

## Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE AT 1 & 3 LAVER STREET, MORAYFIELD DESCRIBED AS LOT 1 AND LOT 2 RP192457 (Cont.)

### #1 Aerial





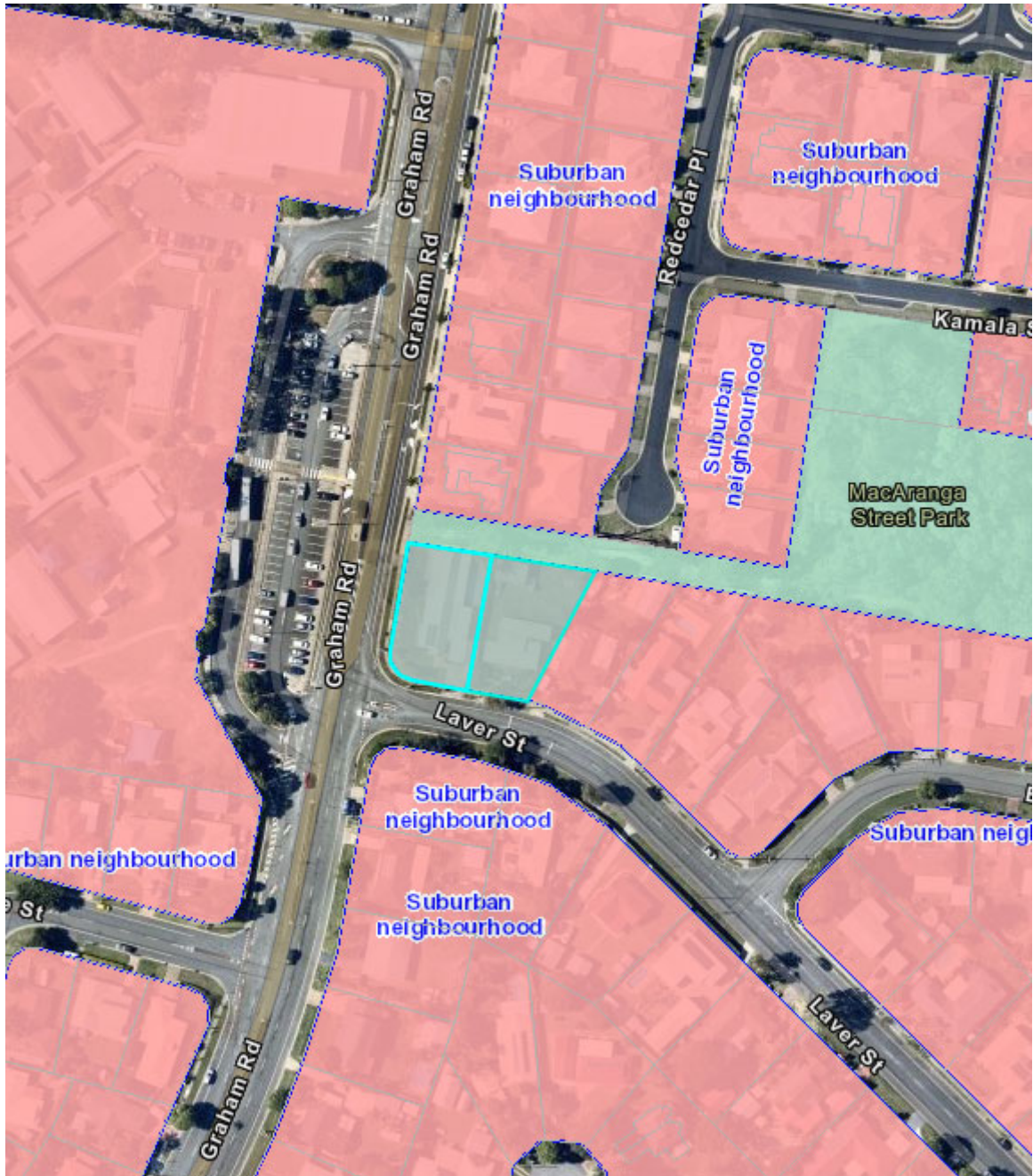
## Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE AT 1 & 3 LAVER STREET, MORAYFIELD DESCRIBED AS LOT 1 AND LOT 2 RP192457 (Cont.)

### #2 Zoning Map





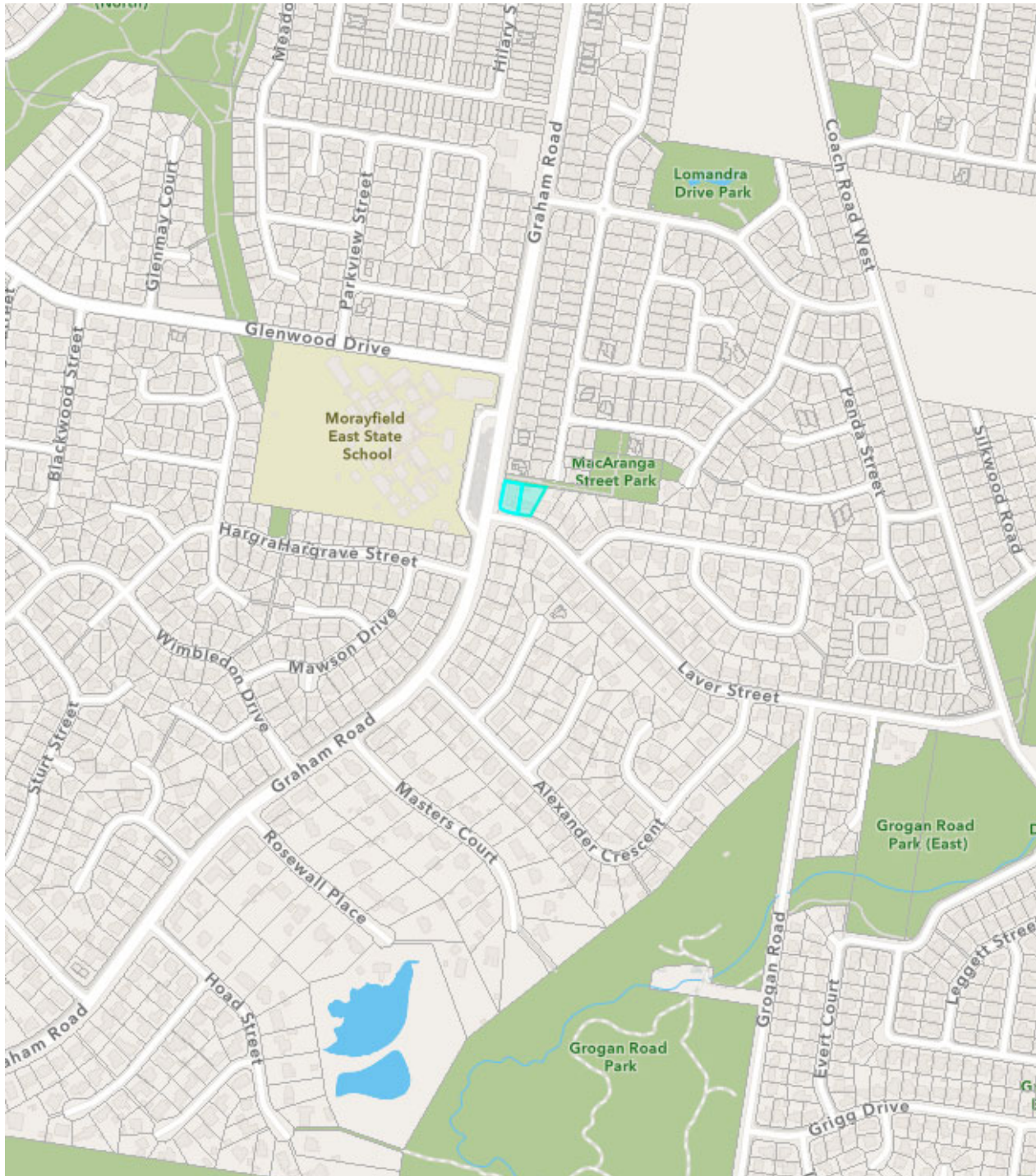
## Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE AT 1 & 3 LAVER STREET, MORAYFIELD DESCRIBED AS LOT 1 AND LOT 2 RP192457 (Cont.)

### #3 Locality Plan





ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

**#4 Town Planning Submission - Project Summary**



**1 & 3 Laver Street Morayfield QLD  
4506**

Lot 1 & 2 on RP192457

**TOWN PLANNING SUBMISSION**

**PROJECT SUMMARY**

Site Area	2,006.5m <sup>2</sup>
Proposed Development	Childcare Centre - 114 places
Carparking	39 car spaces total 16 staff & 23 drop-off
New GFA	831.5m <sup>2</sup>
Proposed Site Cover	984m <sup>2</sup> (49%)
Road Frontage	85m
Cross-over Width	6.5m
Impervious Area	1,557m <sup>2</sup>

ALTO ARCHITECTS PTY LTD

Document Set ID: 61834941  
Version 1, Version Date: 04/06/2021

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Alto Architects Pty Ltd

DATE ISSUE DETAILS  
21/12/20 A Town Planning Lodgement Issue  
21/02/21 B RPI Updates

PROJECT NAME:  
Proposed Childcare Centre  
CLIENT:  
Rylatt Property

ADDRESS: 1 & 3 Laver Street, Morayfield, QLD 4506

DRAWING NO.  
TP-000  
Scale @ A3 -  
201008LAV-kitchen option.pln

LAYOUT NAME  
Cover Page

ISSUE NO.  
B  
201008LAV  
Printed: 10/02/21



ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



ALTO ARCHITECTS PTY LTD

Document Set ID: 61834941  
Version: 1, Version Date: 01/02/2021

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Alto Architects Pty Ltd

DATE ISSUE DETAILS  
21/12/20 A Town Planning Lodgement Issue  
21/02/21 B RPI Updates

PROJECT NAME: Proposed Childcare Centre  
CLIENT: Rylatt Property

ADDRESS: 1 & 3 Laver Street, Morayfield, QLD 4506

DRAWING NO: TP-100  
Scale @ A3 - 0  
201008LAV-kitchen option plan

LAYOUT NAME: Site Plan



ISSUE NO: B  
201008LAV  
Printed: 10/2/21



# Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

## ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



GENERAL MEETING - 528  
28 April 2021

Supporting Information



ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



Document Set ID: 61834941  
Version: 1, Version Date: 01/06/2021

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Alto Architects Pty Ltd

DATE ISSUE DETAILS  
21/12/20 A Town Planning Lodgement Issue  
21/02/21 B RPI Updates

PROJECT NAME: Proposed Childcare Centre  
CLIENT: Rylatt Property

ADDRESS: 1 & 3 Laver Street, Morayfield, QLD 4506

DRAWING NO: TP-201  
Scale @ A3 - 0  
201008LAV-kitchen option.pln

LAYOUT NAME: Upper Level

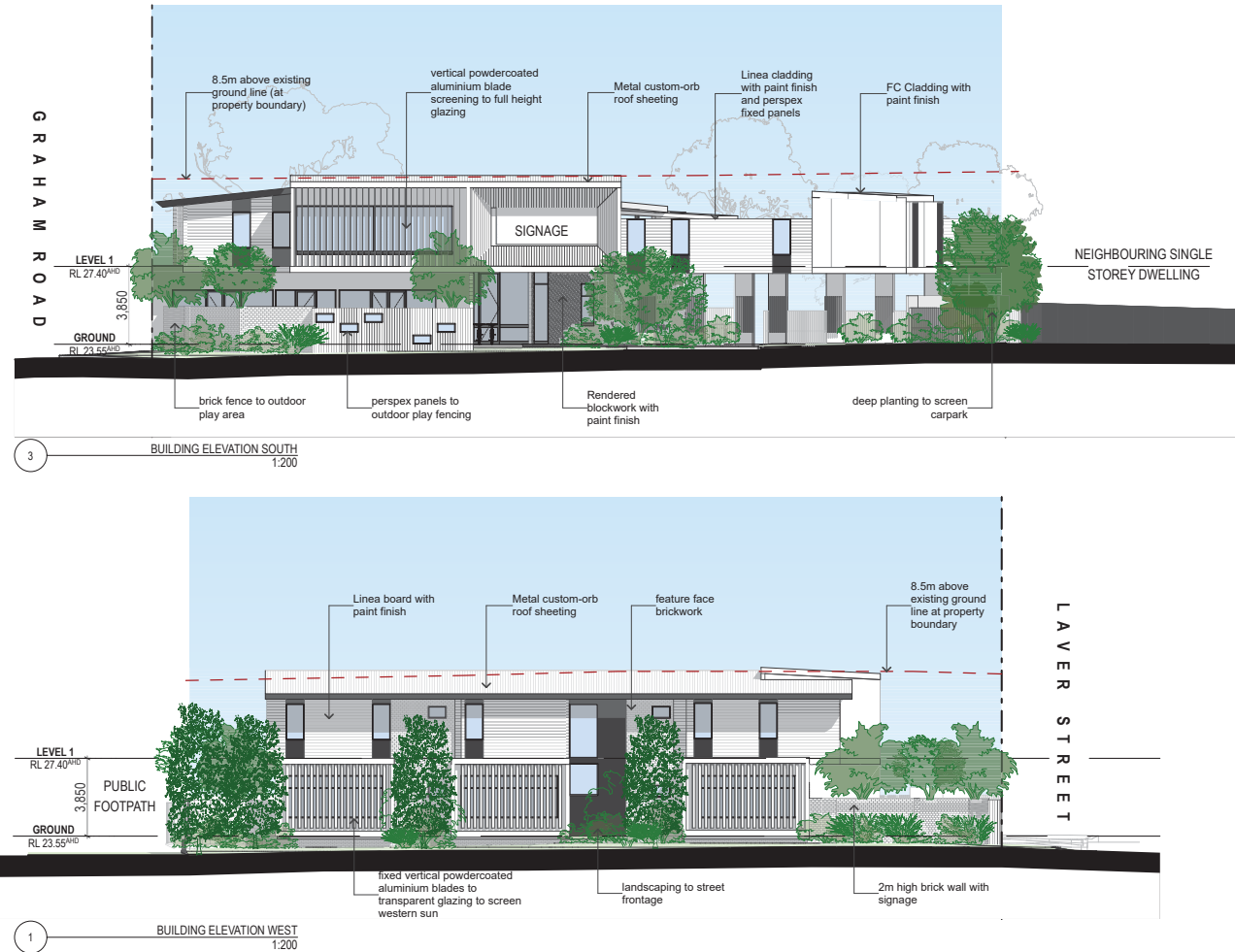
ISSUE NO: B  
201008LAV  
Printed: 10/02/21

# Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

## ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



ALTO ARCHITECTS PTY

Document Set ID: 61834941  
Version 1, Version Date: 01/06/2021

This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Alto Architects Pty Ltd

DATE ISSUE DETAILS  
21/12/20 A Town Planning Lodgement Issue  
21/02/21 B RPI Updates

PROJECT NAME: Proposed Childcare Centre  
CLIENT: Rylatt Property

ADDRESS: 1 & 3 Laver Street, Morayfield, QLD 4506

DRAWING NO: TP-400  
LAYOUT NAME: Building South & West Elevation  
ISSUE NO: B  
Scale @ A3 - 0  
201008LAV-kitchen option.pln  
Printed: 10/02/21

GENERAL MEETING - 528  
28 April 2021

Supporting Information

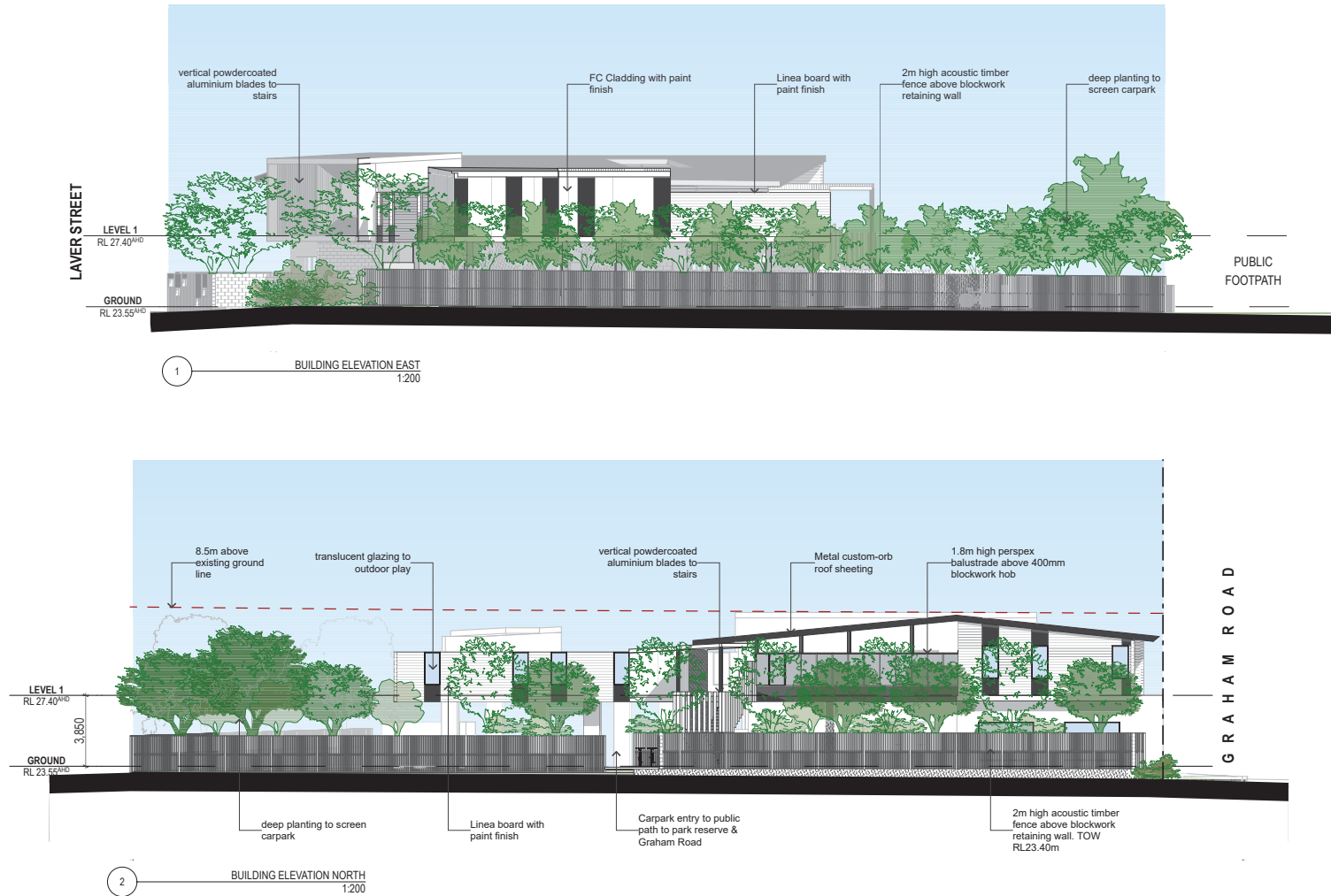


# Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

## ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



ALTO ARCHITECTS PTY LTD

Document Set ID: 61834941  
Version 1, Version Date: 01/06/2021  
This drawing is Copyright © Any design or drawing is not to be reproduced, either in whole or part, without written permission by Alto Architects Pty Ltd

DATE ISSUE DETAILS  
21/12/20 A Town Planning Lodgement Issue  
21/02/21 B RPI Updates

PROJECT NAME: Proposed Childcare Centre  
CLIENT: Rylett Property

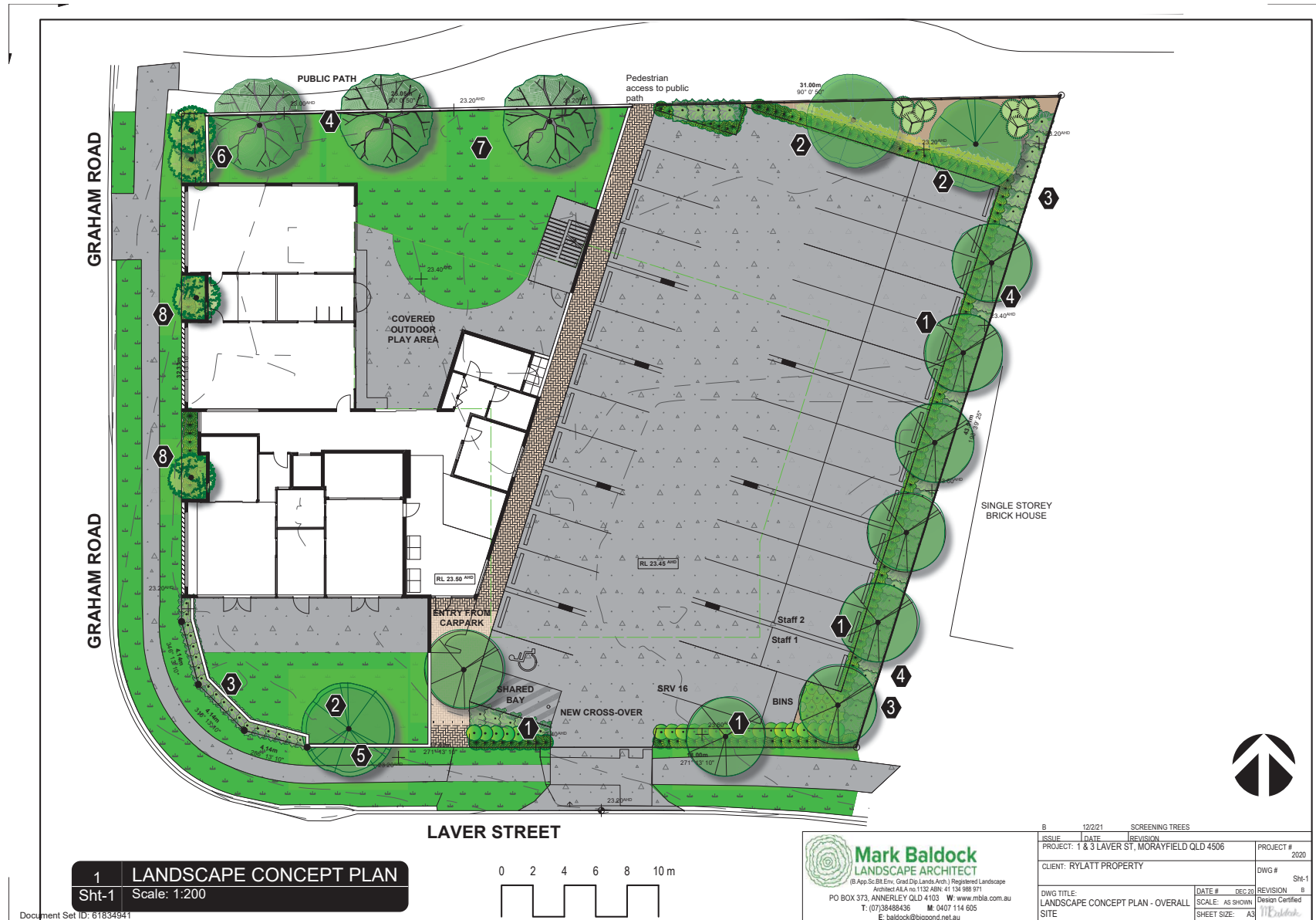
ADDRESS: 1 & 3 Laver Street, Morayfield, QLD 4506

DRAWING NO: TP-401  
LAYOUT NAME: Building East & West Elevation  
ISSUE NO: B  
Scale @ A3 - 0  
201008LAV-kitchen option.pln  
Printed: 10/02/21

GENERAL MEETING - 528  
28 April 2021

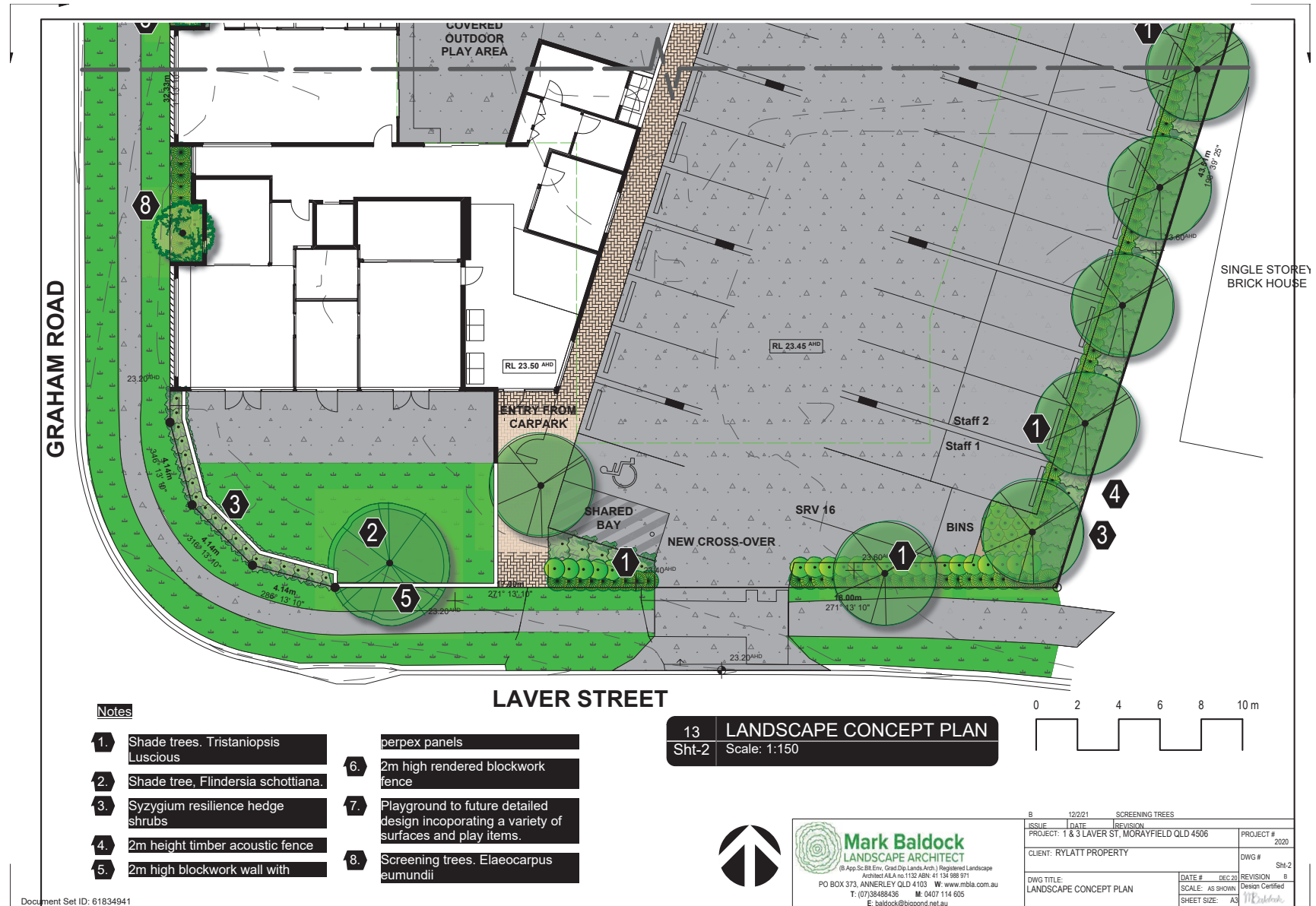
Supporting Information

ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

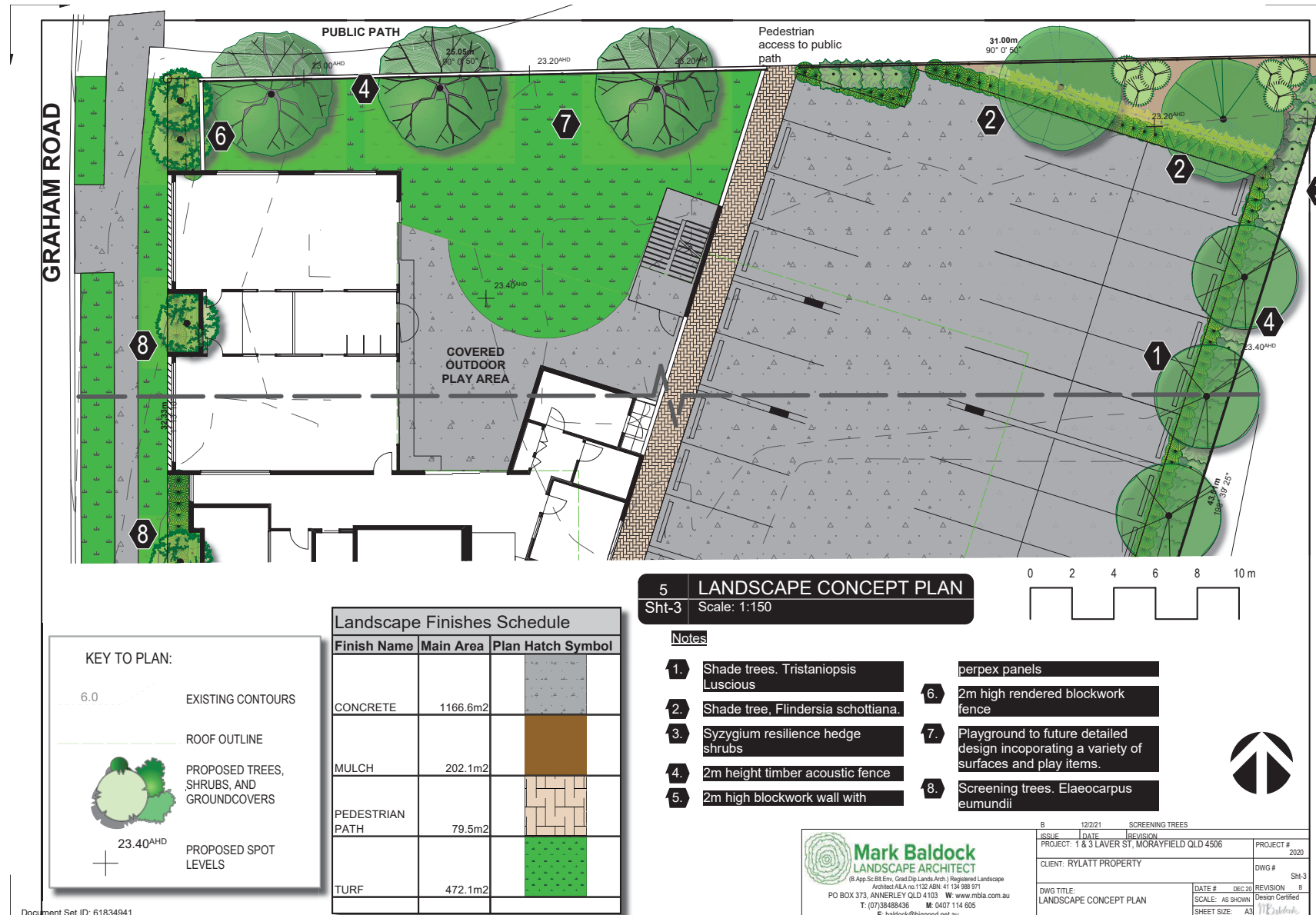




ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)



ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)





# Moreton Bay Regional Council

GENERAL MEETING - 528  
28 April 2021

Supporting Information

## ITEM 4.1 - DA/42671/2020/V2L - MATERIAL CHANGE OF USE - DEVELOPMENT PERMIT FOR CHILD CARE CENTRE - 61575355 (Cont.)

### LANDSCAPING NOTES

#### 1 GENERAL STANDARDS

##### 1.1 Soils

General: Import topsoil to comply with AS 4419.

#### 2 SITE AND SOIL

##### 2.1 Planting beds

Cultivation depths (mm):

- Grassed areas (turf): 150
- Planting areas: 150

##### 2.2 Source

General: Import topsoil that complies with AS 4419.

Topsoil source schedule

Soil type

Premium Organic Topsoil Mixture(AS4419)

Topsoil depths

Spread topsoil to the following typical depths:

- Excavated planting areas: If using organic mulch, 300 mm.
- Non-irrigated areas: 100 mm

##### 2.3 Fertiliser

Provide proprietary fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.

Fertiliser schedule

Location	N:P:K ratio	Application rate
Turf	10:4:6	Follow manufacturers' recommendations
Individual plantings	Prolonged release	Follow manufacturers' recommendations type.

#### 3 Turf

Obtain turf from a specialist grower of cultivated turf. Provide turf of even thickness, free from weeds and other foreign matter.

Turfing schedule

Species or variety	Minimum thickness(mm)	Turf roll size(mm)	Mowing height (mm)
SIR WALTER	20	1000x300	30

#### 4 PLANTS

General: Provide plants with the following characteristics:

- Large healthy root systems, with no evidence of root rot, restriction or damage.
  - Vigorous, well established, free from disease and pests, of good form consistent with the species or variety.
  - Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site.
- General: Supply plants in weed-free containers of the required size.

##### 4.1 Mulch

General: Provide mulch which is free of deleterious and extraneous matter such as soil, weeds and sticks. Standard: To AS 4454.

Mulch material: CYPRESS MULCH

Depths: Spread organic mulch to a depth of 100 mm, and gravel mulch to a depth of 100 mm.

##### 4.2 Stakes

Stake sizes:

- For plants 1 - 2.5 m high: Two 50 x 50 x 1800 mm stakes per plant.

Ties

General: Provide ties fixed securely to the stakes, one tie at half the height of the main stem, others as necessary to stabilise the plant.

Tie types:



















- For plants < 2.5 m high: 50 mm hessian webbing stapled to the stake.


#### 5 COMPLETION

##### 5.1 Period

Commencement: The planting establishment period commences at the date of practical completion.

Required period: 12 weeks

CONCEPT PLANT SCHEDULE						
Plan Symbol	Category	Botanical name	Common Name	Mature Height	Mature Spread	Photo
<b>Tree</b>						
	Tree	Tristanopsis Luscious	Luscious	5 - 10m	3.5 - 6m	
	Tree	Elaeocarpus eumundi	Smoothed leaved Quand	5 - 10m	2.0 - 3.5m	
	Tree	Flindersia schottiana	Silver Ash, Cudgerie	over 30m	10 - 15m	
	Tree	Waterhousea floribunda Select	Weeping Lilly Pilly	5 - 10m	3.5 - 6m	
<b>Shrub</b>						
	Shrub	Syzygium Resilience	Resilience	3 - 5m	1.2 - 2.0m	
	Shrub	Callistemon Little John	Weeping Bottlebrush	0.9 - 1.5m	0.9 - 1.2m	
	Shrub	Lomandra Lime Tuff Pbr	Lime Tuff	1 - 1.2m	0.9 - 1.2m	
	Shrub	Callistemon Slim	Slim	1.5 - 3m	1.2 - 2.0m	
<b>Groundcover</b>						
	Ground cover	Liriope Just Right	Just Right	0.45 - 0.6m	0.3 - 0.6m	
<b>Grass</b>						
<b>Vine</b>						
<b>Deciduous</b>						

**Mark Baldock**  
LANDSCAPE ARCHITECT  
(B App Sc Bk Env, Grad Dip Lands Arch) Registered Landscape Architect AILA no 1132 ABN: 41 134 988 971  
PO BOX 373, ANNERLEY QLD 4103 W: www.mbla.com.au  
T: (07) 3848436 M: 0407 114 605  
E: baldock@bigpond.net.au

B 12/2/21		SCREENING TREES	
ISSUE	DATE	REVISION	
PROJECT: 1 & 3 LAVER ST, MORAYFIELD QLD 4506			PROJECT # 2020
CLIENT: RYLATT PROPERTY			DWG # SH-4
DWG TITLE: LANDSCAPE CONCEPT PLAN	DATE # DEC 20	REVISION B	
	SCALE: AS SHOWN	Design Certified	
	SHEET SIZE: A3		

Document Set ID: 61834941  
Version: 1 Version Date: 31/03/2021

GENERAL MEETING - 528  
28 April 2021

Supporting Information

## #5 Submissions

**From:** "Andrew & Karen Roper" <akroper@optusnet.com.au>  
**Sent:** Fri, 26 Feb 2021 20:16:20 +1000  
**To:** "MBRC Incoming Mail" <MBRCmail@moretonbay.qld.gov.au>  
**Subject:** DA plan for Child care centre for Laver Street, Morayfield

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

Dear The Assessment Manager

I wish to lodge an objection in relation to the proposed child care centre in Laver Street, Morayfield.

We live in Emerson Drive and wish to challenge the building of it as follows:

1. In relation to construction and demolition on the site, there will be trucks, bulldozers, tradies etc parking on the streets making it dangerous for not only school children and their parents, but also for anyone coming out of Laver Street and turning right or left on Graham Road. The traffic is a nightmare now especially at school time and all day now that Weir Road has been opened up to connect to an estate and the Marketplace Shopping Centre. Traffic is using Graham Road as a through road and it is dangerous already turning right at the intersection. Further, the noise of the construction and closure of the road at specific times will be a nightmare for people living further down Laver Street and its side streets.
2. If the child care centre opens, the traffic will still be a nightmare. Obviously this proposal is not going to wait on lights for the intersection of Laver Street and Graham Road but even if it did, there will be a queue in the road. Turning right from the centre onto Laver Street will be a source of frustration as the street is busy enough now. This will all contribute to an increase in accidents in the area.
3. The children's school crossing is another area of concern especially for those turning right from the centre into Laver Street. It could be the cause of accidents and frustration at school times. Further, a lot of parents park in Laver Street to drop off their children to school. There will be a busy driveway for them to cross and additional concern for the parents of the increase of traffic and frustrated drivers.
4. This is a residential area and does not need a child care centre to cause any more issues for residents.
5. It will also be an eyesore as this is a mainly single storey residential area without big buildings being stuck on the corner. It may even impede your eyesight from the traffic and cause issues.
6. Moreton Bay Regional Council really needs to consider these development applications that bring even more traffic to an area. Maybe you should do a traffic study on Graham Road and Laver Street before you approve things that are going to contribute immensely to traffic issues. At that moment, this is not being considered at all and the opening of Weir Road and the roundabout at Buchanan's Road attests to this fact (which is often backed up in each direction at all times of the day). Don't contribute any further to this problem unless you are going to fix it and lights are not the answer. They will only back up the traffic further.
7. Many motorists will not allow people to turn right from the child care centre into the traffic on Laver Street and this will cause major issues.
8. There will be more alarms going off if there is a child care centre as people break into them to collect money and other things eg ipads etc.



These are our major objections to this plan and hope you will see favourably to discontinue this plan.

Regards  
Ian and Karen Roper  
36 Emerson Drive  
Morayfield QLD 4506  
0412187318

**From:** "Cassie Terry" <cinobean@gmail.com>  
**Sent:** Sat, 13 Mar 2021 08:04:57 +1000  
**To:** "MBRC Incoming Mail" <MBRCmail@moretonbay.qld.gov.au>  
**Subject:** DA/42671/2020

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

Regarding proposed Day Care centre and car park at 3 Laver st Morayfield.

Dennis French 5 Laver st Morayfield .  
0403281462  
[dennybaby50@gmail.com](mailto:dennybaby50@gmail.com)

I am the owner at 5 Laver st Morayfield. I have some concerns regarding the proposed day care centre and the impact on my home.

- 1 Safety entering and exiting Laver st by car as it is too close to the corner and a very busy street.
- 2 Air pollution from from the cars being too close to my home .
- 3 Noise pollution from cars
- 4 Does the building block the sun from my home and solar panels ?
- 5 will I have privacy in my yard ?
- 6 I am concerned at having a commercial building right next to me in a residential area .
- 7 will the building and car park devalue my home.

Regards  
Dennis French

**From:** "PlanningAlerts" <contact@planningalerts.org.au>  
**Sent:** Thu, 18 Mar 2021 14:53:21 +1000  
**To:** "MBRC Incoming Mail" <MBRCmail@moretonbay.qld.gov.au>  
**Subject:** Comment on application 2020/42671/V2L

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

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

Application 2020/42671/V2L  
Address 1 Laver Street, Morayfield QLD 4506  
Description Material Change of Use - Development Permit for Child Care Centre  
Name of commenter Patricia Rogers  
Address of commenter 51 Emerson Drive Morayfield  
Email of commenter sweetyoungkay@bigpond.com

### Comment

Right opposite an entrance to the primary school! I am concerned regarding peak hour traffic (school drop off and pick up times) at this already congested intersection. The entry to this property is immediately entering Laver Street and cars entering and leaving these premises in peak times would create an extremely dangerous situation. I live in a nearby street and often have great difficulty entering and exiting Laver Street without adding additional problems. There are already cars parked up and down Laver Street and nearby side street with small children trying to negotiate footpaths and crossings. Please put the safety of children and motorists as a priority.

---

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