

**COUNCIL NOTE:**  
Land and stormwater infrastructure located within the site, to the north of the identified Perrin Drive extension, is to remain in private ownership.

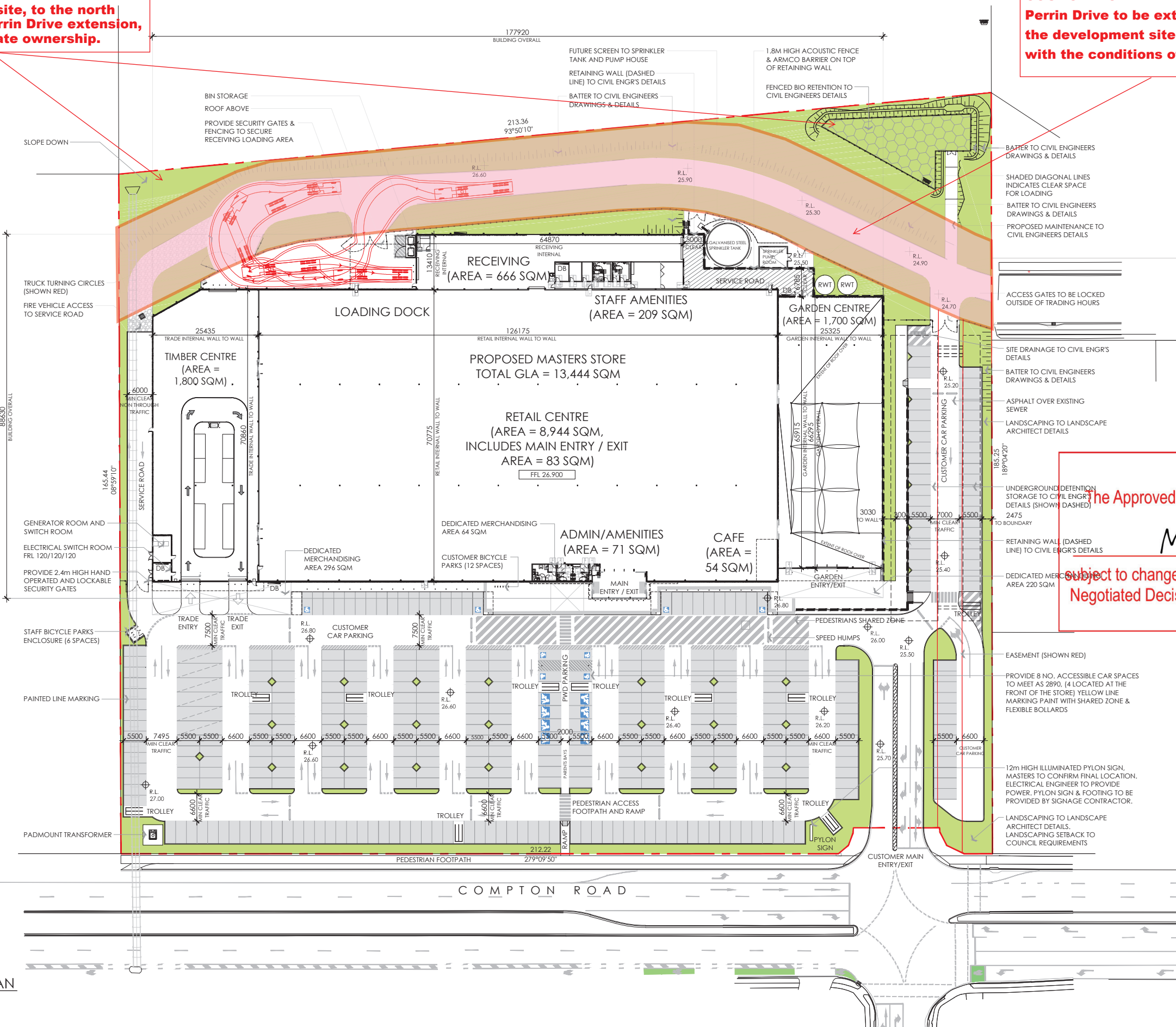
**COUNCIL NOTE:**  
Perrin Drive to be extended through the development site in accordance with the conditions of approval.



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DATE	ISSUE	AMENDMENT	CHK
17.12.14	A	ISSUED FOR REVIEW	JAR
28.01.15	B	ISSUED FOR DA	JAR
16.02.15	C	ISSUED FOR DA	JAR
18.02.15	D	ISSUED FOR DA	JAR
20.02.15	E	ISSUED FOR DA	JAR
03.03.15	F	ISSUED FOR DA	JAR

DEVELOPMENT APPLICATION



**DECISION NOTICE**  
The Approved Plan of Development for Development Approval  
**MCU1/21/2015**  
subject to changes in the conditions of approval and these not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval

PLANNING DATA	
PROPOSED LOT 10	= 37,085 SQM
<b>GROSS FLOOR AREAS:</b>	
RETAIL CENTRE	= 8944 SQM
CAFE	= 54.0 SQM
RETAIL ADMIN/AMENITIES	= 71.0 SQM
GARDEN CENTRE	= 1700 SQM
TIMBER CENTRE	= 1800 SQM
RECEIVING ADMIN/AMENITIES	= 209.0 SQM
RECEIVING	= 666.0 SQM
TOTAL MASTERS GFA	= 13,444 SQM
<b>SITE COVERAGE</b>	= <b>36.3%</b>
<b>CARPARKING</b>	
PWD COMPLIANT BAYS	= 8 SPACES
TRAILER BAYS	= 6 SPACES
PARENTS BAYS	= 8 SPACES
ORDINARY	= 361 SPACES
<b>TOTAL CARPARKING</b>	= <b>383 SPACES</b> (1:35.6 SQM)

**LANDSCAPING TO LANDSCAPE ARCHITECT'S DRAWINGS**

**EXACT LEVELS TO BE ADVISED BY CIVIL ENGINEER**

1 SITE PLAN  
Scale 1:500

Site Plan



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WEB: www.lefflersimes.com.au

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SYDNEY  
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7 YOUNG ST NEUTRAL BAY NSW 2089 T: +61 2 99093344  
LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344

JOB NO: 3656  
DATE: DECEMBER 2014  
DRAWN: CCB

Masters Home Improvement  
Compton Road, Underwood, QLD  
DA-02  
**LEFFLER SIMES ARCHITECTS**

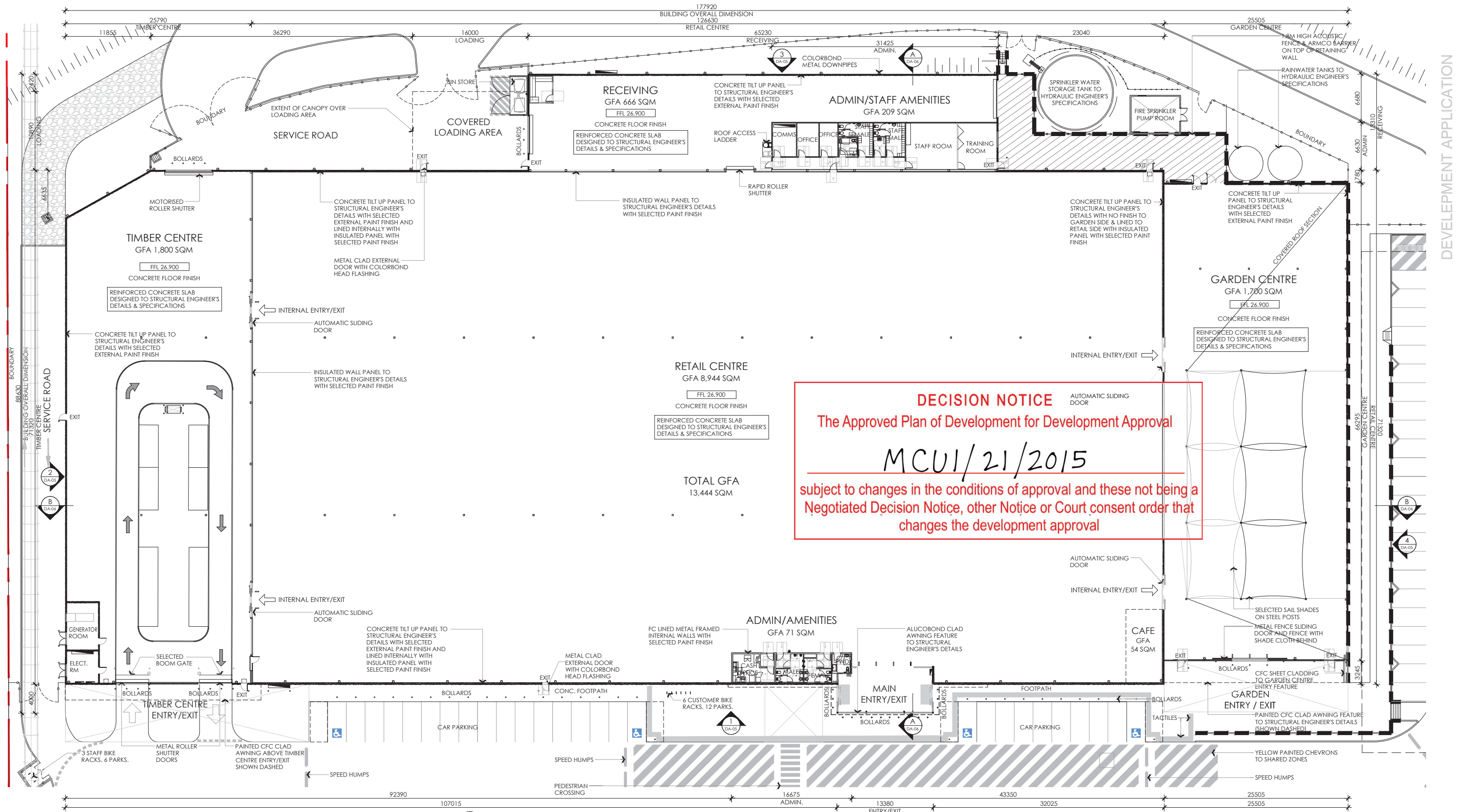
**COUNCIL NOTE:**  
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1 GROUND FLOOR PLAN  
Scale 1:250

Ground Floor Plan



Masters Home Improvement  
Compton Road, Underwood, QLD

0 15 10 20 30 40 50m SCALE: 1:250 @ A1

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JOB NO: 3656  
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DA-03  
LEFFLER SIMES ARCHITECTS

DEVELOPMENT APPLICATION



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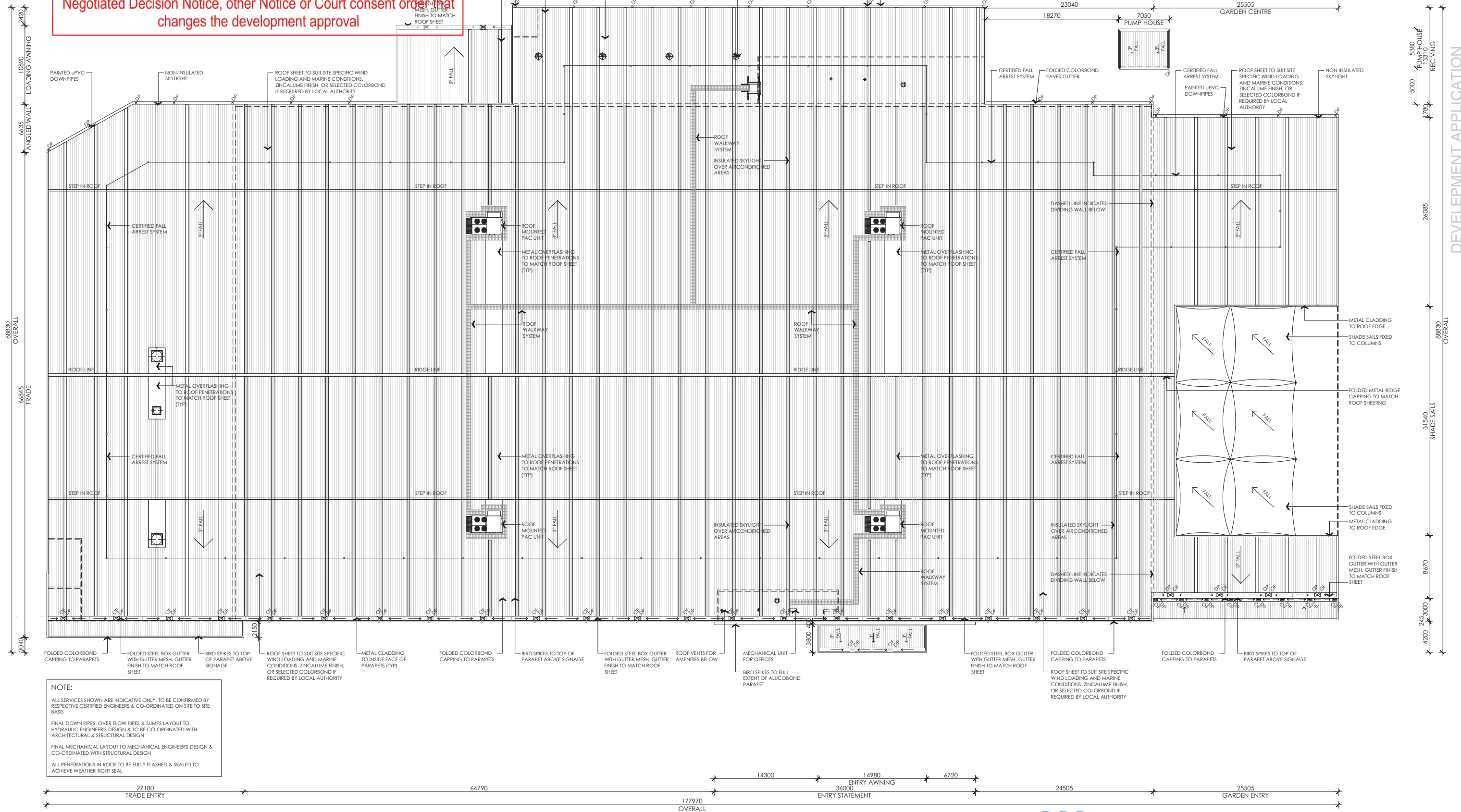
DATE	ISSUE	AMENDMENT	CHK
17.12.14	A	ISSUED FOR REVIEW	JAR
28.01.15	B	ISSUED FOR DA	JAR

# DECISION NOTICE

The Approved Plan of Development for Development Approval

## MCU1/21/2015

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**NOTE:**  
 ALL SERVICES SHOWN ARE INDICATIVE ONLY. TO BE CONFIRMED BY RESPECTIVE CERTIFIED ENGINEERS & CO-ORDINATED ON SITE TO SITE BASIS.  
 FINAL DOWN PIPES, OVER FLOW PIPES & SUMPS LAYOUT TO HYDRAULIC ENGINEER'S DESIGN & TO BE CO-ORDINATED WITH ARCHITECTURAL & STRUCTURAL DESIGN.  
 FINAL MECHANICAL LAYOUT TO MECHANICAL ENGINEER'S DESIGN & CO-ORDINATED WITH STRUCTURAL DESIGN.  
 ALL PENETRATIONS IN ROOF TO BE FULLY FLASHED & SEALED TO ACHIEVE WEATHER TIGHT SEAL.

### Roof Plan

0 15 10 20 30 40 50m SCALE: 1:250 @ A1



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 MELBOURNE LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344

JOB NO: 3656  
 DATE: DECEMBER 2014  
 DRAWN: CCB

Masters Home Improvement  
 Compton Road, Underwood, QLD

DA-04

LEFFLER SIMES ARCHITECTS

DEVELOPMENT APPLICATION

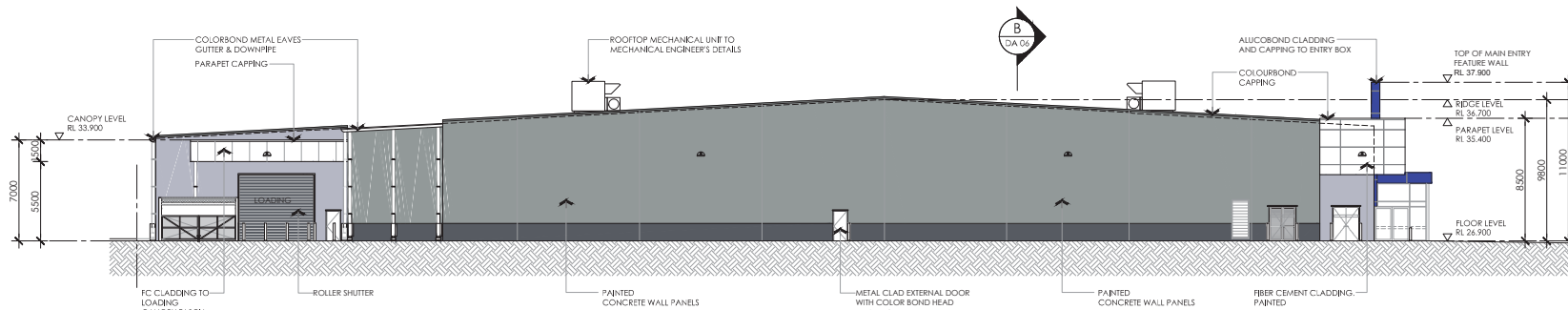


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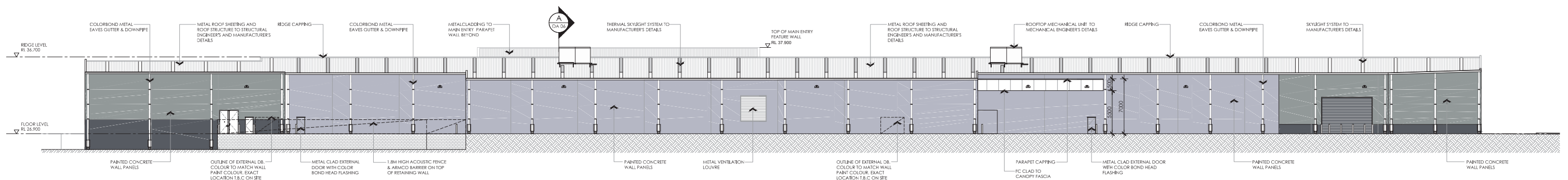
DATE	ISSUE	AMENDMENT	CHK
17.12.14	A	ISSUED FOR REVIEW	JAR
28.01.15	B	ISSUED FOR DA	JAR



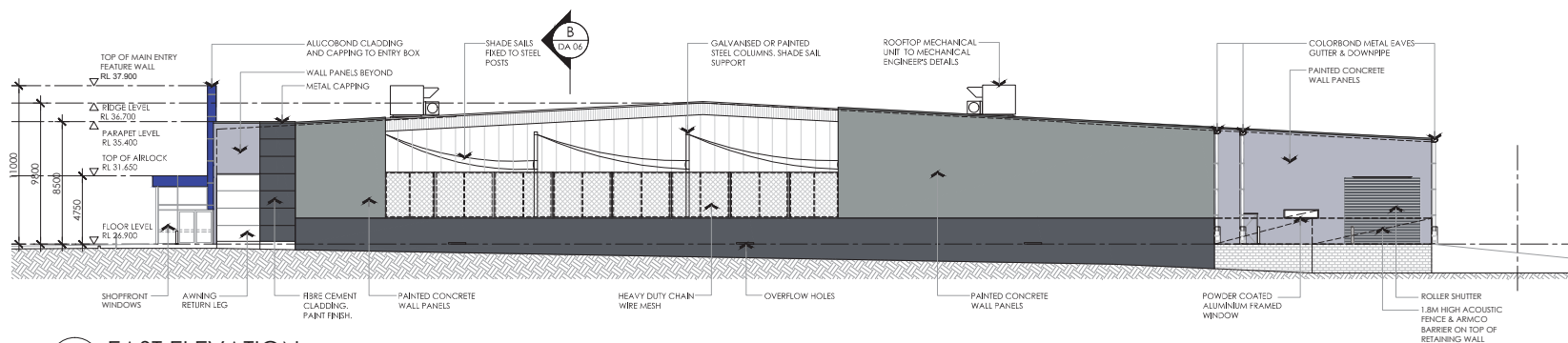
1 SOUTH ELEVATION  
Scale 1:250



2 WEST ELEVATION  
Scale 1:250

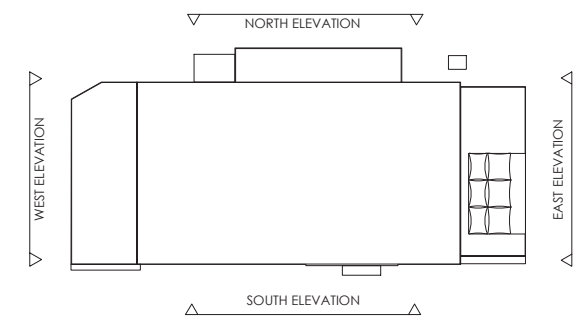


3 NORTH ELEVATION  
Scale 1:250



4 EAST ELEVATION  
Scale 1:250

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KEY PLAN

# Elevations



Masters Home Improvement  
Compton Road, Underwood, QLD

DEVELOPMENT APPLICATION



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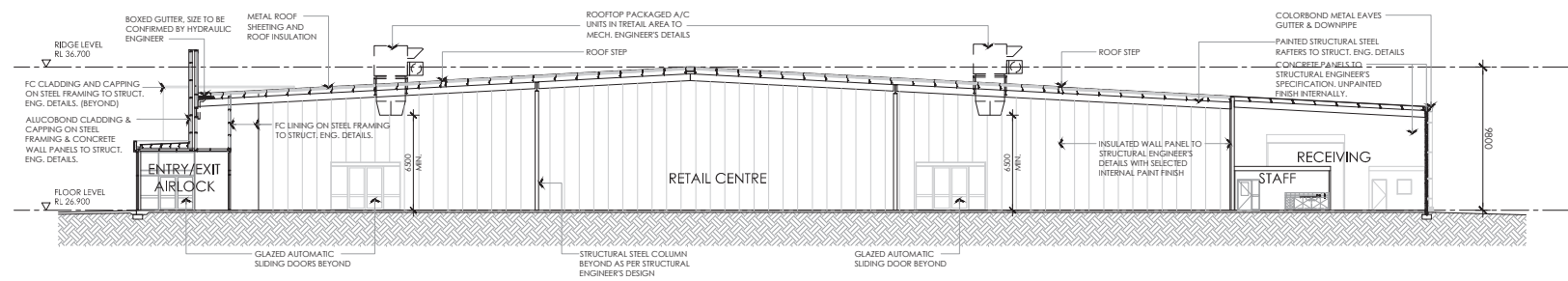
DATE	ISSUE	AMENDMENT	CHK
17.12.14	A	ISSUED FOR REVIEW	JAR
28.01.15	B	ISSUED FOR DA	JAR

DEVELOPMENT APPLICATION

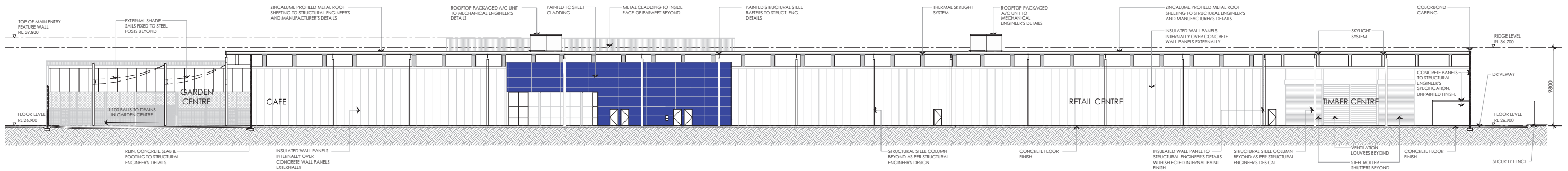
**DECISION NOTICE**  
The Approved Plan of Development for Development Approval

**MCUI/21/2015**

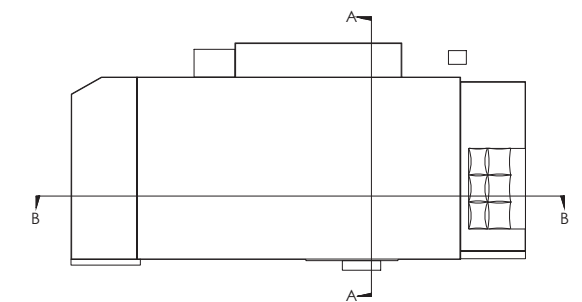
subject to changes in the conditions of approval and these not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval



1 SECTION A-A  
DA-03 Scale 1:250



2 SECTION B-B  
DA-03 Scale 1:250



KEY PLAN ⊕

Sections

0 15 10 20 30 40 50m SCALE: 1:250 @ A1

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LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344

JOB NO: 3656  
DATE: DECEMBER 2014  
DRAWN: JOP

Masters Home Improvement  
Compton Road, Underwood, QLD

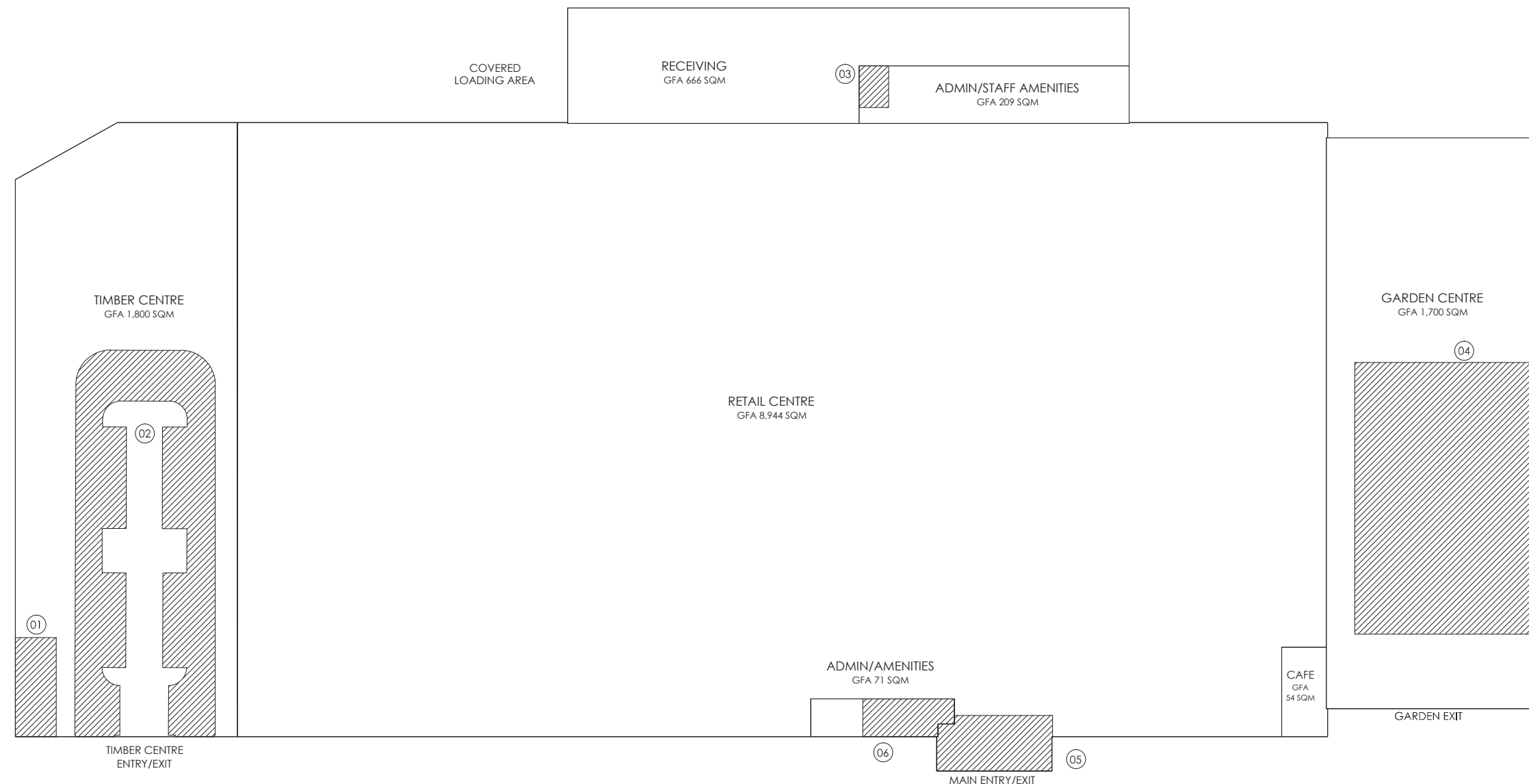
DA-06

LEFFLER SIMES ARCHITECTS



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DATE	ISSUE	AMENDMENT	CHK
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28.01.15	B	ISSUED FOR DA	JAR



DEVELOPMENT APPLICATION

1 GFA DEDUCTIONS PLAN  
Scale 1:250

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PLANNING DATA	
PROPOSED LOT 10	= 31,119 SQM
<b>GROSS FLOOR AREAS:</b>	
RETAIL CENTRE	= 8944 SQM
CAFE	= 54.0 SQM
RETAIL ADMIN/AMENITIES	= 71.0 SQM
GARDEN CENTRE	= 1700 SQM
TIMBER CENTRE	= 1800 SQM
RECEIVING ADMIN/AMENITIES	= 209.0 SQM
RECEIVING	= 666.0 SQM
TOTAL MASTERS GFA	= 13,444 SQM
SITE COVERAGE	= 43.2%
<b>PROPOSED GFA DEDUCTIONS:</b>	
01: TIMBER CENTRE - GEN / SWITCH	= 54.62 SQM
02: TIMBER CENTRE - INTERNAL DRIVE	= 494.63 SQM
03: STAFF ADMIN/AMENITIES - COMMS	= 16.48 SQM
04: GARDEN CENTRE - ROOF OPENING	= 704.92 SQM
05: RETAIL - MAIN ENTRY EXIT	= 84.28 SQM
06: RETAIL ADMIN/AMENITIES	= 43.93 SQM
TOTAL GFA DEDUCTIONS	= 1398.86 SQM
TOTAL MASTERS GFA	= 13,444 SQM
TOTAL GFA DEDUCTIONS	= 1398.86 SQM
CALCULATED NEW GFA	= 12045.14 SQM

# REDUCED GFA FLOOR PLAN



SCALE: 1:250 @ A1

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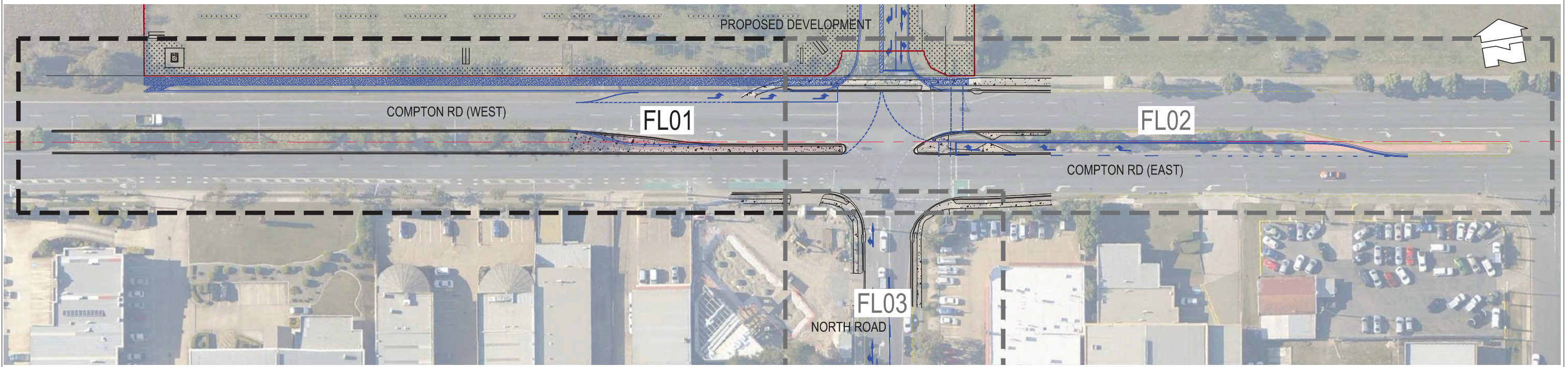
JOB NO: 3656  
DATE: DECEMBER 2014  
DRAWN: CCB

DA-07

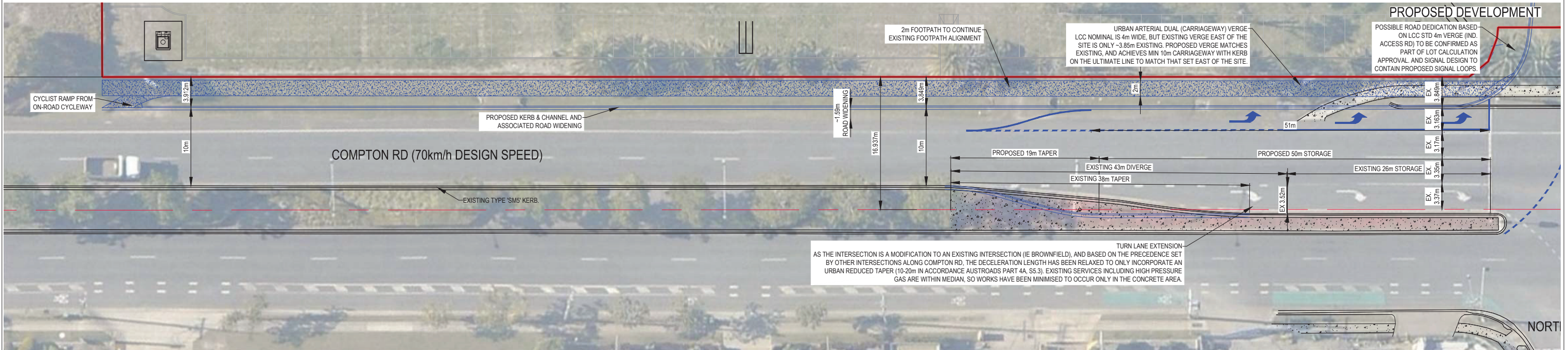
LEFFLER SIMES ARCHITECTS



Masters Home Improvement  
Compton Road, Underwood, QLD



KEY PLAN



GENERAL NOTES

- DRAWINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PREPARED AS AN ILLUSTRATION OF THE CONCEPTS DISCUSSED WITHIN THE ASSOCIATED REPORTS AND ARE INTENDED FOR DEVELOPMENT APPROVAL PURPOSES ONLY. WHERE LEVELS OR SIZES OF ANY WORKS ARE SHOWN, THESE ARE INDICATIVE ONLY TO DEMONSTRATE THE CAPABILITY OF THE SERVICING OPTION PROPOSED AND ARE SUBJECT TO DETAILED DESIGN (OPERATIONAL WORKS DESIGN). THIS IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE LATEST VERSIONS OF THE AUTHORITY STANDARDS, AUSTRALIAN STANDARDS AND OTHER INDUSTRY REFERENCE DOCUMENTS AT TIME OF DESIGN.
- DRAWINGS ARE NOT INTENDED TO BE USED FOR TENDER, ESTIMATING OR CONSTRUCTION.
- FUNCTIONAL LAYOUT PLAN BASED ON STORAGE PARAMETERS PROVIDED IN CARDNO TRAFFIC IMPACT ASSESSMENT, DATED DECEMBER 2014.

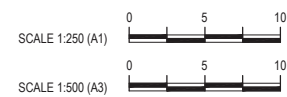
LINES & SIGNAGE

- ALL PAVEMENT MARKING, SIGNAGE AND MATERIALS TO BE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AS AMENDED BY THE LOCAL AUTHORITY.
- ALL SIGNS TO BE ERRECTED IN ACCORDANCE WITH THE LOCAL AUTHORITY STANDARDS, OR DEPT. OF TRAFFIC AND MAIN ROADS, AS APPLICABLE.
- RRPMs SHALL BE PROVIDED IN ACCORDANCE WITH MUTCD AS AMENDED BY THE LOCAL AUTHORITY.
- SIGNALS ARE NOT SHOWN, BUT REQUIRED AS PER CARDNO TRAFFIC IMPACT ASSESSMENT.

LEGEND

- NOMINAL CENTRELINE
- EXISTING LINEMARKING (TRACED FROM AERIALS)
- PROPOSED LINEMARKING
- KERB LINES TRACED - TO BE CONFIRMED BY SURVEY

TRAFFIC MODEL OUTPUT  
SOURCE: TRAFFIC IMPACT ASSESSMENT, DECEMBER 2014, BY CARDNO.



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D	ISSUED FOR APPROVAL	AR	LZHO	AR	23/01/15
C	LEFT HAND TURN SLIP LANE ADDED	AR	AR	-	08/12/14
B	INITIAL ISSUE FOR COUNCIL DISCUSSION	AR	AR	-	02/12/14
A	ORIGINAL ISSUE	AR	LZHO	-	19/11/14
REV.	DESCRIPTION	DES.	DRN.	VERIF.	DATE

**WOOD & GRIEVE ENGINEERS**  
Wood & Grieve Ltd  
A.B.N. 97 137 999 609  
Level 2, 232-236 St Pauls Tce  
Fortitude Valley  
Queensland Australia 4000  
Phone 07 3811 4500  
Fax 07 3811 4600  
Email wge@wge.com.au  
Web www.wge.com.au

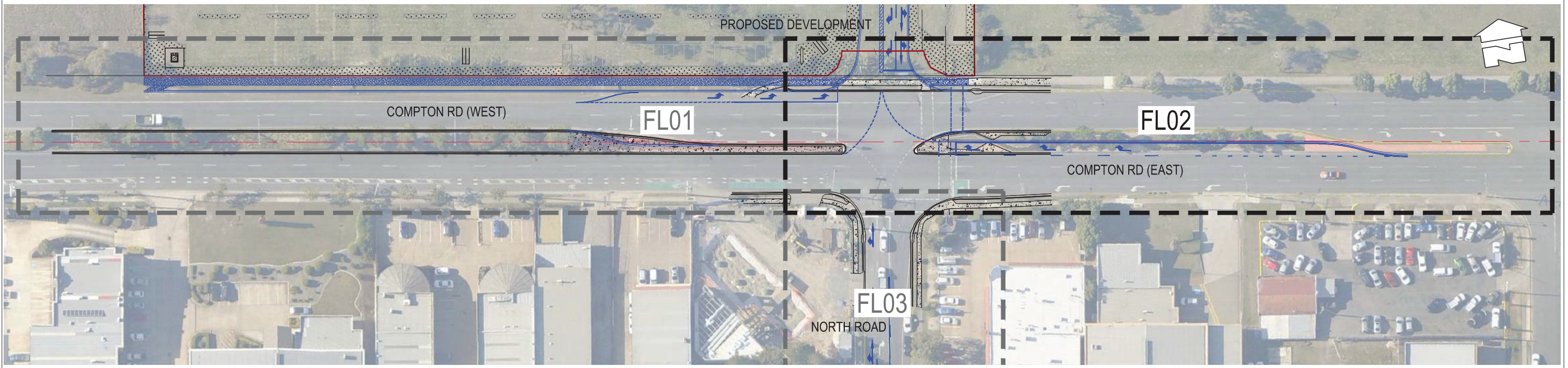
PERTH  
MELBOURNE  
SYDNEY  
**BRISBANE**  
ALBANY  
DARWIN  
BUSSELTON  
SHENZHEN

CLIENT: HYDROX NOMINEES PTY LTD  
PROJECT: 115 COMPTON ROAD, UNDERWOOD  
TITLE: COMPTON ROAD FUNCTIONAL LAYOUT PLAN (1 OF 3)

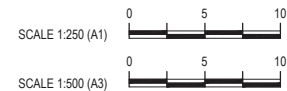
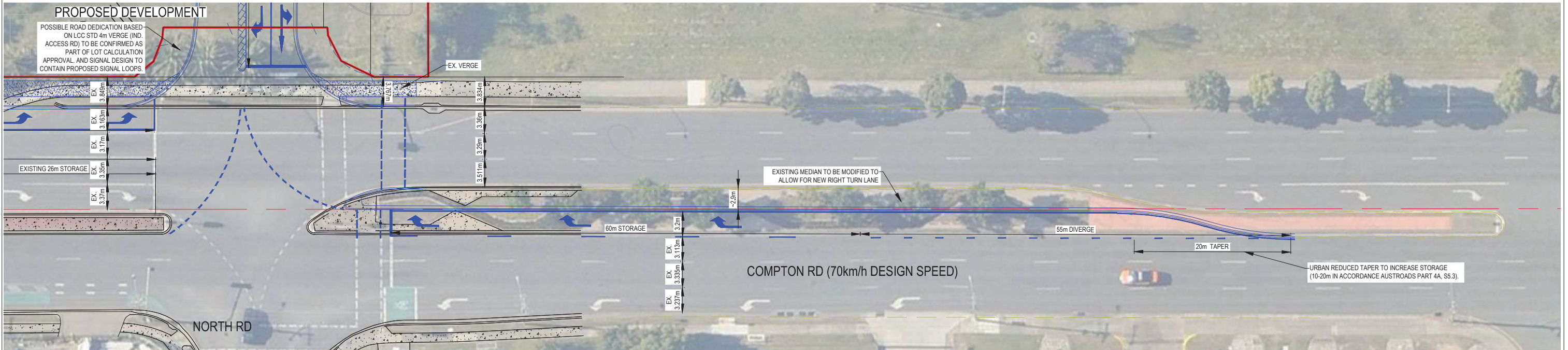
**NOT FOR CONSTRUCTION**

APP No: OSS/4/2014	COUNCIL: LOGAN CITY COUNCIL
AUTHORISED:	VERIFIED: -
	APPROVED FOR TENDER: -
	APPROVED FOR CONSTRUCTION: -

PROJECT No.	DRAWING No.	REVISION
<b>26661-BRI-C-DA</b>	<b>FL01</b>	<b>D</b>



KEY PLAN



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**LEGEND**

	NOMINAL CENTRELINE
	EXISTING LINEMARKING (TRACED FROM AERIALS)
	PROPOSED LINEMARKING
	KERB LINES TRACED - TO BE CONFIRMED BY SURVEY

REV.	DESCRIPTION	DES.	DRN.	VERIF.	DATE
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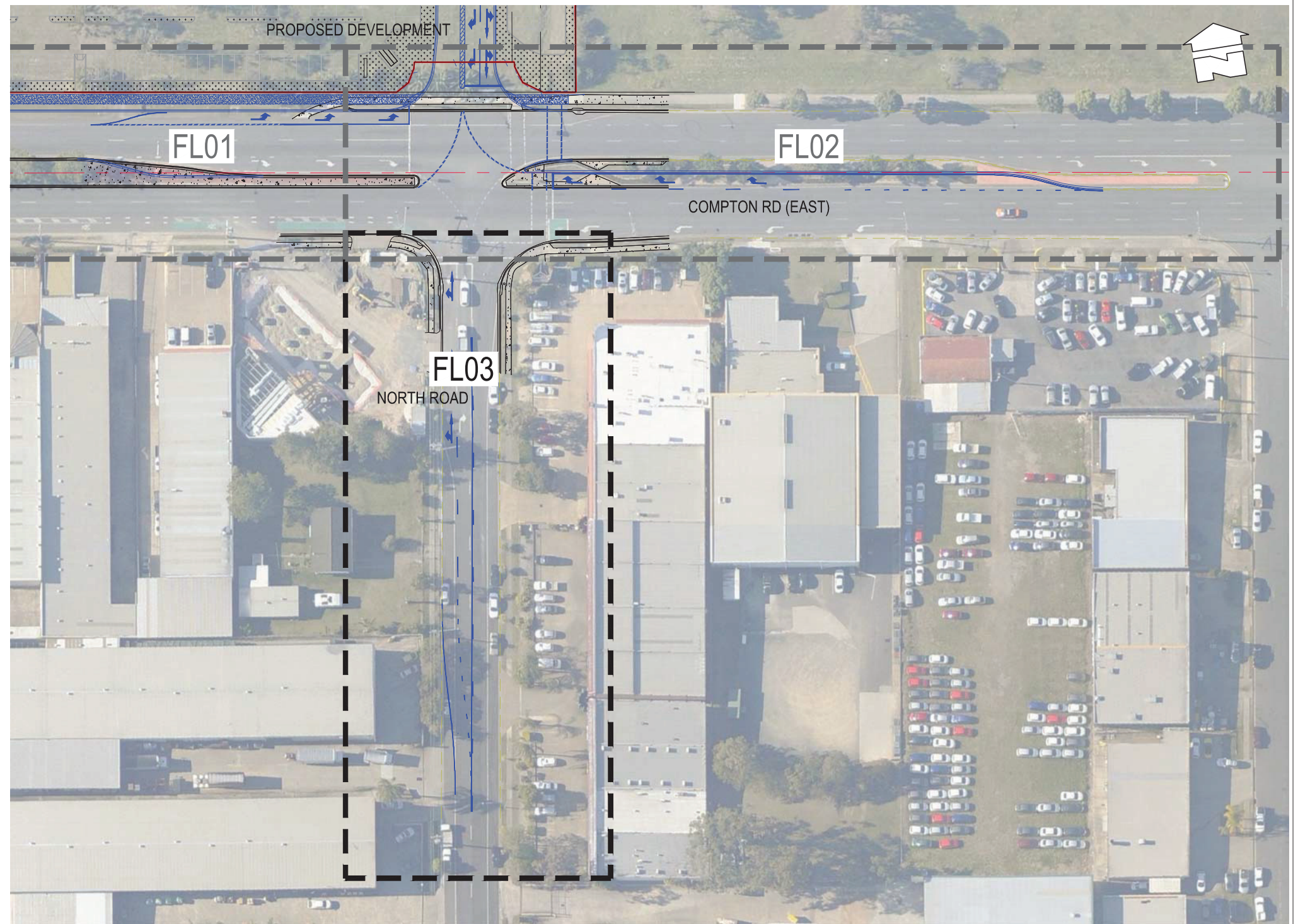
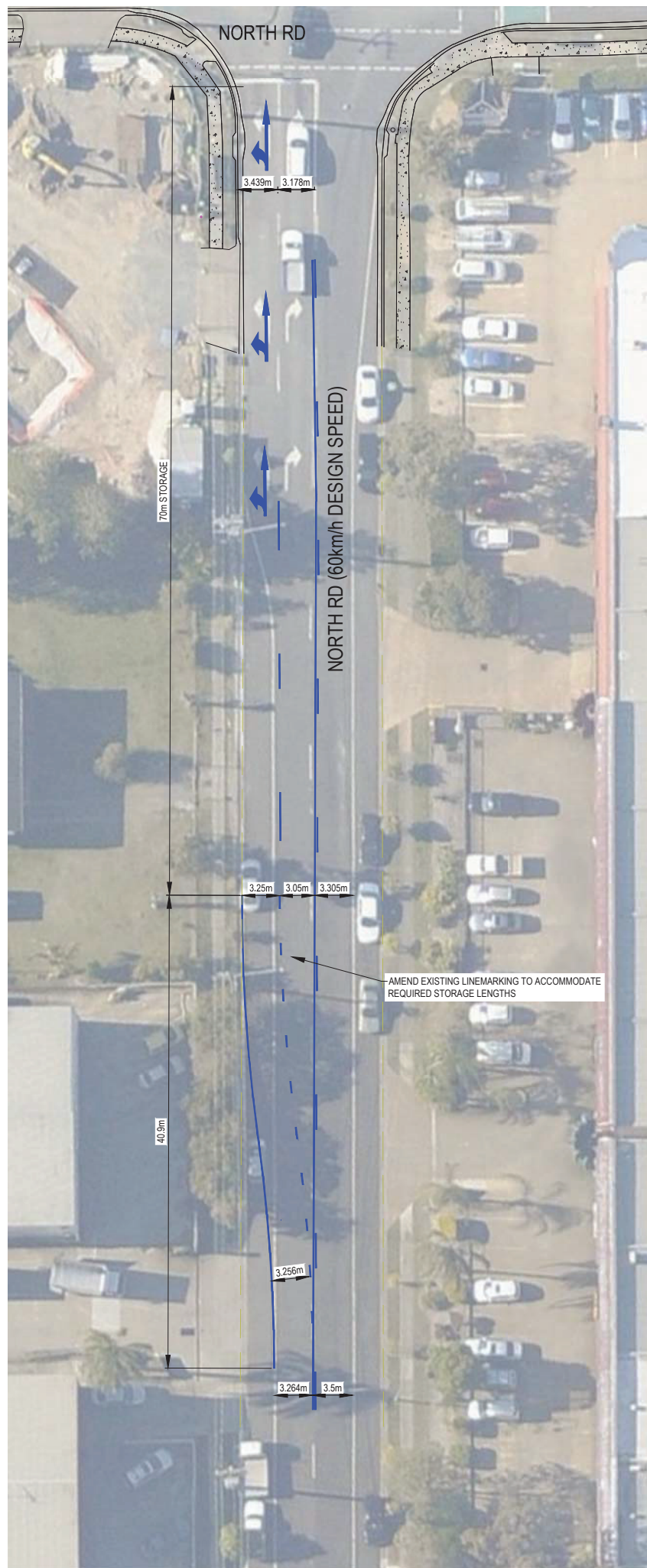
CLIENT: HYDROX NOMINEES PTY LTD  
 PROJECT: 115 COMPTON ROAD, UNDERWOOD  
 TITLE: COMPTON ROAD FUNCTIONAL LAYOUT PLAN (2 OF 3)

**NOT FOR CONSTRUCTION**

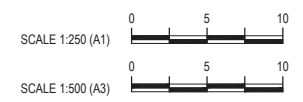
APP No: OSS/4/2014 COUNCIL: LOGAN CITY COUNCIL  
 AUTHORISED: VERIFIED: -  
 APPROVED FOR TENDER: -  
 APPROVED FOR CONSTRUCTION: -

PROJECT No.	DRAWING No.	REVISION
<b>26661-BRI-C-DA</b>	<b>FL02</b>	<b>D</b>

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**KEY PLAN**

LEGEND	
	NOMINAL CENTRELINE
	EXISTING LINEMARKING (TRACED FROM AERIALS)
	PROPOSED LINEMARKING
	KERB LINES TRACED - TO BE CONFIRMED BY SURVEY

D	ISSUED FOR APPROVAL	AR	LZHO	AR	23/01/15
C	LEFT HAND TURN SLIP LANE ADDED	AR	AR	-	08/12/14
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REV.	DESCRIPTION	DES.	DRN.	VERIF.	DATE

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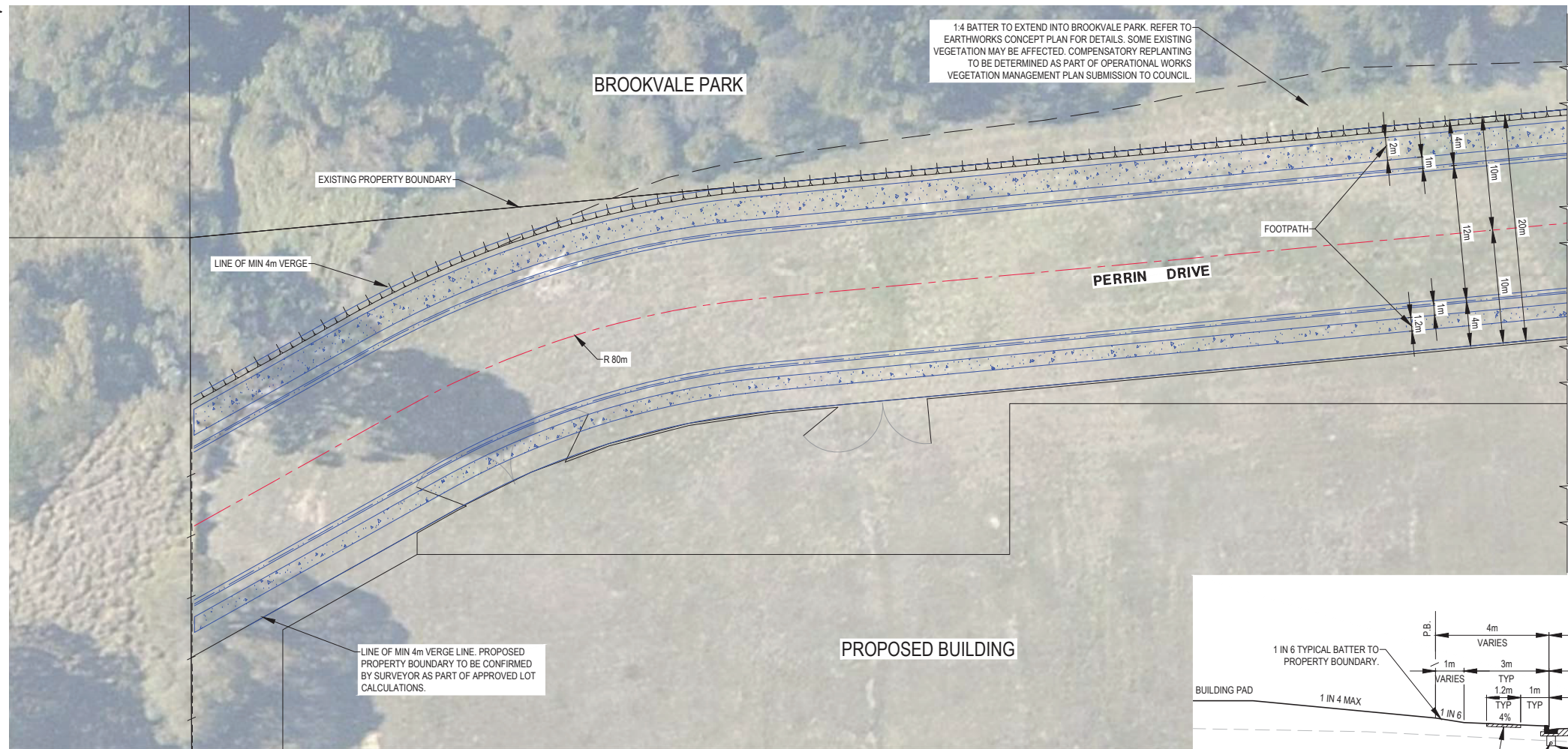
PERTH  
MELBOURNE  
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**BRISBANE**  
ALBANY  
DARWIN  
BUSSELTON  
SHENZHEN

CLIENT: HYDROX NOMINEES PTY LTD  
 PROJECT: 115 COMPTON ROAD, UNDERWOOD  
 TITLE: COMPTON ROAD FUNCTIONAL LAYOUT PLAN (3 OF 3)  
**NOT FOR CONSTRUCTION**

APP No: OSS/4/2014	COUNCIL: LOGAN CITY COUNCIL
AUTHORISED:	VERIFIED: -
	APPROVED FOR TENDER: -
	APPROVED FOR CONSTRUCTION: -

PROJECT No.	DRAWING No.	REVISION
<b>26661-BRI-C-DA</b>	<b>FL03</b>	<b>D</b>

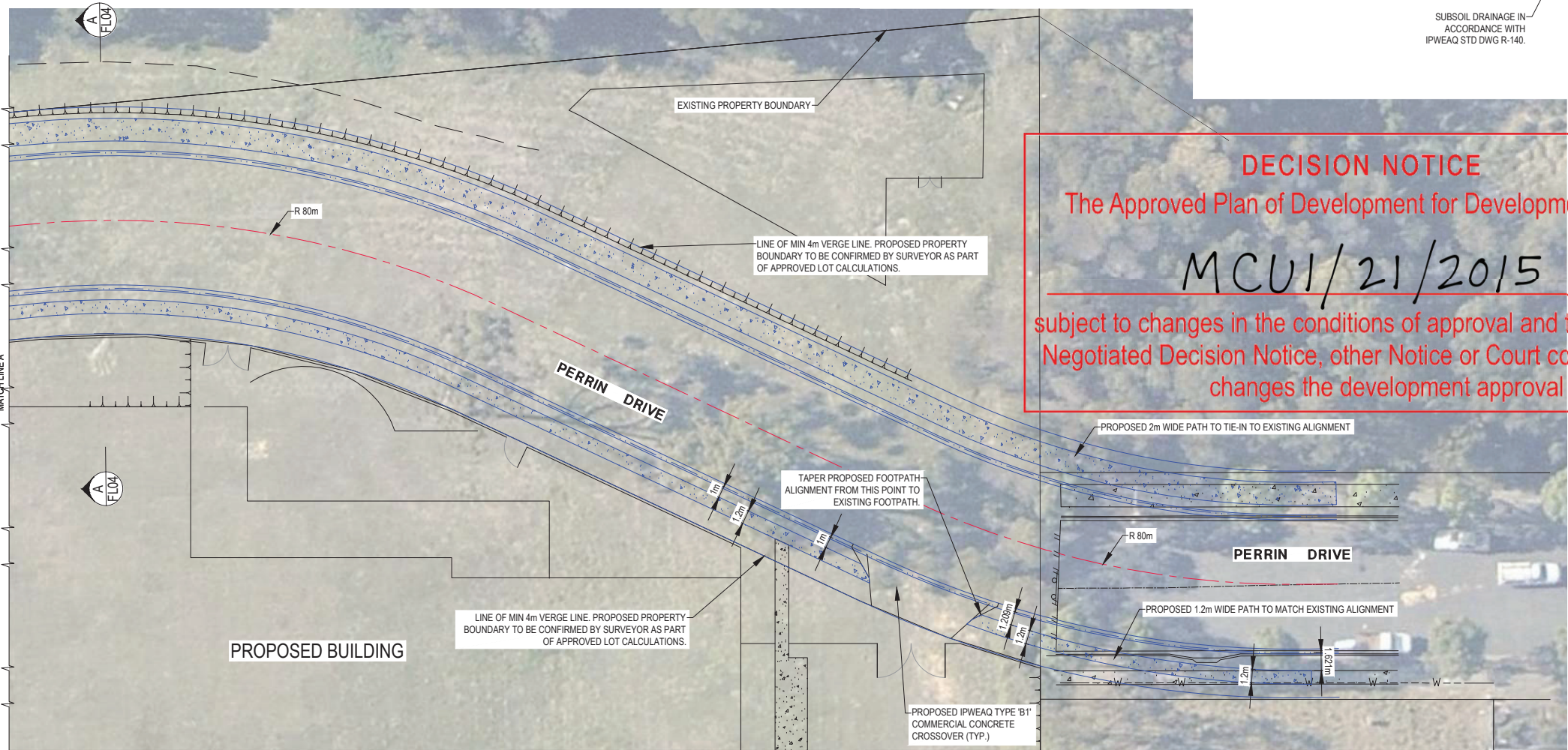
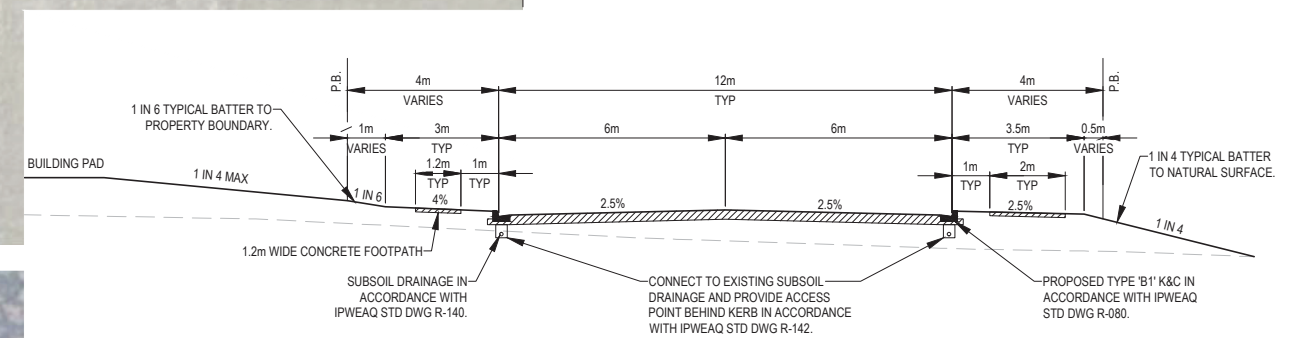
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**LEGEND**

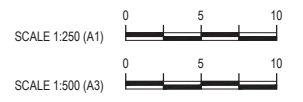
- PROPOSED ROAD CENTRE LINE
- PROPOSED TYPE 'B1' KERB AND CHANNEL
- PROPOSED CONCRETE FOOTPATH
- PROPOSED TOP OF BATTER
- PROPOSED TOE OF BATTER
- EXISTING EDGE OF BITUMEN
- EXISTING KERB & CHANNEL
- EXISTING CONCRETE FOOTPATH
- EXISTING TREES & VEGETATION (REFER TO APPROVED VMP FOR TREATMENT)

**NOTE:**  
WORKS SHOWN ON THIS PLAN ARE PROVIDED FOR INFORMATION ONLY AND ARE INTENDED ONLY TO DEMONSTRATE THAT A FUTURE EXTENSION TO PERRIN DRIVE IS ABLE TO BE DELIVERED TO LCC CURRENT STANDARDS, THEREFORE THIS PLAN IS NOT INTENDED TO BE CONSTRUCTED AS PART OF THE SUBJECT APPROVAL APPLICATION OR DELIVERED BY THE APPLICANT.



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**SECTION A-A**  
SCALE 1:100 (A1)  
1:200 (A3)



C	ISSUED FOR APPROVAL	AR	LZHO	AR	23/01/15
B	ISSUED PRELIMINARY FOR DISCUSSION	AR	LZHO	-	08/12/14
A	INITIAL ISSUE	AR	LZHO	-	26/11/14
REV.	DESCRIPTION	DES.	DRN.	VERIF.	DATE

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SYDNEY  
**BRISBANE**  
ALBANY  
DARWIN  
BUSSELTON  
SHENZHEN

CLIENT: HYDROX NOMINEES PTY LTD  
PROJECT: 115 COMPTON ROAD, UNDERWOOD  
TITLE: POSSIBLE FUTURE PERRIN DRIVE EXTENSION

**NOT FOR CONSTRUCTION**

APP No:	OSS/4/2014	COUNCIL:	LOGAN CITY COUNCIL
AUTHORISED:		VERIFIED:	-
		APPROVED FOR TENDER:	-
		APPROVED FOR CONSTRUCTION:	-

PROJECT No.	26661-BRI-C-DA	DRAWING No.	FL04	REVISION	C
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