

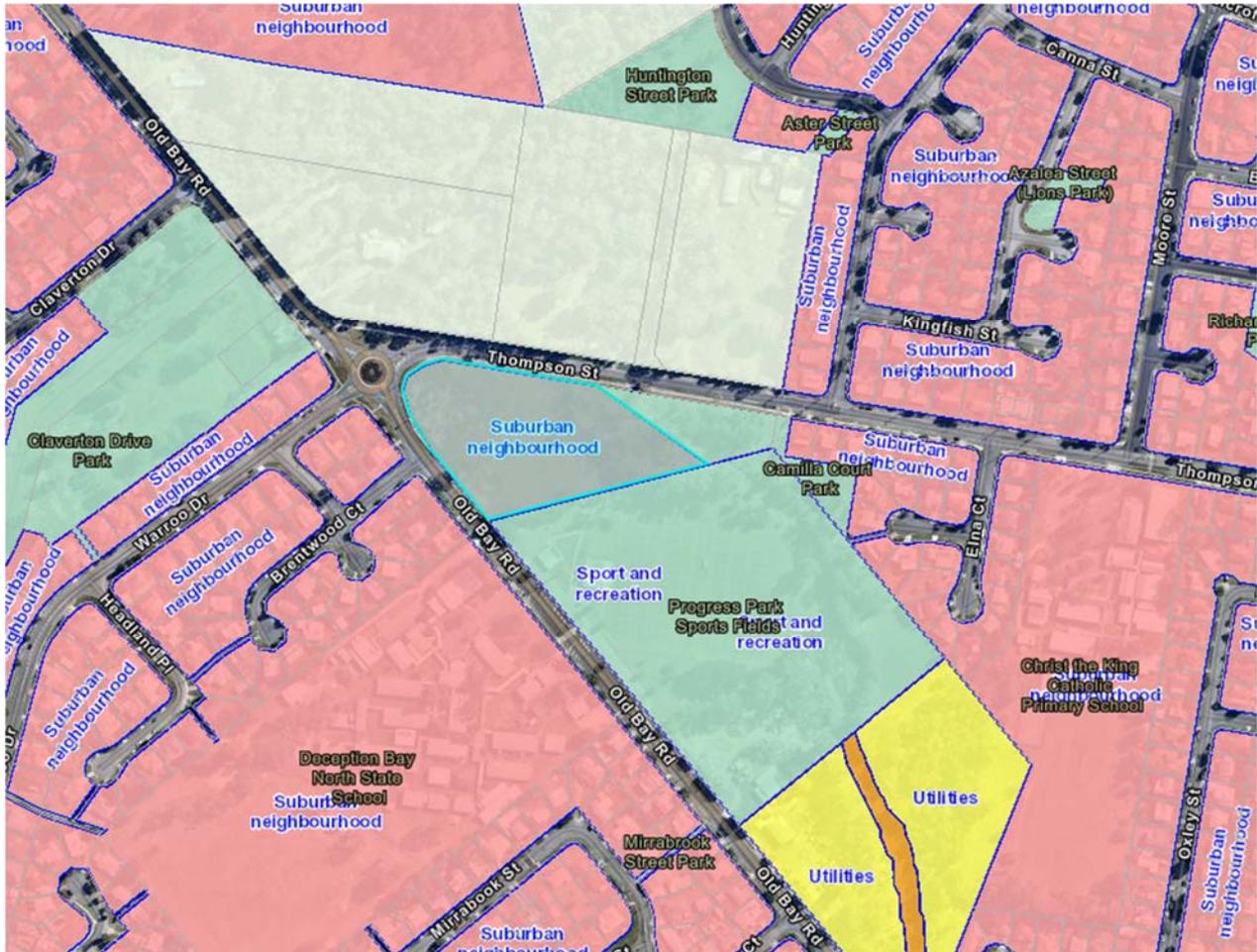
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 5 (Cont.)

**#1 Aerial Image**



ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 5 (Cont.)

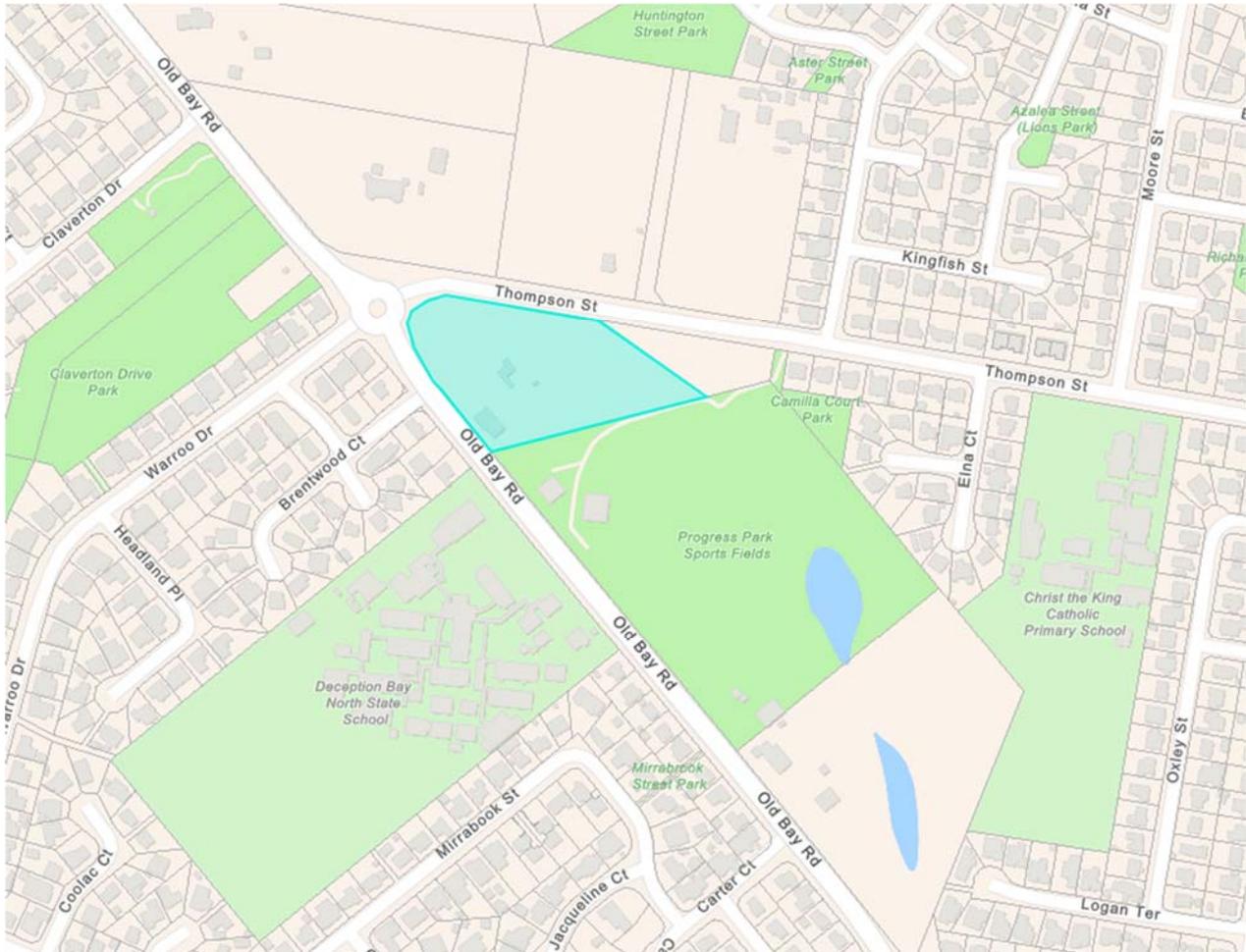
#2 Zoning Map



- Zones**
- General residential
  - Centre
  - Recreation and open space
  - Environmental management and conservation
  - Industry
  - Community facilities
  - Emerging community
  - Extractive industry
  - Limited development
  - Rural
  - Rural residential
  - Township

ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - DIVISION 5 (Cont.)

**#3 Locality Plan**



ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)

**#4 Proposal Plans**



Proposed Healthcare Centre  
at  
54-66 Old Bay Road, Deception Bay, QLD 4508  
Lot 32 on SP152335  
for  
DL and Associates Pty Ltd

PREPARED BY

**CHRISTIAN ZAMBELLI**

architect@christianzambelli.com

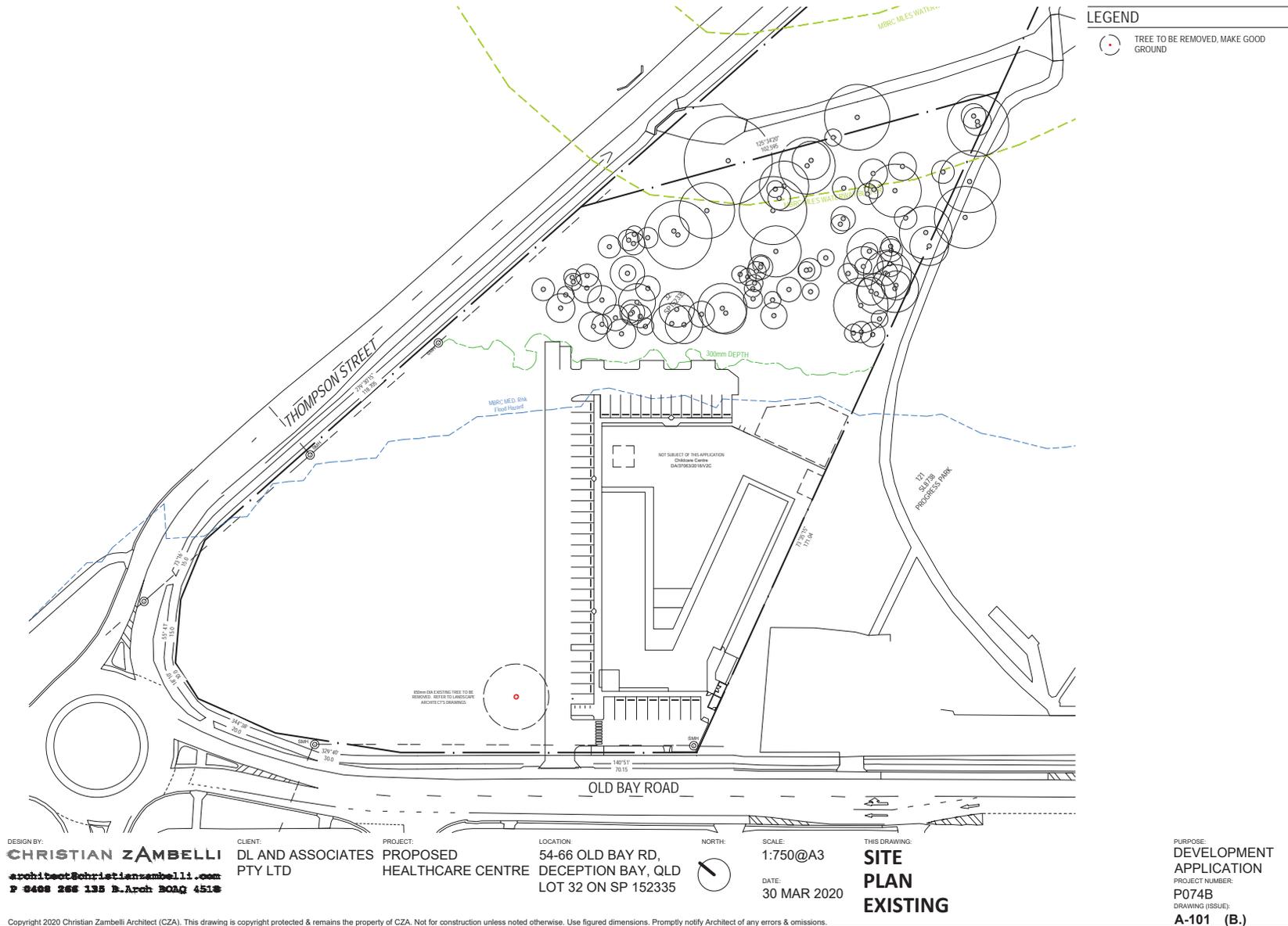
P 0408 266 135 B Arch BOAO 4518

# Moreton Bay Regional Council

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22 July 2020

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Supporting Information

ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



DESIGN BY:  
**CHRISTIAN ZAMBELLI**  
architect@christianzambelli.com  
P 0498 266 135 B.Arch 90AQ 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:  
[North Arrow]

SCALE:  
1:750@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SITE  
PLAN  
EXISTING**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-101 (B.)**

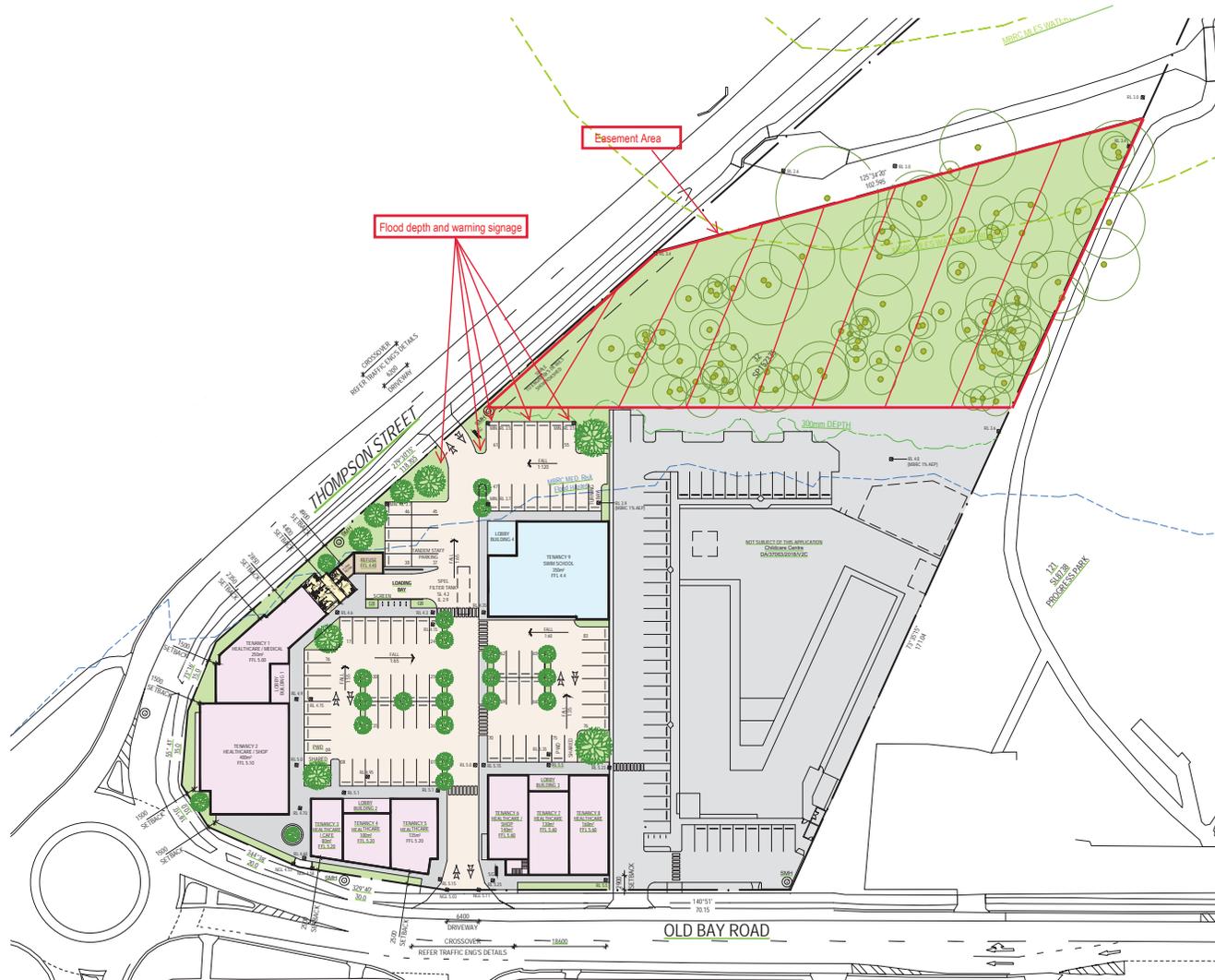
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# Moreton Bay Regional Council

GENERAL MEETING - #512  
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Supporting Information

ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



LEGEND	
⊕ XX.XXX	LEVELS - DENOTES LEVEL IN AHD
LOCK	LOCKERS
SG	SIGNAGE

PROJECT DATA	
SITE AREA:	16380m <sup>2</sup>
GROSS FLOOR AREA (GFA):	1990m <sup>2</sup>
IMPERVIOUS AREA (Childcare):	3345m <sup>2</sup>
IMPERVIOUS AREA (Healthcare): (Also includes Building Areas)	5658m <sup>2</sup>
CAR PARKING SPACES (Incl. 2 PWD):	83
BICYCLE PARKING SPACES:	10

TENANCY		
No.	TYPE	GFA
1	HEALTHCARE / MEDICAL	250m <sup>2</sup>
2	HEALTHCARE / SHOP	400m <sup>2</sup>
3	HEALTHCARE / CAFE	80m <sup>2</sup>
4	HEALTHCARE SERVICES	100m <sup>2</sup>
5	HEALTHCARE SERVICES	135m <sup>2</sup>
6	HEALTHCARE / SHOP	140m <sup>2</sup>
7	HEALTHCARE SERVICES	130m <sup>2</sup>
8	HEALTHCARE SERVICES	160m <sup>2</sup>
9	SWIM SCHOOL	350m <sup>2</sup>
10	CARETAKER RES. / M OFF	390m <sup>2</sup>
11	END OF TRIP FACILITIES	55m <sup>2</sup>
<b>TOTAL:</b>		<b>2190m<sup>2</sup></b>

DESIGN BY:  
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architect@christianzambelli.com  
☎ 0400 266 135 B.Arch BOAQ 451

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335



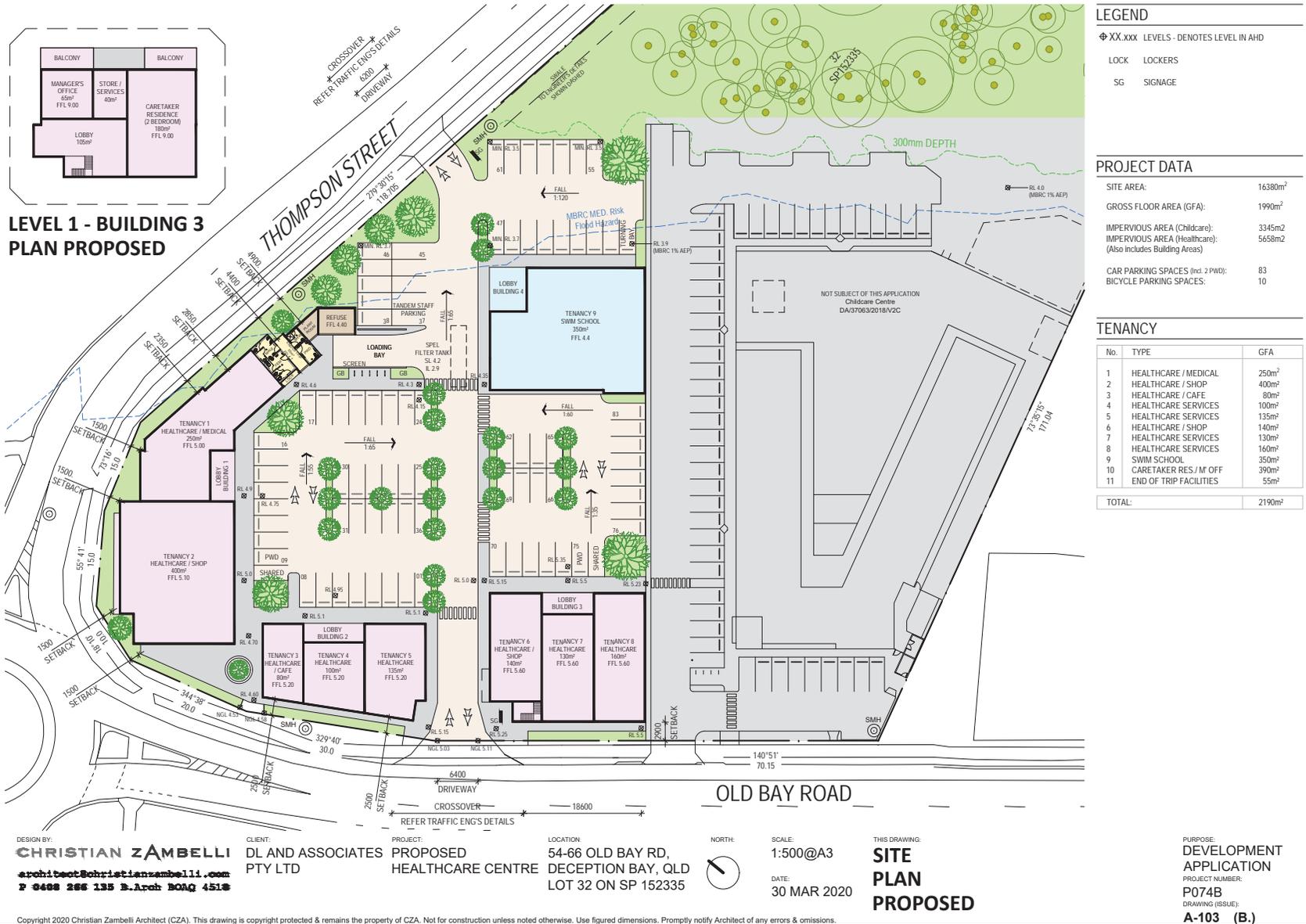
SCALE:  
1:750@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SITE  
PLAN  
PROPOSED**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-102 (B.)**

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ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)

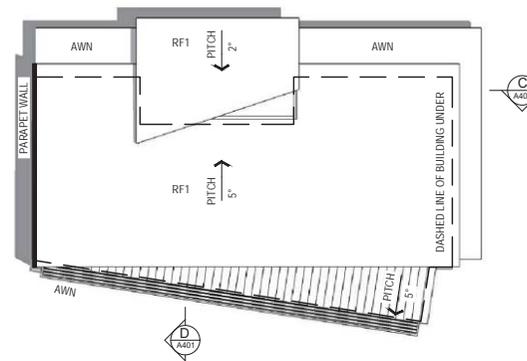
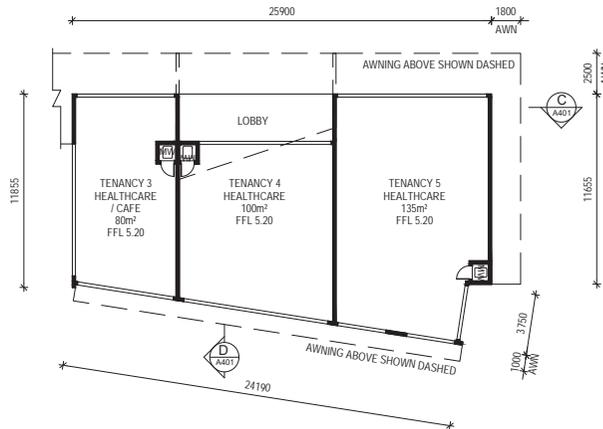




ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)

LEGEND

AWN	AWNING
BAL	BALUSTRADE
FFL	FINISHED FLOOR LEVEL
LOCK	LOCKERS
MW	SECURE MEDICAL WASTE CUPBOARD
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
SHW	SHOWER



GROUND PLAN  
SCALE 1:250

ROOF PLAN  
SCALE 1:250

DESIGN BY:  
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CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

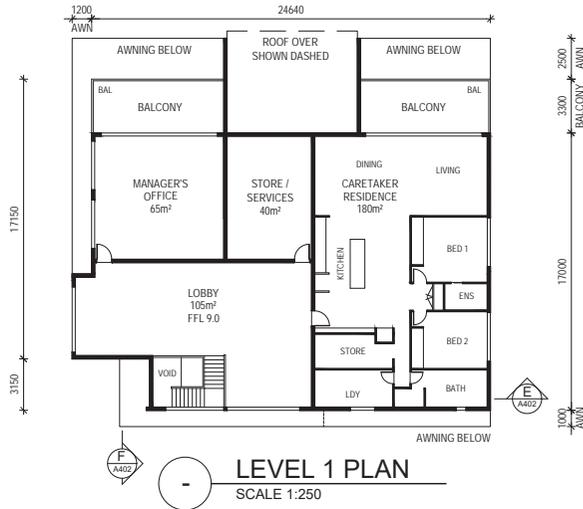
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SCALE:  
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DATE:  
30 MAR 2020

THIS DRAWING:  
**GROUND AND ROOF  
PLAN  
PROPOSED - BUILDING 2**

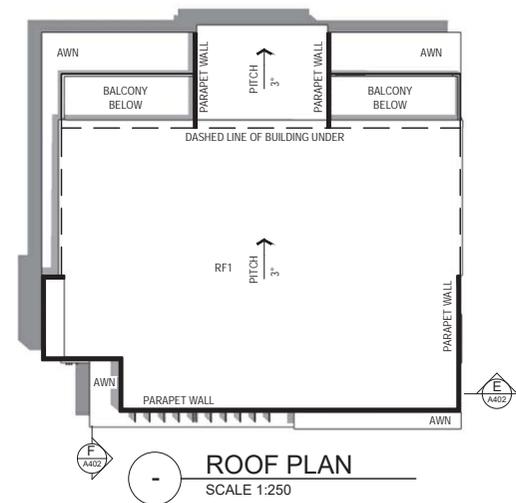
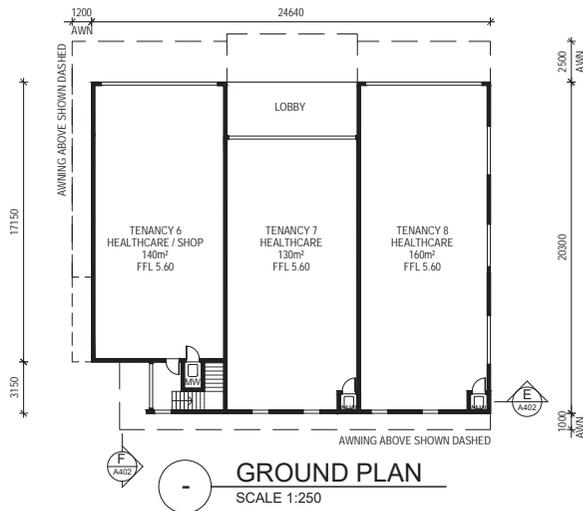
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-202 (B.)**

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ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



LEGEND	
AWN	AWNING
BAL	BALUSTRADE
FFL	FINISHED FLOOR LEVEL
LOCK	LOCKERS
MW	SECURE MEDICAL WASTE CUPBOARD
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
SHW	SHOWER



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CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

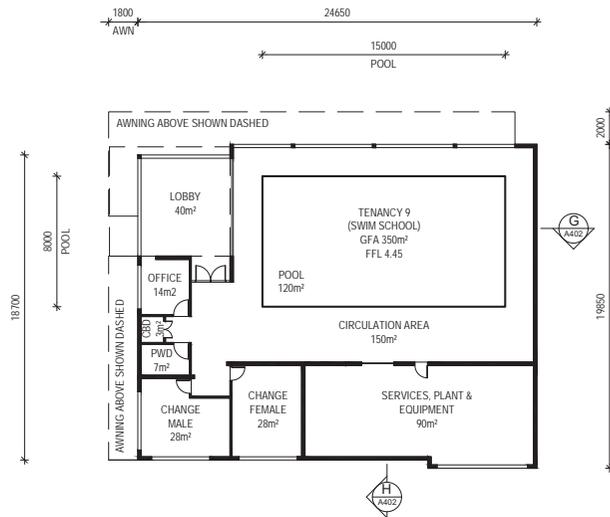
NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**GROUND, LEVEL 1 AND ROOF  
PLAN  
PROPOSED - BUILDING 3**

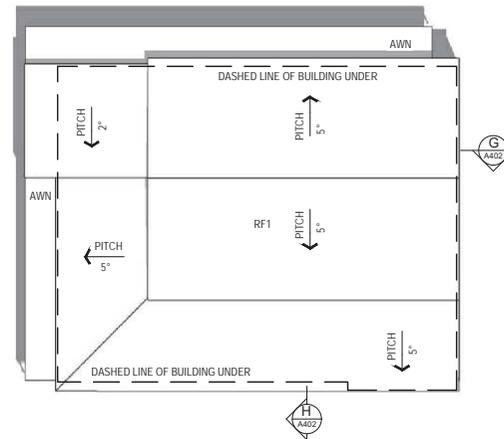
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-203 (B.)**

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ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



**GROUND PLAN**  
SCALE 1:250



**ROOF PLAN**  
SCALE 1:250

**LEGEND**

AWN	AWNING
BAL	BALUSTRADE
FFL	FINISHED FLOOR LEVEL
LOCK	LOCKERS
MW	SECURE MEDICAL WASTE CUPBOARD
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
SHW	SHOWER

DESIGN BY:  
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CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**GROUND AND ROOF  
PLAN  
PROPOSED - BUILDING 4**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-204 (B.)**

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# Moreton Bay Regional Council

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22 July 2020

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1 OLD BAY ROAD VIEW  
SCALE NTS



2 THOMPSON STREET VIEW  
SCALE NTS

DESIGN BY:  
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CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:

SCALE:  
NTS@A3

DATE:  
30 MAR 2020

THIS DRAWING:  
**STREET VIEW  
ELEVATIONS  
PROPOSED**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-300 (B.)**

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22 July 2020

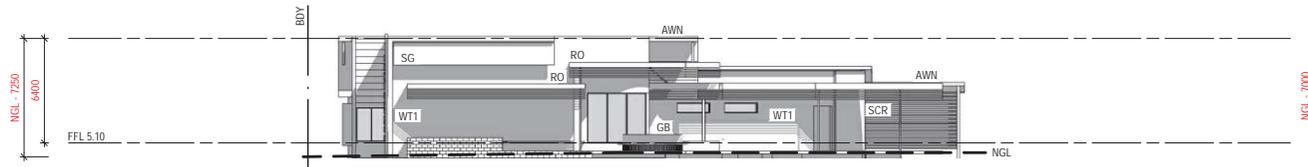
Supporting Information

# Moreton Bay Regional Council

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22 July 2020

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Supporting Information

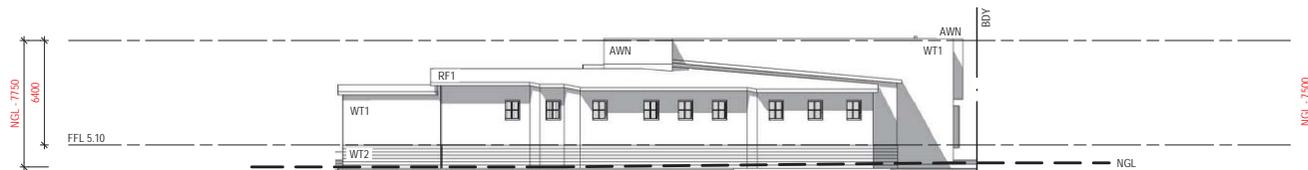
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



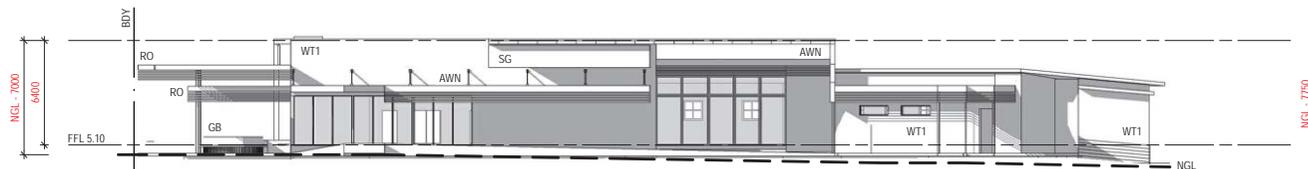
**1** SOUTH WESTERN ELEVATION  
SCALE 1:250



**2** NORTH WESTERN ELEVATION  
SCALE 1:250



**3** NORTH EASTERN ELEVATION  
SCALE 1:250



**4** SOUTH EASTERN ELEVATION  
SCALE 1:250

## LEGEND

AWN	AWNING
BAL	BALUSTRADE
BDY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
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P 0498 266 135 B.Arch BQAQ 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SW, NW, NE & SE  
ELEVATIONS  
PROPOSED - BUILDING 1**

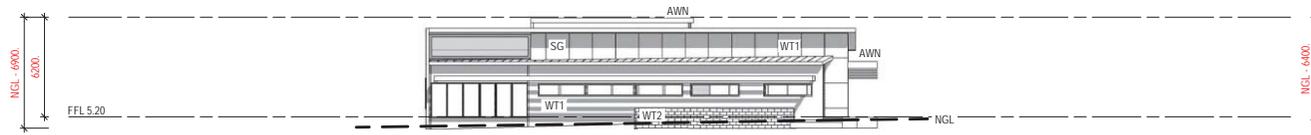
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-301 (B.)**

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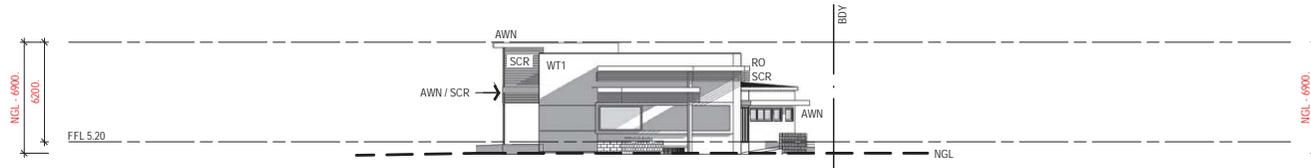
GENERAL MEETING - #512  
22 July 2020

Supporting Information

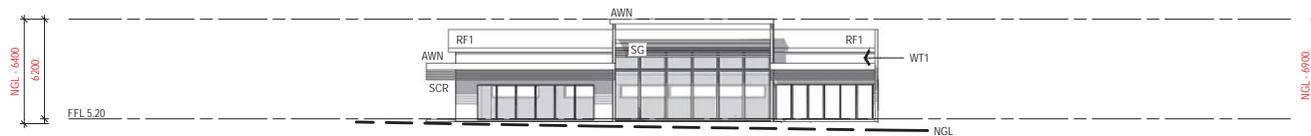
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



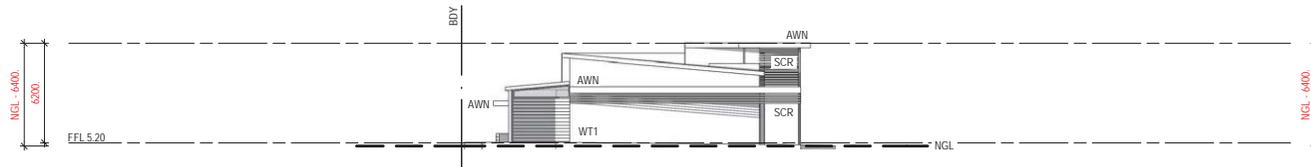
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SCALE 1:250



**2** NORTH WESTERN ELEVATION  
SCALE 1:250



**3** NORTH EASTERN ELEVATION  
SCALE 1:250



**4** SOUTH EASTERN ELEVATION  
SCALE 1:250

LEGEND	
AWN	AWNING
BAL	BALUSTRADE
BDY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
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P 0498 266 135 B.Arch BQAQ 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

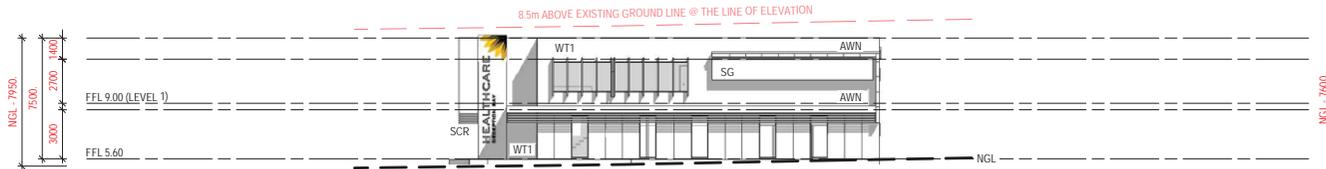
NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SW, NW, NE & SE  
ELEVATIONS  
PROPOSED - BUILDING 2**

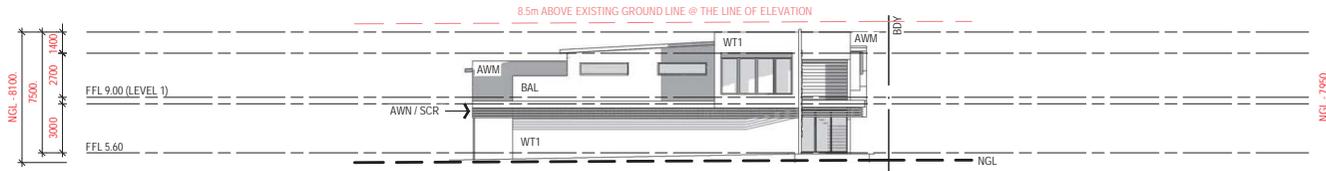
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-302 (B.)**

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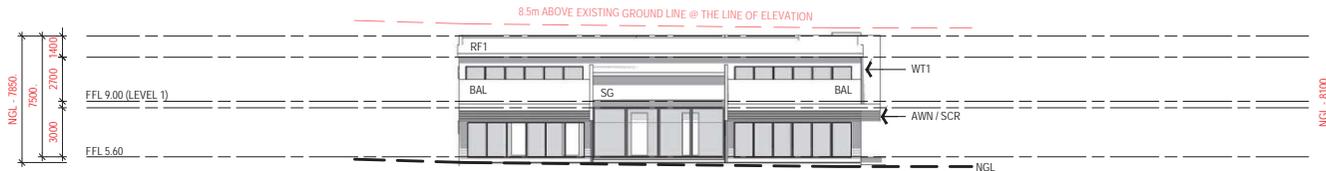
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



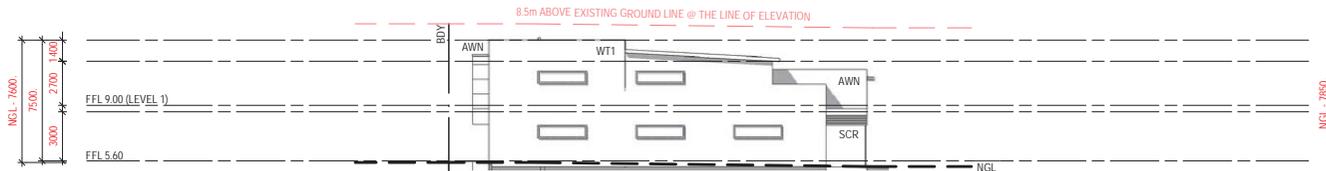
**1** SOUTH WESTERN ELEVATION  
SCALE 1:250



**2** NORTH WESTERN ELEVATION  
SCALE 1:250



**3** NORTH EASTERN ELEVATION  
SCALE 1:250



**4** SOUTH EASTERN ELEVATION  
SCALE 1:250

**LEGEND**

AWN	AWNING
BAL	BALUSTRADE
BDY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
**CHRISTIAN ZAMBELLI**  
architect@christianzambelli.com  
P 0498 266 135 B.Arch BQA 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

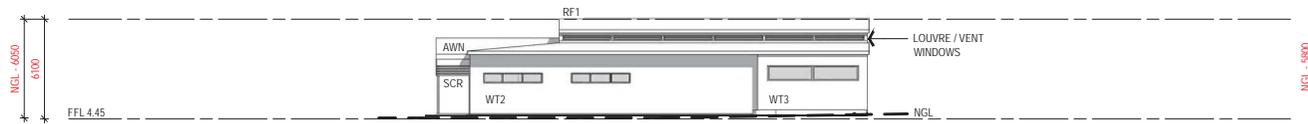
NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SW, NW, NE & SE  
ELEVATIONS  
PROPOSED - BUILDING 3**

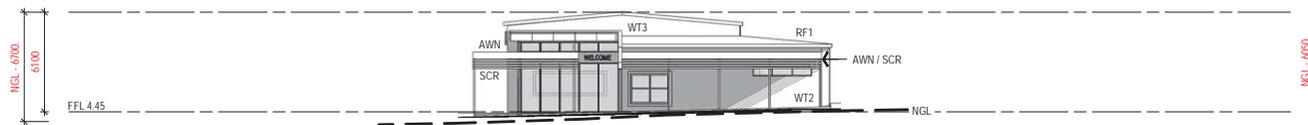
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-303 (B.)**

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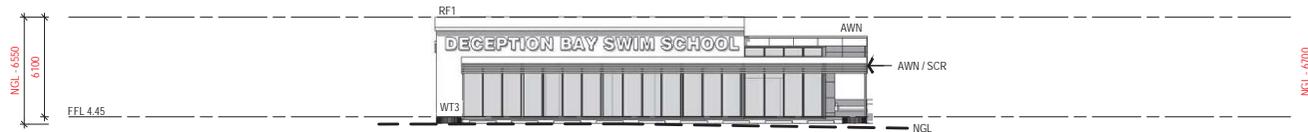
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



1 SOUTH WESTERN ELEVATION  
SCALE 1:250



2 NORTH WESTERN ELEVATION  
SCALE 1:250



3 NORTH EASTERN ELEVATION  
SCALE 1:250



4 SOUTH EASTERN ELEVATION  
SCALE 1:250

LEGEND

AWN	AWNING
BAL	BALUSTRADE
BDY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
**CHRISTIAN ZAMBELLI**  
architect@christianzambelli.com  
P 0498 266 135 B.Arch 90AQ 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**SW, NW, NE & SE  
ELEVATIONS  
PROPOSED - BUILDING 4**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-304 (B.)**

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# Moreton Bay Regional Council

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ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)

LEGEND



DESIGN BY:  
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architect@christianzambelli.com  
P 0498 266 135 E Arch 90AQ 4518

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:

SCALE:  
NTS@A3

DATE:  
30 MAR 2020

THIS DRAWING:  
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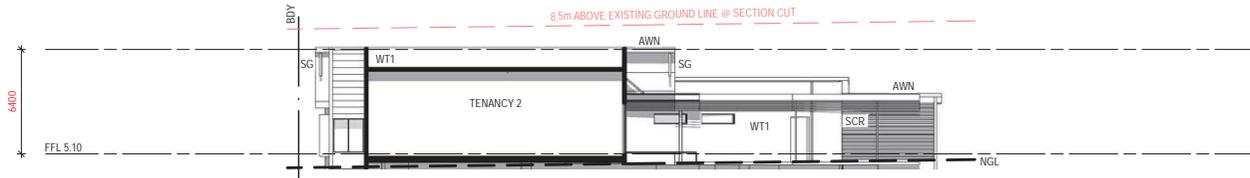
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-305 (B.)**

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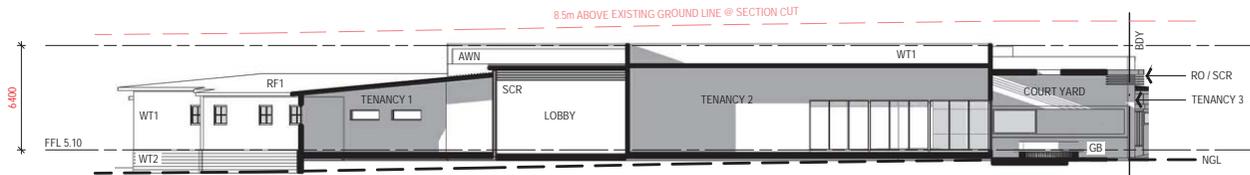
GENERAL MEETING - #512  
22 July 2020

Supporting Information

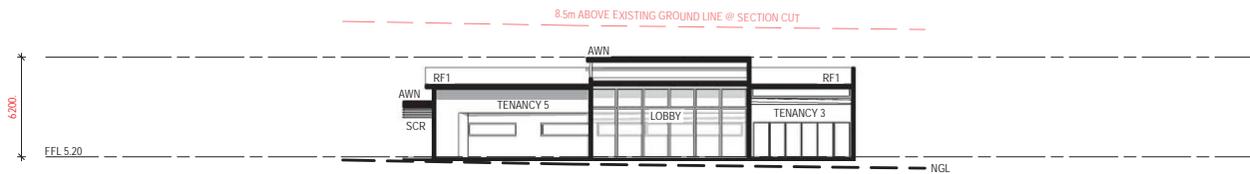
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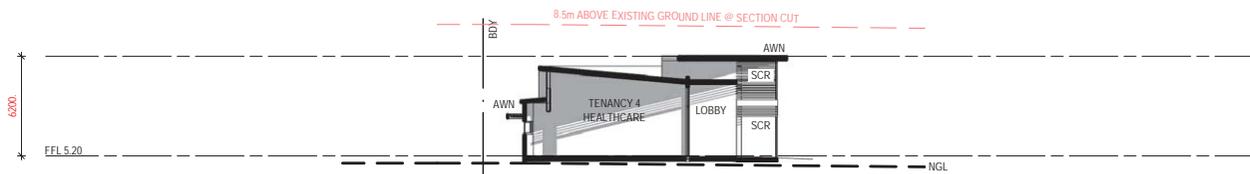
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**B** SECTION - BUILDING 1  
SCALE 1:250



**C** SECTION - BUILDING 2  
SCALE 1:250



**D** SECTION - BUILDING 2  
SCALE 1:250

**LEGEND**

AWN	AWNING
BAL	BALUSTRADE
BDY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
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CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

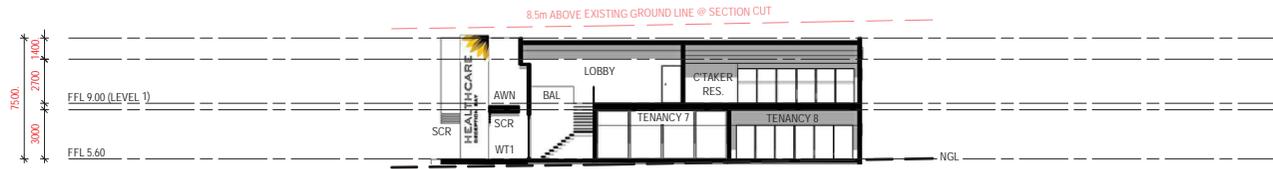
NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

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**A, B, C & D**  
**SECTIONS**  
**PROPOSED - BUILDING 1 & 2**

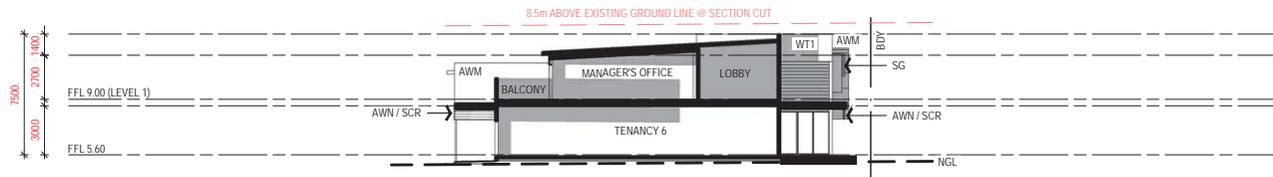
PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
**A-401 (B.)**

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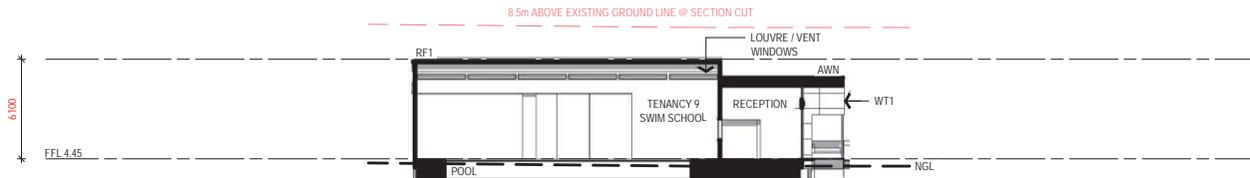
ITEM 4.2 DA/40376/2020/V2K - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR HEALTH CARE SERVICES, INDOOR SPORT AND RECREATION, SHOP, FOOD AND DRINK OUTLET AND CARETAKER'S ACCOMMODATION, LOCATED AT 54-66 OLD BAY ROAD, DECEPTION BAY - A20061117 (Cont.)



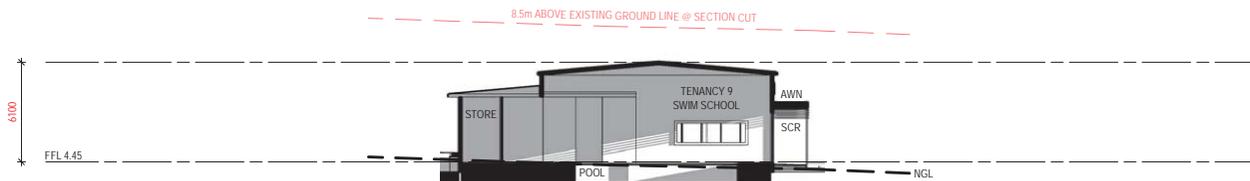
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**F** SECTION - BUILDING 3  
SCALE 1:250



**G** SECTION - BUILDING 4  
SCALE 1:250



**H** SECTION - BUILDING 4  
SCALE 1:250

LEGEND

AWN	AWNING
BAL	BALUSTRADE
BODY	BOUNDARY LINE
GB	GARDEN BED
NGL	NATURAL GROUND LINE
RF1	ROOF TYPE 1 - METAL 'COLORBOND' SHEETING
RO	ROOF OVER
SCR	SCREEN
SG	SIGNAGE
WT1	WALL TYPE 1 - FIBRE CEMENT (FC) SHEETING WITH PAINT FINISH
WT2	WALL TYPE 2 - EXPOSED BRICK / BLOCK and/or WITH PAINT FINISH
WT3	WALL TYPE 3 - METAL 'COLORBOND' SHEETING

DESIGN BY:  
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P 0498 266 135 B.Arch BQA 451\*

CLIENT:  
DL AND ASSOCIATES  
PTY LTD

PROJECT:  
PROPOSED  
HEALTHCARE CENTRE

LOCATION:  
54-66 OLD BAY RD,  
DECEPTION BAY, QLD  
LOT 32 ON SP 152335

NORTH:  
SCALE:  
1:250@A3  
DATE:  
30 MAR 2020

THIS DRAWING:  
**E, F, G & H**  
**SECTIONS**  
**PROPOSED - BUILDING 3 & 4**

PURPOSE:  
DEVELOPMENT  
APPLICATION  
PROJECT NUMBER:  
P074B  
DRAWING (ISSUE):  
A-402 (B.)

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## ITEM 4.2 DA/40376/2020/V2K - MCU - DEVELOPMENT PERMIT - 54-66 OLD BAY ROAD, DECEPTION BAY - A20061 #5 Submissions

**From:** [Laurelle Cheney](#)  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Development Application Objection DA/40376/2020/V2K  
**Date:** Monday, 11 May 2020 10:49:55 PM

---

Re: Application Reference DA/40376/2020/V2K

Laurelle Cheney  
101 Old Bay Rd  
Deception Bay  
Ph 0415 055 045  
Email: be\_vital@hotmail.com

Good evening.

I would like to formally object to the proposed development application above for a number of reasons.

### 1. NEED

These suggested businesses on the development sign are not needed in this area. There are shops and business premises empty around the corner at Deception Bay Market Square and Uhlmann Rd Shopping precinct and Rothwell also. The new development at Market Square only has a handful of businesses leasing the premises. This was before the Covid 19 Pandemic. There is also a new gym that had opened which needs community support to stay open. Don't just build things for the sake of it. Look at need not greed.

There is no need to build new premises without any need. A waste of time and money.

### 2. SAFETY

I am extremely concerned regarding the traffic around the roundabout where the driveways are proposed. If someone is driving from Thompson Rd turning left onto Old Bay Rd there is not enough time for them to brake if someone was driving in or out of this proposed development.

Also this a very busy foot traffic area for people walking dogs and exercising. This would be a huge safety issue. Children rides bikes 9 months of the year to attend soccer training and also cycle to school along these roads every school day. It is an accident waiting to happen. Let's not let that happen!! A little forethought has to be explored long before an application is approved.

### 3. FLOODING

This area has been zoned as medium flood risk. Why build more concrete so water doesn't drain and create more flooding elsewhere. How are they going to prove that the area will not flood without proper rain. Again a little forethought is better than having to deal with the huge problem of flooding and lack of water drainage.

### 4. KOALA ZONES

It seems the council has erected 3 'Koala next 500m' yellow signs to caution motorists of the activity that is obviously there. Thompson Rd and 2 on Old Bay Rd in both directions. Why let a greedy developer destroy habitat that the council was completely aware of. So aware that they put up 3 signs. That 500m exactly corresponds with the area that was thoughtlessly cleared last year. Disgraceful!

### 5. RESIDENCE

Why does there need to be a caretakers residence. Sounds like a tax dodge to me. It's either residential or commercial not both.

### 6. CAR PARK

This just really looks like a glorified car park to me with a residence and a couple of token shopfronts.

### 7. DISRUPTION & SAFETY

How about a little transparency with who is really benefiting from this endeavour. Certainly not local residents. I cannot imagine the disruption, noise, trucks coming and going while this proposed development is underway. Also it will definitely not be safe for our children to walk around this area at all.

We live in this area for it's green space and gum trees. We did not buy our home here to have the aspect of our

## Moreton Bay Regional Council

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surrounds destroyed by a greedy developer trying to make as much money as possible from a small space.

I sincerely hope you will rethink and really put some forethought before approving an application that is really only going to benefit the land holder and their empty shops.

Please feel free to talk with residents who live in this area. You will definitely get a sense if this proposed development is welcome or not. The word here is PROPOSED! This does not have to be approved.

I completely object to this development application and welcome any further discussion before anything is finalised.

Regards

Laurelle Cheney

(Resident of Old Bay Rd)

# Moreton Bay Regional Council

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**From:** [Laurelle Cheney](#)  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Development Application Objection DA/40376/2020/V2K  
**Date:** Tuesday, 12 May 2020 4:04:49 PM

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Good afternoon

I sent through an opposition to this proposed development yesterday. I would also like to update my concern over traffic. The survey done was 2 years ago in 2018. The traffic has definitely increased over this time. We live here and have noticed without doing a survey. Maybe another needs to be done and compared before even considering this proposal.

Where the entrance on Old Bay Rd is located ( opposite Brentwood CRT) will cause a huge amount of congestion right on top of the roundabout and be a significant safety concern to all children walking or cycling to school everyday.

This needs addressing again before this is even considered as a proposal.

The flood hazard line is at the lobby entrance and covers all of the car park adjacent. How can anything be built here? If someone parks here and there is a rain event there will be more flooding as drainage with all of the concrete will be worse. This certainly needs addressing also before this proposal can be considered at all.

Also I spoke to someone last year who I am pretty certain signed as the director and told me to keep walking and was very rude!!!!

He was not interested at all in the locals and what we thought. \$\$\$\$\$\$ was all he considered.

You need to look at your koala signs before this proposal should even be considered. Council put them there. Why???? If there are no koalas?????

Really this proposal should definitely be put to a lot more transparent processes before it is even considered.

If this goes through without any consideration for local input there is something very wrong.

All of the trees were not meant to be cleared last year and they were. Something is very wrong with development applications.

In summary Flood and traffic and actual use of the land seems to have been ignored if this goes through.

Please phone or email if you would like to discuss this further.

Regards

Laurelle Cheney

Ph 0415 055 045  
Email: [be\\_vital@hormail.com](mailto:be_vital@hormail.com)

(Resident on Old Bay Rd)

ITEM 4.2 DA/40376/2020/V2K - MCU - DEVELOPMENT PERMIT - 54-66 OLD BAY ROAD, DECEPTION BAY - A20061

**From:** [Angelique Esquivel](#)  
**To:** [MBRC Incoming Mail](#)  
**Subject:** Objection to Application DA/40376/2020/V2K  
**Date:** Tuesday, 12 May 2020 12:22:05 AM

---

To whom it may concern,

I am writing to object to the Application DA/40376/2020/V2K. My name is Angelique Esquivel and I live at 53 Old Bay Road and there are seven main aspects of this development that will impact directly on my residence and my neighbours.

1. The entrance to the development on Old Bay Road is dangerous. It is too close to the roundabout causing people to break suddenly to enter (rear-ending the car) and if someone accelerates around the the roundabout (as they frequently do) they will collide with people exiting the development.

The entrance being directly across the road from Brentwood Court is going to cause more traffic problems. Residents already have difficulties with speeding cars exiting Thompson Street from the roundabout and oncoming traffic, but will have to deal with people exiting the site as well.

The entrance is too close to the Child Care Centre entrance. More potential accidents.

Residents across the road from this entrance will be directly impacted coming and going from their properties as it will become potentially more dangerous with extra traffic.

There will be added noise pollution of cars breaking and accelerating.

With morning and afternoon pick ups at the D.B.N.P.School, the area is highly congested with parked cars, Mothers and children walking between cars to cross the road, despite there being a zebra crossing and children on push bikes, scooters, etc weaving through parked cars on the road. This entrance is too close to the school zebra crossing and there is too much vehicle conflict. Do I need to remind you that there is a Primary school, a Kinda Garden, a Soccer club and a G.em club with entrances all within less than 60m of the this development entrance?

2. When I complained to the Council about the development for the Child Care Centre last year, one of the key points I was arguing was the positioning of the entrance to the Centre being directly opposite my drive way. This is going to cause dangerous traffic conditions. I am a stay at home Mum and come and go from my residence every day at different times. There are problems normally exiting, if there are mothers cars parked on my side of the road, with not being able to see oncoming traffic as I leave but I will also have to contend with cars entering and exiting the C.C.Centre. It becomes more dangerous when I have to reverse my car into my property. This includes my husband as well, who has to negotiate his large work ute with a much longer chassis and limited vision because of tool boxes on tray, reversing into our residence right in front of the entrance to the Centre.

At the time of the C.C.Centre proposal, my suggestion was to make the entrance come from Thompson Street to avoid this problem but the Council told me this could not be done because the land at the back of the property was flood plain and couldn't have an entrance there. Now that the Developer is using the whole site and linking it all together, I see no argument for having the Thompson Street entrance as the sole entrance to the whole complex. This eradicates all the issues I am complaining about. (a) It redirects any new traffic intensity down Thompson Street away from the main thoroughfare of Old Bay Road

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and the School, Kind Garden, Soccer club, Gem club and the zebra crossing. (b) It discourages people from parking on Old Bay Road to access the complex. (c) Where the Developer is proposing to put the Thompson Street entrance is nowhere near any houses so car lights won't shine into households and the extra noise won't effect anyone. (d) The road along Thompson Street has plenty of width to allow for a turning lane to be established. (e) There are no school children on bikes or mothers parking there.

3. There is no valid reason for a "Food and Drink Outlet". This is a residential area and it is relatively quiet of an evening. Having this outlet there will encourage evening noise pollution with cars and people congregating as well as drug users.

There is no need for a food and drink outlet as there is a McDonalds 1.4kms (3min drive) down the road. Within that complex there is also a Coles Shell 24hr Service Station, a KFC, a Streat Easy dining venue, a Pizza Hut takeaway and a Gloria Jeans Coffee Shop. In the opposite direction you have the Zammit Road complex which has food shops which is only 1.62kms away. Then there is the Bailey Road complex (1.625km) which has a IGA and food shops and we all know of the undesirables that hang around those shops and shoot up late at night. I've seen them first hand and seen the used syringes lying outside the Hair Dressers in plain sight during the day.

The Deception Bay Shopping Centre is 1.98kms (4min drive) away and it has five vacant food court shops that have been vacant since the Centre's renovation several years ago. That food court has never been close to being fully utilised so why would the council allow a Food and Drink outlet at this development?

If the Council allows a Food and Drink outlet at this development and the Developer has problems keeping tenants, this will then give him the opportunity to put a 24hr convenience store like a 7eleven, in place. So then our neighbourhood will have bright flood lights all night, drug users coming and going, cars doing burnouts in the car park and drunken brawls at all hours of the night. Police will be called but nothing will be fixed because the suspects will all be underaged or they will vacate the area before the Police arrive. I have lived here for 29 years and I have already seen all this happen with the Shell 24hr Service Station which was built about two years after I bought my house. The polymar night signs would be smashed every month as soon as they were replaced and the Servo attendants used to tell me it was done by juveniles and the Police's hands were tied. They had to employ two security guards at the Servo from nightfall to morning for years. This is Deception Bay we are talking about. There are plenty of kids who's parents don't care where they are at any time of the day or night. My husband's work ute was broken into four weeks ago and had \$800 worth of tools stolen from it but the Police didn't even come out to inspect the car or dust for finger prints. No point when it's most likely juveniles. Having a food outlet there will only attract trouble and vandalism. We don't need that in this neighbourhood thank you!

4. The design of the buildings along the Old Bay Road side of the development are ugly. The style the architect has chosen is generic and cold. It is not consistent with the surrounding area's architecture. It should be designed sympathetically to reflect the character of this residential neighbourhood.

When you look around our area, you see trees. Lots of mature trees. Every household and acreage is full of trees. There needs to be a considerable amount of extra landscaping done to hide that poor architectural cement blot on the landscape. The restaurant area of Northlakes shopping precinct is a good example of how to soften harsh architecture.

This Developer is not willing to put any money into beautification because he feels he

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doesn't have to because it's "only" Deception Bay. All that white cement is going to reflect increased amounts of heat during Summer and my neighbours and myself will be the ones who will suffer twice over. With heat and with looking across to that ugly monstrosity every day when we used to look at beautiful bushland! That is what will greet me every morning of my life when I look out my bedroom window! You have no idea how sick this makes me feel!

5. The Developer has allotted seven shops for Health care services, the eighth one being Health care/cafe. In The Redcliffe Herald article on the development it quotes "As mentioned in the application, there is a distinct lack of health care facilities and services within the local vicinity; as health care appears to be concentrated along the Deception Bay Rd corridor much further to the south of this residential catchment" the report states.

Firstly, I would like to point out that this area "is" a residential catchment. We live here amongst houses, not shops. We then hop in our cars and drive to shops and health care services. We don't wish to live beside commercial businesses. This Developer expects to fill seven shops with health care services? North West of this development is the Zammit Rd medical hub (1.62km) with doctors and pathology. East of it is the Bayview Tce medical hub (1.625km) with doctors. South is the Bailey Rd medical hub (1.7km) which has doctors and a chemist. Then you have to the South, Deception Bay Shopping Centre (1.98km) which has doctors, two pathology services, dental, podiatry and radiology. It also has four unleased shops within the centre which have been vacant for years and seven unleased shops within the new side of the centre sitting vacant for nearly a year now?

So with this "apparent" lack of medical services in our area how does the Developer think he is going to fill these shops and with what services? I strongly believe the Developer has an ulterior motive. He applies for this development for health care services which seems a sedate request that the neighbourhood probably won't kick up a fuss about because it shouldn't infringe on our area with extra crime, noise after dark or attraction of undesirable vagrants and when he can't fill the shops he simply changes tack.

Because the buildings are there he then puts in retail, food/convenience stores open all hours and the neighbourhood then bares the brunt of people walking along to this complex, drunk, talking at the top of their voices, swearing, smashing bottles, throwing litter everywhere, vandalizing buildings and our homes, setting our dogs barking, waking our families up and scaring our children.

Do we end up with a 24hr chemist that has a Methadone Treatment program running from it? How is the Council going to regulate what services end up in this complex? I don't want any services that have trading hours past 5pm or before 7am and especially not food outlets.

6. The Redcliffe Herald article also states "The application states the swim school will benefit the approved child care centre and nearby schools". The swim school will be a privately owned and operated service. It is not a public pool so I fail to see how it will benefit the surrounding schools. The development application sign states "indoor sport and recreation". Once again there is a healthy amount of indoor sport and recreation centres within 2kms of this site. Will this become a 24hr gym?

7. (a) I didn't notice on the plans where and what type of lighting is going to be implemented throughout this complex? My neighbours and I obviously don't want a huge glowing structure outside our windows all night. That will most definitely impact our neighbourhood. I expect there won't be any lighting after normal business hours, will there? If so, it will have to be subdued lighting within the complex, not bright lighting on

ITEM 4.2 DA/40376/2020/V2K - MCU - DEVELOPMENT PERMIT - 54-66 OLD BAY ROAD, DECEPTION BAY - A20061

the outside of the complex.

(b) How is this complex going to be secured at night? This is very important given the nature of this area. We have had problems in the past with drunken people partying under the Soccer club and in the Gem club carpark. One incident that turned into a brawl involving over twenty people which worked its way out onto Old Bay Road and took three paddy wagons and two cop cars to disband at about 12.30am.

This complex is going to be a magnet for any type of criminal activity after dark. Is it going to be gated?

(c) There doesn't seem to be enough parking within the complex for all the shops. The Council needs to seriously think about where people are going to park their cars if they can't within the centre. We don't need anymore cars parking along Old Bay Road. Hence why it would be optimal to have the one entrance on Thompson Street.

I wish to sum up that I don't want any of this development across the road from me. I didn't buy my home 29 years ago to live within a commercial precinct or to be stuck looking at one for the rest of my life. Nice that you Council people can go home to your quiet homes and not have deal with this ugly mess that you helped to make. You sleep well at night I bet when it's not your problem to deal with every day.

I will have to put up with months of construction that will start well before 6am because they will drive their noisy trucks onto site and unload them before starting time. They will yell orders and swear like troopers within earshot of my Daughter. There will be the clouds of dust wafting through my home which you will only order the Developer to water down after you've gotten back to me within three business days. Then there will be the screaming kids and mothers and slamming doors which your noise pollution assessment said were within reasonable parameters. The early morning rubbish trucks and cleaners cars noise pollution "within reasonable parameters". The late night hoons that decide to use the car park as a burnout strip or a drunken meeting place for a punch on. The glowing light through my bedroom window from ill placed flood lights that you will tell me, when I complain, are within normal settings. And every day I, not you, will have to look at that mess and be reminded that councils only care about money, not about the long term residents who bought their dream home in a quiet street with the idea of living there for the rest of their lives contentedly.  
PROVE ME WRONG.

Angelique Esquivel.