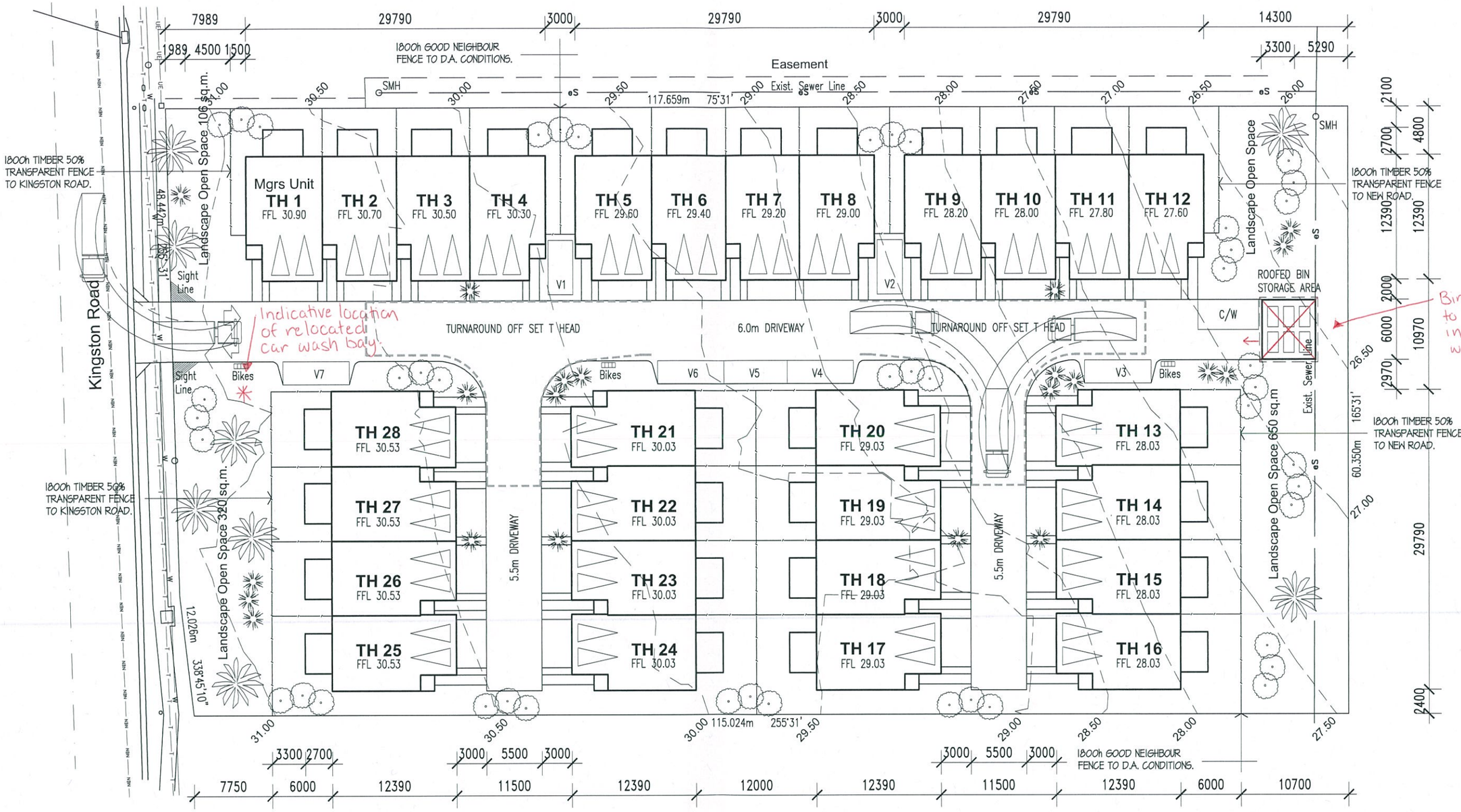


SITE PLAN

SITE AREA	= 7,048 sq.m.
SITE COVERED	= 2,772 sq.m = 40%
NO TOWNHOUSES	= 28 x 3 BED ROOMS
COVERED CAR SPACES	= 56
VISITOR CAR SPACES	= 8
POS PER UNIT	= MIN. 35.0 sq.m
OPEN SPACE	= 1,076.0 sq.m

0 5 10 20 30

DECISION NOTICE

The Approved Plan of Development for Development Approval

Mar 1/24/2016

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.

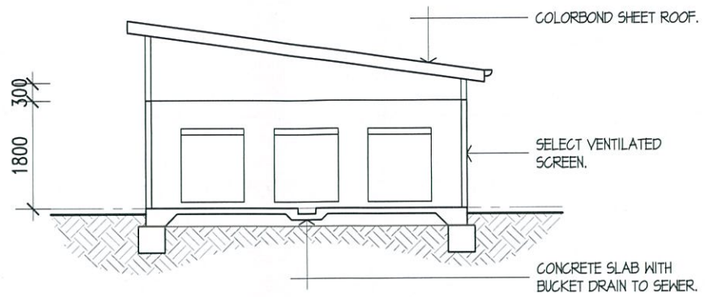
REV	DATE	AMENDMENT
A	25-05-16	DEVELOPMENT APPLICATION
B	22-06-16	AMEND COUNCIL RFI
C	27-06-16	AMEND BIN STORE
D	16-08-16	AMEND LEVELS UNITS 9-12
E	22-08-16	AMENDED LEVELS

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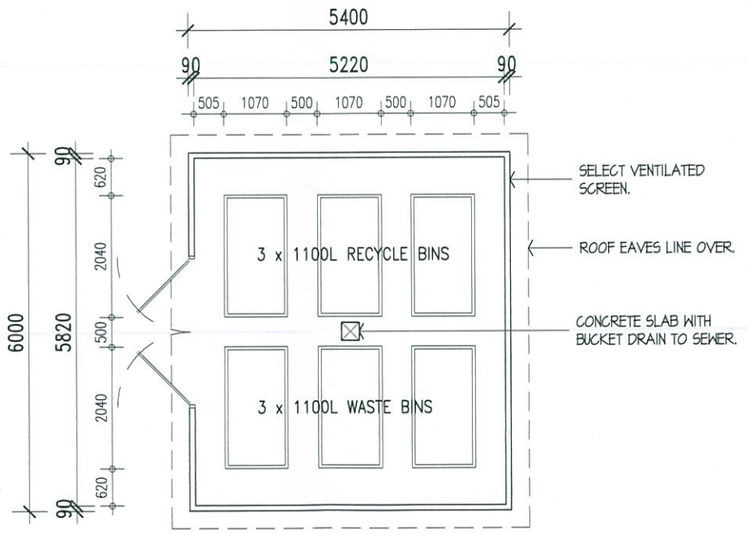
design studio 6
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commercial - 3D models
John McDonald
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t 07 5530 1564 m 0424 275 650
e macatak1@aapt.net.au
8403 Magnolia Dr. East, Hope Island, Qld.4212

PROJECT	PROPOSED 28 TOWNHOUSES 818 - 820 KINGSTON ROAD LOGANLEA. QLD.	TITLE	SITE PLAN
CLIENT	ATUL NAYAK		

Project No.	160303
scale @ A3	1 : 400
drawn	JMcD
checked	–
drawing	REVISION
01	E



BIN STORE SECTION



BIN STORAGE ROOM

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may/24/2016

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design studio 6

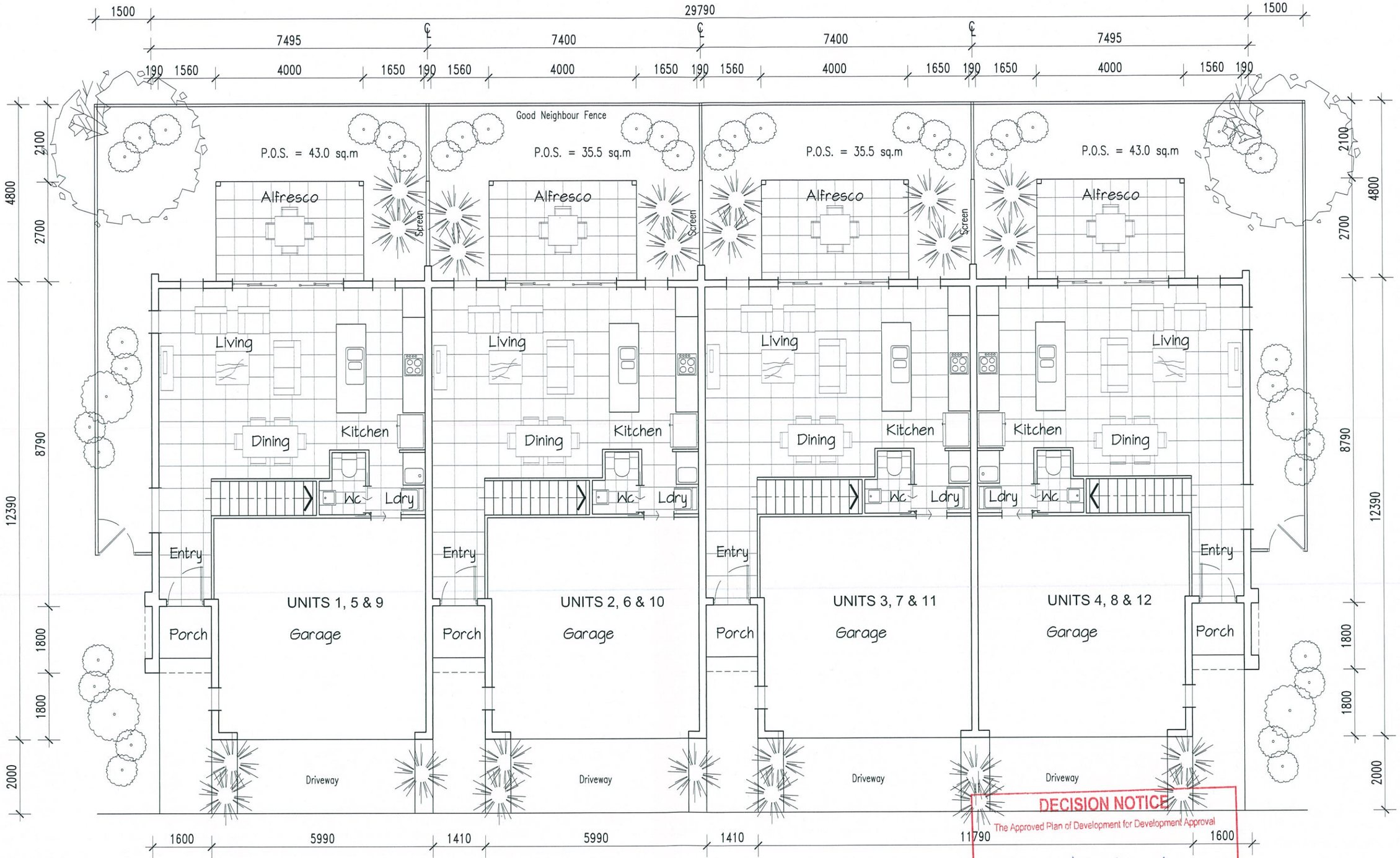
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

TITLE
SITE PLAN
GARBAGE BIN STORE

CLIENT
ATUL NAYAK

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	-
drawing	REVISION
02	C



OUTER UNIT AREA

LIVING	=	87.5 sq.m
ALFRESCO	=	10.8 sq.m
PORCH	=	2.0 sq.m
TOTAL	=	100.3 sq.m

INNER UNIT AREA

LIVING	=	86.6 sq.m
ALFRESCO	=	10.8 sq.m
PORCH	=	2.0 sq.m
TOTAL	=	99.4 sq.m

DECISION NOTICE
The Approved Plan of Development for Development Approval
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B	22-08-16	AMENDED LEVELS

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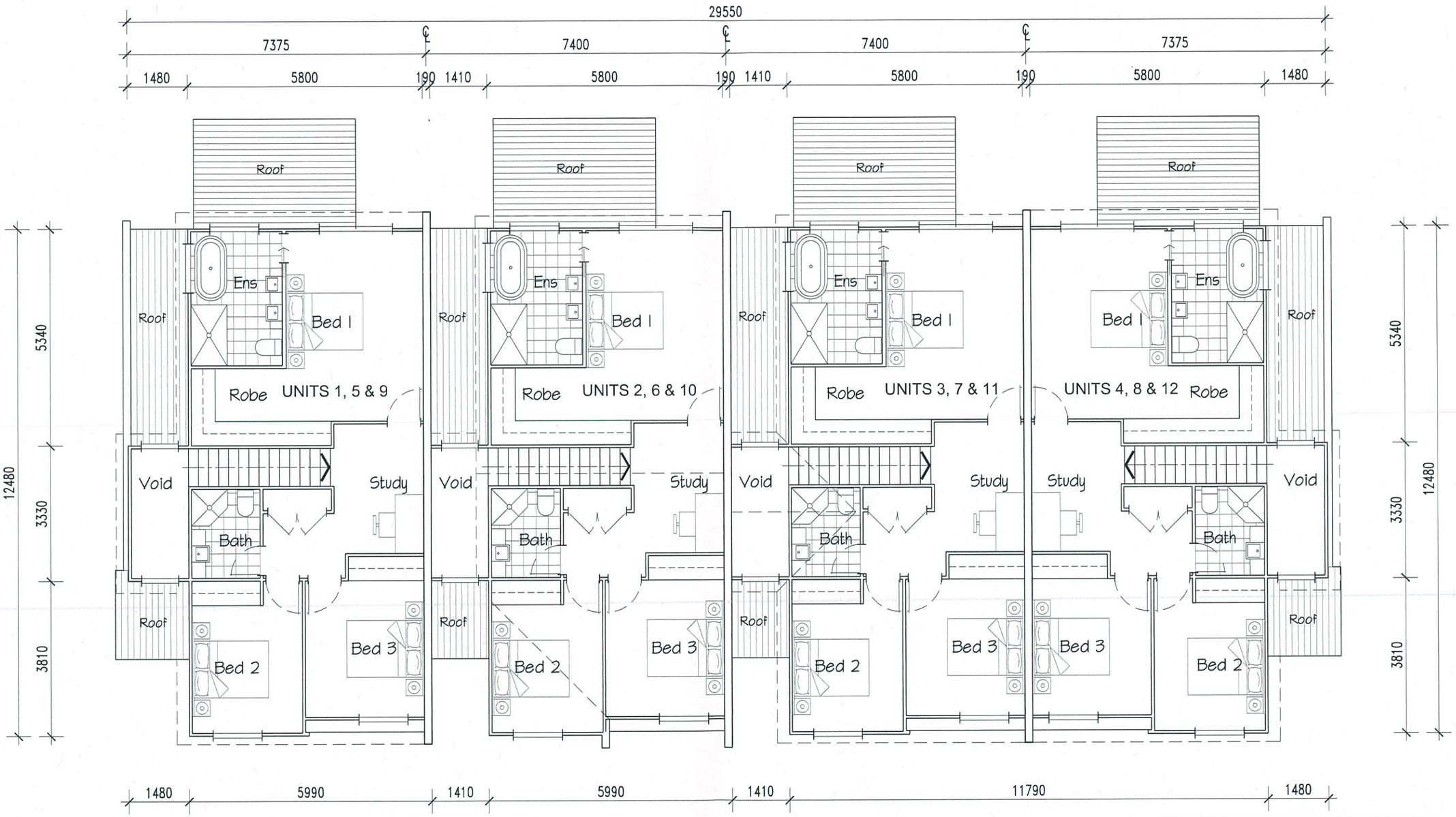
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

TITLE
LOWER FLOOR PLAN
UNITS 1 TO 12 INCLUSIVE

CLIENT
ATUL NAYAK

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	-
drawing	REVISION
03	B



OUTER UNIT AREA
LIVING AREA = 78.1 sq.m

INNER UNIT AREA
LIVING AREA = 77.4 sq.m

DECISION NOTICE

The Approved Plan of Development for Development Approval

MAY 24 2016

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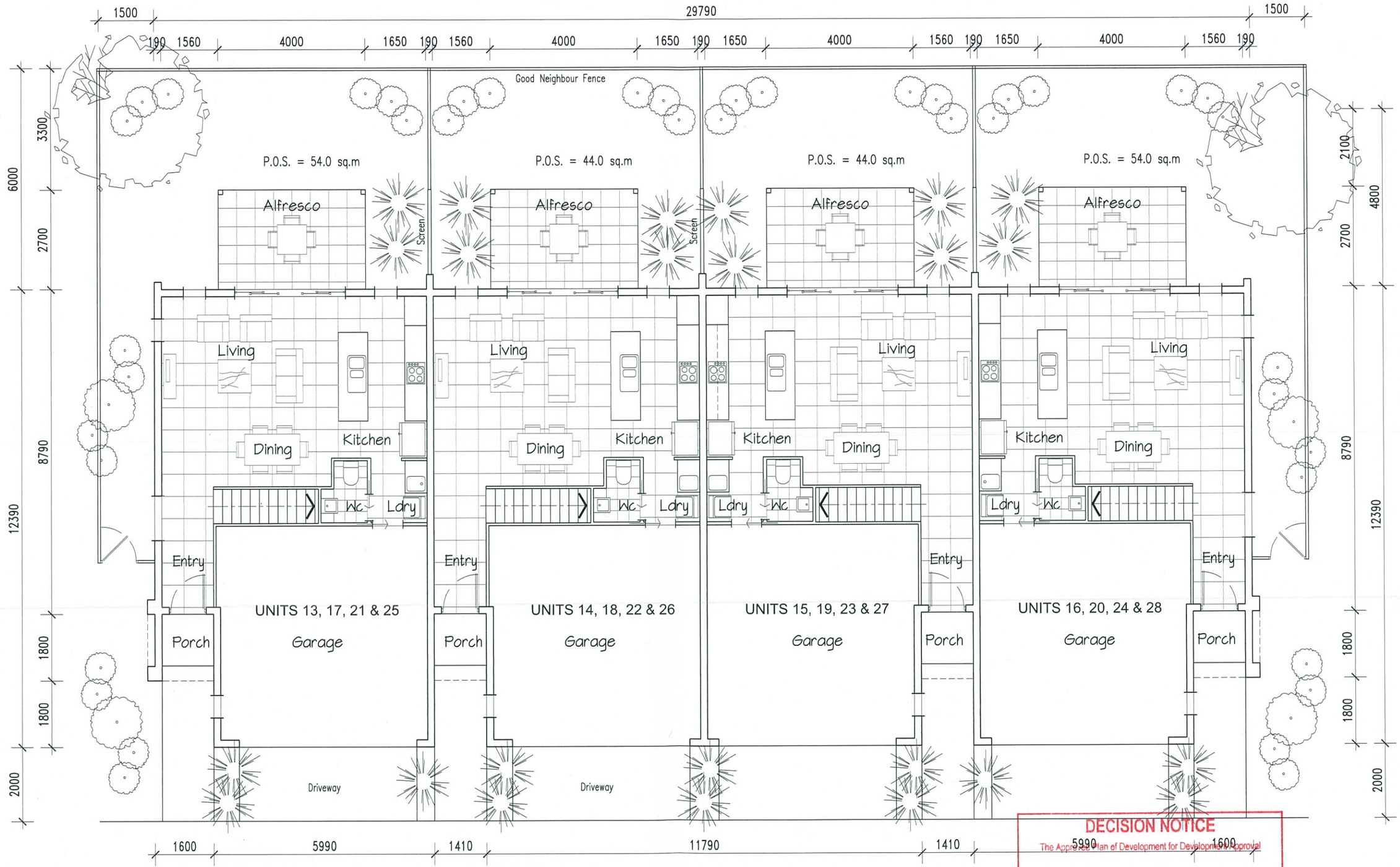
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

CLIENT
ATUL NAYAK

TITLE
UPPER FLOOR PLAN
UNITS 1 TO 12 INCLUSIVE

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	-
drawing	REVISION
04	B



OUTER UNIT AREA

LIVING	=	87.5 sq.m
ALFRESCO	=	10.8 sq.m
PORCH	=	2.0 sq.m
TOTAL	=	100.3 sq.m

INNER UNIT AREA

LIVING	=	86.6 sq.m
ALFRESCO	=	10.8 sq.m
PORCH	=	2.0 sq.m
TOTAL	=	99.4 sq.m

DECISION NOTICE
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MCU/24/2016
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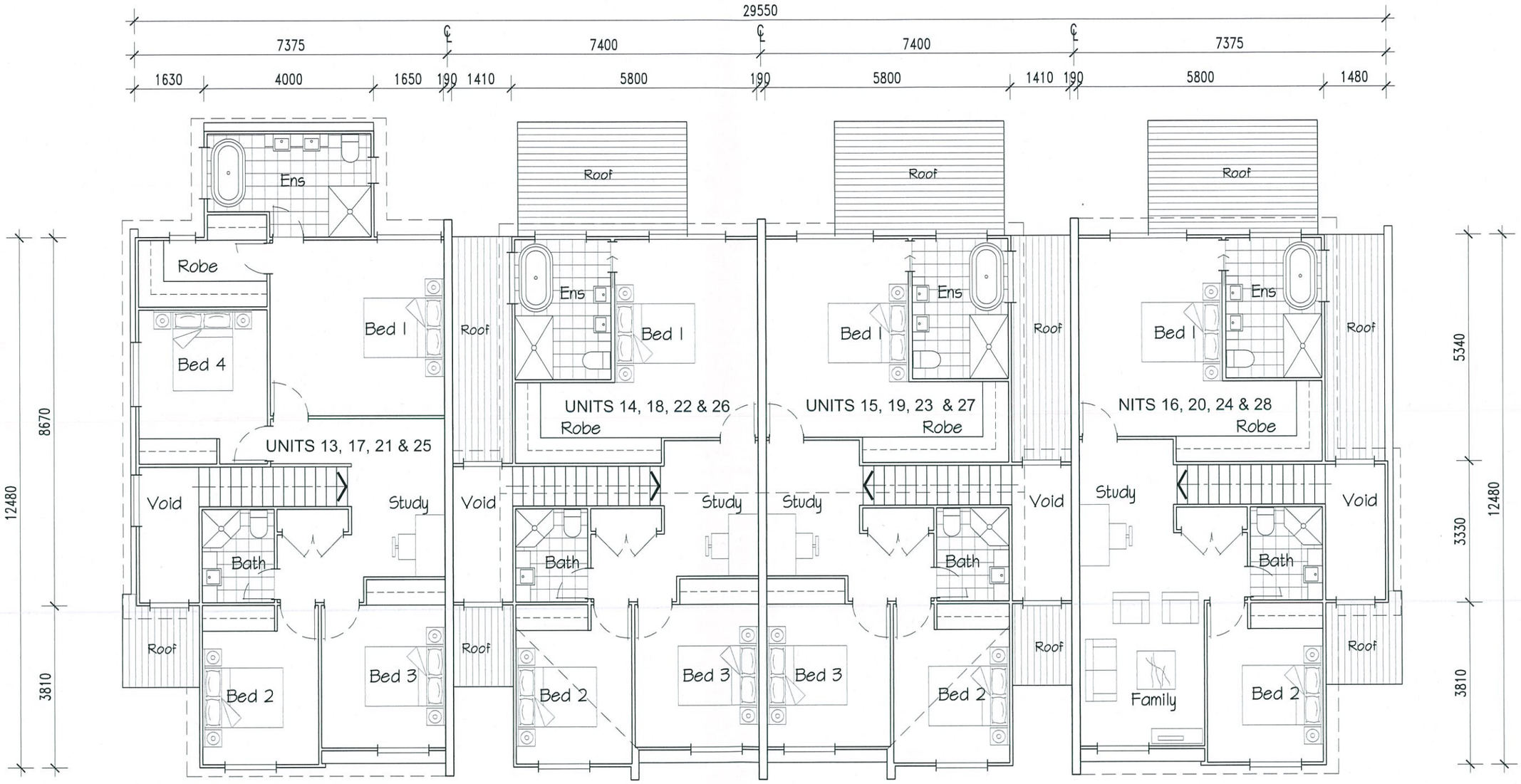
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

CLIENT
ATUL NAYAK

TITLE
LOWER FLOOR PLAN
UNITS 13 TO 28 INCLUSIVE

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	–
drawing	REVISION
05	B



UNIT AREA
LIVING AREA = 96.8 sq.m

UNIT AREA
LIVING AREA = 77.4 sq.m

UNIT AREA
LIVING AREA = 77.4 sq.m

UNIT AREA
LIVING AREA = 78.1 sq.m

DECISION NOTICE

The Approved Plan of Development for Development Approval

mcw | 24 | 2016

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818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

CLIENT
ATUL NAYAK

TITLE
UPPER FLOOR PLAN
UNITS 13 TO 28 INCLUSIVE

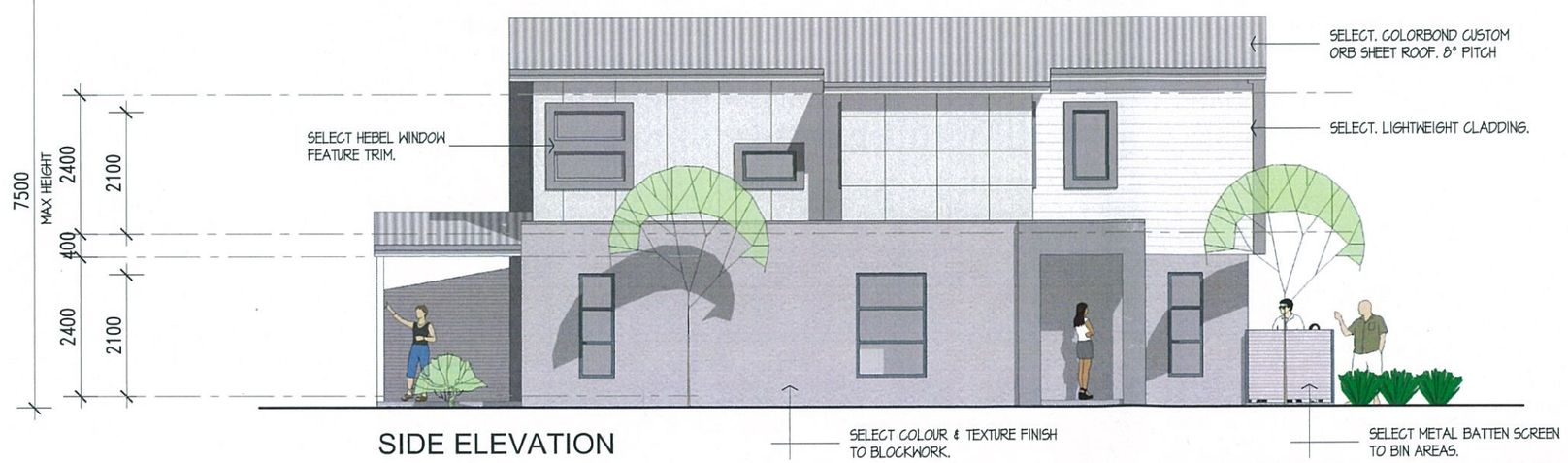
Project No.	160303
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drawing	REVISION
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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

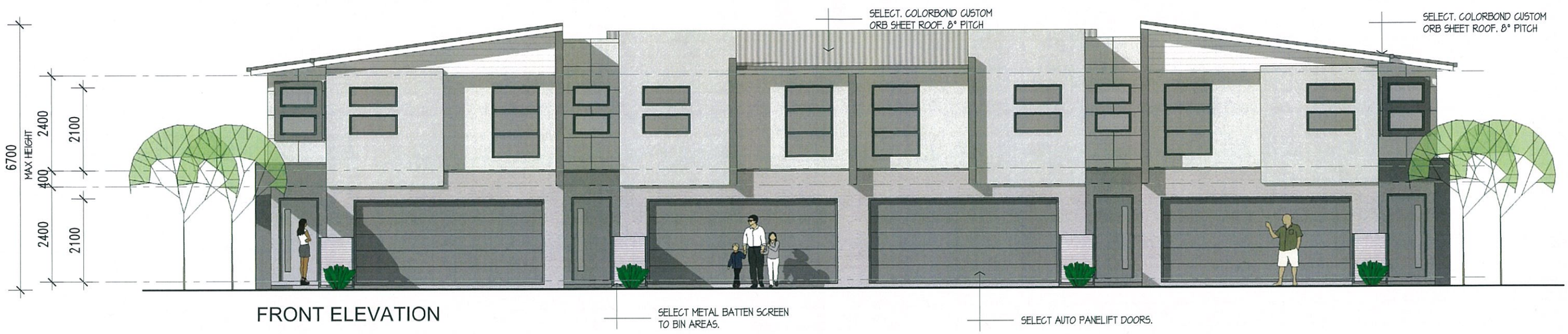
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MAY/24/2016
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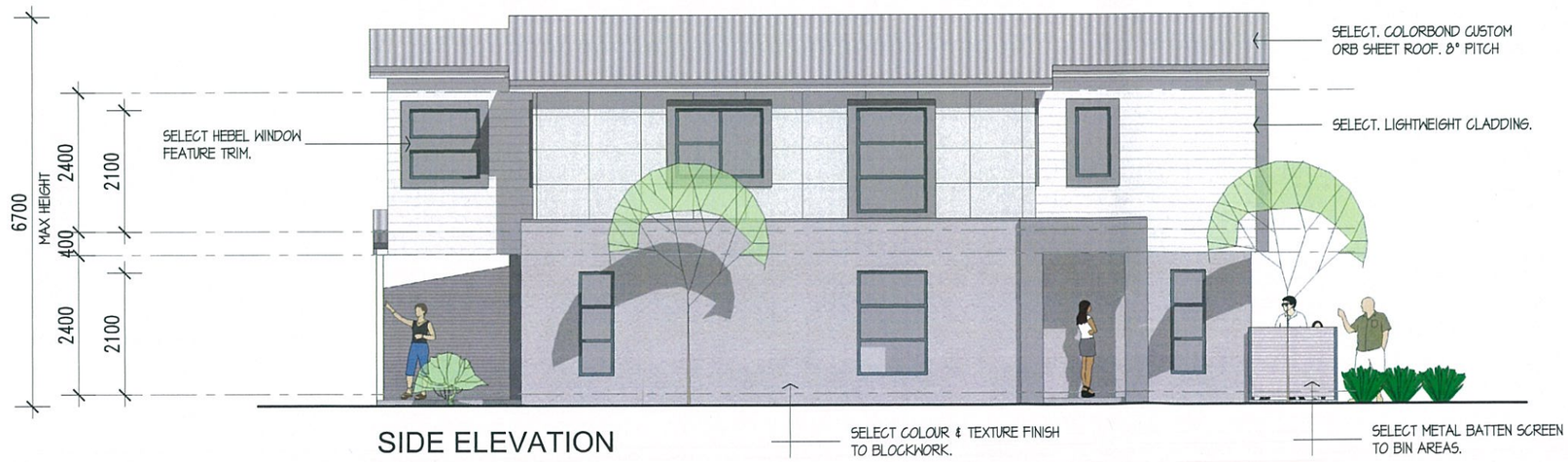
PROJECT PROPOSED 28 TOWNHOUSES 818 - 820 KINGSTON ROAD LOGANLEA. QLD.	TITLE ELEVATIONS UNITS 1 - 12	Project No.	160303
		scale @ A3	1 : 100
		drawn	JMcD
		checked	–
CLIENT ATUL NAYAK		drawing	REVISION
		07	B



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION

DECISION NOTICE

The Approved Plan of Development for Development Approval

may 1/24/2016

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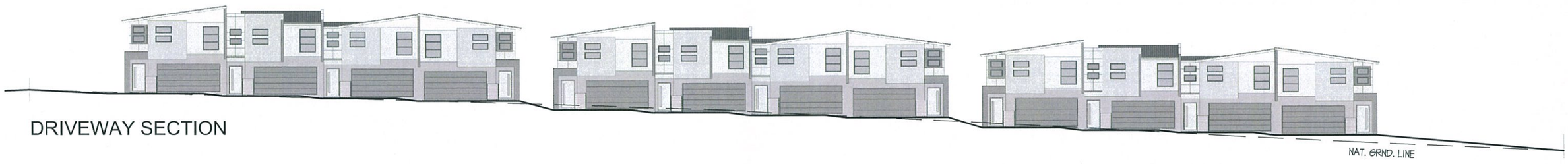
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

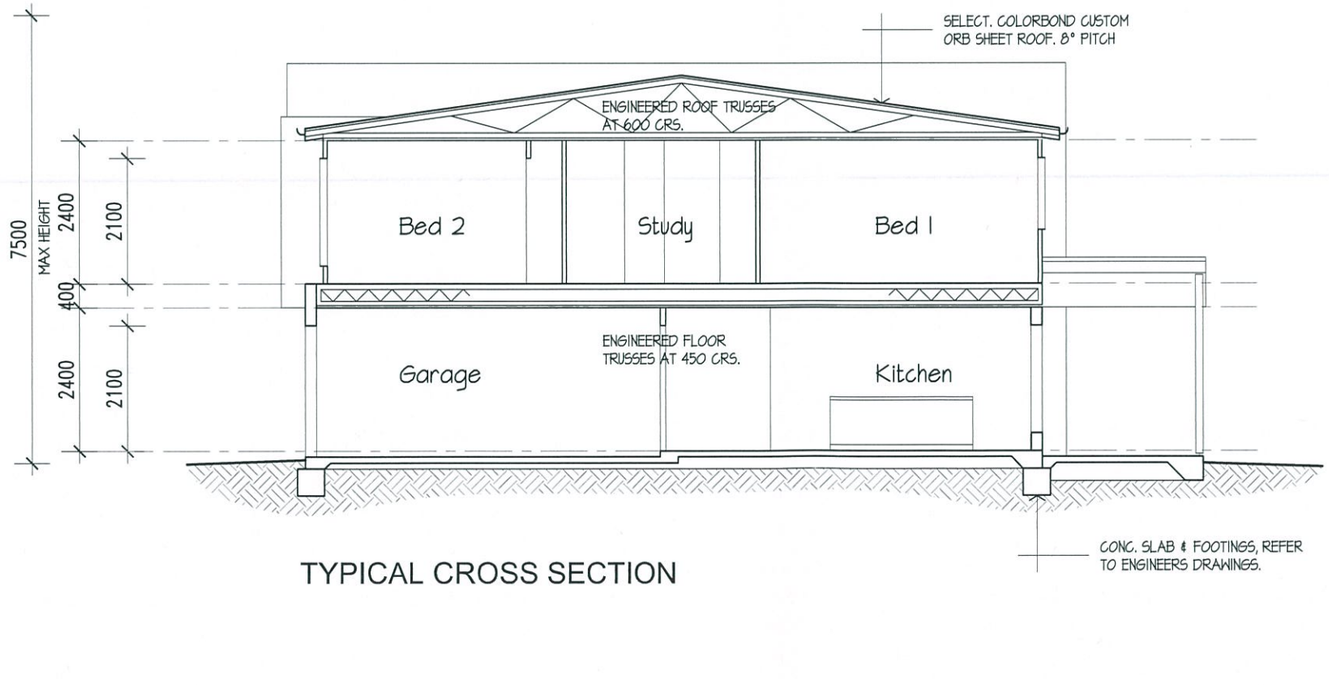
TITLE
ELEVATIONS
UNITS 13 - 28

CLIENT
ATUL NAYAK

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	-
drawing	REVISION
08	B



DRIVEWAY SECTION



TYPICAL CROSS SECTION

DECISION NOTICE

The Approved Plan of Development for Development Approval

MCU 1/24/2016

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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

CLIENT
ATUL NAYAK

TITLE
SECTIONS - TYPICAL
& DRIVEWAY SECTION

Project No.	160303
scale @ A3	1 : 100
drawn	JMcD
checked	–
drawing	REVISION
09	B

Queensland Government

Department of Infrastructure, Local Government and Planning

Our reference: SDA-0616-030879
Council reference: MCUI/24/2016

15 July 2016

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

Dear Sir/Madam,

Concurrence agency response—with conditions
818-820 Kingston Road, Loganlea QLD 4131; Lots 146 and 147 on RP112078
(Given under section 285 of the *Sustainable Planning Act 2009*)

The referral agency material for the development application described below was received by the Department of Infrastructure, Local Government and Planning (the department) under section 272 of the *Sustainable Planning Act 2009* on 7 June 2016.

Applicant details

Applicant name:	Oasis Town Planning Pty Ltd
Applicant contact details:	PO Box 3931 Loganholme QLD 4129

Site details

Street address:	818-820 Kingston Road, Loganlea QLD 4131
Lot on plan:	Lots 146 & 147 on RP112078
Local government area:	Logan

Application details

Proposed development:	Development Permit for a Material Change of Use for Multiple Dwellings (28 Units)

Referral trigger

The development application was referred to the department under the following provisions of the Sustainable Planning Regulation 2009:

Referral trigger	Schedule 7, Table 3, Item 1 – State-controlled roads

SEQ South Region (Gold Coast)
7 Short Street
PO Box 3290 Australia Fair
Southport, QLD 4215

Conditions
Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions
Under section 289(1) of the *Sustainable Planning Act 2009*, the department must set out the reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Further Advice
Under section 287(6) of the *Sustainable Planning Act 2009*, the department offers advice about the application to the assessment manger – see Attachment 3

Approved plans and specifications
The department requires that the following plans and specifications set out below and in Attachment 4 must be attached to any development approval.

Drawing/Report Title	Prepared by	Date	Ref no.	Version
Site Plan Stage 1	Design Studio	27 June 2016	N/A	C

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

For further information, please contact Thomas Holmes, Planning Officer (Regional Services-SEQ South) on (07) 5644 3221, or via: GCSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely,



Kim Kirstein
Manager - Planning

cc: Oasis Town Planning (att: enquiry@oasistownplanning.com.au)

enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Further Advice
Attachment 4—Approved Plans and Specifications

Our reference: SDA-0616-030879
Council reference: MCUI/24/2016

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
Development Permit for a Material Change of Use for Multiple Dwellings (28 Units)		
Schedule 7, Table 3, Item 1, Pursuant to section 255D of the *Sustainable Planning Act 2009*, the chief executive administering the Act nominates the Director-General of the Department of Transport and Main Roads to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following condition(s):		
1.	The development must be carried out generally in accordance with the following plans: • Site Plan, prepared by Design Studio 6, Drawing No. 01, Revision C and dated 27 June 2016.	Prior to the commencement of use and to be maintained at all times.
2.	(a) The existing vehicular property accesses located between Lots 146 and 147 on RP112078 and Brisbane – Beenleigh Road (Kingston Road) must be permanently closed and removed. (b) The kerb and channelling and pedestrian footpath between the pavement edge and the property boundary must be reinstated in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition).	(a) and (b): Prior to the commencement of use.
3.	(a) The road access location is to be located generally in accordance with Site Plan, prepared by Design Studio 6, Drawing No. 01, Revision C and dated 27 June 2016. (b) Road access works comprising vehicle crossover at the road access location must be provided generally in accordance with IPWEAQ Standard Drawing R-0051 Commercial Driveway Slab Type A. (c) The road access works must be designed and constructed in accordance with the Department of Transport and Main Roads' Road Planning and Design Manual (2nd Edition).	(a): At all times. (b) and (c): Prior to the commencement of use and to be maintained at all times.
4.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the State-controlled road. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the State-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the State-controlled road; (iii) surcharge any existing culvert or drain on the State-controlled road; (iv) reduce the quality of stormwater discharge onto the State-controlled road.	(a) and (b): At all times.

Our reference: SDA-0616-030879
Council reference: MCUI/24/2016

Attachment 2— Reasons for decision to impose conditions

The reasons for this decision are:

- To ensure the development is carried out generally in accordance with the plans of development submitted with the application.
- To maintain the safety and efficiency of the state-controlled road by reducing the number of road access.
- To ensure the road access location to the state-controlled road from the site does not compromise the safety and efficiency of the state-controlled road.
- To ensure the design of any road access maintains the safety and efficiency of the state-controlled road.
- 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.

Our reference: SDA-0616-030879
Council reference: MCUI/24/2016

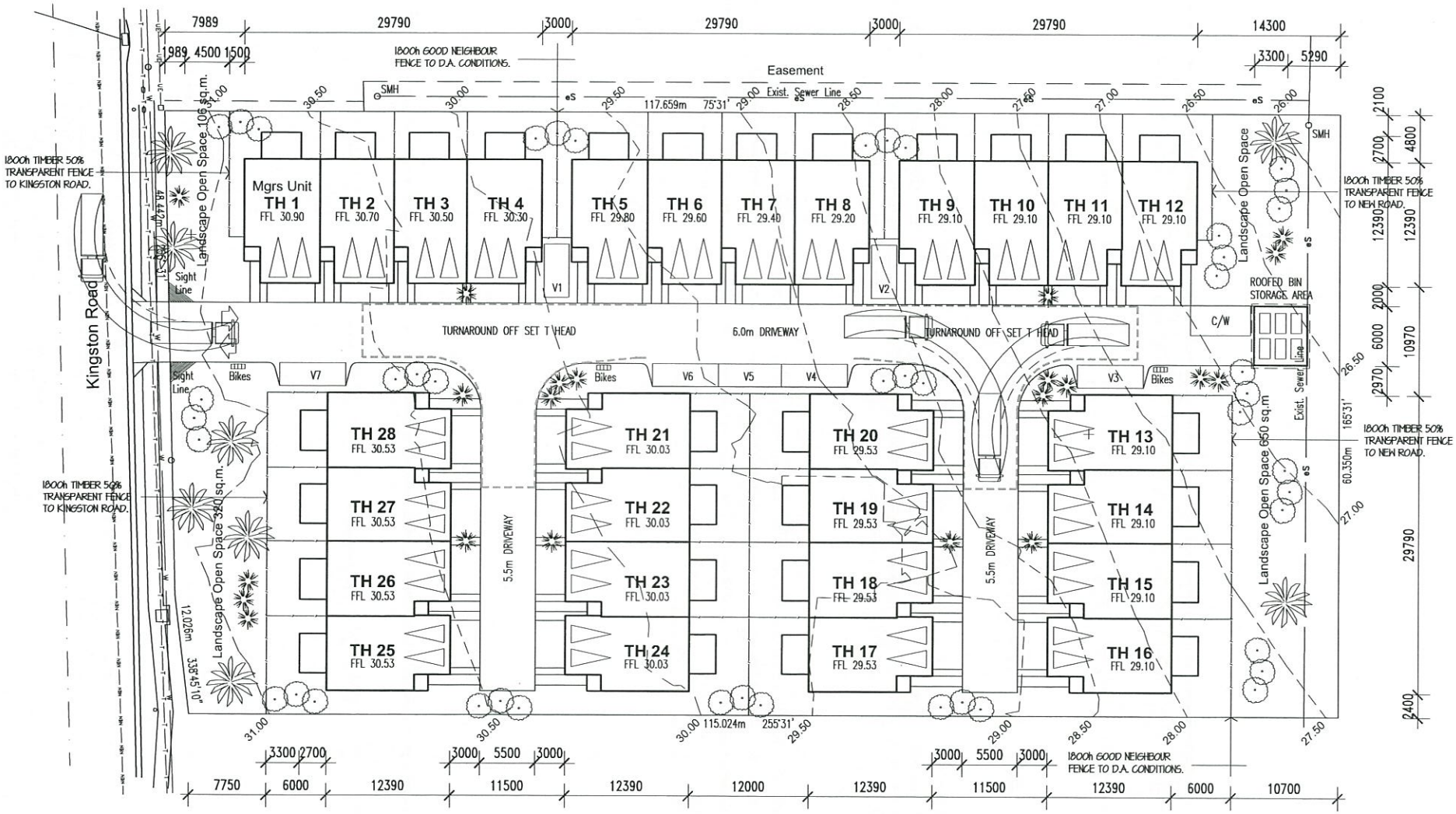
Attachment 3—Further Advice

State-controlled roads	
1.	**Transport Noise Corridor** The proposed development is within a transport noise corridor. Transport noise corridor means land designated under Chapter 8B of the *Building Act 1975* as a transport noise corridor. The submitted Site Plan, prepared by Design Studio 6, Drawing No. 01, Revision C, and dated 27 June 2016, demonstrates that the subject site and the proposed development including private open spaces may be adversely impacted on by environmental emissions generated by the Brisbane – Beenleigh Road (Kingston Road). The development application materials propose building mitigation measures under Mandatory Part (MP) 4.4 of the Queensland Development Code (QDC). It is noted that only Unit 12 of the Site Plan Stage 1 plan does not fall within the transport noise corridor. MP4.4 of the QDC commenced on 1 September 2010 and applies to building work for the construction or renovation of a residential building in a designated transport noise corridor. MP4.4 seeks to ensure that the habitable rooms of Class 1, 2, 3 and 4 buildings located in a transport noise corridor are designed and constructed to reduce transport noise.
Further development permits, compliance permits or compliance certificates	
2.	**Access to State-controlled roads** Under section 62 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to locate a permitted access on a State-controlled road. A decision of access approval may include conditions or restrictions on the location or use of the permitted road access, type or number of vehicles to use the permitted road access location. Further information regarding access to State-controlled roads, including access application forms, is available at: http://www.tmr.qld.gov.au/Community-and-environment/Planning-and-development/Othermatters-requiring-approval.aspx. Please contact the department (South Coast Region) on (07) 5563 6600 or at pdo.regions.goldcoast@tmr.qld.gov.au to make an application for a permitted road access location.
3.	**Works in State-controlled road reserve (WSCRR)** Under section 33 of the *Transport Infrastructure Act 1994*, written approval is required from the Department of Transport and Main Roads to carry out road works, including road access works, on a State-controlled road or interfere with a State-controlled road or its operation. This may include access to a Council road that is within the State-controlled road reserve, or where road access works to a Council road interferes with a State-controlled road or its operations. No works are to commence within the State-controlled road reserve until approval of the plan/s showing the proposed works is issued by the Department of Transport and Main Roads accordingly with Section 33 of the *Transport Infrastructure Act 1994*. The approval process may require the approval of engineering designs of the proposed works and demonstration of safe intersection sight distance (SISD) to consider parked vehicles over the road shoulder of the State-controlled road certified by a Registered

	Professional Engineer of Queensland (RPEQ). This approval may be subject to conditions related to the works construction process. Please contact the department (South Coast Region) on (07) 5563 6600 or at pdo.regions.goldcoast@tmr.qld.gov.au to make an application for works in the State-controlled road reserve (WSCRR).

Our reference: SDA-0616-030879
Council reference: MCUI/24/2016

Attachment 4— Approved plans and specifications



SITE PLAN

SITE AREA	= 7,048 sq.m.
SITE COVERED	= 2,772 sq.m = 40%
NO TOWNHOUSES	= 28 x 3 BED ROOMS
COVERED CAR SPACES	= 56
VISITOR CAR SPACES	= 8
POS PER UNIT	= MIN. 35.0 sq.m
OPEN SPACE	= 1,076.0 sq.m

0 5 10 20 30

PLANS AND DOCUMENTS referred to in the DEVELOPMENT APPROVAL

Approval no: SDA-0616-030879

Date: 15 July 2016

REV	DATE	AMENDMENT
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B	22-06-16	AMEND COUNCIL RFI
G	27-06-16	AMEND BIN STORE

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commercial - 3D models
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PROJECT
PROPOSED 28 TOWNHOUSES
818 - 820 KINGSTON ROAD
LOGANLEA. QLD.

CLIENT
ATUL NAYAK

TITLE
SITE PLAN

Project No.	160303
scale @ A3	1 : 400
drawn	JMcD
checked	-
drawing	REVISION
01	C