



1023877

MODINI + SMITH

APPLICATION FOR  
DEVELOPMENT PERMIT

FOR : OPEN AIR DISPLAY  
AT : No. 3938 PACIFIC  
HIGHWAY,  
LOGANHOLME  
CLIENT : A & J DEVELOPMENTS  
PTY LTD

JOB NUMBER: 04-236

BUILDING  
DESIGN  
GROUP

Suite 1, 14 Vanessa Boulevard, Springwood, Qld. 4127  
P.O. Box 1449, Springwood, Qld. 4127  
**07.3808.6471 - 07.3808.8604**  
Facsimile: 07.3808.5642

# **Assessment Report**

24<sup>th</sup> September 2004  
Our Ref:- 04-236

The Chief Executive Officer  
Logan City Council  
PO Box 3226  
LOGAN CITY DC 4114

Attention: Department of Development, Health and Environment

Dear Sir/Madam,

**RE: PROPOSED OPEN AIR DISPLAY & ASSOCIATED SALES PREMISES  
AT No. 3938 PACIFIC HIGHWAY, LOGANHOLME  
BEING LOT 117 ON R.P 109705 PARISH OF MACKENZIE  
CLIENT:- A & J Developments Pty Ltd**

Please find enclosed an application for a Material Change of Use -- Impact Assessment on the above site. The application is for a proposed Open Area Display and Sales Premises.

The following particulars are provided in relation to the proposal.

Applicant	A & J Developments Pty Ltd c/- Modini + Smith Building Design Group PO Box 1449, Springwood QLD 4127 Ph: (07) 3808 6471 Fax: (07) 3808 5642
Site Address	3938 Pacific Highway, Loganholme
R.P.D.	Lots 117 on R.P 109705 Parish of Mackenzie Area – 2024m <sup>2</sup>
Zone	Particular Purposes
Description of Proposal	Open Air Display and Sales Premises
Previous Approvals	Nil.

The development of the site is for a Open Air Display and Associated Sales Premises which will be of a high standard and will present a streetscape in compliance with Council's preferred development standards within the precinct.

The site is within the Shailer Park Business Activity Node – Precinct 8

#### **INTRODUCTION**

This report has been prepared for A & J Removals Pty Ltd in respect of a Development Permit for Open Air Display and Associated Sales Premises.

The purpose of this report is to describe the site and the proposed development and to address the relevant Town Planning issues in respect of the application. This report should be read in conjunction with the drawings submitted with the application and the "Statement of Compliance".

### **THE SITE AND SURROUNDING AREA**

The site is located on the eastern side of Pacific Highway (service road), refer zoning plan which shows the location in relation to the surrounding area.

- (a) The site is Lot 117 on RP 109705 Parish of Mackenzie.  
The total area is 2024SQ. M.
- (b) The site has a frontage to Pacific Highway of 25.146 metres. A R.P Plan showing the site boundaries in relation to the adjoining land.
- (d) The site slopes from the Pacific Highway frontage to the rear by approximately 4 metres (refer reduced survey).
- (e) The site is zoned Particular Purpose under the Town Planning for the City of Logan and is in Precinct 8 of the Shailer Park Business Activity Node.
- (f) The site is one of several allotments which remains undeveloped in the area which is experiencing significant development in the last few years. Nearby land has been developed for new commercial offices/showroom and approval for similar Open Air Display.

### **SUMMARY OF PROPOSAL**

The attached "Statement of Compliance" is submitted in accordance with Council Policy and the development fully complies with the Policy requirements.

The development is for a Open Air Display and Associated Sales Premises. Uses proposed would be as per definition in section 13.2.2.1 of the Town Plan.

The proposal would not be the final development on the site but a interim use. Any building on the site proposed is therefore designed to be removed at a later date.

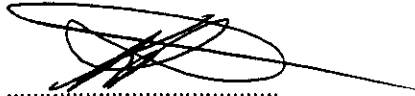
**Note:- We also request Council to consider a Condition that if the adjoining 'Sale Yard' lease the property that external road works/entry crossing be deferred until the site is developed on its own.**

### **CONCLUSION**

We believe this development will enhance the street development and if developed in accordance with the attached plan addresses the particular characteristic of the site.

In respect to the above it is considered that the application ought to be approved subject to the composition of reasonable & relevant conditions.

I, Kevin R. Smith being a Building Designer of 1/14 Vanessa Boulevard, Springwood, Queensland 4127 make the above statements. I have visited the site and understand the proposal.



.....  
**KEVIN R. SMITH**

# **Statement of Compliance**

**STATEMENT OF COMPLIANCE**

**FOR PROJECT AT:-** No. 3938 PACIFIC HIGHWAY, LOGANHOLME  
**FOR:-** A & J DEVELOPMENTS PTY LTD - OPEN AIR DISPLAY

**JOB No. 04-236**

Explanation/Description	The proposal complies with each design element	An alternative design solution is proposed	
<p><b>1.0 SITE LAYOUT</b></p>			
<p>1.1 The commercial development provides building setbacks to road frontages in accordance with the acceptable design solutions specified in sections 7.9.3 of the Planning Scheme.</p>	[ x ]	[ ]	Setback is greater than minimum required.
<p>1.2 The setbacks of the commercial development from side or rear boundaries complies with the Building Code of Australia and the Building Act 1975 unless the site adjoins land in the Residential, Park Residential, Rural Residential or Rural Zones</p>	[ x ]	[ ]	The setback complies with Building Code of Australia and any structure will be designed in accordance with the B.C.A. on performance requirements. Front and side in accordance with requirements. Rear complies with setback from non-residential property.
<p>1.3 Where the commercial development is adjacent to residential land the commercial development meets the acceptable design solutions of Section 7.11.3 of the Planning Scheme.</p>	[ x ]	[ ]	N/A
<p>1.4 Landscape and building setback areas are not used for service vehicles, loading and unloading of goods, or building services unless such activities are undertaken wholly within the buildings so as not to create a noise nuisance external to the site.</p>	[ x ]	[ ]	All vehicles are located behind landscape and setback areas.
<p>1.5/ Where the commercial development is located adjacent to any parkland or other public open space, the development, as illustrated in Figure 5.1.3.1 provides:-</p>			
<p>1.6 a. a minimum building setback of 15 metres to the common boundary with that park or public space; or</p>	[ x ]	[ ]	Not applicable.
<p>b. a well landscaped and screened carparking area adjacent to the common boundary.</p>	[ x ]	[ ]	Not applicable.

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The proposal complies with each design element	An alternative design solution is proposed	Explanation/Description
<p>2.1 The main entry to the commercial development is:-</p> <ul style="list-style-type: none"> <li>a. oriented towards the street; and</li> <li>b. is clearly identifiable from the street; and</li> <li>c. is directly accessible to pedestrians through the front of the industrial and commercial development.</li> </ul>	<p>[ x ] [ ]            [ x ] [ ]            [ x ] [ ]</p>	<p>Stairs and entry is visible from street.            Stairs and ramp provide entry statement with feature awning to express entry door.            Refer plan.</p>
<p>2.2 The commercial development exhibits a high standard of finish in architectural detailing, building materials, and use of colours and textures by providing:</p> <ul style="list-style-type: none"> <li>a. building facades of:               <ul style="list-style-type: none"> <li>(i) brick, glass selected masonry or rendered construction, or concrete tilt panel but not unrendered block or galvanised iron; or</li> <li>(ii) colorbond walls where they are acceptable to Council having regard to the architectural merit of the building design and the character of surrounding development; and</li> </ul> </li> <li>b. colour schemes and materials which are non-reflective; and</li> <li>c. external walls designed to have a high quality appearance from the street and includes architectural treatment of roof lines and fascias to create visual interest, entry/reception area elements such as entry forecourts, patios and verandahs, and weather protection devices, such as awnings, hoods and pergolas.</li> </ul>	<p>[ x ] [ ]            [ x ] [ ]            [ x ] [ ]</p>	<p>Timber framed with painted 'Hardies' - Millwood Chamber based            No colorbond wall proposed.            Glass will be non-reflective (glass faces West so will not present any problem).</p>
<p>2.3 The length of unarticulated walls along the front facade of the development will not exceed 15 metres unless architectural features are incorporated to provide visual relief.</p>	<p>[ x ] [ ]</p>	<p>Refer front elevation which achieves high quality appearance.            Facade is articulated with features to provide visual relief consisting of verandah and painted walls and awnings.</p>

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	The proposal complies with each design element	An alternative design solution is proposed	Explanation/Description
2.4	[ x ]	[ ]	One level only.
2.5	[ x ]	[ ]	Site coverage is below maximum 80% and height at highest point is below maximum 12.0m.
2.6	[ x ]	[ ]	Ramp provided.
<b>3.0</b>			<b>LANDSCAPING AND FENCING</b>
3.1	[ x ]	[ ]	Landscaping will comply with development manual.
3.2	[ x ]	[ ]	3 m average width is provided.
3.3	[ x ]	[ ]	Not applicable to this application.
3.4	[ x ]	[ ]	Within car parking areas shade trees: a. are provided at the rate of 1 tree per 10 spaces; and b. have high spreading branches; and c. have a low attraction to bird species; and d. do not require pruning at maturity.
3.5	[ x ]	[ ]	Landscaping in car parks use clear trunk trees, shrubs to 1 metre and groundcovers for maximum visibility and surveillance as shown in Figure 5.3.3.2.

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Explanation/Description	An alternative design solution is proposed	The proposal complies with each design element	
<p>3.6 Low maintenance landscaped areas are provided with:</p> <ul style="list-style-type: none"> <li>a. automatic watering systems; and</li> <li>b. mowing strips; and</li> <li>c. endemic plant species; and</li> <li>d. heavy, infrequent watering to promote deep root systems; and</li> <li>e. good drainage; and</li> <li>f. mulch coverings; and</li> <li>g. species which are not characterised by vigorous root growth where located near underground utility services.</li> </ul>	<p>[ ] )            [ ] )            [ ] )            [ ] )            [ ] )            [ ] )            [ ] )</p>	<p>[ X ]            [ X ]            [ X ]            [ X ]            [ X ]            [ X ]            [ X ]</p>	<p>Landscaping will comply with Development Manual and will incorporate all items (a - g) as requested.</p>
<p>3.7 The landscaping provided has meaning and purpose as shown in Figure 5.3.3.3 which contributes to the streetscape character.</p>	<p>[ ]</p>	<p>[ X ]</p>	<p>Quantity will comply with requirements of Development Manual at Building Application stage.</p>
<p><b>4.0 SECURITY AND LIGHTING</b></p>			
<p>4.1 Illumination levels parallel to and at a height of 1.5 metres outside the boundary of the site do not exceed 8 lux in either the vertical or horizontal plan for a height of 10 metres above ground level.</p>	<p>[ ]</p>	<p>[ X ]</p>	<p>Lighting will be low level lux and will not be directed outside boundary.</p>
<p>4.2 Lighting is not directed onto the street or adjoining properties but is downward directed and appropriately shielded at its source.</p>	<p>[ ]</p>	<p>[ X ]</p>	<p>Bollards and down lights to be provided (refer plan).</p>
<p>4.3 The illumination of buildings is by wall mounted light fittings and/or ground mounted uprights of hidden source.</p>	<p>[ ]</p>	<p>[ X ]</p>	<p>Down lights (refer plan)</p>
<p>4.4 Pedestrian lighting is provided for area illumination for entry ways, courtyards and car parking areas. Point to point bollard lighting is provided for pedestrian walkways.</p>	<p>[ ]</p>	<p>[ X ]</p>	<p>Refer plan for bollard lighting.</p>

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The proposal complies with each design element	An alternative design solution is proposed	Explanation/Description
<b>5.0 SITE ANALYSIS</b>		
(a) The Subject Site:-		
(i) Contours;		
(ii) Existing Vegetation;		
(iii) Buildings;		
(iv) Views to and from site;		
(v) Access;		
(vi) Drainage and services;		
(vii) Orientation, microclimate and noise sources;		
(viii) Any contaminated soils/fill areas;		
(ix) Fences, boundaries and easements;		
(x) Other notable features.		
(b) Adjoining Sites:-		
(i) Form and character of adjacent development;		
(ii) Characteristics of adjacent public space;		
(iii) Major trees;		
(iv) Linkages to existing pedestrian paths or bikeways;		
(v) Difference in levels.		
<b>6.0 CONCLUSION</b>		
The Plan of Development complies with the Policy and/or alternative Design Solutions and should receive approval due to it's high standard of amenity.		

# RP Plan

M.F. 3421

This plan MUST NOT BE FOLDED but may be rolled.

109705

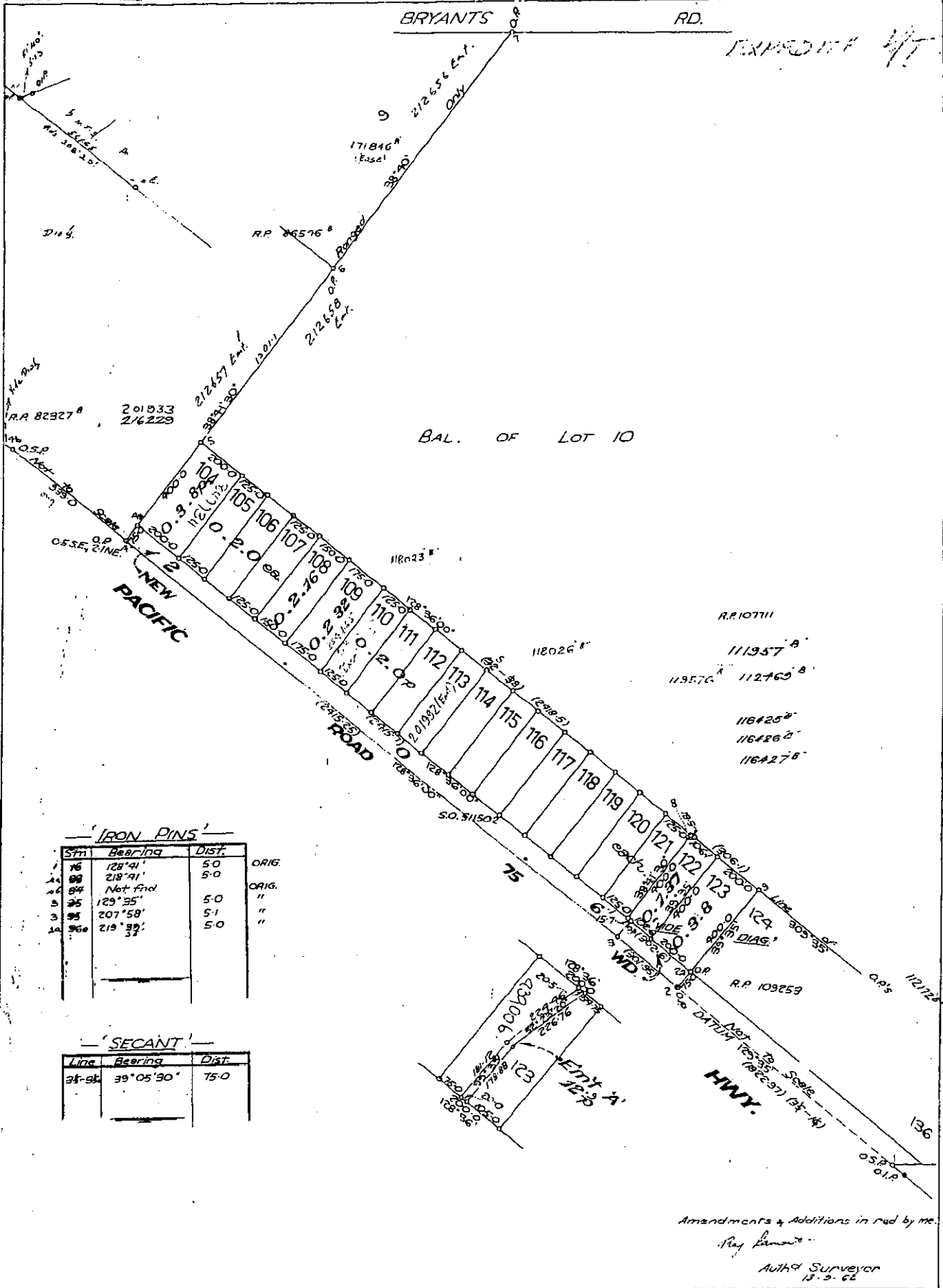
Drawing of Plan must be restricted to the space ins the blue lines

109705

507601

Drawing of Plan must be restricted to the space inside the blue lines

507601



**'IRON PINS'**

Stn	Bearing	Dist.	ORIG.
1	128°41'	5.0	ORIG.
2	218°41'	5.0	ORIG.
3	Not find		
4	129°25'	5.0	"
5	207°58'	5.1	"
6	219°32'	5.0	"

**'SECANT'**

Line	Bearing	Dist.
31-32	39°05'30"	75.0

Lots Lots 104 to 123 & 1/4 Empt on Lot 123 Orig. Portion 234 SCALE 3 chains to an inch  
 Cancellling Part of Lot 10 of R.P. 107111 B Town of \_\_\_\_\_  
 Orig. Grant 124911 Parish of Mackenzie **CISP**  
 Surveyed by RAY LAMONT 7/2/1965 CROWN COPYRIGHT RESERVED REGISTRAR OF TITLES, QUEENSLAND PLAN 109705

