



1025776

APPROVED
PLAN OF
DEVELOPMENT

MCUI/107/2004

South East Queensland Region
Metropolitan District
183 Wharf Street Spring Hill Queensland 4000
PO Box 70
Spring Hill Queensland 4004
Email ddmetropolitian@mainroads.qld.gov.au

**CONDITIONS OF DEVELOPMENT AND
STATEMENT OF REASONS**

Enquiries: Matt Smith
Telephone: 3834 8227
Facsimile: 3834 8363
Our Ref: 510/10 (E664)
Your Ref: 397562(P-1)
Sheet No: 1 of 1

Logan City: 3938 Pacific Highway, Loganholme

Sheet: 1 of 1

Proposed Material Change of Use

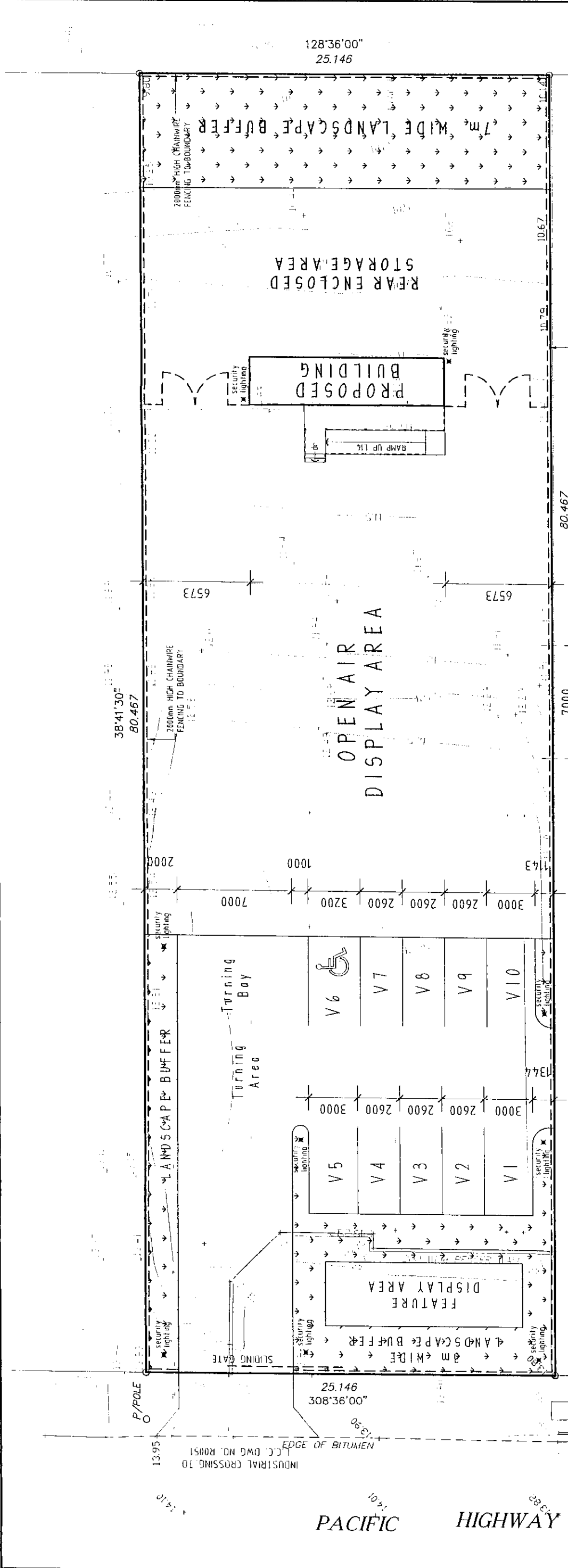
File No: 510/10

Application No: MCVU/107/2004
(Lot 117 on RP109705)

Situated at 3938 Pacific Highway, Loganholme

Issue/Concerns	Conditions of Development for the subject Application	The reasons/information/studies/findings used in the setting of conditions included.
1.0 The safety and efficiency of the Pacific Highway service road can be impacted upon by the number, type, vehicle usage and location of access roads	1.0 An application for access approval, for the proposed crossover, is to be submitted to Main Roads in accordance with section 62 of the Transport Infrastructure Act 1994.	1.0 Department of Main Roads Policy.





NOTE:
 APPROVAL FOR 'OPEN AIR DISPLAY' DEVELOPMENT TO STAND ALONE ON ITS OWN MERIT. IF ADJOINING PROPERTY (SALES YARD- Lot 118) IS TO LEASE THE PROPOSED SITE, THE PROPOSED BUILDING WILL NOT BE CONSTRUCTED. ALSO, WE REQUEST ALL EXTERNAL SITE WORKS NOT BE COMPLETED. ENTRY TO PROPOSED SITE WILL NO LONGER BE DIRECT FROM ROAD RATHER THE ACCESS WILL BE LINKED THROUGH FROM THE ADJOINING DEVELOPMENT

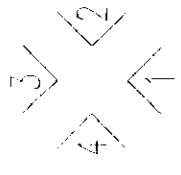
SITE PLAN 1:250

TOTAL SITE AREA	2023 sq.m.
TOTAL LANDSCAPING	362 sq.m. (17.8%)
CARPARKING PROVIDED	10 cars
TOTAL BUILDING AREA	62 sq.m. (3.0%)

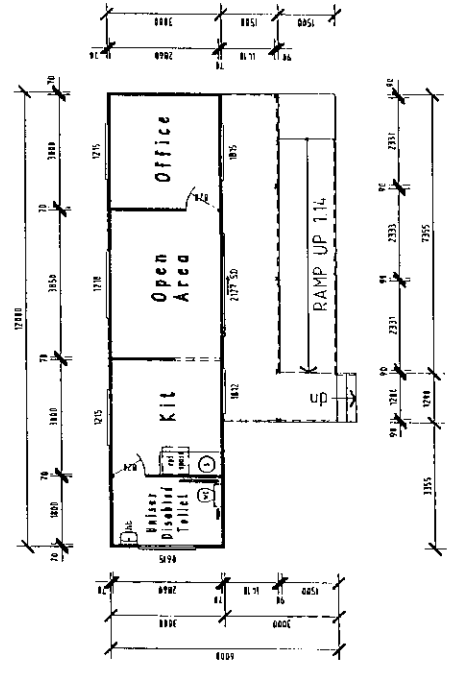
APPROVED PLAN OF DEVELOPMENT
 This is the Approved Plan of Development referred to in Development Permit No. 107/2004

DRAFT A - 27.07.04

No. 3938, Pacific Highway LOGANHOLME. CLIENT: A & J Developments Pty Ltd.	PROJECT: PROPOSED DEVELOPMENT	DESIGN CRITERIA BASIC WIND REGION - TERRAIN CATEGORY CLASS - TOPOGRAPHIC CLASS - SHIELDING CLASSIFICATION - TYPE OF CONSTRUCTION - DESIGN WIND VELOCITY	REAL PROPERTY DESCRIPTION :- LOT 117 R.P. 109705 PARISH OF MACKENZIE COUNTY OF STANLEY SITE AREA 2023sq.m. U.B.D. MAP REF: LOCAL AUTHORITY - LOGAN C.C.	COMP. FILE 04236con DATE - 27/7/04 DRAWN - M.J.S. CHECKED & CERTIFIED SHEET No. - 1 of 2 DRAWING No. 04-236
	BUILDING DESIGN GROUP MODINI + SMITH Unit 1, 14 Vanessa Blvd. P.O. BOX 1449, SPRINGWOOD QLD 4127 Tel: (07) 3808 6471 or 3808 8604 Fax: (07) 3808 5642 K. R. Smith & Assoc. P/L 085A Ltr. No 713204	*COPYRIGHT CLAIM* © THESE PLANS REMAIN THE PROPERTY OF MODINI+SMITH BUILDING DESIGN GROUP AND ANY REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED. PLANS ARE ISSUED SUBJECT TO THIS COPYRIGHT AND ARE FOR USE ONLY ON THE JOB SPECIFIED BELOW. © MODINI+SMITH BUILDING DESIGN GROUP Drafting by MODINI + SMITH BUILDING DESIGN GROUP Unit 1, 14 Vanessa Boulevard, Springwood 4127 Ph. (07) 3808 6471 Fax. (07) 3808 5642	APPROVED PLAN OF DEVELOPMENT This is the Approved Plan of Development referred to in Development Permit No. 107/2004	A See over Original Issue No. Date Amendment (checked)

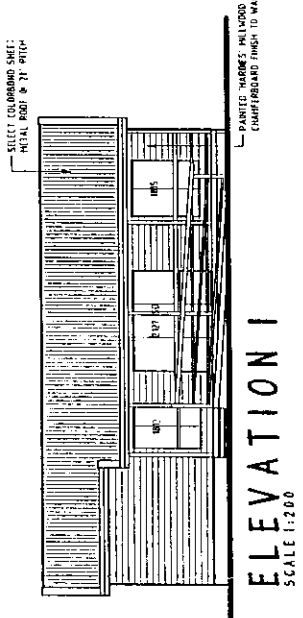


ELEVATIONS

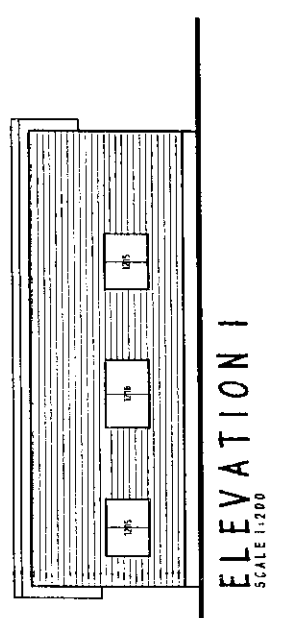


FLOOR PLAN
SCALE 1:200

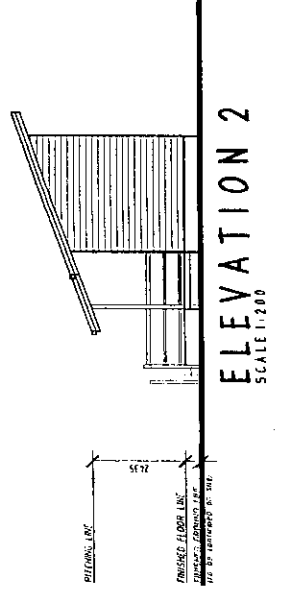
NOTE - ALL RAMPS & STAIRS TO BE CONFIRMED ON SITE WITH LEVELS



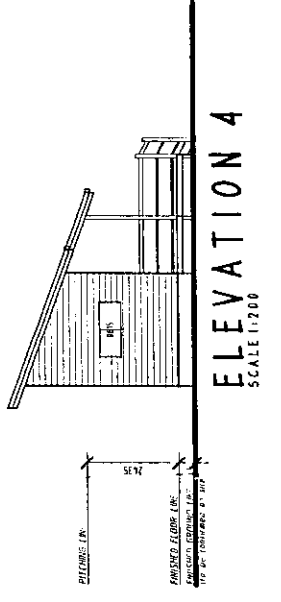
ELEVATION 1
SCALE 1:200



ELEVATION 2
SCALE 1:200



ELEVATION 3
SCALE 1:200



ELEVATION 4
SCALE 1:200

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DRAFT A - 27.07.04

No. Date A See over Original Issue Amendment	*COPYRIGHT CLAIM* THESE PLANS REMAIN THE PROPERTY OF MODINI-SMITH BUILDING DESIGN GROUP AND ANY REPRODUCTION IN PART OR WHOLE IS PROHIBITED UNLESS WRITTEN PERMISSION IS OBTAINED. ISSUED SUBJECT TO THIS COPYRIGHT AND ARE FOR USE ONLY ON THE JOB SPECIFIED BELOW. MODINI-SMITH BUILDING DESIGN GROUP Drafting by MODINI-SMITH BUILDING DESIGN GROUP Unit 1, 1c, Vanessa Boulevard, Springfield 4127 Ph: (07) 3808 6471 Fax: (07) 3808 5642	MODINI + SMITH DESIGN GROUP Unit 1, 1c Vanessa Blvd, P.O. BOX 1449, SPRINGWOOD QLD 4127 Tel: (07) 3808 6471 or 3808 8604 Fax: (07) 3808 5642 K. R. Smith & Assoc. P/L 985A Lx. No. 71320c	PROJECT: PROPOSED DEVELOPMENT No. 3938, Pacific Highway LOGANHOLME. CLIENT: A & J Developments Pty Ltd.	DESIGN CRITERIA BASIC WIND REGION - TERRAIN CATEGORY CLASS - TOPOGRAPHIC CLASS - SHIELDING CLASSIFICATION - TYPE OF CONSTRUCTION - DESIGN WIND VELOCITY	REAL PROPERTY DESCRIPTION :- LOT 117 R.P. 109705 PARISH OF MACKENZIE COUNTY OF STANLEY SITE AREA 2023sq.m. U.B.D. MAP REF: LOCAL AUTHORITY - LOGAN C.C.	COMP. FILE - 04236CON DATE - 27/7/04 DRAWN - M.J.S. CHECKED & CERTIFIED SHEET No. 2 of 2 DRAWING No. 04-236
					CONCEPT PLANS	



Logan City Council Standard Map



The plans depicted are indicative
and for information only

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