they so obviously exceed the demand," she said.

Mrs Sorensen said she and directors of other centres, both community and private, had found that when there was a vacancy it was difficult to find a replacement despite long waiting lists.

"We have discovered all centres appear to have the same names listed and when we refer to them we find they have been placed, sometimes a long time before," she said.

Queensland Professional Child Care Centres Association vice-president Chris Buck said: "There is no doubt that childcare centres are becoming the 'flavour of the month' with developers . . .

"They are also being used as bait to entice people to buy homes in a particular area."

Mr Buck said some areas were grossly oversupplied, and Caboolture Shire was catching up to areas such as Albert and Logan shires where the numbers had reached saturation point.

"It is getting out of control and we will be seeking urgent talks with the State and Federal governments as well as major banks to try and get some sense back into the planning of childcare centres."

He said the crunch would come when there were not enough children to use the centres now being built or planned. Caboolture Shire now had about 14 established centres, more were going before council and several were being approved in close proximity to each other.

Three Sunshine Coast kindergartens have indicated they may close or downgrade services as more children go into new childcare centres.

Caboolture Shire chairman Pat Camilleri said council's town planning department would investigate the impact of the rise in applications for centres and in particular location and need.

LOCALITY PLAN

Along way from
Wellington or
STATE SCHOOL
Only close to
WMA, MacLeod School - Very busy ground for work
as a sign for work
Lead East Halls
Very busy



2x THORNSIDE
MARRY STREET
CHILD CARE
WELLINGTON MANOR
WELLINGTON
REDLANDS COLLEGE
CLUB

SWICK DRALE
FULL OF
BURNS

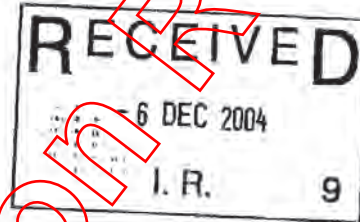
WELLINGTON STATE SCHOOL
WELLINGTON STATE SCHOOL

WATER

WATER

24th November, 2004.

The Manager
Town Planning
Redland Shire Council
P.O. Box 21
Cleveland 4163



**Re: Child Care Centre MC 007526
Lot 1 SP 141240 1 Bayfields Ave Wellington Point**

It has come to my attention that a 75 place centre is now to be built on the above site. My concerns remain the same as my previous submission of October 2003.

1. Oversupply of centres in the wrong area.

2.

3.

4. This will once again happen if these centres persist to open in Wellington Point, Birkdale, Ormiston & Thorneside.

5. People in Wellington Point from Beachcrest Road down to the Point live in \$1 million plus homes and they don't have small children. The rest of Wellington Point has school aged children where both parents work to meet mortgages. Once the child goes to school there is no more use for child care and that house no longer produces children and these people may live in that house for 50 years. As noted in government statistics that we have dropped from 2.2 to 1.7 birth rate.

Could I also bring to your attention to the copy of part of my submission to Council in October 2003 in regards to existing Child Care Centres within the area and that a Child Care Centre is purpose built.

Please take into consideration the existing businesses in the area.

Yours sincerely

Cc. Don Secombe - Mayor
Alan Barker - Local Councilor

encl.

Pages 19 through 31 redacted for the following reasons:

Contrary to Public Interest

Right to Information Release

[Redacted]

20.9-03

attention: A. Don Scumbala (Mayor)

My concern [Redacted]

[Redacted]

[Redacted] if the Child Care Center at Marlborough Road and Thoreside go ahead.

- ① Closure of a center
- ② Staff loss of work totally
- ③ Staff loss of wages and hours

[Redacted]

[Redacted]

Right to Information Release

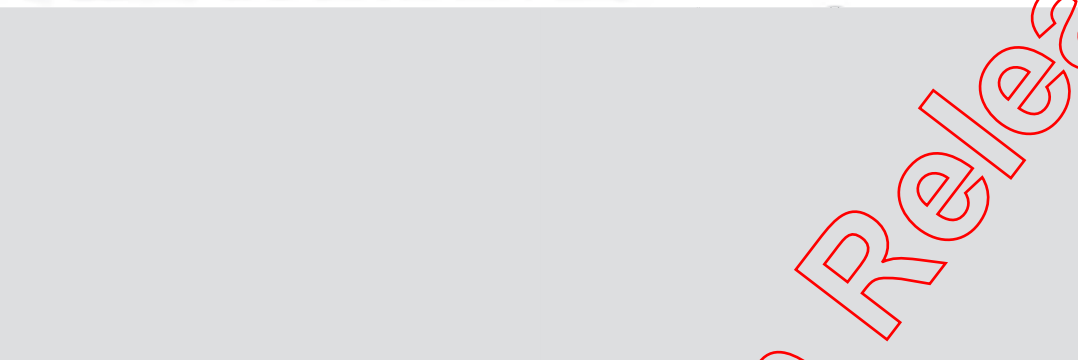
[Redacted]

The land is toxic land as it used to be
farm land and I have lived in the area to know
all this.

The land is also zoned Residential and
Debbie Newton said herself she did not want
commercial creep into housing areas.

I hope the Council sees fit
to look very seriously at the bias of the
child care industry seeing as the area
such force and to make a SOP to such happening
Thank you for your time

[Redacted]



Redland Shire Council
PO BOX 21
CLEVELAND QLD 4163

To Whom it May Concerns, *MAYOR*
Don Secomdo

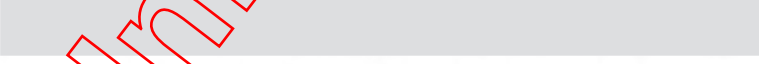
21 September 2003
1 - OCT 2003 *EW*
I.R. *E*

I am writing regarding:

Proposed Development: Child Care Centre
Application Reference No: MC007526
Site Description: Lot 1 SP 111240
Site Location: 1 Bayfields Avenue, Wellington Point.

As a child care worker in the area I have great concerns about the development of another child care centre in the area.

I have worked at [redacted] for 15 months and at present the centre is only at 90% capacity and it has taken all year to get the centre to this capacity. Further more there is 8 pre school units and 6 child care centre's at Birkdale and Wellington Point. In Wellington Point alone we have 3 child care centre's with the capacity to take 815 children a week.



Although I realise there is a need for care of children under the age of two years I don't believe building another child care centre would address the issue. Rather the employment of more day care mums to cater for this age care group would be a more appropriate option.

If another centre were to be opened in the area this would result in a reduction of my weekly hours which would cause me great hardship.

Regards;
[redacted]

Right to Information Release

Redland Shire Council
PO Box 21
CLEVELAND QLD 4163

CR Newton
BY:
06 OCT 2003
RECEIVED
29.9.03

I would like to lodge an objection regarding the proposed development of a child care centre at Bayfields Ave, Wellington Point.

As a child care worker in the area, I admit to having some concerns about another centre being built in Wellington Point. There are already three operating child care centres in this suburb, as well as numerous state and private pre-schools. There are also a number of child care centres close by in Birkdale.

I do not believe that another child care centre is needed in Wellington Point - the 3 centres already there are not operating at full capacity and it is only recently that the room I work in has begun to fill up. We still have some vacancies in this room and it has been this way all year.

Surely if another centre is built it will mean that these vacancies will not be filled, which in turn would lead to staff hours being cut and wages lost. I believe that this would not only occur in my room, but in rooms in all 3 centres in the area.

I realise that there are many new houses being built in the surrounding area, I do not feel that this warrants another child care centre being built in Wellington Point.

Yours sincerely

3rd October 2003

Assessment Manager
Redland Shire Council
PO Box 21
Cleveland Qld 4163



Objection to the Proposed Child Care Centre
Lot 1 SP 141240 corner Marlborough Rd & Bayfields Ave.
RSC file No: MC007526

formally lodges this notice of objection.

This submission and its contained information does not support the application to construct the proposed child care centre on the above mentioned site.

My objections to the approval of this application are best broken up into two main facets.

1. The application does not conform to the intent of the consent orders of the subdivision, and it also creates a number of undesirable issues for residents of the estate.
2. The application does not conform to the estate's covenant and building guidelines that are referenced in the sale or any re-sale of the property in the land contract.

it is in my opinion that this application **does not comply** with the intent of the "building guidelines".

SECTION 1 - Intent of the consent orders

(as imposed by the Planning and Environment Court & Redland Shire Council)

In order to retain the heritage of the local area the council and the developer agreed on a number of conditions with the intent to maintain the rural character. These conditions have been written into the land title as they are referenced on the survey plan.

These conditions are included as an attachment to this submission, and as you can see the application does not conform to the ones listed below.

Non Compliance items.

(As proposed within the childcare centre attaining to the consent order)

1. The physical size of the proposed centre is not that of a single storey residential dwelling. Its roof structure further emphasizes dominance of not only the streetscape but also the neighbouring property.

2. The street set back off Bayfields Avenue is proposed at 3.0m to the eave line, that's half or 50% of what is required under standard building regulations. This again does not comply with the intent of providing the feel of the open space rural area it once was. The road reserve on Bayfields Avenue was purposely widened to help achieve the objectives, to have it dominated by a building of such scale and offset is clearly a non-compliance of the estate design 'intent' and 'Standard Building Regulations.'

The size of the driveway and crossover is unlike a normal 'Residential A' layout, however, by narrowing and adding suitable landscaping, this may then be less visually imposing.

The landscaping buffer "covenant C" title reference states quite clearly that no part of any building, filling or excavation is to encroach this area. *Refer to form 31 "Covenant"* The site plan and elevations clearly show filling and portions of the building in this area.

Un-desirable issues in relation the existing residents

Noise

The child-care application states in section 6.02.07 that the noise impact to the existing neighbours will be minimal. This is obviously written by someone who has never been to a day car centre, as we all know that noise generated from the children and the coming and going of vehicles will impact on the existing neighbours, especially early morning and late afternoon.

The section shows that cross flow ventilation is achieved via openings on the wall at a higher level. If this is intended to be used on the southern boundary wall, then it would renders the acoustic fence totally useless as the sound from the indoor play areas will flow directly outside.

The noise that will be generated from the frequency of vehicles will directly affect numerous neighbours, especially the owner of the existing house on the western side of the proposed car park. Their house has an upper storey deck that takes benefit of the morning sun, this will be directly over the car park and will be affected by both noise and air pollution.

Light

The residence on lot 2 will have their northern sun that enters their informal living area reduced to zero, absolutely none. This shows total disregard for the amenity of the neighbouring property.

Safety

Traffic safety will be reduced at the intersection of Marlborough Rd & Bayfields Ave due to the fact that people travelling from the west will attempt an illegal u-turn to come back the driveway location. Or they will turn into Bayfields Ave and then attempt a u-turn. This will all be happening when most residents are going to work and Bayfields Ave is the only exit from the estate. Therefore the possibility for traffic safety related problems at this intersection are increased dramatically. Add a number of school aged children walking or riding their bicycles to the nearby school and the accident potential increased even further. It is obvious that there has been little to no regard for traffic logic, safety or consideration of the existing resident within the estate and locality.

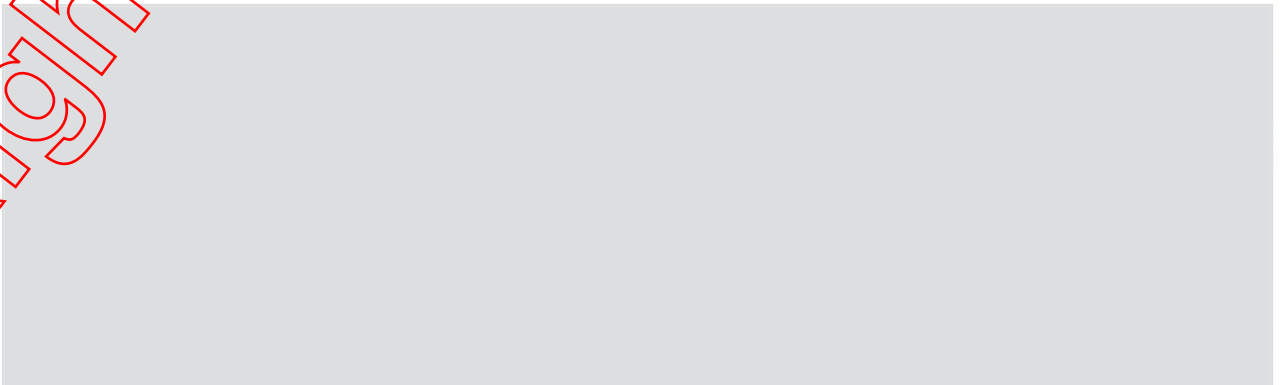
SECTION 2 - covenant "Building Guidelines" compliance

**Bayfields Estate – Developed by Andiworth Pty Ltd
(joint venture between Ausbuild Pty Ltd & The BMD Group)**

This section is better outlined in the attached "Building Guidelines Compliance Assessment Report". This is how all the other allotments in the estate have been assessed & approval granted. It sets out item by item what is necessary for the proposed application to conform to the Building Guidelines.

This report is necessary prior to the building approval which is stated in the land contract to the purchaser of the allotment and is the responsibility of the purchaser to pass on this information should they sell the allotment. Refer to Annexure "B" of the land contract. The current land owner has not submitted plans for covenant approval, assessment has been done with the plans obtained from Redland Shire Council in relation to this matter.

Yours Faithfully,



6. PMSD COPY

FACSIMILE

TO: MARTIN HUNT
Redland Shire Council - Development Assessment Team

FACSIMILE NO: 3829 8417

FROM: [REDACTED]

DATE: 3 October 2003 **No of Pages:** 17

M0007526
D226
03 OCT 2003

Dear Martin,

RE: APPLICATION NO. MC007526
PROPOSED CHILD CARE CENTRE ON LOT 1 ON SP 141240

I am write in relation to a submission against the proposed child care centre on the corner of Marlborough Road and Bayfields Avenue at Wellington Point.

Please find attached a copy of the submission including a report and cover letter that have been mailed out today.

Please contact me on [REDACTED] if you have any queries regarding this matter.

Yours faithfully

[REDACTED]

[REDACTED]

Right to Information Release

6
original
copy

3 October 2003

Chief Executive Officer
Redland Shire Council
PO Box 21
Cleveland Q 4163



Attention: Martin Hunt
Assessment Manager
Development Assessment Team

Dear Sir,

RE: APPLICATION MC007526
PROPOSED CHILD CARE CENTRE ON LOT 1 ON SP 141240

I write in relation to an application for a proposed child care centre on land located at the corner of Marlborough Road and Bayfields Avenue, Wellington Point (Lot 1 on SP 141240).

A submission has been prepared against this application on behalf of:

- [Redacted]
- [Redacted]
- [Redacted]

Please find attached a report that has been prepared in support of this submission, addressing the town planning issues associated with the proposed child care centre.

If you have any queries regarding this matter please do not hesitate to contact me on [Redacted]

Yours faithfully

[Redacted signature block]

[Redacted box]

**SUBMISSION TO
REDLAND SHIRE COUNCIL**

Proposed Child Care Centre

**Marlborough Road and Bayfields Avenue
Wellington Point**

OCTOBER 2003

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3.0	TOWN PLANNING ASSESSMENT.....	3
4.0	CONCLUSION	9

FIGURE 1: Location of Child Care Centres

APPENDIX A: Wellington Point Labour Force Status

1.0 INTRODUCTION

This submission has been prepared by [REDACTED] at the request of [REDACTED]

[REDACTED] It addresses the town planning issues arising from an assessment of an application for a material change of use for a child care centre on land at the corner of Marlborough Road and Bayfields Avenue, Wellington Point. This land is described as Lot 1 on SP141240.

This report is a submission to Council pursuant to section 3.4.9 the Integrated Planning Act 1997, and consists of the following:

- Section 2:** Background information describing the application and the surrounding area.
- Section 3:** Consideration of the application against the planning scheme and relevant policies.
- Section 4:** Conclusion.

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Submission to
Redland Shire Council

Proposed Child Care Centre
[REDACTED]

October 2003 ■ Page 1

2.0 BACKGROUND INFORMATION

The application is for a material change of use to establish a child care centre at the corner of Marlborough Road and Bayfields Avenue at Wellington Point on a site described as Lot 1 on SP141240 with an area of 2411 square metres.

The site is located in the middle of a low density housing estate, which estate is adjoined to the west, across Hardy Road, by a private primary school and church. The site is not close to any shopping or similar centres or public transport nodes.

The child care centre is proposed to have a gross floor area of 540 square metres and capacity for 75 children. The proposed plans accompanying the application demonstrate that the centre meets the requirements for carparking and indoor, outdoor and shaded play areas.

A map detailing the site location is provided in Figure 1.

Submission to
Redland Shire Council

Proposed Child Care Centre

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3.0 TOWN PLANNING ASSESSMENT

The planning provisions relevant to the assessment of the application are located in the current Redland Shire Planning Scheme (including the Strategic Plan) and supporting policies. These are discussed below.

3.1 Strategic Plan

Under the 1998 Strategic Plan, the subject site is located in the area designated as Special Planning Intent No. 1 Wellington Point (SPI No. 1).

Section 4.2.5 of the Strategic Plan states that in SPI No.1:

'development of a range of residential, recreational, institutional, commercial or mixed use activities may be considered for this location provided that they exhibit a high standard of design and contribute, in an innovative way, to the maintenance of the substantial open or non-urban visual character of the area.'

The Council has prepared a policy statement to support the intent of SPI No.1. Section 5 of this policy outlines implementation requirements, and relevant to the proposed child care centre are the following:

5.1.1 (Council) would favourably consider land uses of a non-residential type that contribute in a substantial manner to retaining an open as opposed to built-up character for the area.

5.1.2 Development of this type would be expected to occupy a large landscaped site and exhibit a high standard of architecture, site layout and presentation.

Generally, a child care centre does not satisfy these implementation requirements nor is it in accordance with the general intent of the policy. As indicated in the response to Council's information request in the letter of 5 September 2003 from Jardine Architects, the Bayfields Estate of which this site forms part, was only approved on the basis of providing larger lots, substantial building setbacks, tree planting and timber fences along Marlborough Road.

However, the establishment of a more intensive, non-residential use such as a child care centre, on such a prominent site, is not consistent with the philosophy for which the estate was justified.

3.2 Transitional Planning Scheme Provisions

Under the transitional planning scheme, the site is located within the Residential A zone. The intent for this zone states:

'the primary aim for this zone shall be the provision of a range of compatible housing types and allotment sizes in a quality residential environment.'

Further to this, and of particular relevance to the application for a child care centre is that:

Submission to
Redland Shire Council

Proposed Child Care Centre

October 2003 ■ Page 3

'provision is made for certain non-residential land uses to be established in this zone with the consent of the Council, however it is not envisaged that consent will be granted unless it is demonstrated that such use(s) would be compatible with existing and likely future development and the residential amenity and character of the specific area'.

It is considered that the proposal is not compatible with the residential amenity and character of existing and likely future development, on the following grounds:

- land directly surrounding the subject land is predominantly used for low density residential purposes and does not include any commercial uses or public transport nodes so that it enjoys a high level of residential amenity;
- land in the immediate Wellington Point area already includes six child care centres (along with a recent approval for a sixth centre at Thorneside) that are adequately servicing the Wellington Point population – refer to Figure 1; and
- the development is likely to cause some local impacts on adjoining residential areas, as outlined further below.

3.3 ENPE 010 Policy Statement - Child Care Centres Locational and Design Criteria

3.3.1 Locational Criteria

Section 3 of this policy provides locational criteria for Council to determine the appropriateness of a site for the establishment of a child care centre.

Subsection 3.1

Subsection 3.1 indicates that *'proposed centres should be located adjacent to community focal points within the neighbourhood unit'* and further states that child care centres will be encouraged to locate *'within Central Business Districts and other employment nodes in the Shire'*.

As outlined in section 2 of this report, the subject site is located within a predominantly low density residential area. Although there is a church and a private primary school further to the west, the site is in a relatively decentralised location, remote from public transport, employment nodes and neighbourhood focal points.

Further to this, the policy indicates that Council discourages the 'piggy-backing of centres'. In this case there are six other child care centres in the vicinity of Wellington Point, as demonstrated in Figure 1. Despite its decentralised location the proposal will not provide convenience to the local community as this convenience already exists through the operation of the six other centres.

Subsection 3.3

This subsection states that *'the location should not introduce non local traffic into minor residential streets'*.

The proposed child care centre would be accessed from a collector street being Marlborough Road. However as there would be no right-turn access into the child care centre from Marlborough Road, this would result in

Submission to
Redland Shire Council

Proposed Child Care Centre

October 2003 ■ Page 4

the use of Bayfields Avenue, a minor access street, for the purpose of u-turns and most probably also for parking and drop-offs.

The traffic assessment report prepared by Holland Traffic Consulting submitted with the application, only addressed the internal traffic arrangements of the proposed child care centre. It is considered that this information is insufficient in determining the potential impacts associated with the external traffic arrangements, in particular the lack of right-turn access. In order for Council to consider this application, an assessment of the external traffic and accessing arrangements needs to be undertaken.

3.3.2 Specific Site Criteria

Subsection 4.1(b) states that *'the site shall be of an area so as to provide opportunity for the design of a centre having regard to the creation of a 'good neighbour' outcome'*.

In the case of this proposal, a 'good neighbour' outcome will not be achieved as the proposed carpark area would adjoin existing residential development to the north and east, thus impacting upon the amenity of houses that have been recently established in a Residential A zoning.

3.3.3 Need

Section 5.1 of the policy states that *'Council requires that an analysis of the need for additional services in the primary and secondary catchments of the proposed site be provided'*.

3.3.3.1 Establishing Need

Need for a child care centre is an important town planning issue given the purpose-built nature of such facilities. There is a risk of blight associated with child care centres as they are not easily reused for other commercial purposes if demand for child care services decline or if a new facility causes surrounding centres to close.

In addition to this, it is important to consider whether establishing a new child care centre will provide any benefit to the community. If limited demand exists for a proposed centre, it will not benefit the local community in terms of amenity or best use of land if it simply replaces an existing facility and causes blight.

It is therefore necessary for Council to determine whether need exists to accommodate the introduction of a new child care centre without causing other centres to become insolvent; and ensuring that the community will benefit from an additional centre.

3.3.3.2 Child Care Demand in Australia

The *'1999 Census of Child Care Services Summary Booklet'* issued by the Department of Family and Community Services recognises the major changes within the child care industry since 1997, particularly in terms of the relatively stable labour force participation of women, the decline in the population of children aged 0-4, the increase in flexible work practices and the significant growth in centre based care during the 1990's.

These findings demonstrate that, contrary to assumptions made in the *'Needs Analysis for Children Services'* undertaken by Lake Mona Pty Ltd, the demand for child care services is not increasing, and that female

Submission to
Redland Shire Council

Proposed Child Care Centre

October 2003 ■ Page 5

participation rates in the workforce have stabilised since the 1990's, rather than increasing as assumed in the needs analysis submitted.

3.3.3.3 Child Care Demand in Wellington Point

Results of the 2001 census for Wellington Point were obtained from the Australian Bureau of Statistics National Information and Referral Service (via telephone 1300 135 070 on 1 October 2003). These indicated that approximately 1064 children of ages 0-5 were living in the suburb of Wellington Point in 2001.

In accordance with the needs analysis submitted by Lake Mona Pty Ltd, a factor of 1/3 is used to estimate the number of child care places required. This factor is based on an analysis of child care needs in Brisbane carried out by the Survey Research and Consultancy Unit of the University of Queensland's Department of Anthropology and Sociology.

Applying this rate of 1/3 to the children living in Wellington Point indicates that a need exists for approximately 355 child care centre places in Wellington Point.

Despite the unsubstantiated argument in the needs analysis submitted by Lake Mona Pty Ltd in relation to child care demand, it is considered unlikely that demand will greatly increase. This is due firstly, to the fact that the labour force status of Wellington Point has increased at a rate of approximately 2% over the two five-year periods prior to 2001 (refer to Appendix A). Secondly, it is considered inappropriate to suggest that the location of the centre is within a 'major residential growth area', given the provisions of the SPI No.1 for Wellington Point, and the lack of evidence supporting this claim.

3.3.3.3 Demand at Existing Child Care Centres

Within the Wellington Point area, there are six established child care centres, as detailed in Figure 1. In addition to these child care centres there are pre-school programs offered for children ages 4-5 at the local state, Catholic and private schools.

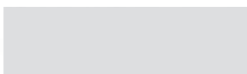
In the majority of child care facilities in the area, there is a general lack of vacancies in the 0-2 year age groups which is a common trend across south-east Queensland and is discussed further throughout this section.

The services that are currently available at the child care centres are outlined below.



Submission to
Redland Shire Council

Proposed Child Care Centre



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Page 49 redacted for the following reason:

Contrary to Public Interest

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3.3.3.4 Assessment of Need

The existing six child care facilities in Wellington Point provide for a total capacity of 384 children. The recent approval of a centre at Thorneside will increase this capacity to 484 children. As mentioned previously, the indicative need for child care in Wellington Point is for 355 spaces.

The primary catchment of these six centres is the suburb of Wellington Point. Where spaces cannot be filled from Wellington Point, they are provided to children from the secondary catchment - which includes the surrounding suburbs including Alexandra Hills, Capalaba, Thorneside and Birkdale.

The needs analysis submitted by Lake Mona Pty Ltd, suggests that long waiting lists exist at the centres particularly in the 0-2 year age group. It has been mentioned previously that this is a common trend in south-east Queensland, and these vacancy rates are considered low in comparison to Brisbane suburbs. In addition to this, the nature of waiting lists needs to be considered; given that people on the waiting list are most likely from suburbs in the secondary catchment area, not in Wellington Point, and that people may have put their names on a number of waiting lists.

In addition to this, the needs analysis submitted by the applicant includes the following discrepancies:

- the authors are not stated and their qualifications are unknown;
- the proposed catchment area is not clearly identified, nor are the grounds for the spaces that are claimed to be required as there is no calculation of base population provided;
- reference is made to the proposed centre being the only child care facility in the large residential district bounded by Old Cleveland Road East to the south, Birkdale Road to the west, the railway line to the north and Main Road to the east is misleading in that there are six existing child care centres immediately outside this nominated area;
- a number of unsubstantiated claims have been made, such as the increasing female participation rates in the workforce where in fact this rate has stabilised since the 1990's;
- the survey of existing centres provides results which are at odds with the data provided by our clients which indicate that all centres have vacancies, particularly in the older (3-5) age groups; and
- it is claimed that considerable residential growth will occur in the locality, without regard to the planning circumstances of the area.

Overall, the needs analysis submitted by the applicant, relies largely on anecdotal material and opinion, with little substantiated factual information.

It is evident that the existing six child care centres in Wellington Point provide adequate capacity for children requiring care within the suburb of Wellington Point. A child care centre at Thorneside with a capacity for 100 children per day, has recently been approved by Council. If a child care centre is established at the site on Marlborough Road, it is likely to result in the closing of one or more of the surrounding centres, which will be of detriment to the community through the blight created, and the community is unlikely to be better off, overall, as a result of such an outcome.

Submission to
Redland Shire Council

Proposed Child Care Centre

October 2003 ■ Page 8

5.0 CONCLUSION

The town planning assessment carried out in this submission demonstrates that the proposed child care centre on the corner of Marlborough Road and Bayfields Avenue at Wellington Point, does not comply with the provisions of the Transitional Planning Scheme and the ENPE 01 Policy Statement – Child Care Centres Locational and Design Criteria due to the following factors:

- the introduction of a non-residential use in this location does not support the intent of the Strategic Plan and supporting policy statement in relation to SPI No.1;
- land directly surrounding the subject site is used for low density residential purposes and does not include any commercial uses or public transport nodes;
- the local area of Wellington Point includes six well-established child care centres (along with a recent approval for a centre at Thomeside) that are adequately servicing the Wellington Point population;
- the traffic assessment undertaken by Holland Traffic Consulting has not considered the external traffic impacts associated with the lack of right-turning access from Marlborough Street which will create a traffic issue on Bayfields Avenue by the use of this minor access street for u-turns, parking and drop-offs;
- the needs analysis submitted by the applicant is flawed for the reasons set out in this report, and does not establish a planning need for the proposed centre. An assessment of the Wellington Point area indicates that it is well serviced by existing centres, which already rely upon custom from surrounding areas; and
- it is likely that the proposed centre, if approved and constructed, would cause at least one of the surrounding centres to close, and that no significant community benefit would result, so that a planning need for the proposal has not been established.

On this basis, refusal of the application for a child care centre on the corner of Marlborough Road and Bayfields Avenue at Wellington Point is appropriate.

October 2003

Submission to
Redland Shire Council

Proposed Child Care Centre

October 2003 ■ Page 9

FIGURES

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Page 53 redacted for the following reason:

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APPENDIX A

Wellington Point Labour Force Status

Census 2001 Results
from Australian Bureau of Statistics

Right to Information Release

and 346 females) in the 1996 Census and 780 (21.0%) people (550 males and 230 females) in the 1991 Census.

In the 2001 Census, 3927 (61.8%) people (1633 males and 2294 females) did not have a qualification, did not state a qualification or stated a qualification outside of the scope of the standard classification. This compares with 3345 (68.5%) people (1376 males and 1969 females) in the 1996 Census and 2724 (73.4%) people (1160 males and 1564 females) in the 1991 Census.

Footnote 7: The Non-School Qualification: Level of Education classification excludes all schooling up to year 12.

[Back to Top](#)

Labour Force Status⁽⁸⁾

Applicable to persons aged 15 years and over (excluding overseas visitors)

During the week prior to Census Night 2001, 4119 people in Wellington Point (2226 males and 1893 females) were employed, representing 94.6% of the labour force. Of these, 2648 (64.3%) people (1757 males and 891 females) were working full-time and 1358 (33.0%) people (405 males and 953 females) were working part-time. This compares with 3025 (92.2%) people (1663 males and 1362 females) who were employed in the 1996 Census and 2138 (90.9%) people (1231 males and 907 females) who were employed in the 1991 Census.

In the 2001 Census, 233 people (133 males and 100 females) were unemployed, representing 5.4% of the labour force. Of these, 144 (61.8%) people (96 males and 48 females) were looking for full-time work and 89 (38.2%) people (37 males and 52 females) were looking for part-time work. In the 1996 Census, there were 255 (7.8%) unemployed people (150 males and 105 females) and 213 (9.1%) unemployed people (127 males and 86 females) in the 1991 Census.

Footnote 8: Working full-time is defined as having worked 35 hours or more in all jobs during the week prior to Census Night.

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Occupation⁽⁹⁾

Applicable to employed persons aged 15 years and over (excluding overseas visitors)

In the 2001 Census, 330 (8.0%) people (262 males and 68 females) were employed as Managers and Administrators, which compares with 225 (7.4%) people (169 males and 56 females) in the 1996 Census and 176 (8.2%) people (127 males and 49 females) in the 1991 Census. There were 679 (16.5%) people (319 males and 360 females) employed as Professionals in the 2001 Census, which compares with 478 (15.8%) people (238 males and 240 females) in the 1996 Census and 268 (12.5%) people (135 males and 133 females) in the 1991 Census.

There were 548 (13.3%) people (313 males and 235 females) employed as Associate Professionals in the 2001 Census, which compares with 313 (10.3%) people (178 males and 135 females) in the 1996 Census and 162 (7.6%) people (112 males and 50 females) in the 1991 Census. 533 (12.9%) people (482 males and 51 females) were employed as Tradespersons and Related Workers in the 2001 Census, which compares with 440

MC 007526 7

L71 005

D23

From: [redacted]
Posted At: Thursday, 2 October 2003 10:50 PM
Conversation: re- proposed child care centre
Posted To: Corporate MailBox
Subject: re- proposed child care centre

[redacted]

October 1, 2003

Redland Shire Council
Cleveland

To whom it may concern

I am writing regarding the proposed development of another day care centre within the Wellington Point and Birkdale areas.

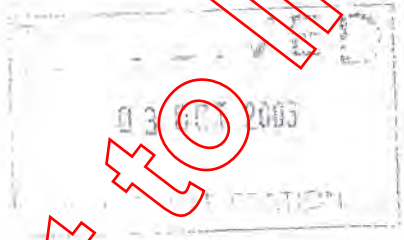
I have worked at [redacted] when the centre first opened. I have seen the centre flourish and also struggle in 1996 when other centers opened and staff were having to cut their working hours due to the dramatic drop in enrolments. I have been fortunate enough to keep my job and am employed in [redacted]. I am aware that the centre is currently running at ninety percent capacity. I believe that if further development of another centre in the area is permitted to go ahead then myself and other staff are likely to be forced to reduce our hours of employment or lose our jobs completely.

This area already has six child care centers and eight pre school units with another two centers proposed for Thorneside. I have been informed that the proposed site on Marlborough Rd is hazardous for traffic and this area could well do without further traffic .

For the sake of existing child care centers and workers I hope that council, will consider our objections to this development proposal carefully and sympathetically.

Yours sincerely

[redacted]



Right to Information Release

M0007526

LD1007

LD1005



022

1st October 2003

Redland Shire Council
 PO Box 21
 CLEVELAND QLD 4163

Attention Mr. Ross Edmonds
 Development Assessment Services Manager

Re: Child Care Centre, Application Reference No: **M0007526**
 Lot 1 SP 141240, 1 Bayfields Ave Wellington Point

I am writing to express my deepest concerns regarding the proposed development of yet another child care centre in the Wellington Point area.

Due to the oversupply of centres, 3 in Wellington Point alone and another 3 in our close neighbouring suburb of Birkdale, not to mention the 8 pre-school units, I fear that the development of another child care centre will have a detrimental effect on all of the already existing centres in the area.

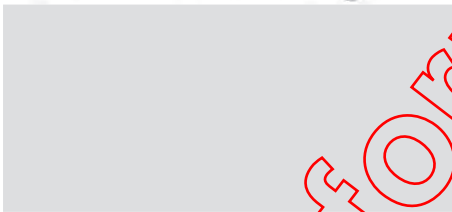
As the centre I have worked at for the past 4 years is only filled to 90% capacity at the present time, the only outcome I can see should the proposed centre go ahead, will be the diminished ability to fill vacancies.

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This will result in employers having to cut back staff hours and/or positions. Not only will this jeopardize my family's lifestyle, putting us at risk of great hardship, But will also inevitably jeopardize the quality of care currently available to the children in the child care centres in the area.

I truly hope that after careful consideration of all the facts that it is clearly evident that the development of another child care centre at Wellington Point is not in the best interests of our existing centres, residents, families and ofcourse, and most importantly, the caring staff and children.

Yours Faithfully



M0007526 9
L21007



Redland Shire Council
P.O. Box 21
Cleveland QLD 4163

Attention: Mr Ross Edmonds

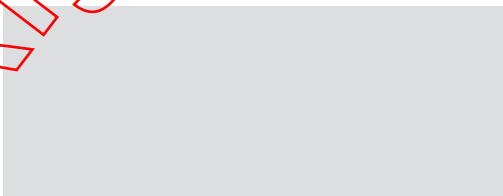
Re: Proposed Development - Child Care Centre
Application Refer. No. MC007526
Lot IP141240, 1 Bafields Ave, Wellington Point

I am currently a child care worker in Wellington Point and are concerned about the above proposed development.

I have been working in child care in the redlands for the past 6 years and have been at my current centre for the past 18 months. In this time we have struggled to keep the centre up in numbers; and to this present day we are only 90% capacity. The development of another centre in the local area would create more pressure on us, as well as other centres, and would also result in job losses for staff due to lack of children in all rooms.

I hope that Council re-considers it's proposed development for the sake of existing child care centres and it's workers in the area of Wellington Point.

Yours sincerely



M0007526^W

LD1007 D20

Redland Shire Council
P.O. Box 21
Cleveland Qld 4163

RECEIVED
3 - OCT 2003
I.R.

Attention **Mr Ross Edmonds**

Re-Proposed Development
Child Care Centre Application
Refer No **MS 7526**
Lot 1P, 41240,
1 Bonfields Ave
Wellington Point

I am a child care worker in Wellington Point area and I'm concerned about the above proposed development

I have been working at my centre for 4 years and in that time we have always struggled to keep the centre up on numbers and even at this late stage in the year we are only ninety percent capacity.

The development of another centre in this area would create more pressure and would result in staff reductions being necessary, due to lack of numbers of children in different age groups.

[Redacted]
[Redacted], the number of hours that I work becomes vital for my family to survive each week. If another centre were to open in this area a reduction of weekly hours would cause me hardships; There are already 3 centres in this area.

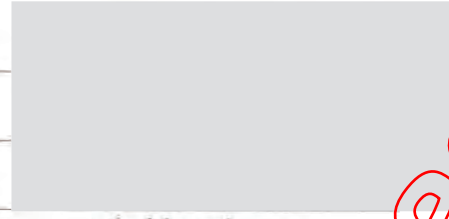
Yours faithfully

[Redacted]

[Redacted]

MC007526
D19 L2007

11



(address)

Redland Shire Council
91-93 Bloomfield Street
Cleveland Q 4163

File Ref: MC007526



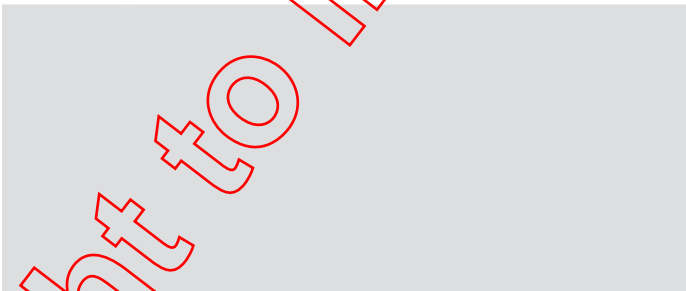
To Whom It May Concern,

As a local resident, I am in favour of the proposal to develop a childcare centre on the corner of Marlborough Road and Bayfields Avenue, Wellington Point.

I believe such a facility is urgently needed in this area and the proposed location would be ideally suited.

Please note my support for this important service in any consideration and assessment of the development application.

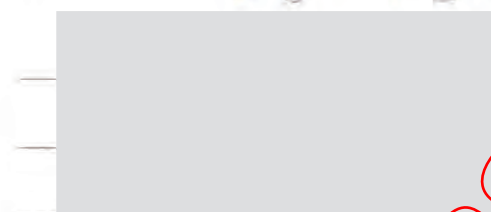
Yours sincerely,



M0007526

12

D18 LDI007



(address)

Redland Shire Council
91-93 Bloomfield Street
Cleveland Q 4163

File Ref: M0007526

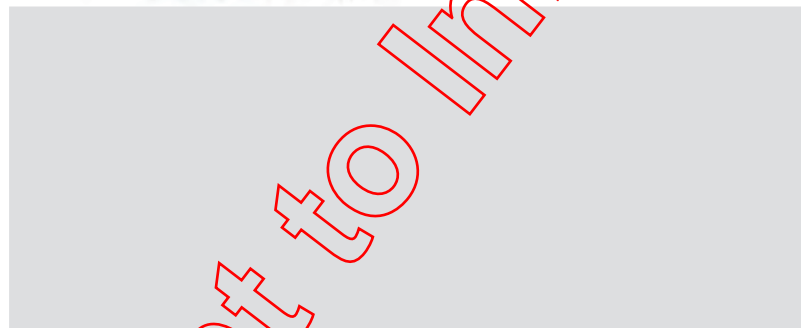
To Whom It May Concern,

As a local resident, I am in favour of the proposal to develop a childcare centre on the corner of Marlborough Road and Bayfields Avenue, Wellington Point.

I believe such a facility is urgently needed in this area and the proposed location would be ideally suited.

Please note my support for this important service in any consideration and assessment of the development application.

Yours sincerely,



M0007526

14.

Cleveland Shire Council
PO Box 21
CLEVELAND QLD 4163

(D14) LD1007

30th September 2003

To whom it may concern,
I am writing regarding;

Proposed Development: Child Care Centre
Application Reference No: M0007526
Site Description: Lot 1 SP 141240
Site Location: 1 Bayfields Av, Wellington
Road.

As a childcare worker at [redacted] child care centre I have great concerns about another child care centre being built in the area.

I have worked at this centre for 14 months and at present the centre is only 90% full.

I feel that if another centre opens in this area the capacity of our centre is going to drop as well my hours. This is a huge concern to me as it would cause me great hardship.

Regards;

[redacted]

RECEIVED
2 - OCT 2003
I. R. 3

[redacted]

Redland Shire Council
P.O. Box 21
Cleveland Qld 4163

M0007526
(D15) LD1007



Attention: Mr Ross Edwards
Development Assessment Service Manager

RE: NEW CHILDCARE CENTRE

APPLICATION NO M0007526

LOT1 SP 141240, 1 BAYFIELDS AVE, WELLINGTON PT.

Dear Mr Edmonds,

I would like to strongly object about the above mentioned childcare centre. As I work in a centre at Wellington Pt, I feel there is no need for yet another centre to be built. Our centre is not full to capacity and I feel that new centres to the area will only make things worse. I am concerned about my hours being decreased & also the affect of quality child care for the children.

Instead of a new centre perhaps better conditions for staff, more places / space allowable for centres, more improvement of the current child care systems could be implemented. Child care for children needs more funding, not more centres!

Also the land proposed for development is unsafe - chemicals being used in the ground. Do we really need our children + the staff to be exposed to such dangerous substances!
I do hope you will think more clearly about this!

Redland Shire Council
P.O. Box 21
Cleveland, Qld. 4163



Sept. 30 2003
M0007526
LD1007 1014

to whom it may concern:

I am writing regarding —

Proposed Development: Child Care Centre
Application Ref No. **MC007526**
Site Description: Lot 1SP 141540
Site Location: 1 Bayfields Avenue
Wellington Point.

I have worked at [redacted] Child Care Centre for a number of years and have great concerns as to the possibility of another centre coming into the area.

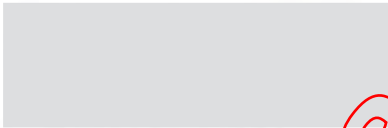
As our centre is only 90% full I feel that to open another one, the capacity of our centre will diminish considerably forcing a cut in hrs of all of the staff. [redacted]

Regards,
[redacted]

Right to Information Release

MC007526

D13 LDD1007



1st October, 2003.

Redlands Shire Council,
P.O. Box 21,
Cleveland, Q. 4160

Attention Mr. Ross Edmonds
Development Assessment Services Manager

Re. Childcare Application Ref. No. MC007526, Lot 1 SP 141240,
1 Bayfields Avenue, Wellington Point.

I am writing to voice my objection to the above development.

I am a casual employee of the [redacted] Centre for over five years and have seen the difficulties faced when there is an oversupply of Childcare Centres in the area. It has taken all this time for the capacity of these Centres to reach a viable business, while still not being full. A drop in the enrolments of the Centre would mean a reduction in hours for all the staff therefore having an impact on our home lives.

Marlborough Road is an extremely busy road being used as a bypass and it is also a school road, which in turn slows the traffic on Main Road at those times.

Yours faithfully,



Right to Information Release

MC007526 18.

LD1007 (D12)



30th September 2003

Redland Shire Council
PO Box 21
Cleveland Q 4163

Attention: Ross Edmonds

Re proposed development Child Care Centre
Application refer No. MC 00 7526
Lot 1p 141240, 1 Bayfields Ave Wellington Point

I work in the Child Care Industry in Wellington Point and am concerned about the proposed development of another Child Care Centre in this area.

The Centre that I am employed in has struggled over the years to maintain numbers in the Centre and at this time is only about 90% full. If the above Centre was to go ahead it would possibly result in a decline in the number of Children attending the Centre and that will affect the staffing levels leading to reduction in Staff numbers and job losses (unemployment).

Marlborough Road (on which the proposed Centre would be located) is an extremely busy road, as this is now supposedly a RESIDENTIAL A area, the building of a Child Care Centre will increase traffic and increase noise levels in that area with the dropping off and pick up of Children.

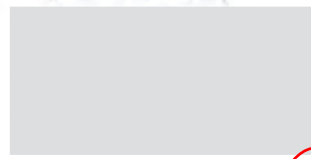
The area on which the proposed development is to be built was previously farmland and also a flower farm. Considering the chemicals that were used in previous years, the land may still be contaminated, possibly not the best thing for a Child Care Centre.

Hopefully the Council will take into consideration the above matters when considering the proposal. Another Child Care Centre is not what we require in this area.

Right to Information Release

M0007526
D11 LB1007

12



September 19, 2003

Assessment Manager
Redland Shire Council
PO Box 21 Cleveland QLD 4163

To whom it may concern

Re: Proposed Child Care Centre Marlborough Street – Ref MC7526

We refer to your request for submissions in regards to the proposed Child Care Centre. Our major concerns center on vehicle access, traffic congestion, and the level of parking available to meet demand for the 75 attendees and 11 full time teachers.

The submission indicates that there will be 1 car bay per 10 children and although this may meet the minimum council requirements, we have concerns that traffic congestion will occur on Marlborough Street or Bayfield Avenue during peak drop off and pick up times. We estimate that there could be as many as 45 vehicles (60% of the 75 attendees) wanting access to these parking bays during peak times. We believe that the major contributor to this congestion is due to the lack of driveway access allocated to vehicles waiting for the 4 set down bays or the 4 other bays to become available. It appears that the only available space for vehicles to queue in line is between the corner of Bayfield Avenue and Marlborough Street, and this area is a no stopping zone for vehicles. As this has not been taken into consideration when the plans were drawn we believe that vehicles will be forced to break the law causing traffic congestion on Marlborough Street. For this to not occur is Lake Mona Pty Ltd going to supply a traffic controller to ensure that this situation does not occur?

The alternative to parking or queuing between the corner of Bayfield Avenue and Marlborough Street is for vehicles to park either on Hardy Road or Bayfield Avenue. We believe that the first will not be an option as there is currently no footpath access for between the corner of Hardy Road and the proposed entrance to the Child Care Centre. Therefore the only other alternative legal parking available with footpath access is opposite the Child Care Centre on Bayfields Avenue. This however will also cause traffic congestion as Bayfield Avenue only has the capacity for two vehicles, making vehicle and pedestrian access from/to Bayfields Estate extremely dangerous. This traffic hazard will continue to magnify in years to come due to the anticipated increases in both traffic on Marlborough Street, (i.e. (40%) and students of Mary Mackillop (i.e. 30%). We believe that Lake Mona Pty Ltd has identified Bayfield Avenue as an alternative parking option, as included in the plan is landscape access gates providing easy access from Bayfields Avenue. This shows that Lake Mona Pty Ltd is aware that parking will be an issue, and are encouraging parent/care givers to use Bayfield Avenue as an alternative car park. Firstly is the council going to provide footpath access from the Child Care Centre to the corner of Hardy Road and will Lake Mona Pty Ltd also provide a traffic controller to ensure that vehicles are not parked illegally on Bayfields Avenue?


Rights Commission Release

We also believe that there will be a safety issue with vehicles conducting U-Turns around the entrance of Bayfields Avenue, due to having no access to the Child Care Centre driveway from either direction on Malborough Street. We are sure that the council is aware that vehicles conducting U-Turns on a busy two-lane road, utilised by children walking to Mary Mackillop School is a very dangerous situation for pedestrians and vehicle passengers. To ensure that vehicle and pedestrian access from Bayfield Avenue onto Malborough Street remains safe, will the council erect a round about, pedestrian crossing etc. at the entrance of Bayfield Avenue so as to reduce the dangerous situations caused by vehicles conducting U-Turns to gain access to the proposed Child Care Centre entrance.

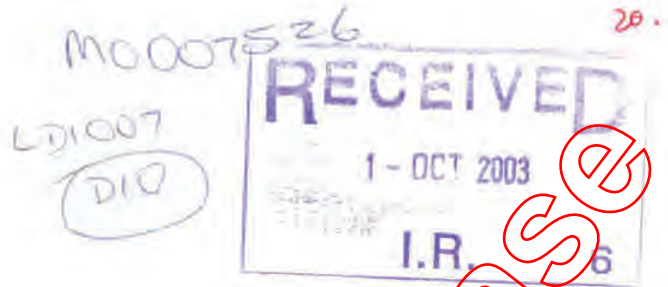
In summation my wife and I are not against the development of a Child Care Centre within the immediate area, however we believe that any proposed business must adequately provide appropriate vehicle access and car parking so as not to impact on the safety of our children and those within the estate. This is either as pedestrians or passengers within vehicles. Given this we believe that the proposed site and plan, (1 Bayfield Avenue) is not conducive to a Child Care Centre whereby a high number of vehicles need access to the Child Care Centre during peak drop off and pick up periods.

We look forward to receiving your response, to how the Redland Shire Council and Lake Mona Pty Ltd are going to ensure that the above situations are rectified and do not impact on Bayfields Estate and surrounding residents.

Yours sincerely



Redland Shire Council
P.O. Box 21
Cleveland Qld 4163



Attention Mr Ross Edmonds

Re -Proposed Development . **Child Care Centre**
Application Refer. No **MCoo7526**
Lot 1P 141240, 1 Bayfields Ave., Wellington Point.

I am a child care worker in Wellington Point area and am concerned about the above proposed development .

I have been working at my current centre for two years and in that time we have always struggled to keep the centre up in numbers and even at this late stage in the year are only ninety percent capacity. The development of another centre in the area would create more pressure and would result in staff reductions being necessary , due to lack of numbers of children in different age groups.

[Redacted] the number of hours that I work becomes vital for my families survival each week. If another centre were to open in this area a reduction of weekly hours would cause myself and fellow staff members great hardship.

Hoping for the sake of existing child care workers, that the Council will look again at the need for another centre in this area of Wellington Point.

Yours faithfully,

[Redacted signature]

To Whom It May Concern,

I am writing regarding the Proposed Development of another Child Care Centre in the area!

I am aware that the centre is NOT FULL & is current running at 90% capacity. If further development of another centre in the area goes ahead then I & others are likely to AGAIN have hours reduced as already, when numbers are low, staff have to be sent home!

Also I am a local resident living in the Birkdale Area and travel to & from work by car, along Marlborough Rd. Since the recent development of properties in particular Bayfields, I have twice now encountered hazards at the junction of the proposed site. One when a ute pulled out of Bayfields Ave; as I was approaching causing me a near miss and the other when a driver leaving a property opposite the junction pulled out. The actual road narrows at that particular site. There would certainly be an increase in traffic if a Child Care Centre goes ahead, as it is

already a popular short cut from Birksdale to Wellington Point.

We already have six child care centres and eight Pre School units in the Birksdale/Wellington Point area, with another two centres proposed for Thorneside! I really do not see all these centres surviving!

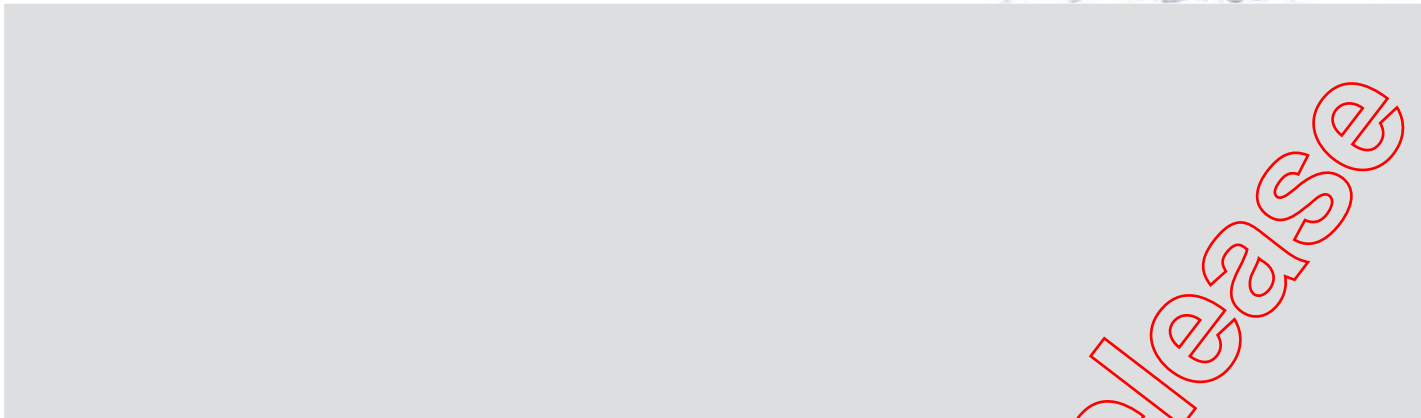
I am hoping for the sake of existing child care workers along with myself that Council looks hard + long at this development proposal.

Yours Sincerely

Right to Information Released

Mr Ross Edmonds,

oversupply of child care centres in the area.
Please don't let Council be led by the large
child care organisations forcing independent operators
out. If they can't help you they put one in
against you - this is happening in the Redlands
now. Baby ~~supply~~ is the only shortage but
that does not need a whole centre as you can
only have 8 babies to a room.
Thank you



I.R. 2

Redland Shire Council
PO BOX 21
CLEVELAND QLD 4163

25th September 2003

To Whom it May Concern;

I am writing regarding;

Proposed Development: Child Care Centre
Application Reference No: MC007526
Site Description: Lot 1 SP 141240
Site Location: 1 Bayfields Avenue, Wellington Point.

As a child care worker in the area I have great concerns about the development of another child care centre in the area

I have worked at [redacted] for 15 months and at present the centre is only at 90% capacity and it has taken all year to get the centre to this capacity. Further more there is 8 pre-school units and 6 child care centre's at Birkdale and Wellington Point. In Wellington Point alone we have 3 child care centre's with the capacity to take 815 children a week.

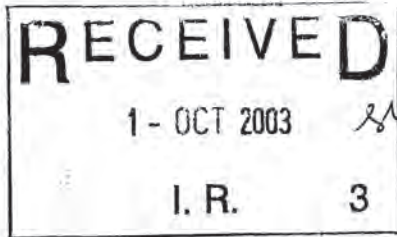
From researching where our families live I discovered only 72 children who attend our centre are from Wellington Point and a further 162 children are from other suburbs.

Although I realise there is a need for care of children under the age of two years I don't believe building another child care centre would address the issue. Rather the employment of more day care mums to cater for this age care group would be a more appropriate option.

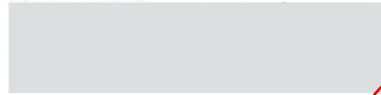
If another centre were to be opened in the area this would result in a reduction of my weekly hours which would cause me great hardship.

Regards;





ORIGINAL Received
M0007526 (DS)
LD1007



Redland Shire Council
PO Box 21
CLEVELAND QLD 4163

Attention Mayor

Re: Childcare Centre, Application Reference No. MC007526, Lot SP 141240, 1
Bayfields Avenue, Wellington Point.

This letter is to inform you of my objections to the above development.

As a casual employee of the [redacted] I have a number
of concerns relating to the specified development.



[redacted] It concerns me that the centre by which I am
currently employed is not full, and has never been full during my time of
employment, and there is the threat of yet another centre opening. I view the
development of another childcare facility in such close proximity as unnecessary,
and a threat to my employment as a casual.

Furthermore, my second concern is regarding noise levels. The persons
purchasing property in the estate are to my understanding, under the
impressions that this is a residential area, and not for commercial development.

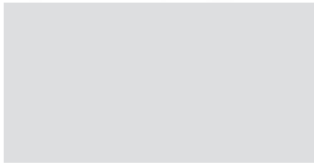
As a employee in the childcare industry, I have witnessed the noise levels

Right to Information Release

caused by drop-off and pick-up traffic, and it concerns me that an estate zoned for residential will be subjected to such commercial noise levels

In conclusion, I would hope that the council will consider the ramifications which may result from another childcare facility being passed. There are risks in the form of both unemployment and disgruntled local citizens

Yours faithfully,



Right to Information Release

To whom it may concern,

RECEIVED
1 OCT 2003

I am writing in regard to the proposed development of a new childcare centre.

I have been employed at [redacted] for 5 years and in those many years, both centres have not been 100% full. I understand there is a shortage of spaces in the 0-2yrs age group, but in the older ages they are never full completely.

If another centre joins the list of unfull centres in Wellington Point this will mean that our numbers will drop and therefore that will result in a reduction of my hours. With financial commitments of a house and car loan, I don't believe it is fair to cut my hours and cause hardship on myself and other staff who are financially tied.

Please take the time to recognize the feeling of many citizens and residents that will be affected.
Regards

[redacted signature]

Redland Shire Council

PO Box 21

CLEVELAND QLD 4163

MO 007526

L21007

29.9.03

(D3)

I would like to lodge an objection regarding the proposed development of a child care centre at Bayfields Ave, Wellington Point.

As a child care worker in the area, I admit to having some concerns about another centre being built in Wellington Point. There are already three operating child care centres in this suburb, as well as numerous state and private pre-schools. There are also a number of child care centres close by in Birkdale.

I do not believe that another child care centre is needed in Wellington Point - the 3 centres already there are not operating at full capacity, and it is only recently that the room I work in has begun to fill up. We still have some vacancies in this room and it has been this way all year.

Surely if another centre is built it will mean that these vacancies will not be filled, which in turn would lead to staff hours being cut and wages lost. I believe that this would not only occur in my room, but in rooms in all 3 centres in the area.

While I realise that there are many new houses being built in the surrounding area, I do not feel that this warrants another child care centre being built in Wellington Point.

Yours sincerely

MO 047526

REDLAND SHIRE C
 DATE RECEIVED
22 SEP 2003
 CUSTOMER SER

Proposed
 Building Dep
 Redland Shire Council
 Cleveland 4163

22-9-03

RECEIVED
 22 SEP 2003
 11:00 AM

Dear Sir,
 1 Bayfield Rd.
 Wellington Pt
 Ave 4160

mc. 007526
We opposed this childcare to
 go ahead.

We are not full occupancy at our centre.
 also at Wellington Pt. childcare
 o Anderson Rd. childcare
 o full of Beens childcare
 o Many St childcare.
 o Ormiston childcare.
 o Darnelli childrens world.
 o Rose Rainbow
 8 preschools in the area.

Right to Information Release