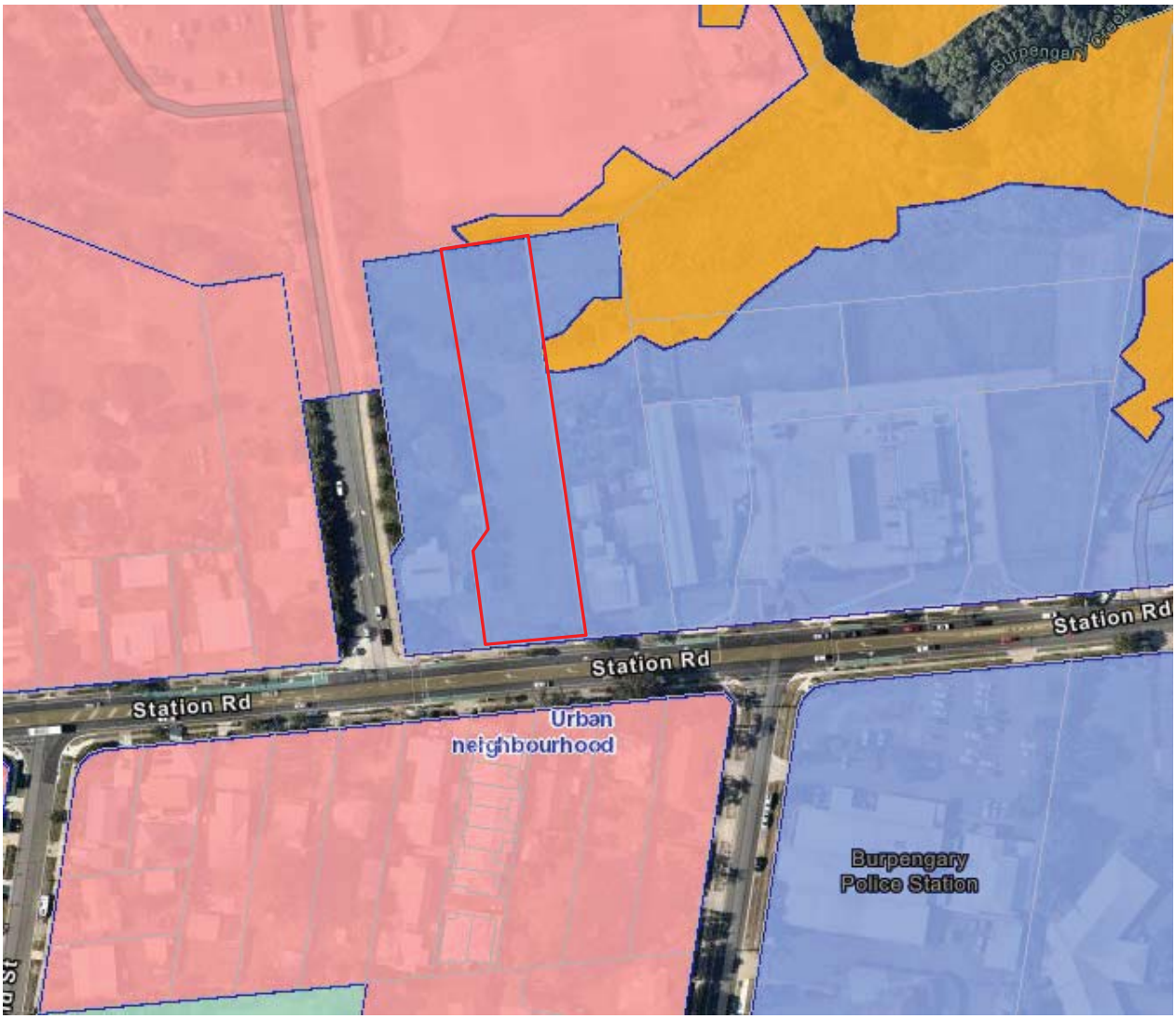
ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

#1 Aerial Photograph

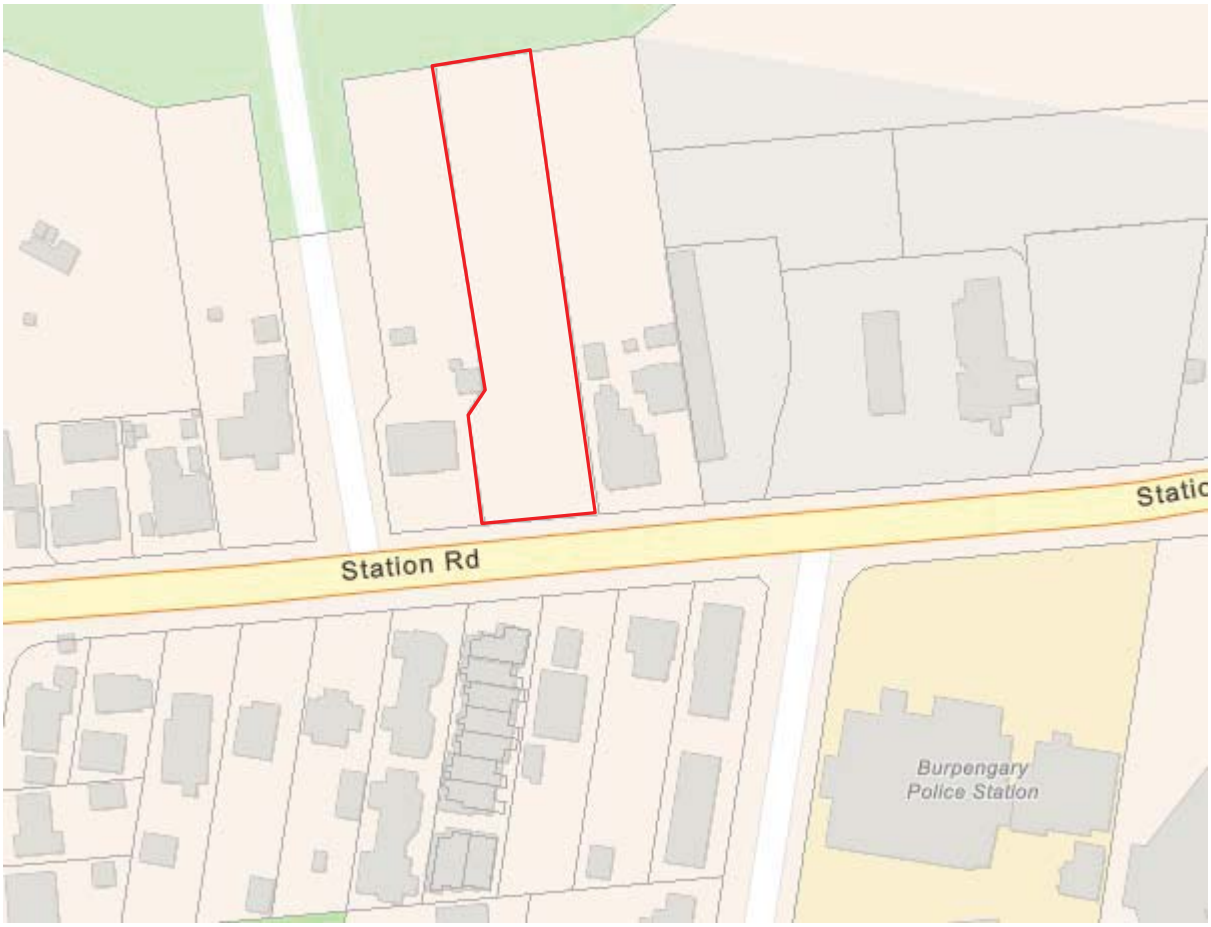
ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

#2 Zoning Plan



ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

#3 Locality Plan



ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

#4 Proposal Plans

Drawing Register			
SHEET NO.	DRAWING TITLE	CURRENT REVISION	REV. DATE
DA000	Cover Sheet	A	06-02-20
DA001	Locality Plan	A	06-02-20
DA002	Proposed Site Plan	A	06-02-20
DA003	Proposed Area Plans	A	06-02-20
DA004	Proposed Carpark Setout Plan	A	06-02-20
DA005	Proposed Ground Floor Plan	A	06-02-20
DA006	Proposed First Floor Plan	A	06-02-20
DA007	Proposed Roof Plan	A	06-02-20
DA008	Proposed Elevations	A	06-02-20
DA009	Proposed Sections	A	06-02-20
DA010	Perspective Views	A	06-02-20
DA011	Vehicle Access Plan	A	06-02-20
DA012	Land Dedication Plan	O	06-02-20

ARCHITECTS

PA ARCHITECTS PTY LTD ACN 121936 285
4 / 27 Jeays Street BOWEN HILLS QLD 4006
PO Box 277 ALBION QLD 4010
Telephone 07 3257 1422 Facsimile 07 3257 1272
mail@paarchitects.com.au www.paarchitects.com.au

Project:
MPG19022 Burpengary Childcare Centre

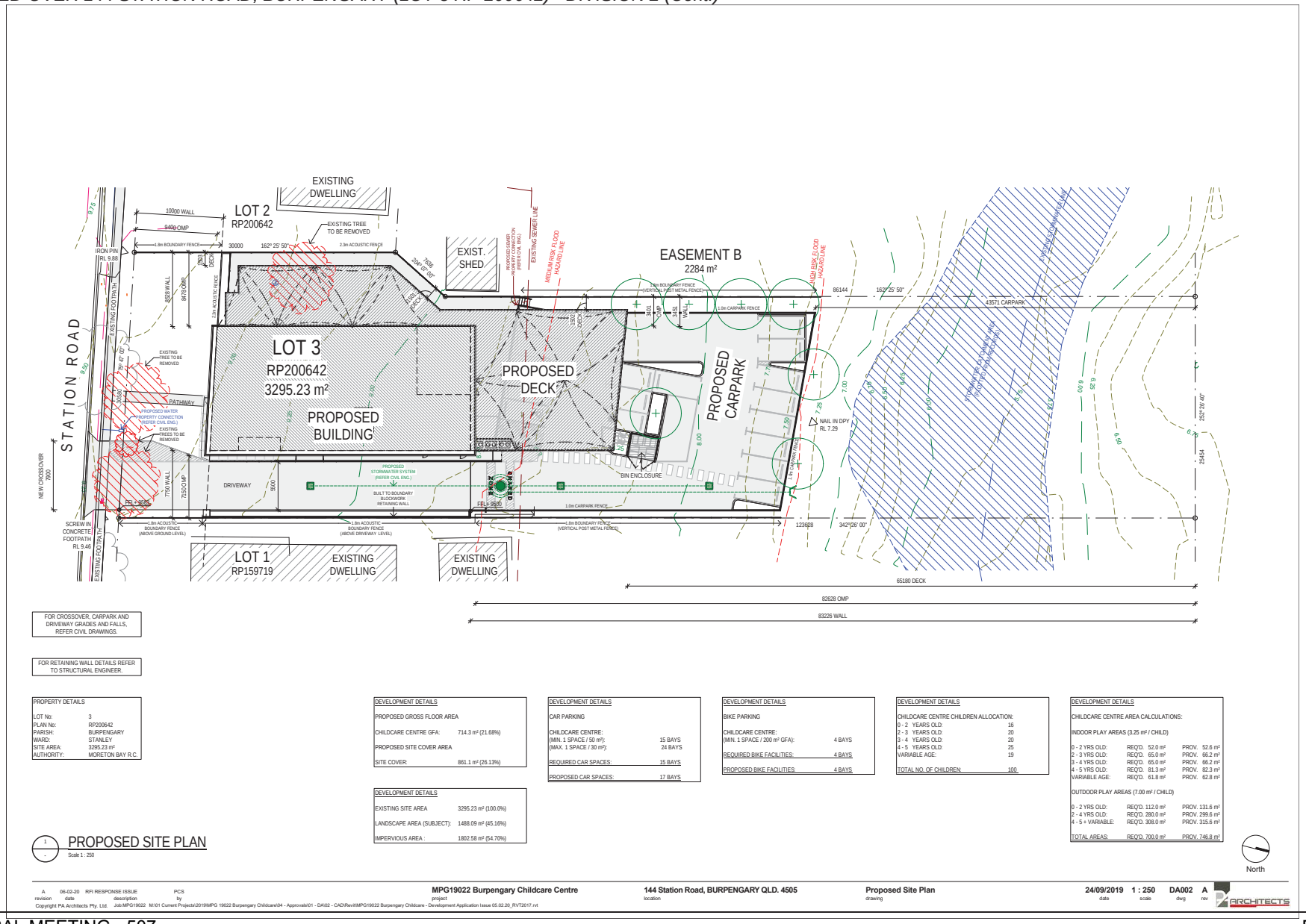
Location:
144 Station Road, BURPENGARY QLD. 4505

Project Status:
DEVELOPMENT APPLICATION ISSUE

6/02/2020 8:15:44 AM

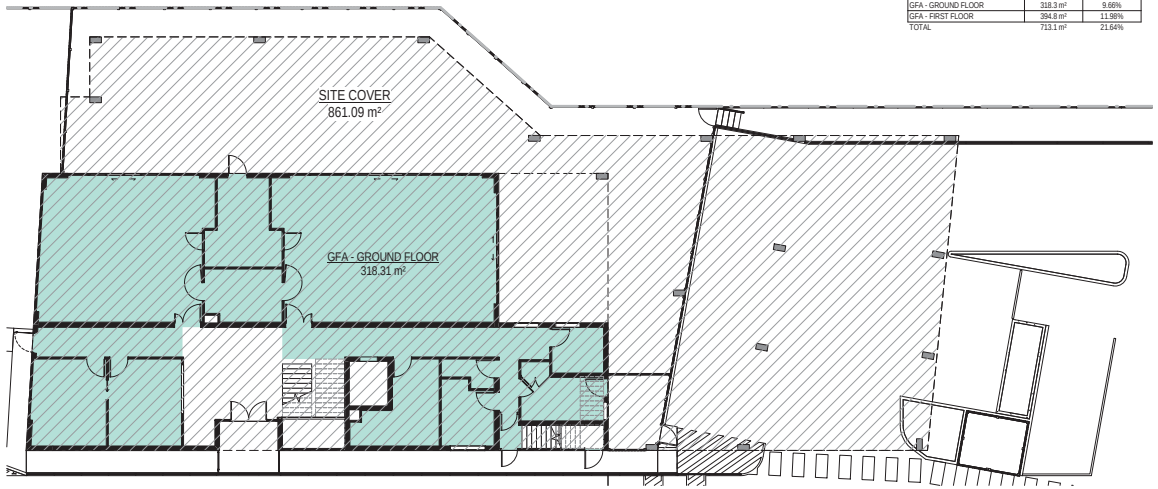
ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

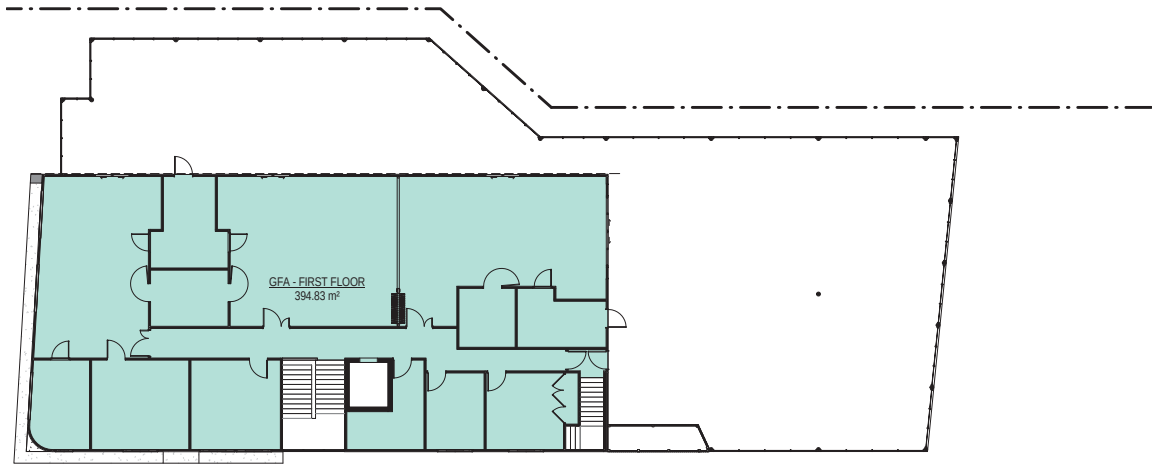


ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

GFA AREA SCHEDULE		
AREA TYPE	AREA	PLOT RATIO
GFA - GROUND FLOOR	318.3 m²	9.66%
GFA - FIRST FLOOR	394.8 m²	11.98%
TOTAL	713.1 m²	21.64%



A1 GFA AREA - GROUND FLOOR PLAN
Scale 1 : 150



A2 GFA AREA - FIRST FLOOR PLAN
Scale 1 : 150

North

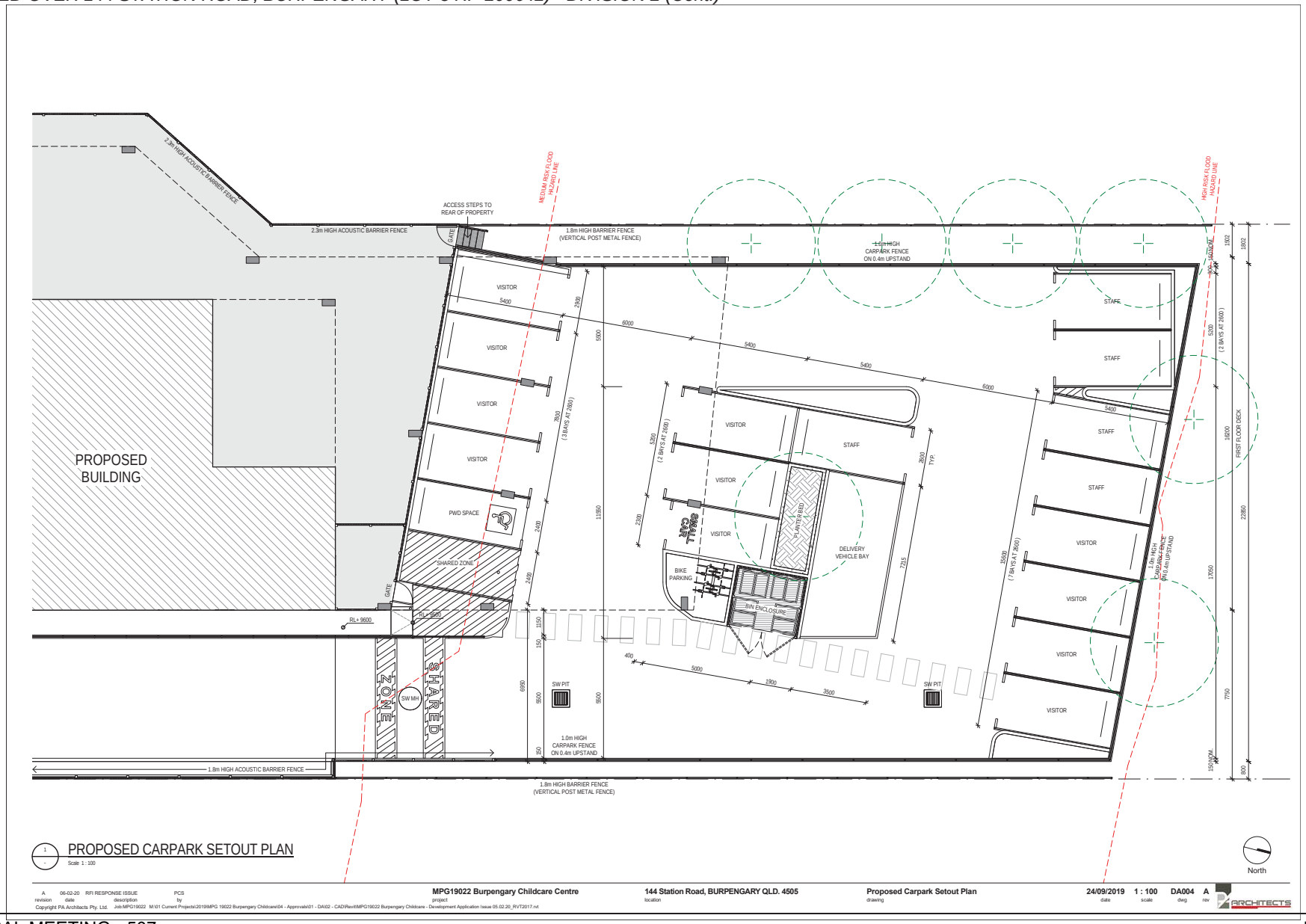
revision	date	description	by
A	06-02-20	RFI RESPONSE ISSUE	PCS

Copyright PA Architects Pty. Ltd. Job-MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

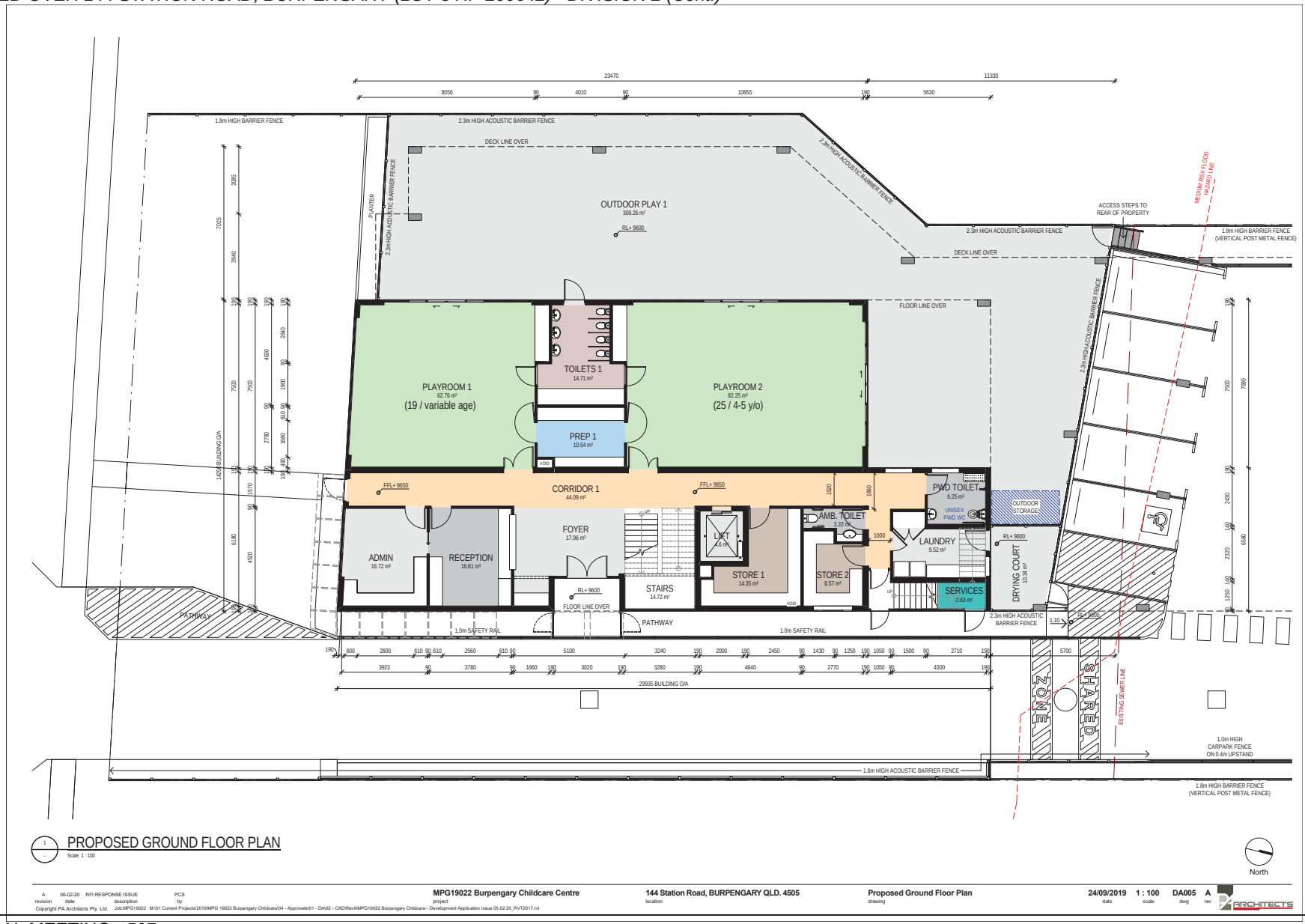
project	location	drawing	date	scale	dwg	rev
MPG19022 Burpengary Childcare Centre	144 Station Road, BURPENGARY QLD. 4505	Proposed Area Plans	24/09/2019	1 : 150	DA003	A

PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



PROPOSED GROUND FLOOR PLAN
Scale 1 : 100

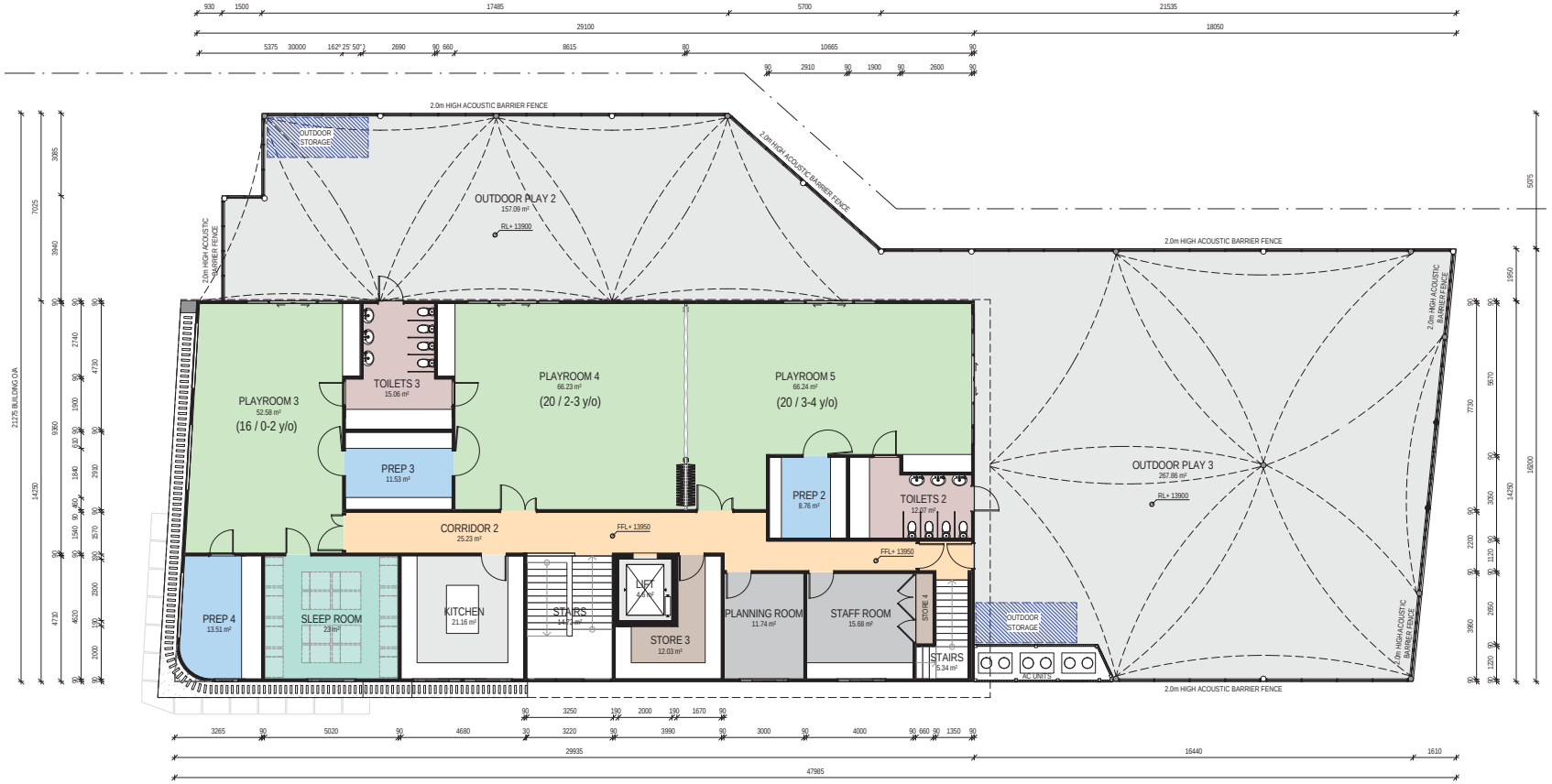
North

A	06-02-20	RFI RESPONSE ISSUE	PCS	MPG19022 Burpengary Childcare Centre	144 Station Road, BURPENGARY QLD. 4505	Proposed Ground Floor Plan	24/09/2019	1 : 100	DA005	A
revision	date	description	by	project	location	drawing	date	scale	dwg	rev

Copyright PA Architects Pty. Ltd. Job:MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



PROPOSED FIRST FLOOR PLAN
Scale 1 : 100

North

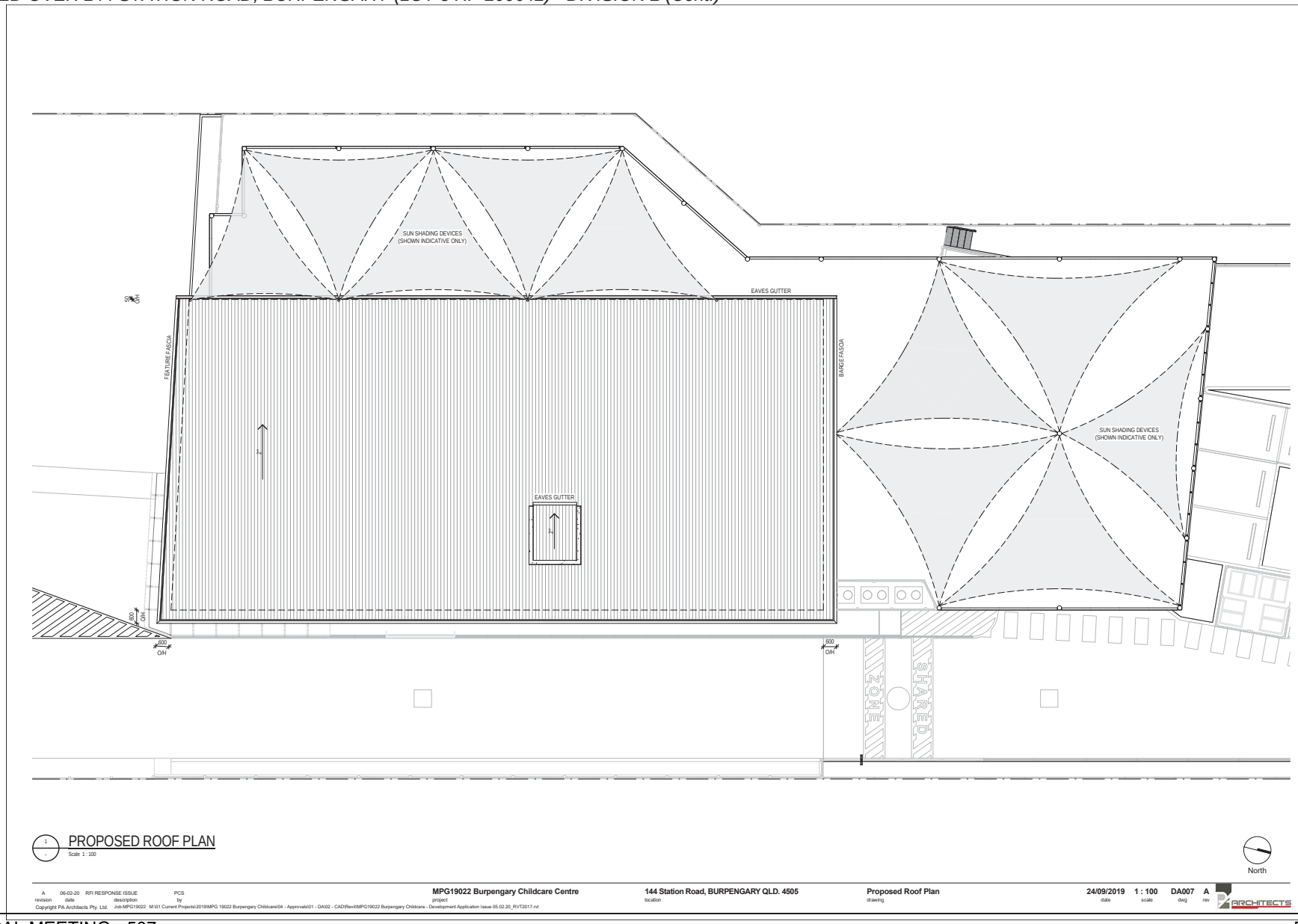
revision	date	description	by
A	06-02-20	RFI RESPONSE ISSUE	PCS

MPG19022 Burpengary Childcare Centre (project)
144 Station Road, BURPENGARY QLD. 4505 (location)
Proposed First Floor Plan (drawing)
24/09/2019 (date) | 1 : 100 (scale) | DA006 (dwg) | A (rev)

Copyright PA Architects Pty. Ltd.
Job:MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

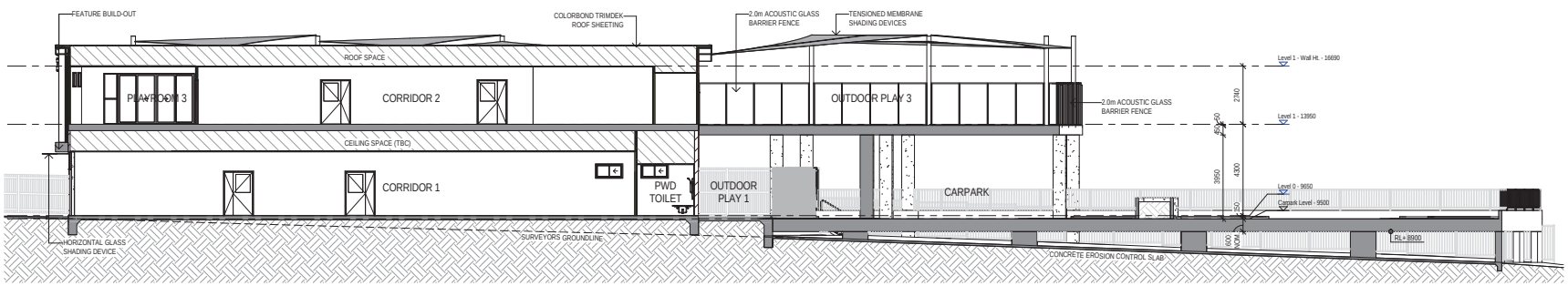
PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

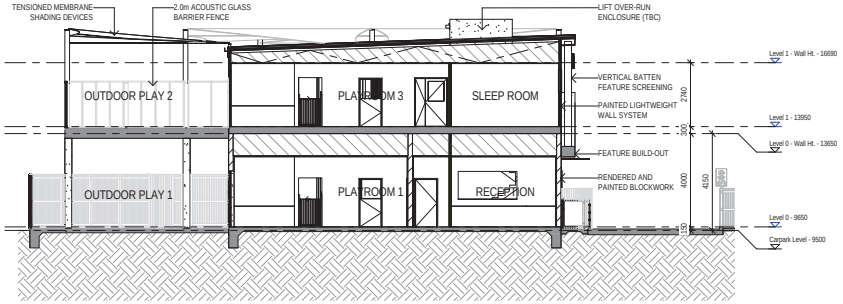


ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



A PROPOSED SECTION THRU BUILDING A
Scale 1 : 125



B PROPOSED SECTION THRU BUILDING B
Scale 1 : 125

A 06-02-20 RFI RESPONSE ISSUE PCS
revision date description by
Copyright PA Architects Pty. Ltd. Job:MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

MPG19022 Burpengary Childcare Centre
project

144 Station Road, BURPENGARY QLD. 4505
location

Proposed Sections
drawing

24/09/2019 1 : 125 DA009 A
date scale dwg rev

PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

PERSPECTIVE 1

PERSPECTIVE 2

PERSPECTIVE 3

PERSPECTIVE 4

A 06-02-20 RFI RESPONSE ISSUE PCS
revision date description by
Copyright PA Architects Pty. Ltd. Job:MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

MPG19022 Burpengary Childcare Centre
project

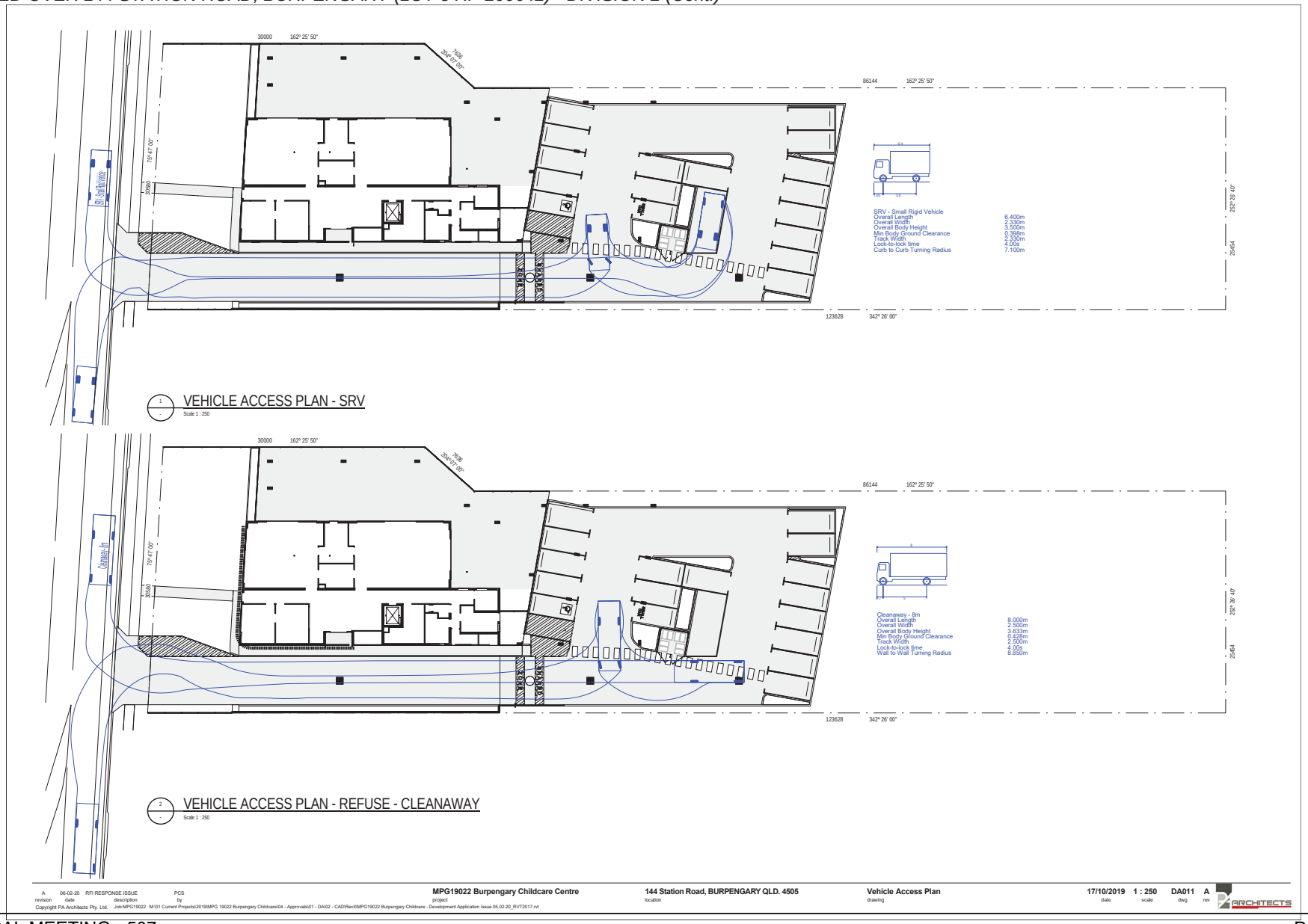
144 Station Road, BURPENGARY QLD. 4505
location

Perspective Views
drawing

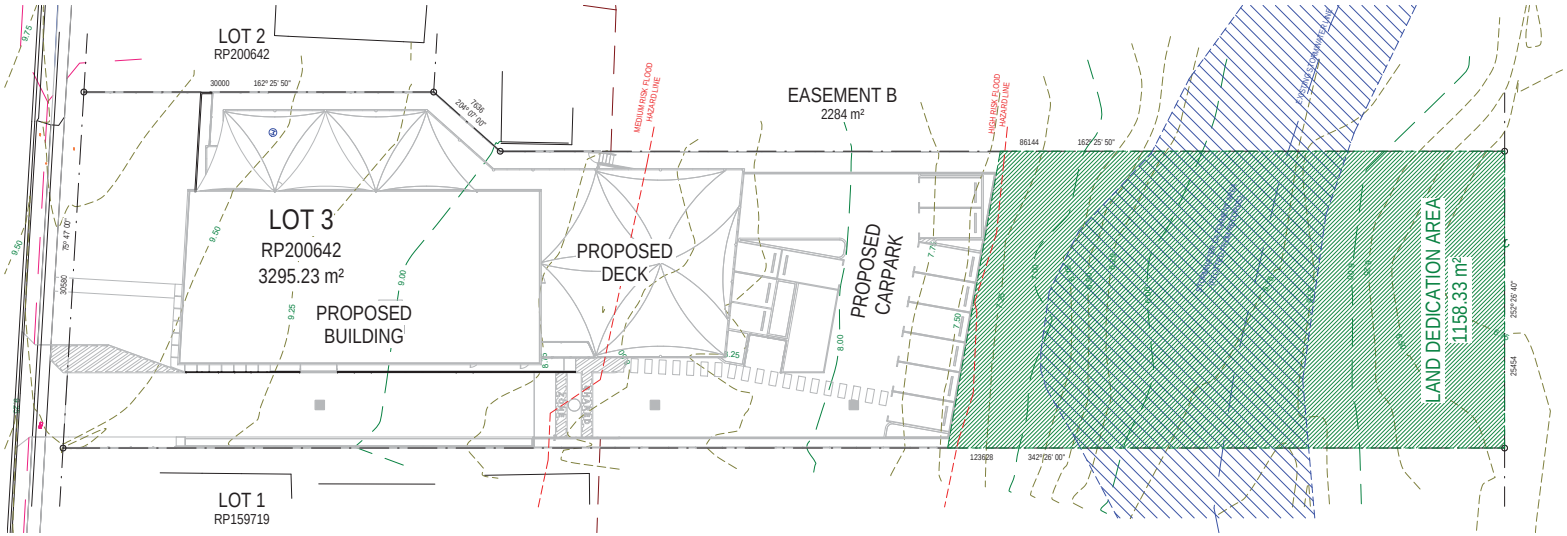
21/01/2020 DA010 A
date scale dwg rev

PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)



LAND DEDICATION SITE PLAN
Scale 1 : 250

North

O	06-02-20	RFI RESPONSE ISSUE	PCS	MPG19022 Burpengary Childcare Centre	144 Station Road, BURPENGARY QLD. 4505	Land Dedication Plan	20/01/2020	1 : 250	DA012	O
revision	date	description	by	project	location	drawing	date	scale	dwg	rev

Copyright PA Architects Pty. Ltd
Job:MPG19022 M:\01 Current Projects\2019\MPG 19022 Burpengary Childcare\04 - Approvals\01 - DA\02 - CAD\Revit\MPG19022 Burpengary Childcare - Development Application Issue 05.02.20_RVT2017.rvt

PA ARCHITECTS

ITEM 4.2 - DA/39769/2019/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILDCARE CENTRE, LOCATED OVER 144 STATION ROAD, BURPENGARY (LOT 3 RP 200642) - DIVISION 2 (Cont.)

Land Title Act 1994 ; Land Act 1994
Form 21 Version 4

SURVEY PLAN

Sheet 1 of 2

REFERENCE MARKS

STN	TO	ORIGIN	BEARING	DIST
3	O.Screw in Conc	SP299727	at Station	
4	OIP (Not Searched, under Conc footpath)	RP159719	162°26'	1·002
5	OIP	IS212111	163°51'	1·031
5	O.Screw in footpath	IS212111	162°26'	1·72
6	OIP	6/IS281004	167°05'	1·223
6	O.Nail in Kerb	RP200642	167°05'	3·873

PERMANENT MARKS

PM	ORIGIN	BEARING	DIST	NO
4–OPM	IS158660	136°04'35"	23·25	55229

Reinstatement Report

Subject boundaries have been reinstated from existing monuments from IS281004. The reinstatement of the subject boundaries directly follows the precedent established by this plan and dimensions agree within established survey accuracies.

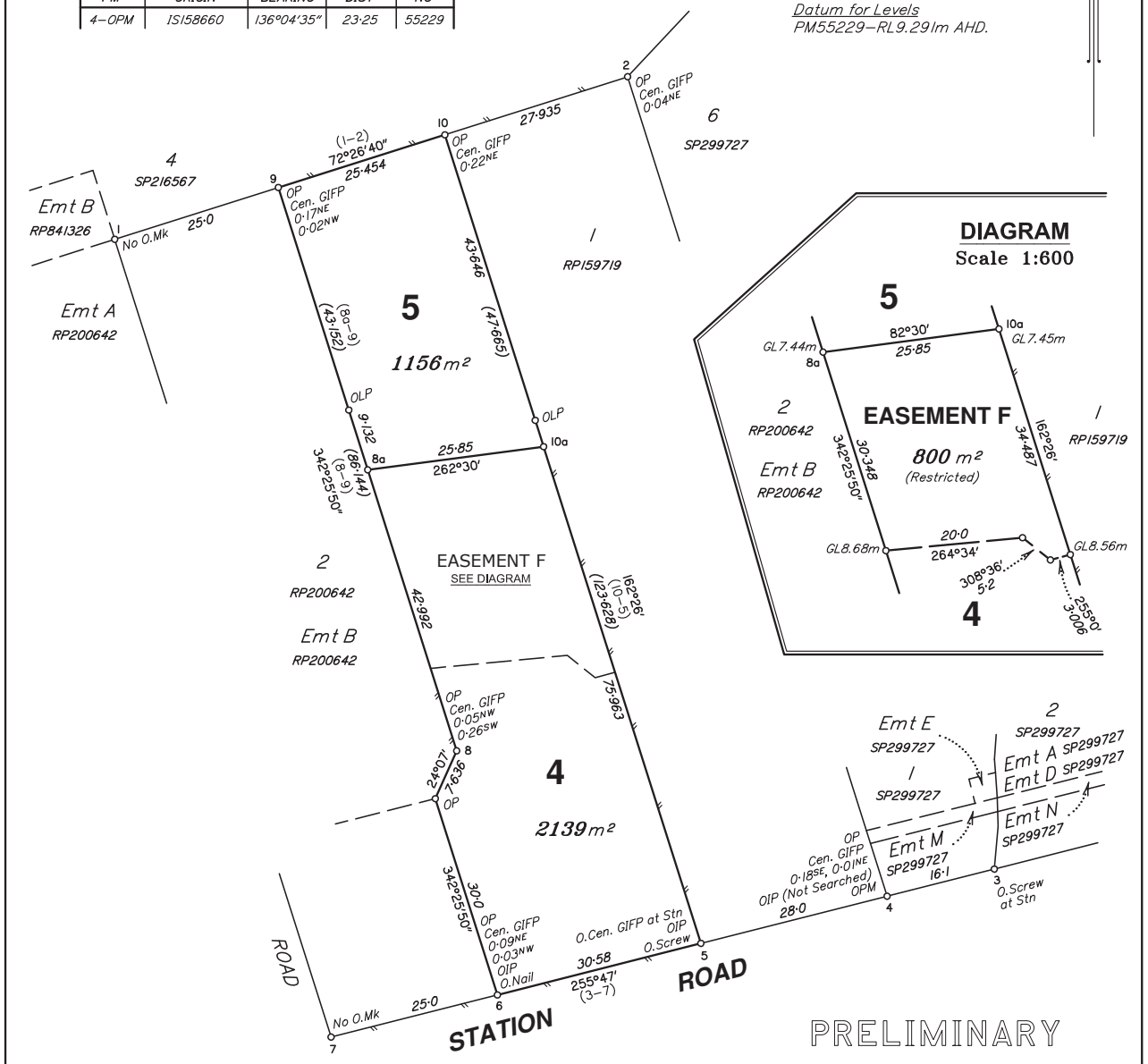
Height Restriction Notes

Easement F is restricted in height to below RL8.85m AHD.

Datum for Levels

PM55229–RL9.291m AHD.

N



Scale 1:600 – Lengths are in Metres.

10 0 10 20 30 40 50 60 70 80 90

0 50mm 100mm 150mm

State copyright reserved.

Wolter Consulting Group Pty Ltd (ACN 147 343 084) hereby certify that this plan has been prepared as a preliminary copy of the proposed subdivision from supplied design drawings.
Final areas and dimensions are subject to Council approval, field survey and registration with the Department of Natural Resources, Mines and Energy.

11-02-2020

Cadastral Surveyor Date

Plan of Lots 4, 5 & Easement F (Restricted) in Lot 4

Cancelling Lot 3 on RP200642

LOCAL GOVERNMENT: *MORETON BAY REGIONAL*

LOCALITY: ***BURPENGARY***

Meridian: *RP200642*

Survey Records: *No*

Scale: *1:600*

Format: STANDARD

PROPOSED
SP315954
VERSION A – 11–02–2020

KB

#5 Properly Made Submissions

From: Delma Lapham
To: Rebekah Foster
Subject: Re: Application - 144 Station Road, Burpengary
Date: Thursday, 27 February 2020 5:49:07 AM

Good morning Rebekah,
My address is 142 Station Road Burpengary so I am the immediate neighbour.
These issue do directly affect my home.
Thanks dell

Sent from my iPad

On 26 Feb 2020, at 4:56 pm, Rebekah Foster <Rebekah.Foster@moretonbay.qld.gov.au> wrote:

Good Afternoon Delma,

I am happy to put these emails as a record of the submission. however, for me treat this as a properly made submission, I will need your residential address to accompany this submission. Please note, this submission will also be available on Council's PDonline for viewing by the public in accordance with the provisions of the Planning Act.

Your concerns relating to the flooding, acoustic barrier and traffic have been noted and will be considered during the Development Assessment process, once public notification is complete.

Please let me know if you have any questions in relation to the above.

Kind Regards,

Rebekah Foster
Planner
Development Services
Division of Planning & Economic Development
Moreton Bay Regional Council ¦Caboolture Office
2 Hasking Street, Caboolture Qld 4510
P: (07) 5433 2413
E: Rebekah.Foster@moretonbay.qld.gov.au
W: www.moretonbay.qld.gov.au

From: Delma Lapham <delma.lapham@bigpond.com>
Sent: Monday, 24 February 2020 3:07 PM
To: Rebekah Foster <Rebekah.Foster@moretonbay.qld.gov.au>
Subject: Re: Application - 144 Station Road, Burpengary

Hi Rebekah ,
I would really like to see pictures of what a acoustic fence looks like ?
I would like written guarantees that flooding will not make it worse.Also when the flooding is worse,I actually think it will, what checks will be in place to monitor flood water heights?
Yes you can treat my email as a properly made submission.
Thank you
Dell Lapham

Sent from my iPad

On 24 Feb 2020, at 12:28 pm, Rebekah Foster <Rebekah.Foster@moretonbay.qld.gov.au> wrote:

Good Afternoon Delma,

I hope you had a great weekend. Please find attached the Acoustic Report which was updated as part of the applicants response to Council's information request. This has details in relation to the proposed acoustic fence.

Your concern in relation to the traffic on Station Road, and the flooding at the rear are being assessed as part of the Development Application process. However if you would like to make a submission in relation to these concerns, you are able to make this via written letter or email to Council.

Please let me know if you would like me to treat your email below as a properly made submission, or you will arrange for a submission to be made prior to the public notification ending on 6 March 2020.

Please let me know if you have any questions in relation to the above.

Kind Regards,

Rebekah Foster
Planner
Development Services
Division of Planning & Economic Development
Moreton Bay Regional Council ¦Caboolture Office
2 Hasking Street, Caboolture Qld 4510
P: (07) 5433 2413
E: Rebekah.Foster@moretonbay.qld.gov.au
W: www.moretonbay.qld.gov.au

From: Delma Lapham <delma.lapham@bigpond.com>
Sent: Saturday, 22 February 2020 5:57 PM
To: Rebekah Foster <Rebekah.Foster@moretonbay.qld.gov.au>
Subject: Re: Application - 144 Station Road, Burpengary

Hi Rebekah,
I would like some more detailed information about the acoustic timber fence?

Pointing out the huge amount of traffic already on Station Road doesn't seem to worry council at all,just the residences that have to put up with the traffic each day.
The flooding already from McDonalds,Hungry Jacks and 7/11 doesn't seem to bother council either,as the ruling of no building on flood land hasn't stopped all of these buildings being built!!
Look forward to your comments
Dell Lapham.