Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

Our reference: 1806-5924 SRA
Your reference: MCUI/13/2018

23 July 2018

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

Via email: development@logan.qld.gov.au

Dear Sir/Madam

Referral agency response—with conditions
(Given under section 56 of the *Planning Act 2016*)

The development application described below was properly referred to the Department of State Development, Manufacturing, Infrastructure and Planning (the department) on 25 June 2018.

Applicant details

Applicant name:	Lurtheran Services c/- RPS Australia East Pty Ltd
Applicant contact details:	Chiara.towler@rpsgroup.com.au PO Box 1559 Fortitude Valley QLD 4006

Location details

Street address:	10 Laurel Street, Woodridge QLD 4114
Real property description:	Lot 3 on RP852745
Local government area:	Logan City Council

Application details

Development Permit for Material Change of Use (Residential Care Facility (143 Beds), Food and Drink Outlet)

Referral trigger

The development application was referred to the department under the following provision of the Planning Regulation 2017:

Planning and Development Services (SEQ South)
PO Box 3290
Australia Fair QLD 4215

- Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 – Aspect of development stated in schedule 20

Conditions

Under section 56(1)(b)(i) of the *Planning Act 2016* (the Planning Act), the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

The department must provide reasons for the decision to impose conditions. The reasons are set out in Attachment 2.

Advice to the applicant

The department offers advice to the applicant about the development application as set out in Attachment 3.

Approved plans and specifications

The department requires that the plans and specifications set out below and enclosed must be attached to any development approval.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Aspect of development: Material Change of Use				
Part Floor Plan-LVL 00 West	BVN Architecture Pty Limited	4 December 2017	AR-B-00-02	C
Part Floor Plan-Level 00 East	BVN Architecture Pty Limited	4 December 2017	AR-B-00-03	C
Site Plan – RAC (Amended in red by SARA on 23 July 2018)	BVN Architecture Pty Limited	4 December 2017	AR-A-XX-15	C

A copy of this response has been sent to the applicant for their information.

For further information please contact Jane McInnes, Senior Planner, on 07 3432 2423 or via email GCSARA@dsdmip.qld.gov.au who will be pleased to assist.

Yours sincerely

Gareth Richardson
Manger, Planning and Development Services (SEQ South)

cc: RPS Australia East Pty Ltd, chiara.towler@rpsgroup.com.au

enc Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the assessment manager
Approved plans and specifications

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for Material Change of Use		
Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 1 - The chief executive administering the *Planning Act 2016* nominates the Director General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Stormwater management of the development must ensure no worsening or actionable nuisance to the railway corridor.	At all times.
2.	(a) The existing bus stop 'Trinder Park Rest Home, Woodridge' (TransLink ID: 710318, Hastus ID: 317451) internal to the site and adjacent to the proposed 'RAC East Wing' building must be upgraded to a minimum boarding point standard. (b) The upgraded bus stop must be in accordance with Disability Standards for Accessible Public Transport 2002 made under subsection 31(1) of the *Disability Discrimination Act 1992* and include the following components in accordance with the Department of Transport and Main Roads *Public Transport Infrastructure Manual 2015*: i. all mandatory bus stop components for a 'Minimum Boarding Point' detailed in Section 5.7 - 'Bus stop components' (pages 30-41) of Chapter 5 - 'Bus stop infrastructure'; ii. a new J-Pole sign with timetable case must be provided in accordance with Figure 5.11 – 'Bus stop identification markers' (page 50) and Table 5.9 - 'Stop signage/stop marker' (page 35) of Chapter 5 - 'Bus stop infrastructure', and Sign Type IS-10b 'Bus Stop – J-Pole Sign (TransLink)' (sections 4.26.1 – 4.27, page 63-65) of the *Signage Manual – Bus Network Infrastructure, TransLink Division, Department of Transport and Main Roads, December 2016*; iii. hardstand and access in accordance with DRG5 – 0011 – 'Regular Stop-Minimum Boarding Point - with Existing Kerb' of Appendix 5-B – 'Layout and technical drawings'; iv. a disability compliant shelter positioned in accordance with 'Shelters' – Table 5-9 of Chapter 5 – 'Bus Stop infrastructure' and connected to the boarding point by hardstand. (c) Written notice must be provided to the Department of Transport and Main Roads' TransLink Division (07 3851 8700 or at bus_stops@translink.com.au) prior to upgrading the existing bus stop. (d) RPEQ certification must be provided to the Program Delivery and Operations Unit, Department of Transport and Main Roads, South Coast Region (south.coast.idas@tmr.qld.gov.au), confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(a) and (b) Prior to the commencement of use for Stage 1C and to be maintained at all times. (c) Prior to obtaining development approval for operational work or building work, whichever occurs first for Stage 1C (d) Following the completion of parts (a) and (b) of this condition and prior to the commencement of use for Stage 1C
3.	(a) The 'porte cochere' shown on Part Floor Plan-LVL 00 West, prepared by BVN Architecture Pty Limited, dated 4 December 2017, reference AR-B-00-02, issue C, must be designed and constructed to ensure that at least one parking bay is capable of	(a) And (b) Prior to the commencement of use and to be maintained at all

	accommodating a taxi suitable for use by people with disabilities. (b) The parking bay required in part (a) of this condition must be in accordance with the following: • Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the *Disability Discrimination Act 1992*; • AS1428.1 – Design for Access and Mobility; and • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.	times for Stage 1A
4.	(a) The 'porte cochere' shown on Part Floor Plan-Level 00 East, prepared by BVN Architecture Pty Limited, dated 4 December 2017, reference AR-B-00-03, issue C, must be designed and constructed to ensure that at least one parking bay is capable of accommodating a taxi suitable for use by people with disabilities. (b) The parking bay required in part (a) of this condition must be in accordance with the following: • Disability Standards for Accessible Public Transport 2002 - subsection 31(1) of the *Disability Discrimination Act 1992*; • AS1428.1 – Design for Access and Mobility; and • AS2890.6 – Parking Facilities, Part 6: Off-street parking for people with disabilities.	(a) And (b) Prior to the commencement of use and to be maintained at all times for Stage 1A
5.	The development must include the pedestrian pathway connecting the east and west wing building entries with the existing bus stop shown on the Site Plan - RAC, prepared by BVN Architecture Pty Limited, dated 4 December 2017, drawing number AR-A-XX-15, revision C as amended in red by SARA on 23 July 2018.	Prior to the commencement of use for Stage 1C and to be maintained at all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure that the impacts of stormwater events associated with development are minimised and managed to avoid creating any adverse impacts on the state-transport corridor.
- To provide, as far as practicable, public passenger transport infrastructure to support public passenger services.
- To provide, as far as practicable, transport infrastructure for people with disabilities.

Attachment 3—Advice to the applicant

General advice	
1.	The existing bus stop, 'Trinder Park Rest Home, Woodridge' (TransLink ID: 710318, Hastus ID: 317451) and bus route 553 may be impacted upon by the development. This bus stop and bus route must be able to function and pedestrian access to this facility must be maintained during construction of the development. Accordingly, if any temporary bus stop and pedestrian access arrangements are required, the applicant must reach agreement on suitable arrangements with the Department of Transport and Mains' TransLink Division (07 3851 8700 or bus_stops@translink.com.au) prior to any construction or works commencing.

Queensland Government

Department of
State Development, Manufacturing, Infrastructure and Planning

Department of State Development, Manufacturing, Infrastructure and Planning (the department)
Statement of reasons for application 1806-5924 SRA
(Given under section 56 of the *Planning Act 2016*)

Departmental role: Referral agency

Applicant details

Applicant name:	Lurtheran Services c/- RPS Australia East Pty Ltd
Applicant contact details:	Chiara.towler@rpsgroup.com.au PO Box 1559 Fortitude Valley QLD 4006

Location details

Street address:	10 Laurel Street, Woodridge QLD 4114
Real property description:	Lot 3 on RP852745
Local government area:	Logan City Council

Development details and assessment matters

Nature of approval	**Level of assessment**	**Development description**	**Applicable *State Development Assessment Provisions* version 2.2 (SDAP)**
Development Permit	Impact	Material Change of Use for Residential Care Facility (143 Beds), Food and Drink Outlet	State code 6: Protection of State transport network (State code 6)

Reasons for the departments response

- The proposed development complies with all applicable performance outcomes of the SDAP, State code 6 with conditions.
- The proposed development has been conditioned to ensure that at least one parking bay can accommodate a taxi suitable for use by people with disabilities and the existing bus stop is upgraded in accordance with disability standards.
- Public passenger transport service is available on site and will be maintained through-out the proposed development.
- Vehicle access is proposed from a local road, which ensures the development does not result in a worsening of operating conditions to the state-controlled road network.

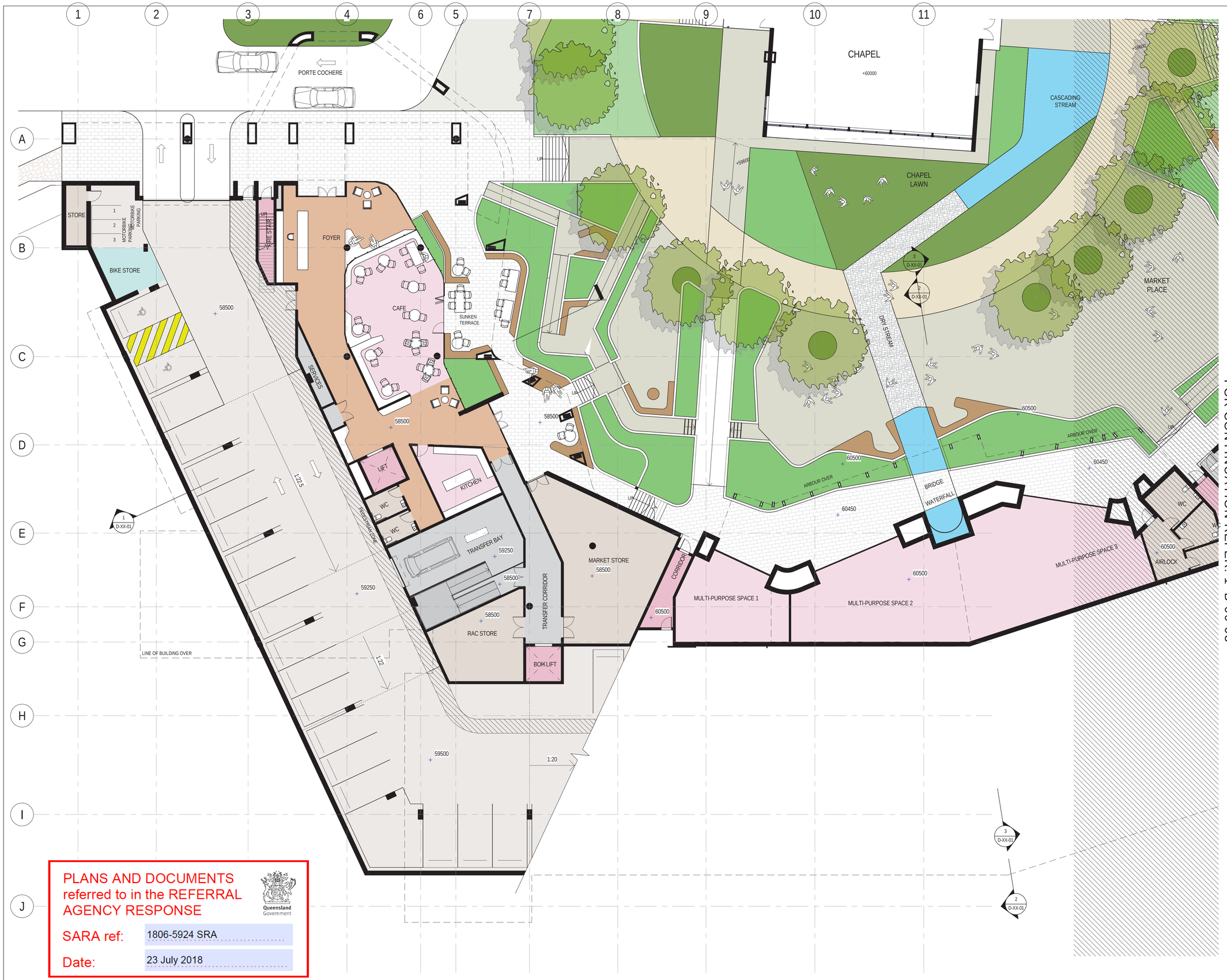
Planning and Development Services (SEQ South)
PO Box 3290
Australia Fair QLD 4215

Response:

Nature of approval	Nature of response	Date of response
Development Permit	Approved, subject to conditions	23 July 2018

Relevant material

- *Planning Act 2016*
- Planning Regulation 2017
- *Development Assessment Rules,* version 1.1
- SDAP
- common material.



PLANS AND DOCUMENTS referred to in the REFERRAL AGENCY RESPONSE

Queensland Government

SARA ref: 1806-5924 SRA

Date: 23 July 2018

FOR CONTINUATION REFER: 1 B-00-03

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ISSUE	DATE	FOR
A	27.09.17	GENERAL UPDATE
B	27.10.17	FOR REVIEW
C	04.12.17	SCHEMATIC DESIGN

CONSULTANTS

ARCHITECT	- BVN
CIVIL/STRUCT. ENGINEER	- BLIGH TANNER
HYDRAULIC ENGINEER	- MRP
ELECTRICIAL ENGINEER	- ASHBURNER FRANCIS
MECHANICAL ENGINEER	- UMOW LAI
TRAFFIC ENGINEER	- PEKOL
QUANTITY SURVEYOR	- WILDE & WOOLLARD
CERTIFIER	- KNISCO
LANDSCAPE ARCHITECT	- LARK
TOWN PLANNER	- RPS

PROJECT MANAGER

RPS

CLIENT

Lutheran Services
There for you

CLIENT NUMBER

PF58

PROJECT

TRINDER PARK - RACF
LAUREL ST, WOODRIDGE

BVN PROJECT NUMBER

b1608013

DRAWING KEY

TRUE NORTH PROJECT NORTH

GRAPHIC SCALE

0 3000 7500

SCALE

1 : 150@A1

STATUS

SCHEMATIC DESIGN

DRAWING

PART FLOOR PLAN - LVL 00 WEST

	ISSUE
AR-B-00-02	C

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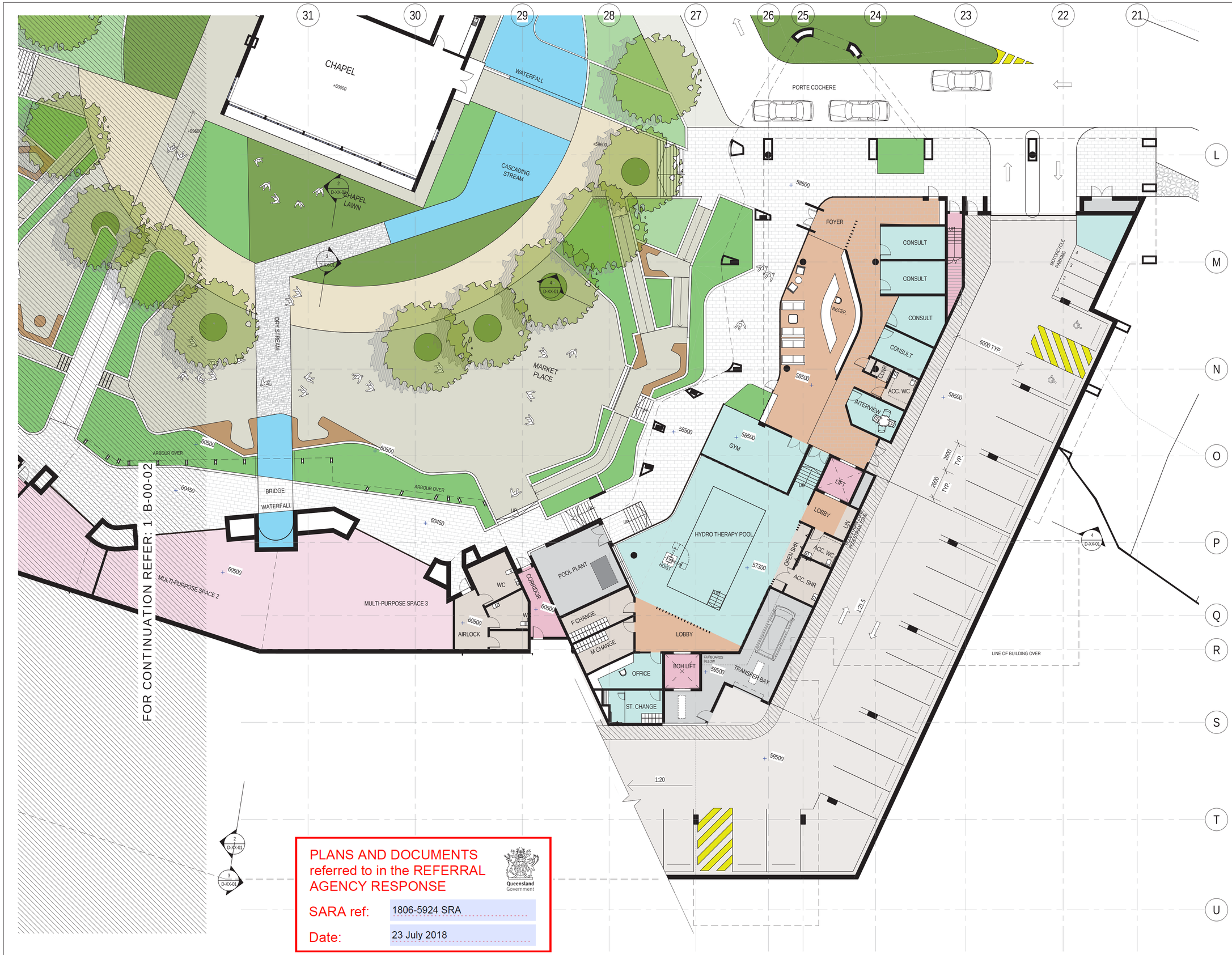

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DRAWING

PART FLOOR PLAN - LEVEL 00 EAST

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ISSUE C

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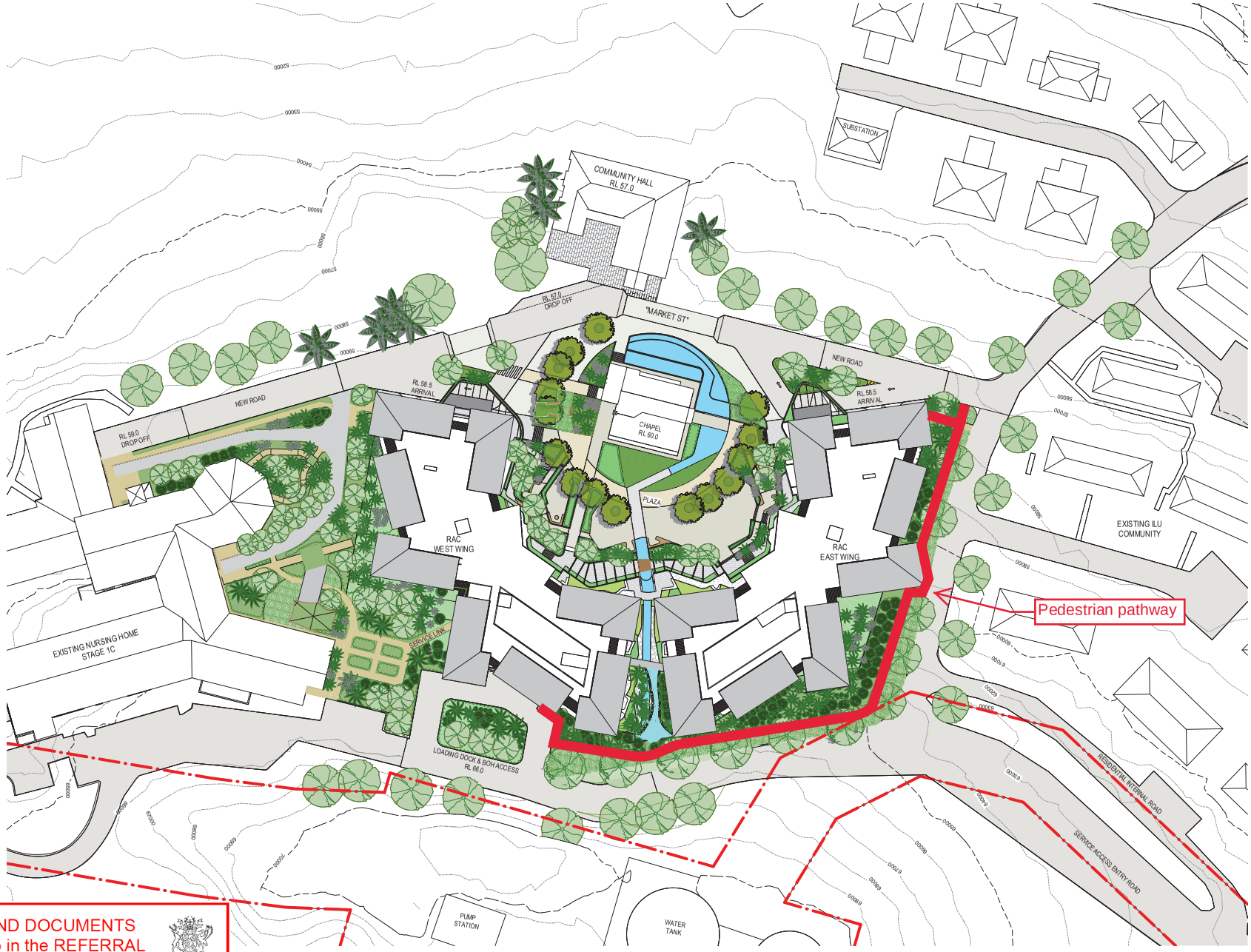

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A	26.10.17	FOR REVIEW
B	20.11.17	COORDINATION
C	04.12.17	SCHEMATIC DESIGN

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SITE PLAN - RAC

AR-A-XX-15

ISSUE C