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PLANNING AND ENVIRONMENT COURT
QUEENSLAND
29 SEP 2016
Court
Held at: Brisbane
FILED
BRISBANE

In the Planning and Environment

No. 4140 of 2015

FINAL ORDER

Between: **HYDROX NOMINEES PTY LTD (ACN 139 262 123)** Appellant
And: **LOGAN CITY COUNCIL** Respondent

JUDGMENT

Before His Honour Judge Morzone Q.C.

Date of Hearing: 29/09/2016

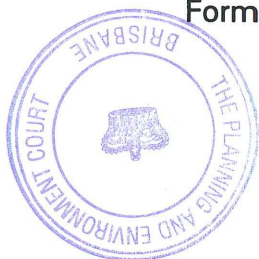
Date of Order: 29/09/2016

THIS MATTER HAVING on this day come on for hearing by way of appeal against the decision of the Respondent to approve, subject to conditions, a development application for a development permit for a material change of use for shop (retail showroom), retail plant nursery and food outlet in respect of land situated at 115 Compton Road, Underwood and described as Lot 2 on SP145157 ("*Development Application*")

UPON the Court being satisfied that there has been compliance with the requirements of section 482 of the *Sustainable Planning Act 2009* relating to the giving of notice of the appeal

Judgment
Filed on behalf of the Appellant
Form No PEC-7

CONNOR O'MEARA
Solicitors
Level 5, 370 Queen Street
BRISBANE 4000
Phone: 3221 3033
Fax: 3221 6661
1503480 Judgment



AND UPON the Court being satisfied that there has been compliance with the provisions the *Sustainable Planning Act 2009* with respect to giving public notice of the Development Application

IT IS ADJUDGED THAT:

1. The appeal be allowed.
2. The Development Application be approved subject to the amended conditions in the development approval package attached hereto as "Annexure A" pages 1 to 28.
3. Each party bear its own costs of the appeal.

Filed on /09/2016

Filed by: Connor O'Meara Solicitors
Service Address: Level 5, 370 Queen Street, Brisbane 4000
Telephone: (07) 3221 3033
Facsimile: (07) 3221 6661
Email: mail@connoromeara.com.au

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Registrar



v1 Annexure A

DEVELOPMENT CONDITIONS

APPLICANT: HYDROX NOMINEES PTY LTD
APPLICATION NUMBER: MCUI/21/2015
TYPE & DESCRIPTION: Material Change of Use - Shop (Retail Showroom), Retail Plant Nursery and Food Outlet

OFFICER DETAILS

The Assessment Manager for this application was:

Officer Name: John Gibson
Contact Number: (07) 3412 5269
Please Quote: MCUI/21/2015
Document Number: 9865972

LAND

Development Permit to apply to the following land:

Street Address: 115 Compton Road, UNDERWOOD QLD 4119
Real Property Description: Lot 2 SP 145157

CONDITIONS OF DEVELOPMENT:

1. GENERAL

Approved Documents

- 1.1. Undertake development generally in accordance with the approved plan(s) of development; that are to be based on the following:

Title	Plan Number	Rev/Amd't	Date	Prepared by
Site Plan	DA-02	F	03.03.15	Leffler Simes Architects
Ground Floor Plan	DA-03	E	03.03.15	Leffler Simes Architects
Roof Plan	DA-04	B	28.01.15	Leffler Simes Architects
Elevations	DA-05	B	28.01.15	Leffler Simes Architects
Sections	DA-06	B	28.01.15	Leffler Simes Architects
Reduced GFA Floor Plan	DA-07	B	28.01.15	Leffler Simes Architects
Conceptual Functional Layout Plan (1 of 3)	FL01	D	23/01/2015	Wood & Grieve Engineers
Conceptual Functional Layout Plan (2 of 3)	FL02	D	23/01/2015	Wood & Grieve Engineers
Conceptual Functional Layout Plan (3 of 3)	FL03	D	23/01/2015	Wood & Grieve Engineers
Site Location & Design Intent	LA105 LC-01	E	04/03/2015	Richard Anderson
Landscape Concept Plan	LA105 LC-02	E	04/03/2015	Richard Anderson
Landscape Concept – South Elevation	LA105 LC-03	E	04/03/2015	Richard Anderson
Landscape Concept – East Elevation	LA105 LC-04	E	04/03/2015	Richard Anderson

Landscape Concept – Proposed Plan Species	LA105 LC-05	E	04/03/2015	Richard Anderson
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except as altered by other conditions of this development approval, amendments in red on the approved plan(s) and as follows:

- 1.1.1. Amend the “*Site Plan*” and “*Landscape Concept Plan*” to include the land dedication for the extension of Perrin Drive through the development site, as shown by Council’s amendments in red.
- 1.1.2. Amend the “*Site Plan*” and “*Landscape Concept Plan*” to show land and stormwater infrastructure located within the site, to the north of the identified Perrin Drive extension, as remaining in private ownership.
- 1.2. Submit to, and have approved by, the Major Developments Program within the Development Assessment Branch of Council, prior to any approval of Operational Works in respect to this development approval, amended plans with the changes required in this development approval. Once approved, the amended plans will become the approved plans of development.

Compliance Timing

- 1.3. Comply with all conditions of this development approval at no cost to Council and prior to the commencement of the use unless otherwise stated in a specific condition.

Terms

- 1.4. Interpret words and terms used in this development approval as having the meaning ascribed to them in the planning scheme under which this development approval has been given unless otherwise stated in a specific condition.

2. PROPERTY

Easement(s)

- 2.1. Lodge for registration at the office of the Land Registry the following easement(s):
 - 2.1.1. Provide easements over Council infrastructure located within private property, dedicated in favour and at no cost to Council, as determined in conjunction with an application for operational works.
 - 2.1.2. Provide easements over the full alignment of any sewerage infrastructure within private property in accordance with the SEQ WS&S D&C Code.

Further Advice:

Documentation in relation to any easement proposed to be registered to the benefit of Council is required to:

1. *Include Council’s standard terms for easements (as amended from time to time), relevant at the time the request for compliance assessment for a subdivision plan is made. At time of writing, the Titles Registry Dealing Numbers for Council’s standard terms documents are 716215253 for easements over freehold land and 716055287 for easements over trust and reserves; or*
2. *be prepared and carried out by Council’s solicitors at the owner’s expense if Council’s standard terms are not used, or not permitted by a condition of approval.*

Land dedication specifically as road reserve

- 2.2. Dedicate to the state, at no cost to Council, the following land as road reserve prior to commencement of the use:
 - 2.2.1. A 20m metre wide strip of land through the development site to the property boundary of 139 Compton Road for the extension of Perrin Drive, as generally shown on the approved plan of development, titled Site Plan, drawing number DA-02 revision F dated 03.03.15 and prepared by Leffler Simes Architects and shown as ‘Land to be dedicated pursuant to condition 2.2.1’, as amended by condition 1.1.1.

- 2.2.2. Land necessary to accommodate for the fourth-leg on the northern side of the Compton Road/North Road intersection for the development, ensuring that all infrastructure associated with the signalised intersection is wholly contained within the road reserve.

Further Advice:

Documentation in relation to any land required to be registered to the benefit of Council is required to be prepared and carried out by Council's solicitors at the applicant's expense.

3. LANDSCAPE AND AMENITY

Landscape and Amenity

- 3.1. Submit for Council approval detailed landscape drawings and documentation consistent with the conditions of this approval and the landscape concept plan located within the approved plan(s) of development modified as follows:

Road Reserve

- 3.1.1. Provide landscaping including street trees and turf to existing Compton Road (verge interfacing the development) and extension to Perrin Drive road reserve (within the development and interfacing with existing Brookvale Park) as follows:
- 3.1.1.1. Street to locations with clearances, spacing, and setbacks coordinated with aboveground infrastructure and underground infrastructure;
 - 3.1.1.2. Street tree installed to standard detail;
 - 3.1.1.3. Street tree species selection based on maximised suitability to site soil conditions and as per recommend.
- 3.1.2. Provide bollards aligned to shared boundary of road reserve and park located with park to ensure vehicle exclusion and no informal car parking.
- 3.1.3. Provide locking rail aligned to shared boundary of road reserve and park located with park to ensure maintenance vehicle access.
- 3.1.4. Construct, at no cost to Council, a metal transparency fence along the shared boundaries of all private land for drainage purposes which adjoin park to ensure casual surveillance. The fence must not exceed 1.8 metres in height from natural ground level, and is to be no less than 50% transparent.

Carpark

- 3.1.5. Provide landscaping, including shade tree planting of 1 tree per 2.5 car parking spaces, to proposed car parking to ensure provision of required garden bed area, planting and shade. Provide subsurface drainage to all shade tree planting garden beds, connect to the stormwater system to ensure shade tree health.
- 3.1.6. Provide wheels stops erected between any landscaped area and proposed car parking spaces to ensure no vehicle overhang impacts to planting.
- 3.1.7. Provide wheels stops to all car parking bays interfacing with any pedestrian paths to ensure safety.
- 3.1.8. Provide metal non-climbable fencing to the top of proposed retaining wall / located to the Compton Road frontage boundary to ensure safety.

Stormwater

- 3.1.9. Provide landscape treatments, to the proposed stormwater basin and outlet discharge areas within private and public land to ensure mitigation of proposed works, minimisation of maintenance and safety.
- 3.2. Obtain a Compliance Certificate – Landscape (Documents) from Council, at same time as submission of any Operational Works – Civil application, for landscape drawings and documentation in accordance with the Planning Scheme Policy 5 – Infrastructure landscape drawing standards that is a coordinated and responsive landscape design.

- 3.3. Submit a bonding summary sheet / application for the maintenance security deposit (MSD), for approved landscape works within road reserve and park, prior to the submission to the Council for compliance assessment of a Subdivision Plan (eg. a Plan of Survey) OR commencement of use OR Compliance Certificate – Landscape (Works).
- 3.4. Obtain a Compliance Certificate – Landscape (Works) from Council, prior to the commencement of the use, that the required landscape works have been done in accordance with Planning Scheme Policy 5 – Infrastructure landscape works standards consistent with the conditions of this approval and Compliance Certificate - Landscape (Documents) or if not done prior to the commencement of the use have been bonded to ensure their compliance.
- 3.5. Undertake a minimum twelve (12) months ongoing maintenance for approved landscape works within road reserve and park from approval of Compliance Certificate – Landscape (Works).

Parks- General

- 3.6. Submit for Council approval, detailed landscape drawings and documentation outlining the proposed rehabilitation treatments to disturbed areas within the adjacent Council park.

Parks- During Construction

- 3.7. Provide and maintain temporary fencing (a three strand wire fence with star pickets) to the boundaries of all proposed and existing park to protect the adjacent park from all development impacts associated with the works.
- 3.8. Provide and maintain temporary erosion and sedimentation control fencing in accordance with the Council's adopted standards to protect the adjacent park from any potential impacts of sediment from the development extent of works.
- 3.9. Do not place earth fill adjacent or in proximity to any site boundary unless adjoining properties are not adversely affected with respect to changes in the natural drainage pattern as a result of the works.
- 3.10. Do not damage or remove any vegetation within the adjacent Brookvale Park without prior approval from Council's Parks Branch.
- 3.11. Protect all existing trees in adjacent parkland during construction of development in accordance with AS4970- 2009 Protection of trees on development sites.
- 3.12. Restore and/or rehabilitate to the state it was in prior to the disturbance, any area disturbed by construction associated with this development approval including any area caused to become unsightly or contaminated during construction works associated with this development approval as a result of placement, deposition or discarding of rubbish, refuse or waste matter or thing onto or into the adjoining park.
- 3.13. Ensure that no storage of mechanical plant or materials occurs within the park.
- 3.14. Vehicular access is not permitted through the adjacent park into the subject site during construction.

4. ENVIRONMENT, HEALTH AND OPERATION

Acoustics

- 4.1. Implement and maintain at all times the management controls and acoustic treatments as detailed in *Section 9 – Recommendations of the Environmental Noise Assessment Report* prepared by TTM dated 27th March 2015.
- 4.2. Construct an acoustic barrier 1.8 metres in height relative to the "receiving area" and the "garden area" finished floor levels as shown in the drawing by Leffler Slimes Architects in Appendix A of the *Environmental Noise Assessment Report* prepared by TTM dated 27th March 2015. The acoustic barrier is to have the following basic specifications:
 - 4.2.1. a minimum surface mass density of 12.5kg/m²;
 - 4.2.2. be free from holes, gaps and rattle.
- 4.3. Ensure all forklifts and delivery vehicles associated with the use have broadband reverse beepers/alarms installed and operated.

- 4.4. Conduct the activity in a manner that achieves the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*, and does not allow the unreasonable emission of noise to the environment.
- 4.5. In the event of a noise complaint regarding the operation of the activity, conduct an appropriate investigation to determine whether the operation of the activity has exceeded the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008*.
- 4.6. If the noise emission standards outlined in the planning scheme and the acoustic quality objectives outlined in Schedule 1 of the *Environmental Protection (Noise) Policy 2008* have been exceeded, prepare and submit a Transitional Environmental Program (TEP) to Council for approval within one month of the noise complaint being received. The TEP must address all relevant sections of the *Environmental Protection Act 1994*, particularly sections 331, 334 and 335. The TEP must include, but is not restricted to:
 - 4.6.1. objectives of the program;
 - 4.6.2. measures to be implemented to achieve the objectives;
 - 4.6.3. appropriate performance indicators at intervals of less than 6 months; and
 - 4.6.4. provisions for monitoring and compliance recording.
- 4.7. The TEP must demonstrate how compliance with the noise emission criteria outlined above will be achieved, and include a timetabled implementation plan. Once approved, the use must operate in accordance with the approved TEP.

Stormwater Quality

- 4.8. Submit to Council for approval a final Detailed Stormwater Quality Management Plan (DSQMP) including all stormwater infrastructure, relevant landscaping and engineering designs as a part of any operational works application. The final detailed stormwater management plan and designs are to be in accordance with the Bioretention Technical Design Guidelines 2012, Water Sensitive Urban Design Technical Design Guidelines for South East Queensland (WSUD TDG), the Construction and Establishment Guidelines: Swales, Bioretention Systems and Wetlands (C&E guidelines) and IPWEAQ Standard Drawings numbers WSUD-001 to WSUD-012 and must include:
 - 4.8.1. a copy (on CD and also emailed to EAP@logan.qld.gov.au) of MUSIC modelling, undertaken in accordance with the MUSIC User Manual and MUSIC Modelling Guidelines, that demonstrates the proposed treatment train achieves Council's load based reduction water quality objectives;
 - 4.8.2. detailed calculations for each treatment measure and completed copies of the applicable Design Calculation Summary checklists from the WSUD TDG;
 - 4.8.3. a completed copy of the relevant design assessment checklist from the WSUD TDG for each treatment measure certified by the stormwater quality system designer; and
 - 4.8.4. an Operational Management and Maintenance Plan (OMMP) as a separable section of the DSQMP to provide an outline of the proposed long term operational management and maintenance requirements of the proposed stormwater system on the site. The OMMP must include a plan showing the location of the individual components of the system.
- 4.9. Implement the approved Detailed Stormwater Quality Management Plan (DSWMP) and Operational Management and Maintenance Plan (OMMP) in perpetuity. Maintain:
 - 4.9.1. copies of the most recent approved amendment of the DSWMP and OMMP on site; and
 - 4.9.2. monthly inspection records that are to be available to Council on written request.
- 4.10. Make all necessary improvements immediately upon awareness of any deficiencies in the treatment measures detailed in the DSWMP and the OMMP.

5. ENGINEERING

General - Engineering standard - Obtain Permit

- 5.1. Obtain an operational works permit for roadworks (internal and external), stormwater quantity and quality, access and parking, earthworks, erosion and sediment control, electrical reticulation, sewer and water.

General - Engineering standard

- 5.2. Construct all works in accordance with the approved plan(s) of development and in accordance with the Council's adopted standards.

General - RPEQ Certification

- 5.3. Submit to Council certification from a Registered Professional Engineer of Queensland (RPEQ-Civil) that all engineering works authorised by this development approval and any related approval issued by Council as defined in Section 341(7) of the *Sustainable Planning Act 2009* have been designed and constructed in accordance with the requirements of the development approval(s).

General – Submission of As Constructed drawings

- 5.4. Submit to Council 'As Constructed' drawings in accordance with Part 5 of Planning Scheme Policy 5 - Infrastructure, including an asset register, checked by a Registered Professional Engineer Queensland (RPEQ-Civil), certifying that the works have been completed in accordance with the Council's adopted standard(s).
- 5.5. Ensure that the asset register is in editable spreadsheet format comprising assets with design life, geographical, geometrical attributes consistent with the as-constructed drawings.

Rectification

- 5.6. Be responsible for the full cost of any alteration necessary to electricity, telephone, water mains, sewer mains, stormwater drainage systems or easements and/or other public utility installations resulting from the development or from road and drainage works required in connection with the development.

Stormwater Quantity - Design

- 5.7. An operational works permit is required to address Stormwater Quantity design.
- 5.8. Land and stormwater infrastructure located within the site, to the north of the identified Perrin Drive extension, is to remain in private ownership.
- 5.9. Provide stormwater drainage for the development in accordance with the Queensland Urban Drainage Manual (QUDM), Australian Rainfall and Runoff (ARR) and the applicable section 3.6 of the planning scheme. Where there is any inconsistency, the planning scheme takes precedence.
- 5.10. Provide overland flow paths that do not alter the characteristics of existing overland flows on other properties or that create an increase in flood damage on other properties.
- 5.11. Ensure that all stormwater drainage through parkland is via underground pipes unless it is via a lawful waterway or approved otherwise by Council in writing.
- 5.12. Design and construct stormwater drainage to ensure that the development will achieve 'no worsening' as described in the Queensland Urban Drainage Manual (QUDM) and not:
 - 5.12.1. make material changes to the pre-development overland flows and/or peak flow; or
 - 5.12.2. increase the pre-development, frequency or concentration of overland stormwater flow at the point of discharge to all downstream properties including road reserves and the like. This must be based on design storms of Q2, Q5, Q10, Q20, Q50 and Q100.
- 5.13. Design and construct stormwater drainage that provides:
 - 5.13.1. for stormwater infrastructure to be included in easements where the infrastructure is located in downstream properties;
 - 5.13.2. a network that commands the whole of the site and provides for external upstream catchments in their fully developed state;
 - 5.13.3. pipeline connections to any upstream catchments; and
 - 5.13.4. for any existing or proposed Council drainage scheme for a catchment that the site is located within.

- 5.14. Submit to Council a stormwater design, checked and certified by a Registered Professional Engineer of Queensland (RPEQ) for a major storm recurrence interval of 100 years. The design must have a minimum freeboard determined in accordance with the requirements of:
 - 5.14.1. Table 9.03.1 of the Queensland Urban Drainage Manual (QUDM) for overland flow paths; and
 - 5.14.2. Table 5.06.1 of the Queensland Urban Drainage Manual (QUDM) for detention basins and an underground drainage network designed to cater for the minor storm recurrence interval of 10 years.

Stormwater Quantity - Lawful Point of Discharge

- 5.15. Lawful point of discharge for the development is "Brookvale Park".
- 5.16. Discharge all minor storm flows that fall or pass onto the site to the lawful point of discharge in accordance with the Queensland Urban Drainage Manual (QUDM).

Roadworks - Frontage works (Compton Road)

- 5.17. An operational works permit is required for the Compton Road frontage works.
- 5.18. Design and construct Compton Road along frontage of the site, generally in accordance with the approved plan(s) of development, as an urban arterial dual carriageway road and more specifically include;
 - 5.18.1. Concrete kerb and channel alignment generally in accordance with the approved plan(s) of development.
 - 5.18.2. A compacted gravel pavement and an Asphaltic Concrete (AC) wearing course up to a minimum of 1.0 metre beyond the road centreline unless;
 - 5.18.2.1. An alternative alignment or construction material has been approved by Council in writing; or
 - 5.18.2.2. It has been demonstrated to Council that an existing road pavement is satisfactory to cater for the ultimate traffic conditions for the nominated hierarchy of the road and that the existing pavement complies with Table 2.5.1 of Logan Planning Scheme Policy No. 5. In this instance and where road widening is a minimum of 1.2 metres wide along the frontage; it is instead only required 300mm beyond the edge of the existing pavement.

 Demonstration is to occur by way of submitting and having approved by Council, a pavement investigation report prepared by a suitably qualified Registered Professional Engineer of Queensland (RPEQ) that includes appropriate geotechnical test results.
 - 5.18.3. Tapers to existing road pavement.
 - 5.18.4. Line marking and signage should be in accordance with Manual of Uniform Traffic Control Devices (MUTCD).
 - 5.18.5. Street lighting to council standards.
 - 5.18.6. A minimum 2.5 metre wide reinforced concrete shared path within the road verge linking into existing path.
 - 5.18.7. The installation of disabled compliant kerb ramps at the road corners in accordance with Council's Standard Drawings 8-00314, 8-00315 or 8-00316.

Roadworks - Intersection works (Compton Road/North Road)

- 5.19. An operational works permit is required for the Compton Road/North Road intersection works.
- 5.20. Upgrade the signalised intersection of Compton Road/North Road, generally in accordance with the approved plan(s) of development, to establish a fourth-leg providing access to the development on the northern side.
- 5.21. Submit to Council, for approval, detailed design plans prepared by a suitably qualified engineer (RPEQ) and supported by a SIDRA intersection analysis prior to submission of Operational Works.

Further Advice:

Drawings for a signalised intersection design must include phasing/electric plan, civil plan and an additional zoomed in detailed plan of the pedestrian ramps and location of pedestrian signal push buttons (i.e. the distance between the ramp and the button). Phasing is to be consistent with an approved traffic analysis for the intersection. Signals are to be connected to Council's STREAMS network for remote signal management.

Roadworks – internal / new roads (Perrin Drive Extension)

- 5.22. An operational works permit is required for the Perrin Drive extension.
- 5.23. Design and construct the Perrin Drive extension, which is to be:
 - 5.23.1. one half of the full width of an industrial access road standard;
 - 5.23.2. generally in the location of the road shown on Site Plan, drawing number DA-02 revision F dated 03.03.15 and prepared by Leffler Simes Architects, but which must be in a location that:
 - 5.23.2.1. is within the area of road reserve to be dedicated pursuant to condition 2.2.1; and
 - 5.23.2.2. allows for an area of land 10 metres wide within the road reserve for the length of the Perrin Drive extension constructed pursuant to this condition, which is for the possible future second half of the Perrin Drive extension;
 - 5.23.3. to the industrial access standard in accordance with section 3.4.11 of Planning Scheme Policy 5 and more specifically include the following minimum works:
 - 5.23.3.1. A minimum road reserve width of 20.0 metres;
 - 5.23.3.2. a minimum carriage way width of 6.0 metres constructed using a compacted gravel pavement and an Asphaltic Concrete (AC) wearing course;
 - 5.23.3.3. A minimum 1.0 metre sealed shoulder;
 - 5.23.4. Carriageway and road reserve transitions, between the existing Perrin Drive and the proposed extension to Perrin Drive including appropriate tapers designed for the road hierarchy and speed environment of the road.
- 5.24. Intentionally deleted.
- 5.25. Comply with the 'Perrin Drive Extension' Infrastructure Agreement between the Applicant and the Council, dated 9 September 2016.

Vehicle Access – New Crossovers (Commercial and Industrial)

- 5.26. An operational works permit is required for the new crossovers.
- 5.27. The reinforced concrete driveway crossover/s between the kerb and channel and the property boundary must be inspected by Council's Technical Officers prior to concrete pour.

Further Advice:

An inspection compliance fee is applicable and must be paid prior to the inspection by Council's Technical Officers, as per Council's Register of Cost-Recovery Fees current at the time of payment (Refer to council's website: <http://www.logan.qld.gov.au>)

- 5.28. Construct all reinforced concrete industrial crossovers between the property boundary and the edge of the road pavement, having a minimum width of 7.0 metres, in accordance with IPWEAQ Drawing No. R-051.
- 5.29. Construct any new crossover in the location(s) shown on the approved plan(s) and in accordance with the following:
 - 5.29.1. the edge of the crossover must be no closer than 0.5 metres to any built infrastructure including any stormwater gully pit, manhole, service infrastructure (eg. power pole, telecommunications pit), road infrastructure (eg. street sign, bus stop, street tree, etc); and
 - 5.29.2. the edge of the crossover is not to be within 12 metres (measured from the cadastral boundary) of an intersection of roads.

Parking – directional signage

- 5.30. An operational works permit is not required for line marking and signage.
- 5.31. Line mark the car park aisles and driveways within the development with directional arrows on the pavement consistent with the directions shown on the approved plan(s) of development a minimum distance of every 20 metres and in accordance with AS 1742.11 Manual of Uniform Traffic Control Devices - Parking Controls.
- 5.32. Prior to commencement of use, submit to Council certification from a suitably qualified Registered Professional Engineer Queensland (RPEQ), confirming that the linemarking and signage for the development have been provided in accordance with the requirements of the Conditions of the development permit.

Parking and Access - General

- 5.33. An operational works permit is required for parking and access.
- 5.34. Provide car parking spaces, including disabled car parking spaces, on the site in accordance with the approved plan(s) of development.
- 5.35. Design all access driveways, circulation driveways, parking aisles and car parking spaces in accordance with Australian Standard 2890.1 - *Parking Facilities - Off Street Car Parking* except where stated otherwise in the planning scheme.
- 5.36. All car parking spaces must be laid out, paved, line marked, signposted, drained and maintained in accordance with the planning scheme and Australian Standard 2890.1 and Australian Standard 2890.2
- 5.37. Design all disabled car parking spaces in accordance with Australian Standard AS 2890.6.
- 5.38. Ensure access to car parking spaces, bicycle spaces, vehicle loading and manoeuvring areas and driveways remain unobstructed and available for their intended purpose during the hours of operation.

Parking and Access - Servicing

- 5.39. An operational works permit is required for parking and access.
- 5.40. Provide loading bay facilities for an Articulated Vehicle (AV) in the location generally shown on the approved plan(s) of development that are designed in accordance with Australian Standard 2890.2 – Off-street commercial vehicle facilities except where stated otherwise in the planning scheme.
- 5.41. Design along the route to and from all loading bay facilities and the external road network, all access driveways, circulation driveways, parking aisles and the like with a layout that accommodates the turning movements of an Articulated Vehicle (AV) and ensure that these vehicles are able to enter and exit the site in a forward direction.
- 5.42. Demonstrate turning movements for an Articulated Vehicle (AV) on any drawing(s) or plan(s) submitted to the Council as a part of an application for operational works.
- 5.43. Ensure loading and unloading operations are conducted wholly within the site and vehicles enter and exit the site in a forward direction.

Parking and Access - Bicycle

- 5.44. Provide bicycle parking spaces, including rail-type locking facilities for each parked bicycle, on site in accordance with the approved plan(s) of development.
- 5.45. Design all bicycle parking spaces and rail-type locking facilities in accordance with Australian Standard AS 2890.3 – 1993 Bicycle parking facilities, except where stated otherwise in the planning scheme.

Electricity and Telecommunications - General

- 5.46. An operational works permit is not required for Electricity and Telecommunications.
- 5.47. Design and provide underground electricity supply and telecommunications to the development in accordance with the Planning Scheme Policy 5 - Infrastructure and the Energex - Underground Distribution Construction Manual.
- 5.48. Remove all redundant electrical and telecommunications connections and reinstate the land.

- 5.49. Pay the cost of any alterations to electricity supply and telecommunications mains, services or installations required as a result of the development.
- 5.50. Prior to commencement of use, submit to Council an Energex certificate of supply and written confirmation from an electricity provider that an agreement has been made for the supply of electricity to the development and where staged, written confirmation is required for each stage of the development.
- 5.51. Prior to commencement of use, Submit to Council written confirmation from a telecommunications carrier that an agreement has been made for the supply of telecommunications to the development and where staged, written confirmation is required for each stage of the development.
- 5.52. Do not install any electrical transformers or telephone control pillars within existing or proposed park unless otherwise approved by Council in writing.
- 5.53. Do not install property poles or flying fox overhead connections.

Electricity and Telecommunications – Street Lighting

- 5.54. An operational works permit must be obtained for street lighting.
- 5.55. Design and install all required street, path or public lighting in accordance with AS/NZ 1158.
- 5.56. Install street lighting in all road reserves on the same side of the road that accommodates any footpath or bikeway.

Electricity and Telecommunications – Road Crossing

- 5.57. Construct electrical and telecommunications conduits where required under any existing road to service the development by thrust boring.

Earthworks – Carrying out Earthworks

- 5.58. An operational works permit is required for earthworks.
- 5.59. Carry out earthworks in accordance with AS3798-2007 – Guidelines on earthworks for commercial and residential developments.
- 5.60. Supervise bulk earthworks to Level 1 and have a frequency of field density testing done in accordance with Table 8.1 of AS 3798-2007.
- 5.61. Do not place earth fill adjacent or in proximity to any site boundary unless:
 - 5.61.1. the fill is retained on the boundary with approval from Council in accordance with the Planning Scheme; and
 - 5.61.2. adjoining properties are not adversely affected with respect to a loss of privacy and safety (caused by the ability for example to look over boundary fences) and changes in the natural drainage pattern as a result of the works.
- 5.62. Do not place earth fill on any existing adjoining parkland or land required by Council as parkland unless otherwise approved by Council in writing.

Earthworks – Retaining structures

- 5.63. An operational works permit is required for retaining structures.
- 5.64. Design and construct any retaining walls and associated footings:
 - 5.64.1. in accordance with Australian Standard 4678 - 2002 Earth Retaining Structures;
 - 5.64.2. without encroachment onto adjoining properties or public land;
 - 5.64.3. with the retaining wall wholly located within a single allotment;
 - 5.64.4. to not cause any adverse effect on the stability and integrity of the neighbouring buildings, properties, utility services and infrastructures;
 - 5.64.5. to achieve a long term factor of safety greater than 1.5; and
 - 5.64.6. in accordance with Planning Scheme Policy 5 - Infrastructure.

- 5.65. Ensure the inspection of the retaining structure(s) by a Registered Professional Engineer Queensland (RPEQ) at the following stages:
- 5.65.1. Footing stage (including excavation and reinforcement); and
 - 5.65.2. At the time of installing drainage behind the wall (including geo-fabric, backfill and perforated pipe).
- 5.66. Do not construct retaining walls between any:
- 5.66.1. existing or proposed parkland; and
 - 5.66.2. existing or proposed road reserve;
- unless otherwise approved by Council in writing.

Sediment and Erosion Control

- 5.67. An operational works permit is not required for Sediment and Erosion Control.
- 5.68. Install, monitor and amend where necessary erosion and sediment control measures during all phases of the development to ensure all reasonable and practicable measures are taken to prevent environmental harm.
- 5.69. Prior to each rainfall event ensure:
- 5.69.1. concentrated stormwater flow paths are diverted around the site or conveyed through the site without causing erosion and without contaminating the flow and receiving waters;
 - 5.69.2. erosion control measures are implemented which prevent or minimise erosion; and
 - 5.69.3. sediment control measures are installed and implemented as necessary to maximise sediment capture.
- 5.70. Prior to the controlled discharge of any water from the site during construction, the following water quality objectives must be achieved:
- 5.70.1. total suspended solids (maximum 50mg/L, TSS);
 - 5.70.2. turbidity (measured in NTUs maximum of 60 NTU); and
 - 5.70.3. water pH between 6.5 and 8.5 unless otherwise required by the Council.
- 5.71. All site monitoring data including rainfall records, dates of water quality testing, testing results and records of controlled water releases from the site, must be kept in an on-site register. The register is to be maintained up to date for the duration of the approved works and be available on-site for inspection by Council officers on request.
- 5.72. Effectively stabilise all site surfaces using methods which achieve effective short term stabilisation and which will continue to achieve effective stabilisation in the long term. For the purpose of this condition, an effectively stabilised surface is defined as one that, as a result of rainfall and stormwater runoff, does not erode, does not cause sedimentation and does not cause water contamination.

6. LOGAN WATER

General Conditions

- 6.1. Design and construct any water and sewerage infrastructure to be owned and operated by Council in accordance with the South East Queensland Water Supply and Sewerage Design and Construction Code (SEQ WS&S D&C Code).
- 6.2. Obtain a development permit for operational work for any water and sewerage infrastructure assets to be owned or operated by Council.
- 6.3. Ensure that any live works to Council's water supply and sewerage network are performed by Council at the applicant's cost.

Sewerage

- 6.4. Connect the development to Council's sewerage reticulation network, prior to the commencement of the use of premises, at the applicant's cost.

- 6.5. Provide a 150 mm diameter property service connection unless otherwise approved by Logan City Council.
- 6.6. Ensure that any redundant sewerage property connections are removed by Council, at the applicant's cost.

Further Advice:

The removal of any redundant sewerage property connection requires the lodgement of a "Water Meter Disconnection" Application with Council's Water Operations Branch via waterapplications@logan.qld.gov.au.

- 6.7. Protect Council's sewerage infrastructure. During the construction phase, measures must be put in place to physically protect and restrict access over any existing sewerage infrastructure to ensure protection from excessive crushing loads.

Further Advice:

The applicant is responsible for any damage caused to Council sewerage infrastructure during development works. Any remedial or rectification works must be approved by Council prior to commencement and is to be undertaken at no cost to Council.

- 6.8. Ensure the provision of a safe working distance around Logan City Council sewerage maintenance structures (MS). The cover of the MS shall have a clear zone of 1.5 metres maintained around it in all directions from the centre of the MS cover and be open to the sky.
- 6.9. Ensure the provision of a safe working distance around sewerage property connections. Property connections shall have a minimum clear distance to any structure of 1metre horizontally in all directions.
- 6.10. The access cover of any sewerage maintenance structure is not to be filled, covered, buried or obstructed.

Water Supply

- 6.11. Connect the development to Council's water supply network, prior to the commencement of use of the premises, at the applicant's cost.
- 6.12. Ensure that property service connections and water meters servicing the development are installed by Council at the applicant's cost.

Further Advice:

The installation of property service connections and water meters for the development requires the lodgement of a "Water Meter Connection" application with Council's Water Operations Branch via waterapplications@logan.qld.gov.au.

FURTHER ADVICE TO APPLICANT

Infrastructure Charges

Infrastructure charges for the Transport, Parks, Stormwater, Water and Wastewater networks are no longer levied as a condition of development within the development approval. Infrastructure charges for these networks are now levied under the *Sustainable Planning Act 2009* by way of an **Infrastructure Charges Notice (ICN)**, which accompanies this development approval (unless incorporated into an agreed Infrastructure Agreement).

In relation to the application, the applicant is further advised:

1. Land and stormwater infrastructure located within the site, to the north of the identified Perrin Drive extension, is to remain in private ownership.
2. The relevant period for this approval is in accordance with Section 341 of the *Sustainable Planning Act 2009*.
3. Authorised persons of the Council may enter the premises the subject of this approval at any reasonable time to ascertain whether the above conditions have been complied with (and/or whether the above requirements have been carried out).
4. All site works and earthworks must be carried out in accordance with the Standard Drawings and policies in the assessable Planning Scheme.
5. Commencement of works which will ultimately revert to Council or on adjacent roads or drainage schemes until Council has been advised in writing, of the name of the responsible contractor and that the contractor has received from Council a notice of appointment of principal contractor under the provisions of the *Workplace Health and Safety Act 2011*.

The applicant and owner be further advised:-

It is the owner's and occupants responsibility under the *Environmental Protection Act 1994* to advise the Chief Executive of the Environmental Protection Agency, of any Notifiable Activity conducted on the site or contamination or suspected contamination which may cause a hazard to human health or the environment within 30 days of becoming aware of the operation of a Notifiable Activity on the site or of any contamination or suspected contamination. The Chief Executive, pursuant to the Act, is empowered to require that the development complies with the provisions of the Act, including the preparation of site investigation reports and if necessary the remediation of the site at the owners expense.

Under the *Plumbing and Drainage Act 2002*, regulated work requires a complete 'Compliance assessment application for plumbing, drainage and on-site sewerage work' Form 1, to be lodged and a compliance permit issued by Council's Plumbing Services section prior to commencement of any plumbing and drainage work.

Regulated work can be defined as plumbing and drainage work that will not become a service provider's asset. Examples are where:

- House drainage and/or water service is to be installed along an access driveway/easement to rear lots
- Existing dwellings require house drains and/or water services to be connected to new wastewater (sewer) and/or new water meters

In the case of a **Dual Occupancy**, a separate wastewater (sewer) connection, roof water and water meter connection must be provided for each unit within their own designated area.

You are also advised that it is the developer's responsibility to ensure that all development should proceed in accordance with the Duty of Care Guidelines under the *Aboriginal Cultural Heritage Act 2003*, Penalties apply where the duty of care is breached.

For further information in regards to the provisions of the *Aboriginal Cultural Heritage Act 2003*, please contact the Cultural Heritage Coordination Unit, Department of Natural Resources and Water on (07) 3238 3838.

DECISION

That in accordance with delegation to the Development Assessment Manager under Section 277 of the *Local Government Act 2009* it is recommended that in accordance with the matters set out in the submission to the Delegate and the recommendation of the officer, I am satisfied that the conditions accord with relevant standards and the *Sustainable Planning Act 2009* where applicable and as such approve the above conditions.

Dated the day of September 2015

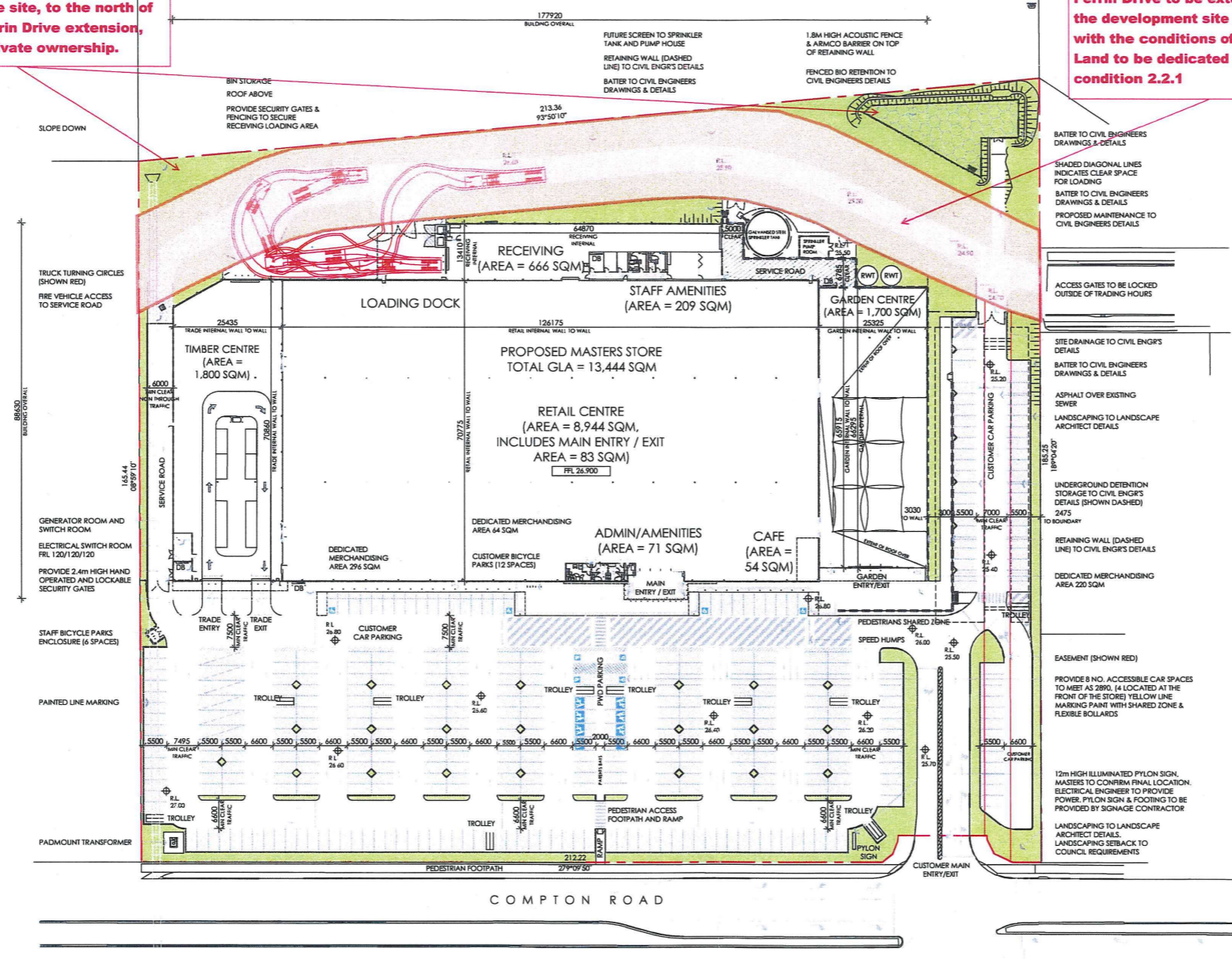
Adam Avalos
Major Developments Program Leader
Strategy and Sustainability
AS DELEGATE OF THE COUNCIL

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. Land to be dedicated pursuant to condition 2.2.1

THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES ARCHITECTS

DATE	ISSUE	AMENDMENT	CHK.
17/12/14	A	654610-104 REVIEW	JAR
26/11/14	B	654610-104 DA	JAR
14/02/15	C	654610-104 DA	JAR
18/02/15	D	654610-104 DA	JAR
20/02/15	E	654610-104 DA	JAR
23/02/15	F	654610-104 DA	JAR



PLANNING DATA	
PROPOSED LOT 10	= 37,085 SQM
GROSS FLOOR AREAS:	
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	= 36.3%
CARPARKING	
PWD COMPLIANT BAYS	= 8 SPACES
TRAILER BAYS	= 6 SPACES
PARENTS BAYS	= 8 SPACES
ORDINARY	= 361 SPACES
TOTAL CARPARKING	= 383 SPACES (1 35 6 SQM)

1 SITE PLAN
Scale 1:500

LANDSCAPING TO LANDSCAPE ARCHITECT'S DRAWINGS

EXACT LEVELS TO BE ADVISED BY CIVIL ENGINEER



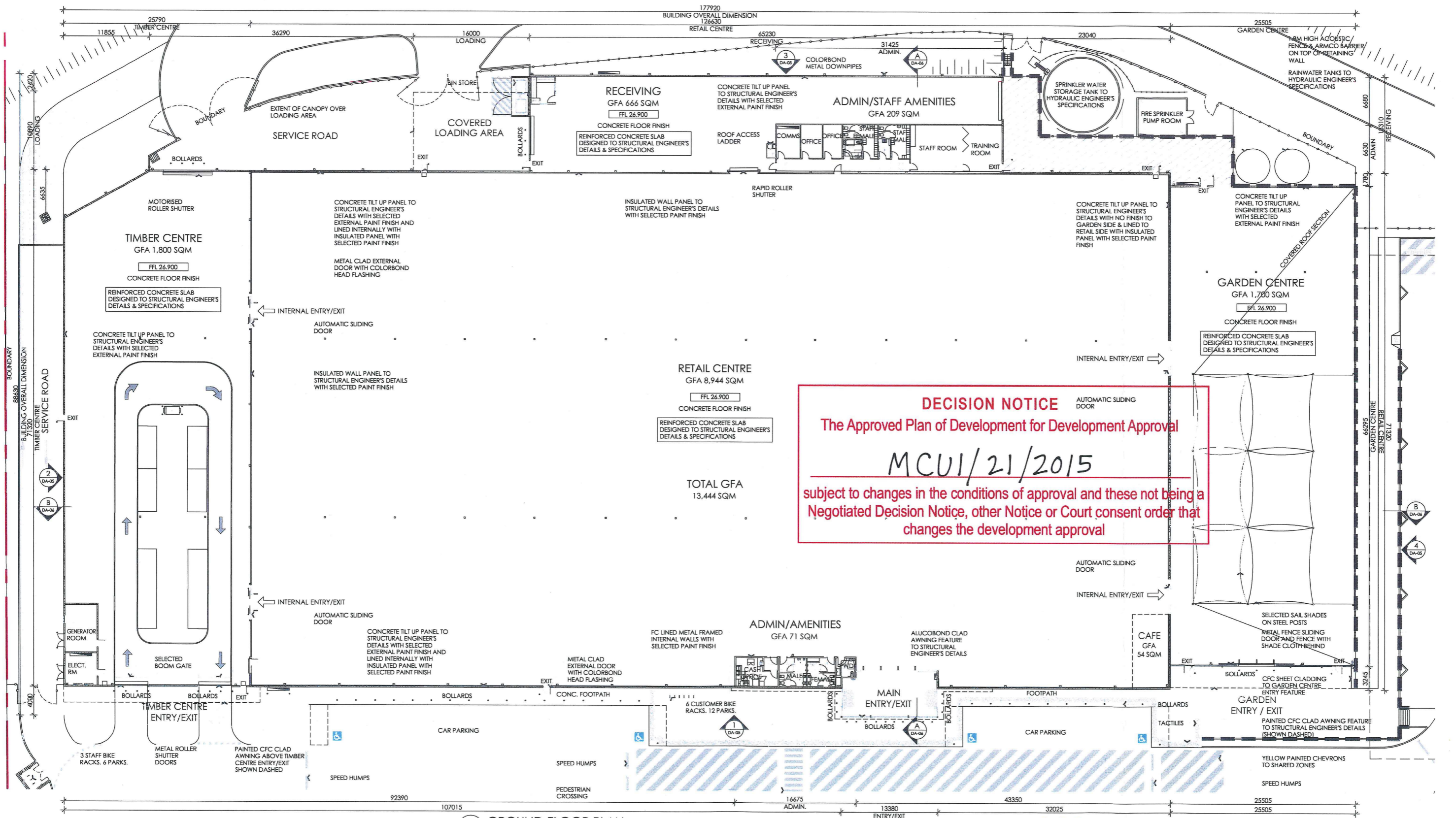
COUNCIL NOTE:
Perrin Drive to be extended through the development site in accordance with the conditions of approval.

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.



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



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 GROUND FLOOR PLAN
Scale 1:250



DECISION NOTICE

The Approved Plan of Development for Development Approval

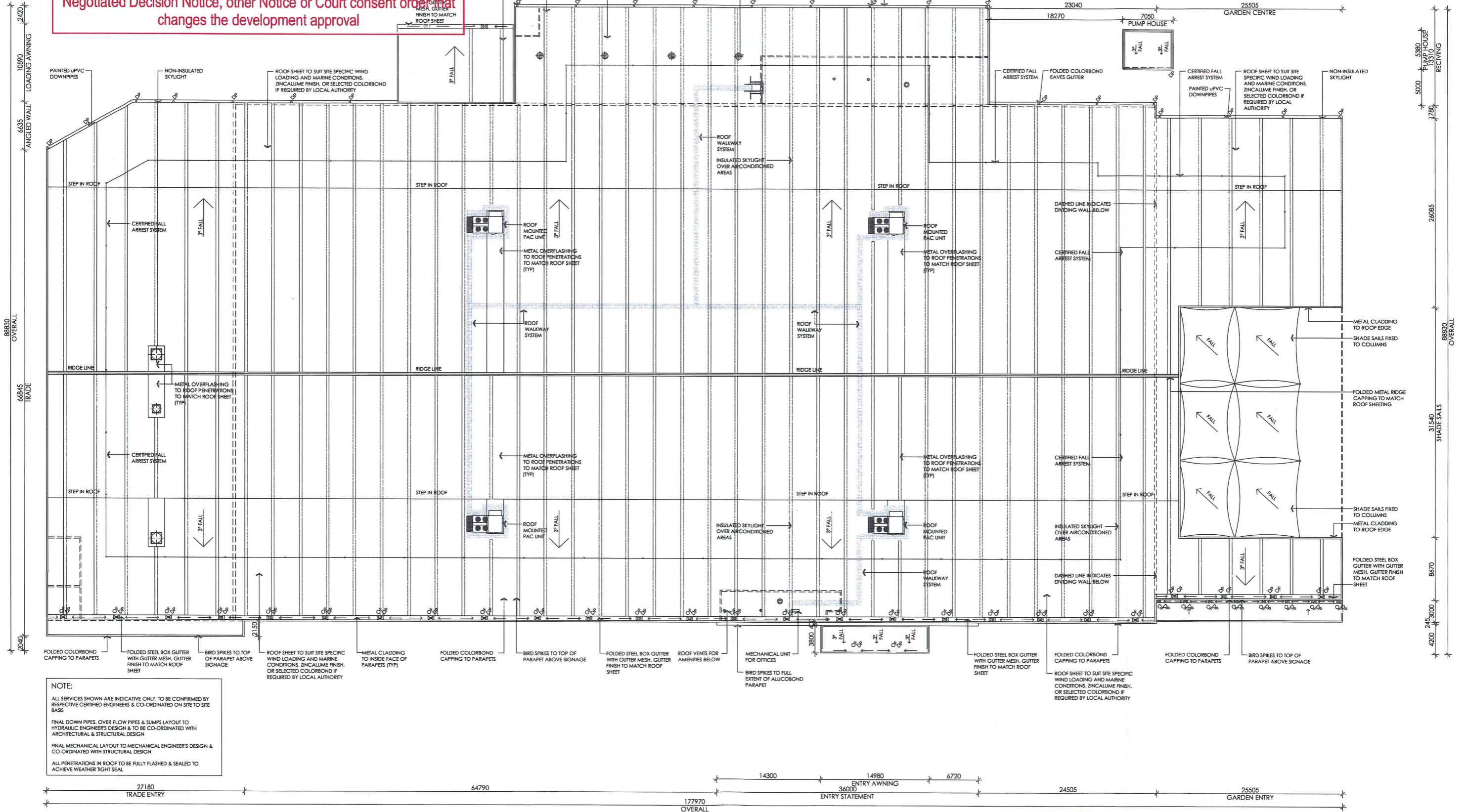
MCUI/21/2015

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



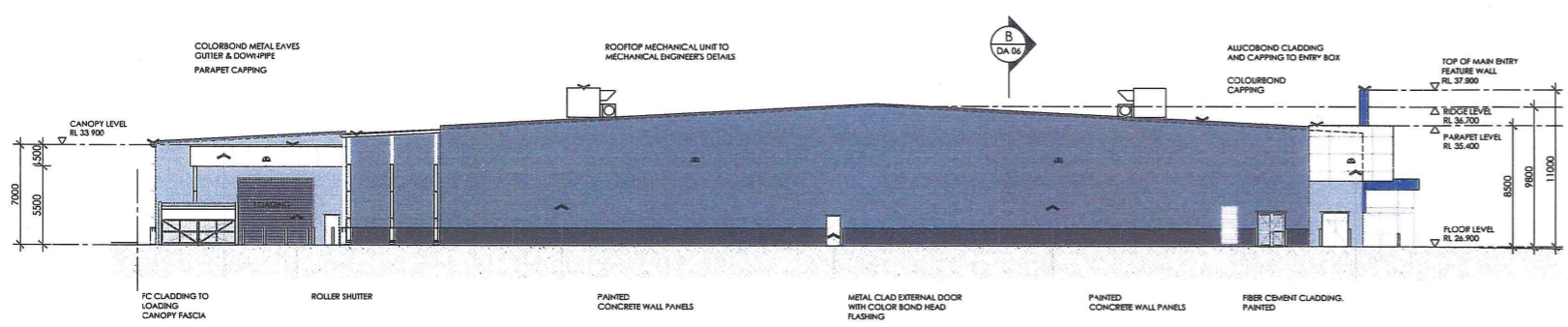
NOTE:
ALL SERVICES SHOWN ARE INDICATIVE ONLY. TO BE CONFIRMED BY RESPECTIVE CERTIFIED ENGINEERS & CO-ORDINATED ON SITE TO SITE BASIS.
FINAL DOWN PIPES, OVER FLOW PIPES & PUMPS LAYOUT TO HYDRAULIC ENGINEER'S DESIGN & TO BE CO-ORDINATED WITH ARCHITECTURAL & STRUCTURAL DESIGN.
FINAL MECHANICAL LAYOUT TO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



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

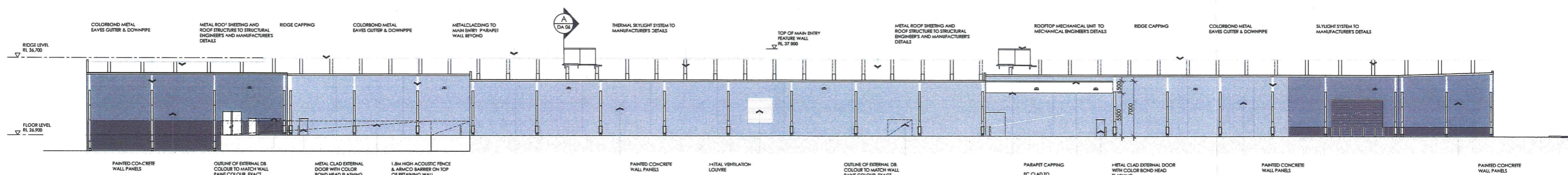


1 SOUTH ELEVATION
Scale 1:250

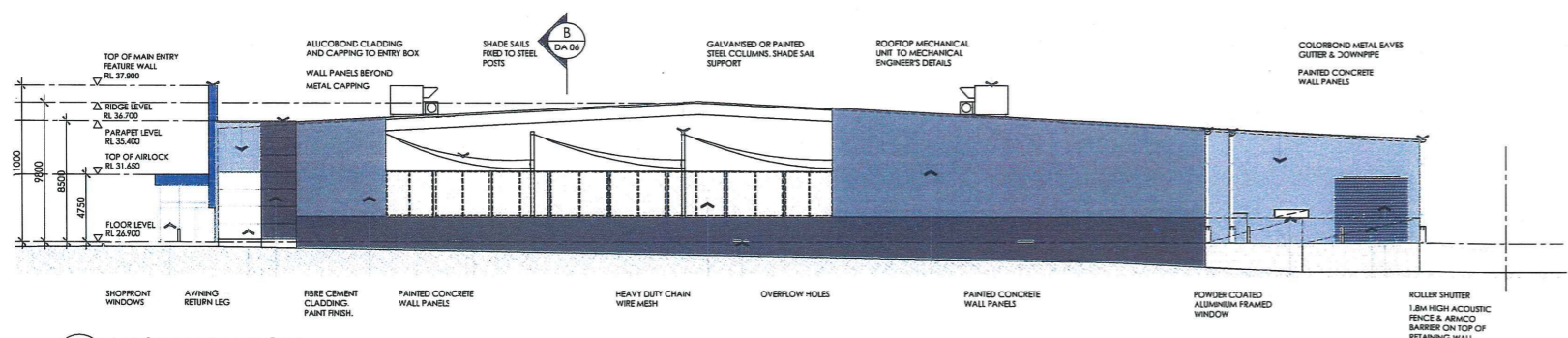


2 WEST ELEVATION
Scale 1:250

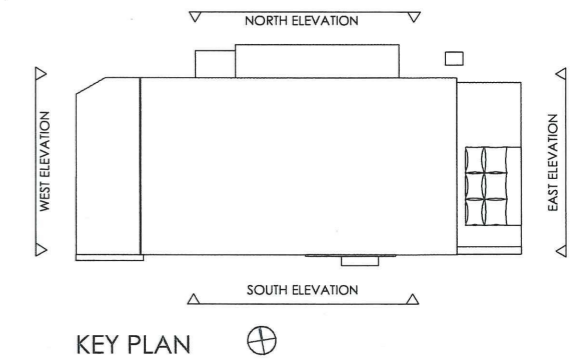
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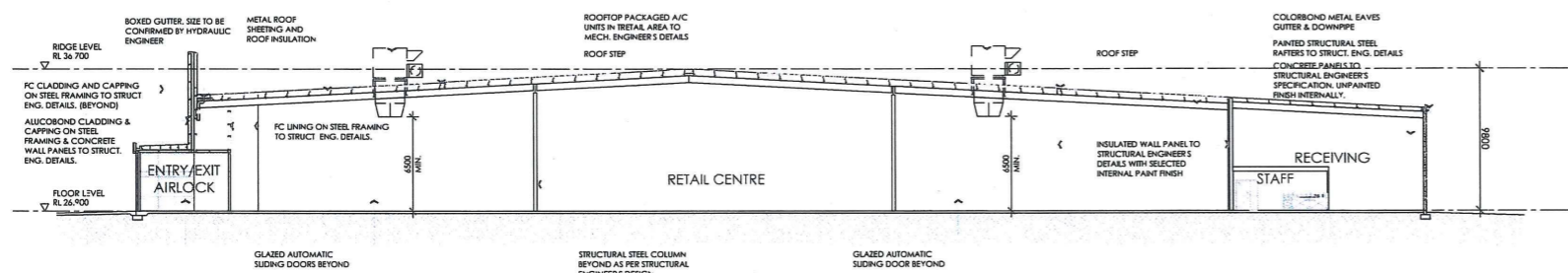
3 NORTH ELEVATION
Scale 1:250



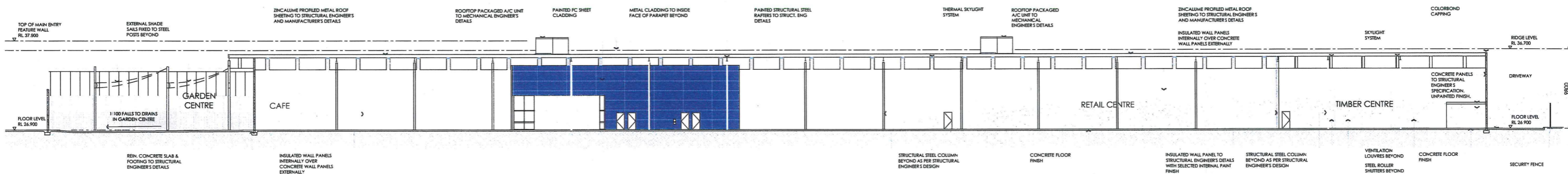
4 EAST ELEVATION
Scale 1:250



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



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

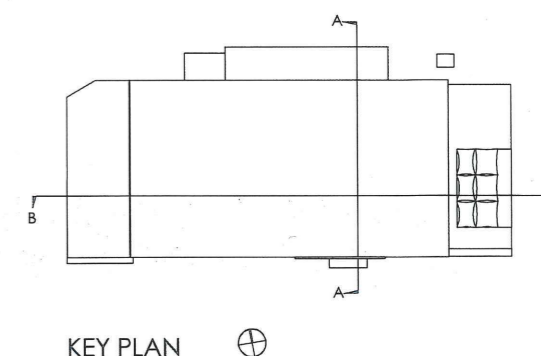


2 SECTION B-B
DA-03 Scale 1:250

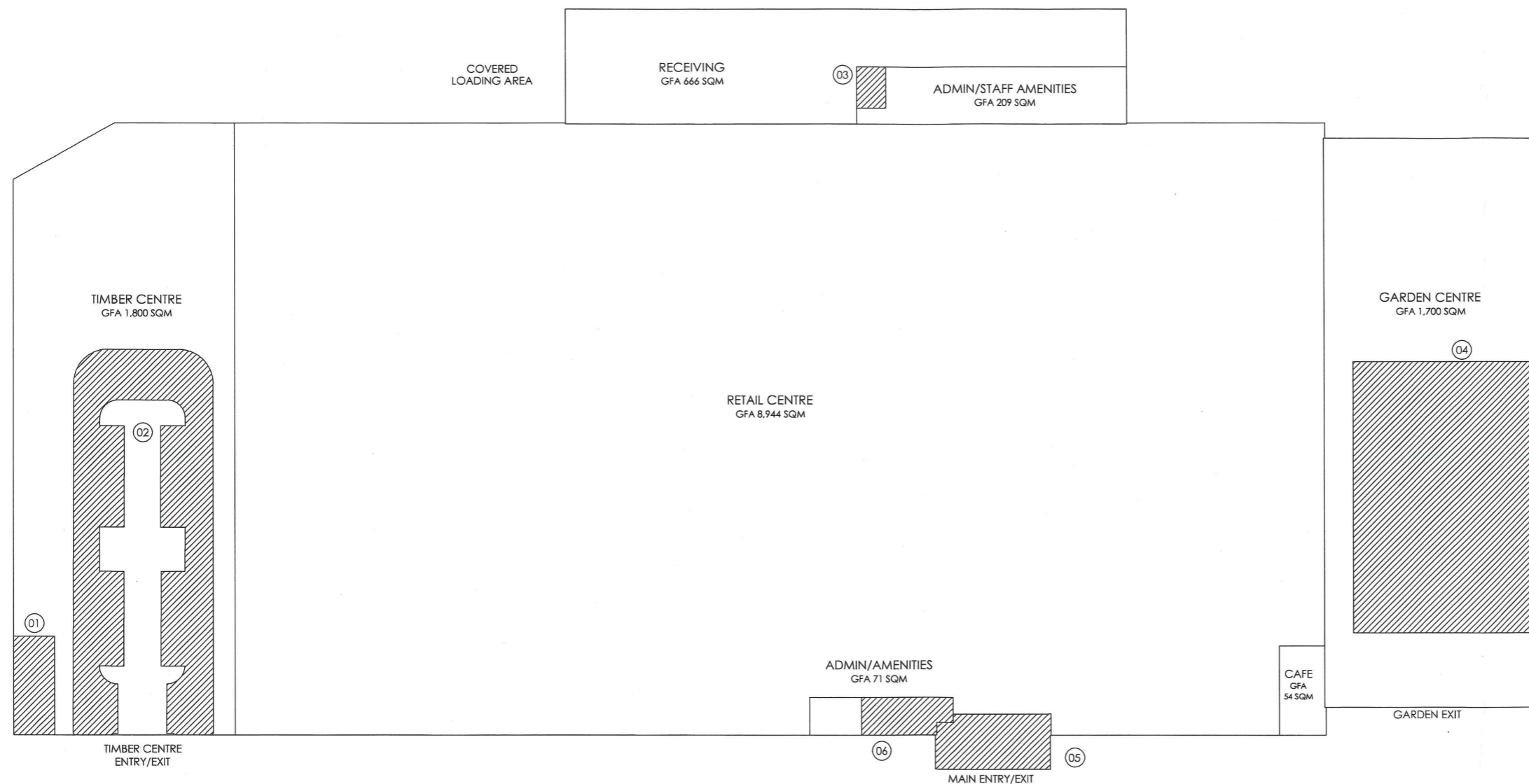
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17.12.14	A	ISSUED FOR REVIEW	JAR
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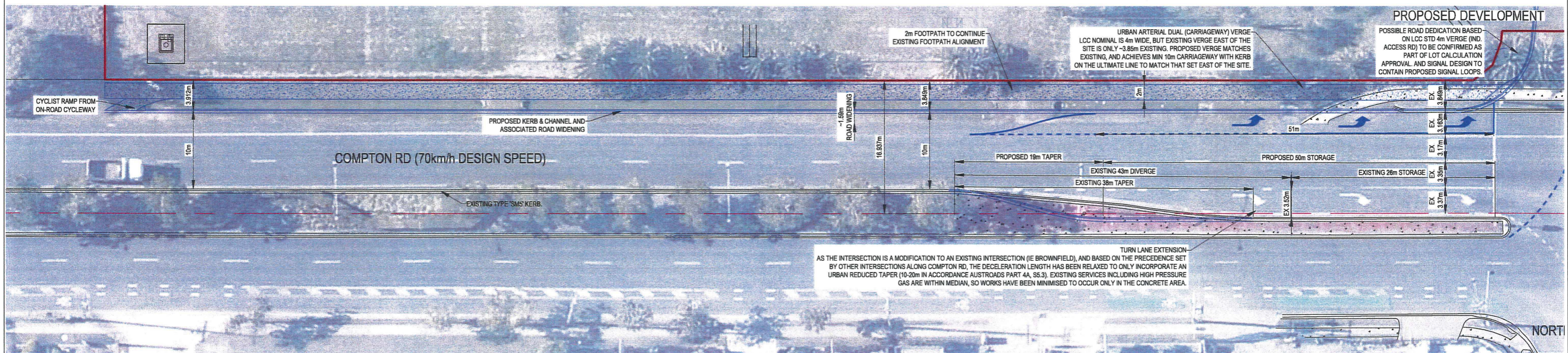
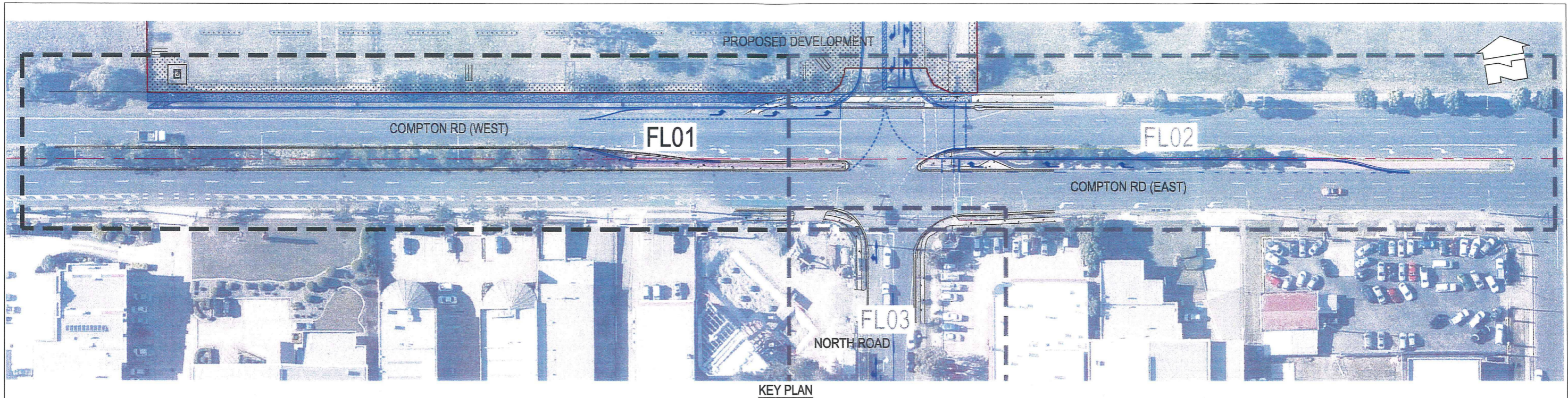


1 GFA DEDUCTIONS PLAN
Scale 1:250

DECISION NOTICE
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MCUI/21/2015
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PLANNING DATA	
PROPOSED LOT 10	= 31,119 SQM
GROSS FLOOR AREAS:	
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%
PROPOSED GFA DEDUCTIONS:	
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





GENERAL NOTES

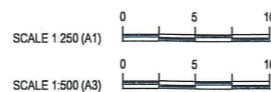
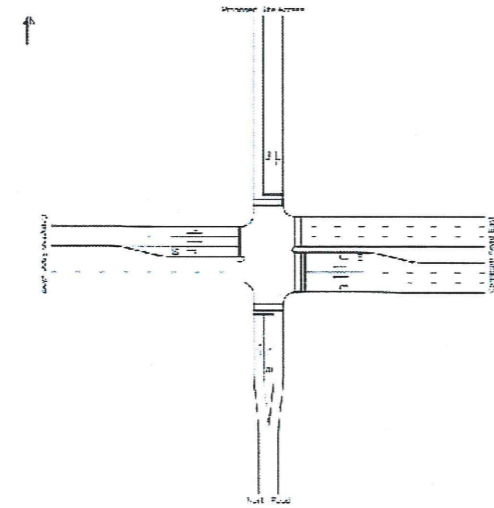
- DRAWINGS ARE CONCEPTUAL ONLY AND HAVE BEEN PREPARED AS AN ILLUSTRATION OF THE CONCEPTS DISCUSSED WITHIN THE ASSOCIATED REPORTS AND ARE INTENDED FOR DEVELOPMENT APPROVAL PURPOSES ONLY.
- WHERE LEVELS OR SIZES OF ANY WORKS ARE SHOWN, THESE ARE INDICATIVE ONLY TO DEMONSTRATE THE CAPABILITY OF THE SERVICING 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



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

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 4500
Email wge@wge.com.au
Web www.wge.com.au

PERTH
MELBOURNE
SYDNEY
BRISSBANE
ALBANY
DARWIN
BUSSELTON
SHENZHEN

CLIENT:
HYDROX NOMINEES PTY LTD

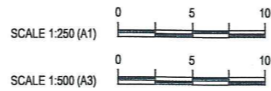
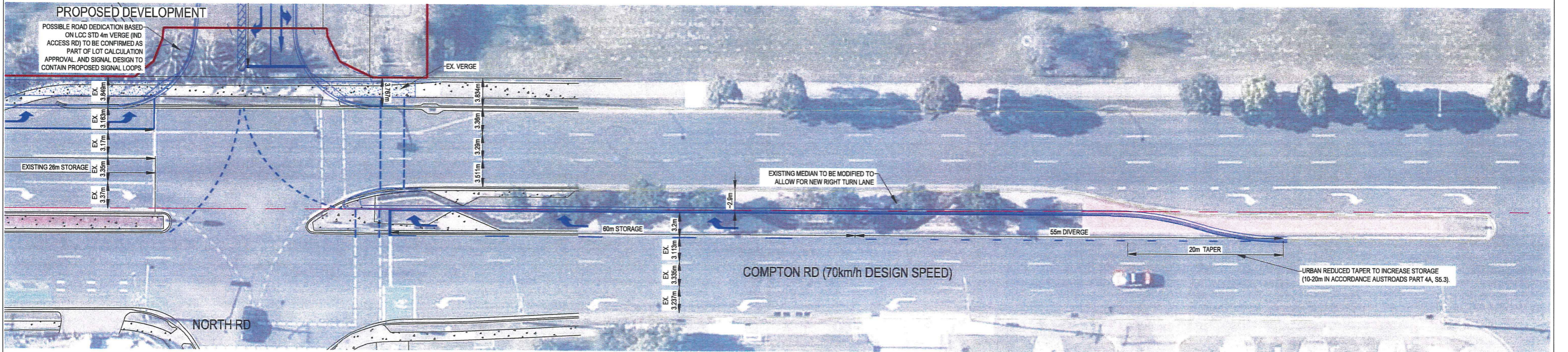
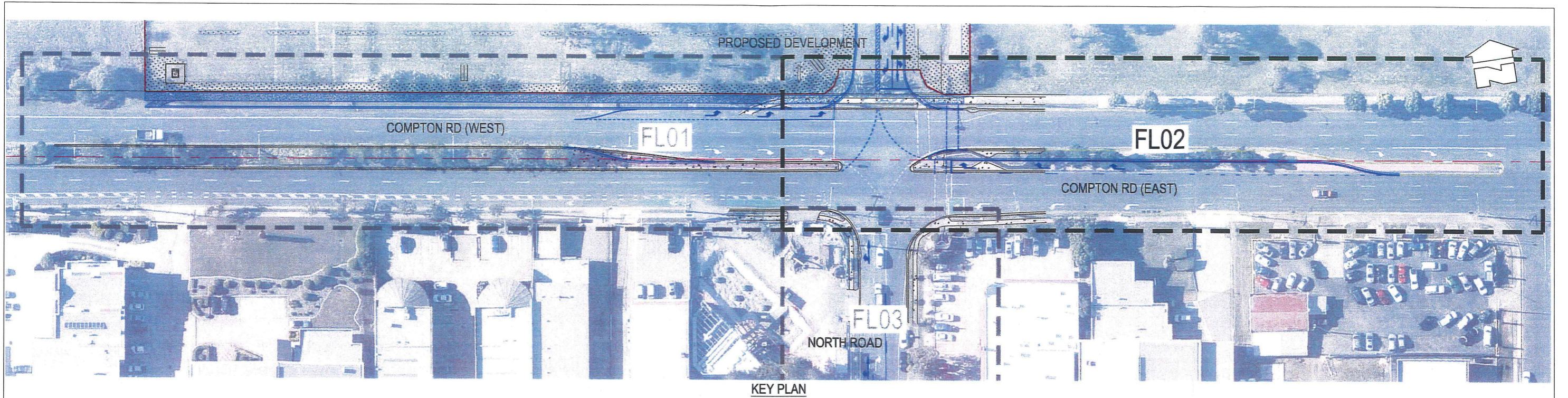
PROJECT:
115 COMPTON ROAD, UNDERWOOD

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
26661-BRI-C-DA	FL01	D



DECISION NOTICE
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MCUI/21/2015
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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
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 4500
 Email wge@wge.com.au
 Web www.wge.com.au

PERTH
MELBOURNE
SYDNEY
BRISBANE
ALBANY
DARWIN
BUSSELTON
SHENZHEN

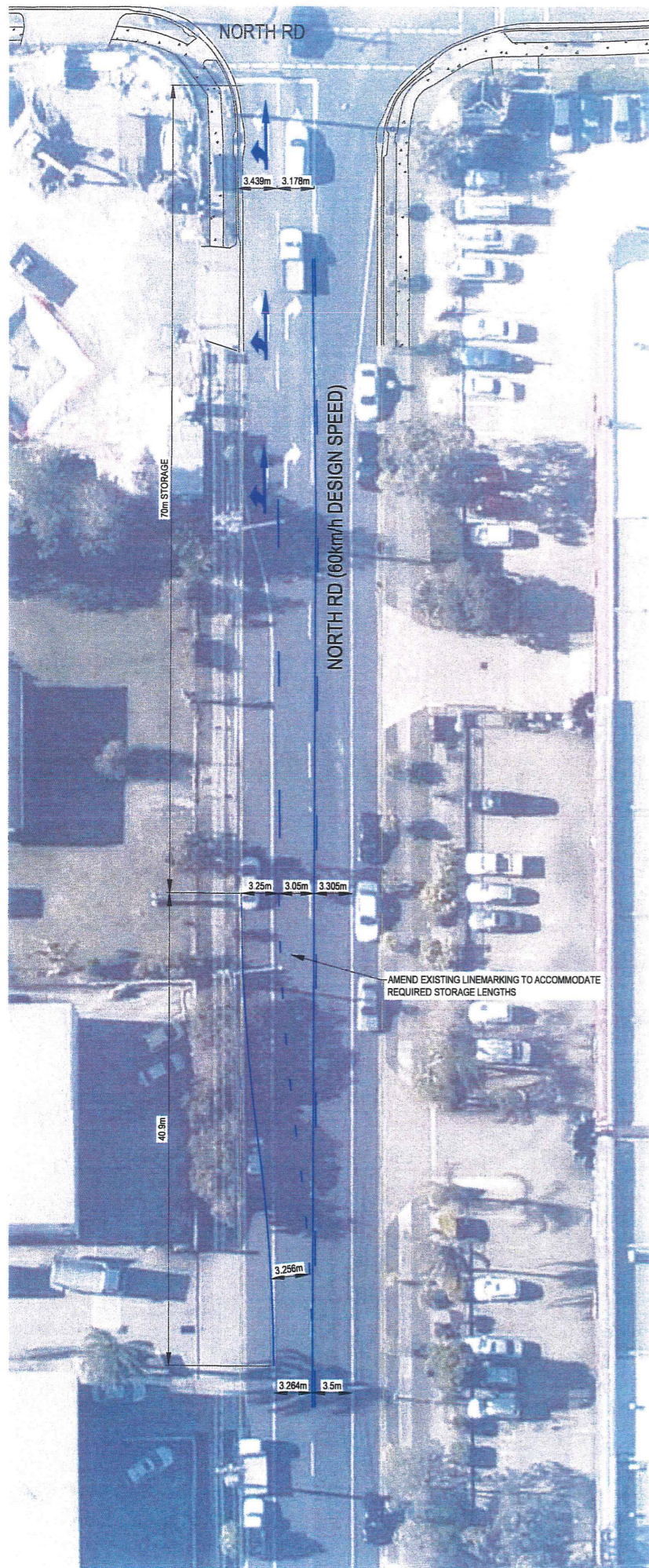
CLIENT:
HYDROX NOMINEES PTY LTD
 PROJECT:
115 COMPTON ROAD, UNDERWOOD
 TITLE:
COMPTON ROAD FUNCTIONAL LAYOUT PLAN (2 OF 3)

NOT FOR CONSTRUCTION

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

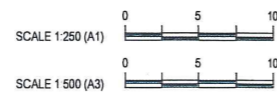
PROJECT No. 26661-BRI-C-DA	DRAWING No. FL02	REVISION D
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KEY PLAN

DECISION NOTICE
 The Approved Plan of Development for Development Approval
MCUI/21/2015
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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
D	ISSUED FOR APPROVAL	AR	LZHO	AR	23/01/15
C	LEFT HAND TURN SLIP PLANE 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

WOOD & GRIEVE ENGINEERS

Wood & Grieve Ltd
 A.B.N. 97 137 999 609
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PERTH
MELBOURNE
SYDNEY
BRISBANE
ALBANY
DARWIN
BUSSELTON
SHENZHEN

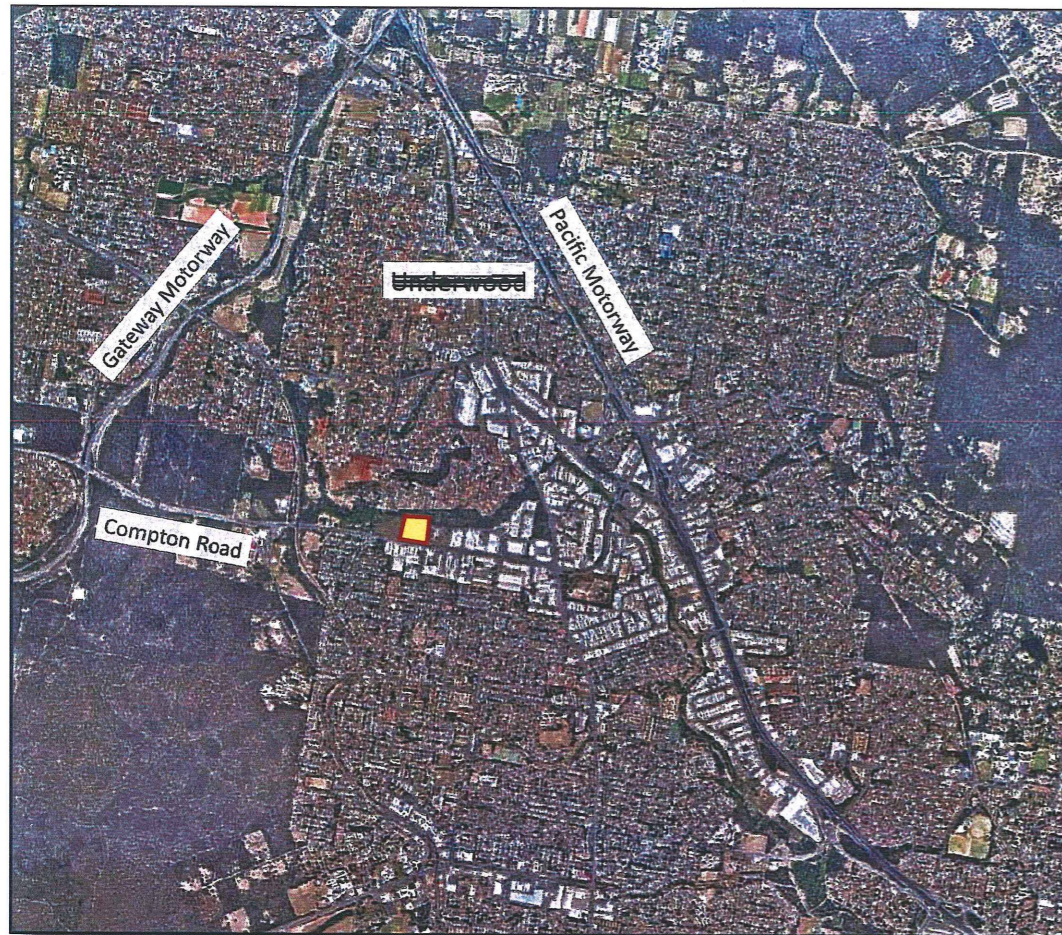
CLIENT:
HYDROX NOMINEES PTY LTD
 PROJECT
115 COMPTON ROAD, UNDERWOOD
 TITLE
COMPTON ROAD FUNCTIONAL LAYOUT PLAN (3 OF 3)

NOT FOR CONSTRUCTION

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

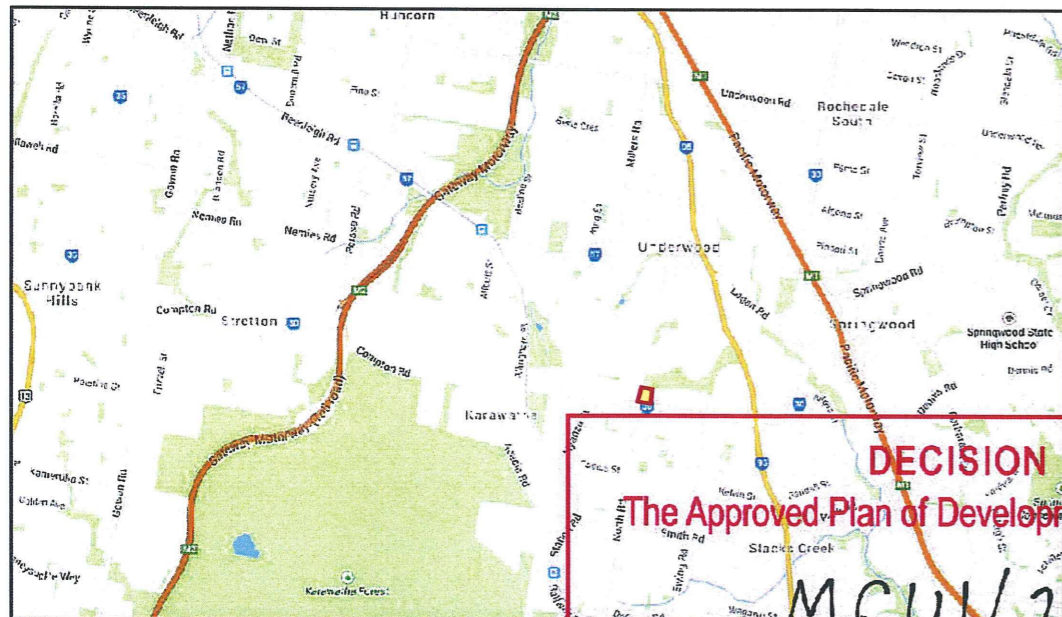
PROJECT No.	26661-BRI-C-DA	DRAWING No.	FL03	REVISION	D
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L:\TECH\26661\Report\report drawings\26661 FL01_03 FUNCTIONAL LAYOUT PLAN.dwg



SITE LOCATION

from nearmap.com



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LANDSCAPE DESIGN INTENT

The landscape design intent for the Masters Home Hardware Store located in Underwood, Qld, is to increase the site's environmental amenity and enhance the visual appearance of the development in complement with the proposed building, while making a positive contribution to the surrounding community.

This will be achieved through the implementation of the following landscape strategies:

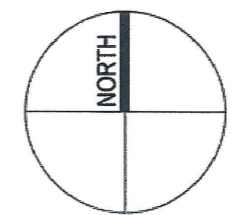
- The installation of feature garden beds (including sculptural statement planting, earth mounding, ground covers, boulders etc.) in high visibility locations and pedestrian circulation routes.
- Mitigation of site stormwater, with the inclusion of a proposed vegetated bioretention basin to the site's northeast corner.
- The careful selection and placement of appropriate, advanced endemic trees, floral shrubs and groundcover plants, to create a positive environment which maximises user comfort levels while ensuring a high level of pedestrian safety (e.g. the use of clear trunked canopy trees to the carpark to maintain safety sight lines) with reference to **CPTED principles**.
- Car park and amenity planting addresses the provision of natural shade. The selection of shrubs and trees are to complement the scale of the proposed building.
- Shrub, groundcover and tree planting beds between Compton Road and car parking are to be a minimum 2.7m to 2.8m width, however along with the adjacent pedestrian footway, street tree planting and dense shrub planting on gently mounded garden beds, this provides sufficient landscape screening.
- Street trees are specified to the Major Road Corridor of Compton Road and to the north of the site at 8m centres. Refer to drawing **LC-05** for details.
- **LANDSCAPE BUFFER:** The creation of a dense Landscape Buffer to the northern site boundary, to integrate the site with existing bushland. This will effectively protect the edge of the existing native vegetation to the northern edge of the site, this is in line with local ecological values and the **Vegetation Management Act (QLD)**. The Buffer will also provide visual screening of the proposed acoustic attenuation fencing and the proposed builtform, providing separation between the Site and existing residential dwelling.
- The buffer is to consist of native and locally endemic species, selected to provide variation in colour, texture and form. A priority of the buffer is to appear natural, through the creation of upper, mid and understory strata and create a transition corridor.
- The use of closely planted endemic screening species, with dense foliage and low growing canopies, to buffer undesirable views to building service areas and car park hardstands from adjacent properties and screen the building from adjacent residential dwellings north of Brookvale Drive. The visual depth of the Landscape Buffer varies to provide interest and convey a natural appearance. Vigorous pioneer species are selected in order to create a filtered visual screen in a relatively short time.
- The existing soft landscape treatment along Perrin Drive is to continue to the north of the site area, with the same tree selection (Brush Box, refer to drawing **LC-05**) and continuation of the low log guardrail permeable fencing.
- Mounding and batter slopes satisfy recommendations set out in **The Landscape Development Manual**.
- The above strategies satisfy **Logan City Planning Scheme 2006**, in particular;
 - **The Landscape Development Manual** with reference to plant selection, Landscape Buffers, Screening and slopes.
 - The site falls within the **Springwood Locality Zone**, under **District 10** and **Sub Area S9**.
- The landscape design also addresses the following Government Guideline:
 - **Subtropical Design in SEQ - a Handbook for Planners, Developers and Decision Makers.**

DRAWING LIST		
Drg no.	Drawing Title	Scale @ A3
LC-01	SITE LOCATION & DESIGN INTENT	nts
LC-02	LANDSCAPE CONCEPT PLAN	1:1,000
LC-03	LANDSCAPE CONCEPT - SOUTH ELEVATION	1:200
LC-04	LANDSCAPE CONCEPT - EAST ELEVATION	1:100
LC-05	LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES	nts

Richard Anderson
 Registered Landscape Architect
 Registration Number 588
 38 Marriott Street
 Coorparoo QLD 4151
 m: 0412 626211
 e: richard@rarla.com.au



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PROJECT NAME: Masters Underwood, 115 Compton Road
 Underwood QLD 4119
 CLIENT: Hydrox Nominees
 DRAWING TITLE: **SITE LOCATION & DESIGN INTENT**
 DRAWING NUMBER: **LA105 LC-01**

SCALE: nts
 SHEET: 1/5
 DRAWN: SC/RA
 DATE: 04/03/2015
 ISSUE: E

LANDSCAPE CONCEPT PLAN FOR DA

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.

MASTERS HOME IMPROVEMENT
Total GFA 13,444sqm
FFL 26.90

- LEGEND:**
- Site Boundary
 - Amenity car park trees, planted within garden beds including raised diamond (& half diamond) shaped planters
 - Floral feature tree avenue, planted within garden beds
 - Street trees, planted within lawn
 - Vegetated Landscape Buffer, native & locally endemic species, refer to drawings LC-05
 - Shrub and groundcover beds, refer to plant schedule and images on drawings LC-05
 - Fenced, vegetated bioretention basin, refer to plant schedule and images on drawings LC-05, refer Civil drawings
 - Turf
 - Grasscrete or similar approved subsurface turf protection system as a maintenance driveway, refer Civil drawings
 - Pedestrian footway
 - Ornamental pebble mulch with large decorative boulders, interplanted to create an entrance feature
 - Shade Sails, refer Architectural drawings
 - Retaining wall, sandstone coloured masonry block, refer Civil drawings
 - Low log rail, to match existing log rail along Perrin Drive
 - Acoustic fence, 1.8m ht. & guardrail, over sandstone coloured masonry block retaining wall, refer Civil drawings
 - ST / PH Sprinkler Tank / Pump House
 - RWT/ET Rainwater Tank / Electrical Transformer - to include screen planting to obscure services structures

- NUMERICAL KEY:**
- 1 Emergency vehicle access.
 - 2 High canopy & low shrub /groundcover planting to maintain sight lines and passive surveillance opportunities from street to building, as per standard CPTED principles. Refer to drg LC-05 for plant species details & images. Refer to drg LC-01 for Landscape Design Intent.
 - 3 Advanced trees (min.45L) planted within garden beds, to enhance car parking areas & increase pedestrian comfort through increased shade levels and reduced visual impact of car park hardstand.
 - 4 Advanced street trees to provide visual continuity to street & provide shade to footpath for increased user comfort.
 - 5 Pylon sign within boulder & ornamental pebble area with feature planting to enhance the site entrance.
 - 6 Clear trunked native canopy shade trees to feature entrance avenue, minimum 100L container stock with non invasive roots.
 - 7 Acoustic Fence over low retaining wall, to mitigate any adverse effects associated with the development.
 - 8 Native landscape buffer planting to northern boundary, including batters, refer Civil drawings.
 - 9 Planted bioretention basin, 300mm depth, refer to drg LC-05. Safety pool fencing to basin surround at base of slope, 1.2m height, refer Civil drawings.

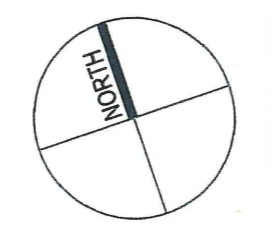
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LANDSCAPE CONCEPT PLAN FOR DA

Richard Anderson
Registered Landscape Architect
Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au

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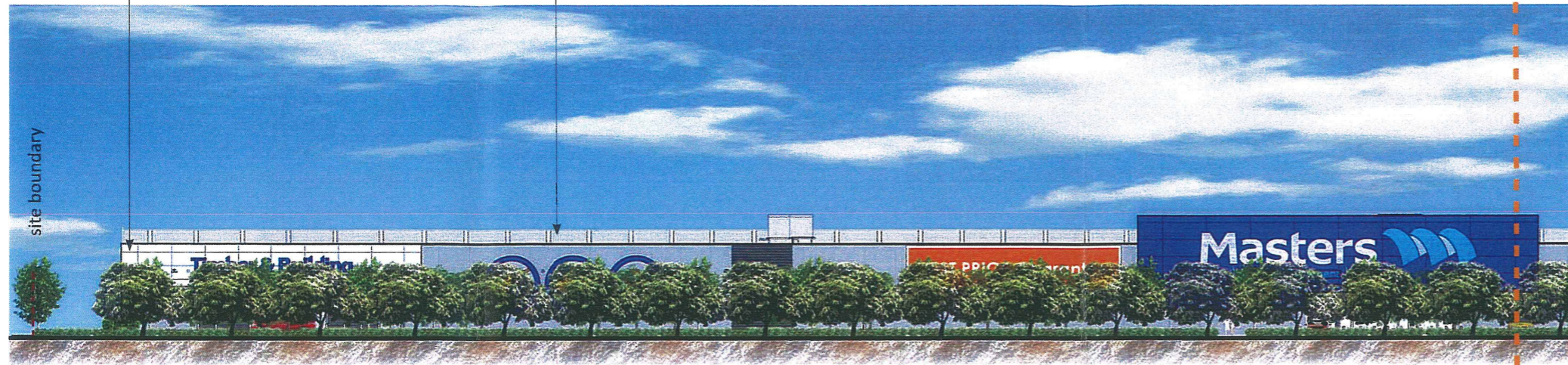


PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119
CLIENT: Hydrox Nominees
DRAWING TITLE: LANDSCAPE CONCEPT PLAN
DRAWING NUMBER: LA105 LC-02

SCALE: 1:1,000 @ A3
SHEET: 2/5
DRAWN: SC/RA
DATE: 04/03/2015
ISSUE: E

Vegetative screening to service structure

Street trees to provide shade to footpath and enhance views towards the site



FOR CONTINUATION OF THIS ELEVATION SEE BELOW

1 ELEVATION 1: PROPOSED SOUTH ELEVATION
LC-02 SCALE 1:200 @ A3

Trees to car parking areas to provide shade

Floral feature trees to highlight site entrance



FOR CONTINUATION OF THIS ELEVATION SEE ABOVE

site boundary

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Richard Anderson
Registered Landscape Architect

Registration Number 588
38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarla.com.au



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of Landscape Architects

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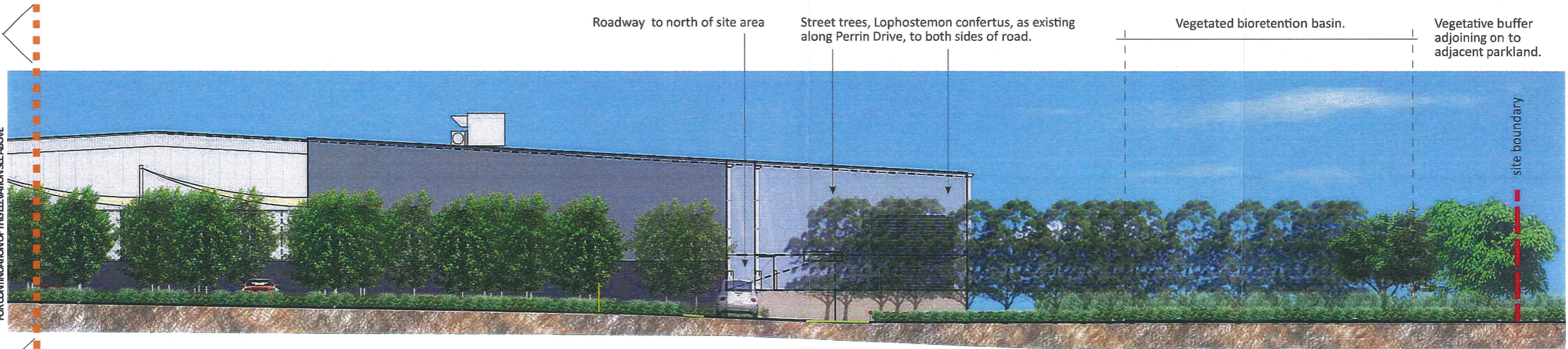
PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119
CLIENT: Hydrox Nominees
DRAWING TITLE: LANDSCAPE CONCEPT - SOUTH ELEVATION
DRAWING NUMBER: LA105 LC-03

SCALE: 1:200 @ A3
SHEET: 3/5
DRAWN: SC/RA
DATE: 04/03/2015
ISSUE: E




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2 ELEVATION 2: PROPOSED EAST ELEVATION
 LC-02 SCALE 1:100 @ A3



FOR CONTINUATION OF THIS ELEVATION SEE BELOW

LANDSCAPE CONCEPT PLAN FOR DA

<p>Richard Anderson Registered Landscape Architect</p> <p>Registration Number 588 38 Marriott Street Coorparoo QLD 4151 m: 0412 626211 e: richard@rarla.com.au</p>	 <p>Australian Institute of Landscape Architects</p>	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> This document was prepared for the use of the nominated Client only and is not to be copied, distributed or reproduced by any process without the specific written permission of Richard Anderson, Registered Landscape Architect. Dimensions indicated on drawing take precedence over scaling from printed drawings. 		<p>PROJECT NAME: Masters Underwood, 115 Compton Road Underwood QLD 4119</p> <p>CLIENT: Hydrox Nominees</p> <p>DRAWING TITLE: LANDSCAPE CONCEPT - EAST ELEVATION</p> <p>DRAWING NUMBER: LA105 LC-04</p>	<p>SCALE: 1:100 @ A3</p> <p>SHEET: 4/5</p> <p>DRAWN: SC/RA</p> <p>DATE: 04/03/2015</p> <p>ISSUE: E</p>
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AMENITY PLANTING



Colvillea racemosa

Buckinghamia celsissima

Gre. "Orange Marmalade"

Lophostemon confertus



Gazania sp.

Dietes bicolor

Gardenia radicans

Trachelospermum jasminoides "Tricolor"

LANDSCAPE BUFFER



Leptospermum polygalifolium

Melaleuca quinquenervia

Banksia "Giant Candles"

Eucalyptus ptychocarpa

BIORETENTION PLANTING



Juncus usitatus

Isolepis nodosa

Carex appressa

Lomandra hystrix

PLANT SPECIES LIST				
Botanical Name	Common Name	Pot Size	Type*	Notes
Amenity Planting				
<i>Buckinghamia celsissima</i> **	Ivory Curl Tree	45L	T	Street Tree
<i>Colvillea racemosa</i> ^	Colville's Glory	100L	T	Avenue Tree
<i>Cupaniopsis anacardioides</i> ^	Tuckeroo	45L	T	Car Park Tree
<i>Dietes bicolor</i>	Spanish Iris	140mm	GC	
<i>Harpullia pendula</i> ^	Tulipwood	45L	T	Car Park Tree
<i>Gardenia radicans</i>	Creeping Gardenia	140mm	US	
<i>Gazania hybrid species</i>	Gazania	140mm	GC	
<i>Grevillea "Orange Marmalade"</i>	Orange Grevillea	300mm	MS	
<i>Lophostemon confertus</i> ***	Brush box	45L	T	Street Tree
<i>Melaleuca linarifolia</i>	Snow in Summer	300mm	T	
<i>Trachelospermum jas. "Tricolor"</i>	Tricolour Chinese Star Jasmine	140mm	GC	
Landscape Buffer				
<i>Austromyrtus dulcis</i>	Midyim Berry	140mm	US	
<i>Backhousia myrtifolia</i>	Grey Myrtle	45L	T	
<i>Banksia "Giant Candles"</i>	Giant Candles	200mm	MS	
<i>Callistemon salignus</i>	White Bottlebrush	45L	T	
<i>Eucalyptus ptychocarpa</i>	Swamp Bloodwood	45L	T	
<i>Leptospermum polygalifolium</i>	Wild May	300mm	MS	
<i>Lophostemon confertus</i>	Brush box	300mm	MS	
<i>Melaleuca quinquenervia</i>	Broad leaved Paperbark	300mm	T	
<i>Myoporum ellipticum</i>	Coastal Boobialla	140mm	GC	
<i>Syzygium "Aussie Boomer"</i>	Lily Pilly	140mm	MS	
<i>Tristania laurina</i>	Water Gum	45L	T	
<i>Westringia fruticosa</i>	Coastal Rosemary	140mm	US	
Bioretention Planting				
<i>Carex appressa</i>	Tall Sedge	tube	GC	
<i>Isolepis nodosa</i>	Knobby Club Rush	tube	GC	
<i>Juncus usitatus</i>	Common Rush	tube	GC	
<i>Lomandra hystrix</i>	Mat Rush	tube	GC	

*Type of plants:

T = Tree, MS = Middle Storey Shrub, US = Understorey Shrub, GC = Groundcover Plants

***Buckinghamia celsissima* to be specified to Compton Road, as included in Logan City Council's "Major Road Corridors Tree Species" list, within the **Landscape Development Manual**.

****Lophostemon confertus* (Brush Box) to be specified to the roadway to the north of the site area, to match existing along Perrin Drive.

^Feature Avenue tree to be specified as *Colvillea racemosa* (Colville's Glory), as included in Logan City Council's **Landscape Development Manual**, under District 10.

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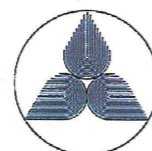
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38 Marriott Street
Coorparoo QLD 4151
m: 0412 626211
e: richard@rarta.com.au



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PROJECT NAME: Masters Underwood, 115 Compton Road
Underwood QLD 4119
CLIENT: Hydrax Nominees
DRAWING TITLE: LANDSCAPE CONCEPT - PROPOSED PLANT SPECIES
DRAWING NUMBER: LA105 LC-05

SCALE: nts
SHEET: 5/5
DRAWN: SC/RA
DATE: 04/03/2015
ISSUE: E