104119566

Logan City Council
RECEIVED
18 FEB 2014
CENTRAL INCOMING

DECISION NOTICE

The Approved Plan of Development for Development Approval

MCU1/44/2013

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

3x GLAs
70sqm each
1x multipurpose room
70sqm

1x prep
123sqm

Revised Carparking
58 Parks +
10 set downs

Proposed Hydrant Booster

445.006
270°05'15''

99.920
90°04'55''

82.075
90°04'55''

14.988
0°05'13''

104.966
0°05'13''

83.917
180°10'00''

35.008
0°02'10''

34.074
0°04'55''

34.074
180°04'55''

2.358
270°04'55''

350°36'09''
13.651
0°14'35''

12.089
37°16'45''

4.634
178°52'59''

4.160
315°07'10''

10.829
180°07'10''

8.404
20°36'20''

114.129
180°07'10''

94.673
0°05'02''

20.805
61°11'20

40.327
0°05'13''

94.332
0°05'13''

200.017
270°01'33''

427.888
90°05'23''

nazareth
carpark
assisi centre
chiara
bernardo
greccio
humbellia karulbaa
giotto
bonaventure
san damiano
emmanuel
padua
la cucina
max kolbe pavilion
angelo
leo
rufino
cafe francesco
gubbio
perugia
il giardino
yugambeh oval
jimbelungare tri-sports
jagera oval
demountable

NEW SW
Fire Hydrant
NEW SW
Existing Stormwater
60m Radius Hydrant Coverage

julie street

64 Julie Street, Crestmead
QLD 4132

Lot 1 on RP191064
PARISH of MACKENZIE
COUNTY of STANLEY

LOCALITY: CRESTMEAD

GFA Calculations:

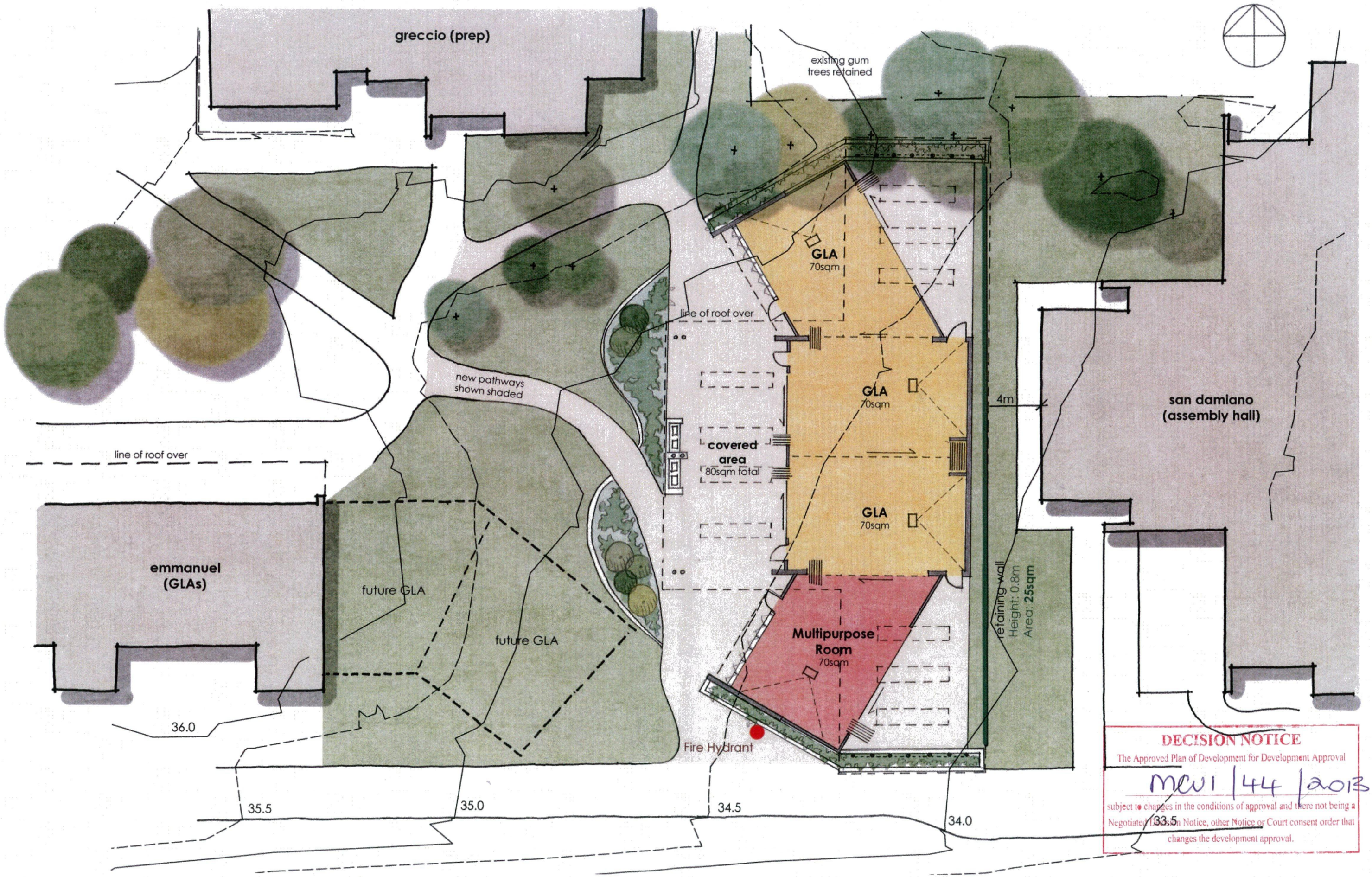
Existing Gross Floor Area on Site		**: 9396sqm**
Primary Classrooms	:	280sqm (4x70sqm)
Prep Building Extension	:	123sqm
Proposed Gross Floor Area		**: 403sqm**
Outdoor Covered Area		**: 80sqm**

Proposed BGA 2013
St Francis College, Crestmead, Qld

Proposed Site Plan

Job: Q-B3176.01 Scale: 1:1250 at A3 Date: 11/10/2013 Drawing: AS01 RC

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



DECISION NOTICE

The Approved Plan of Development for Development Approval

MCU1/44/2013

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

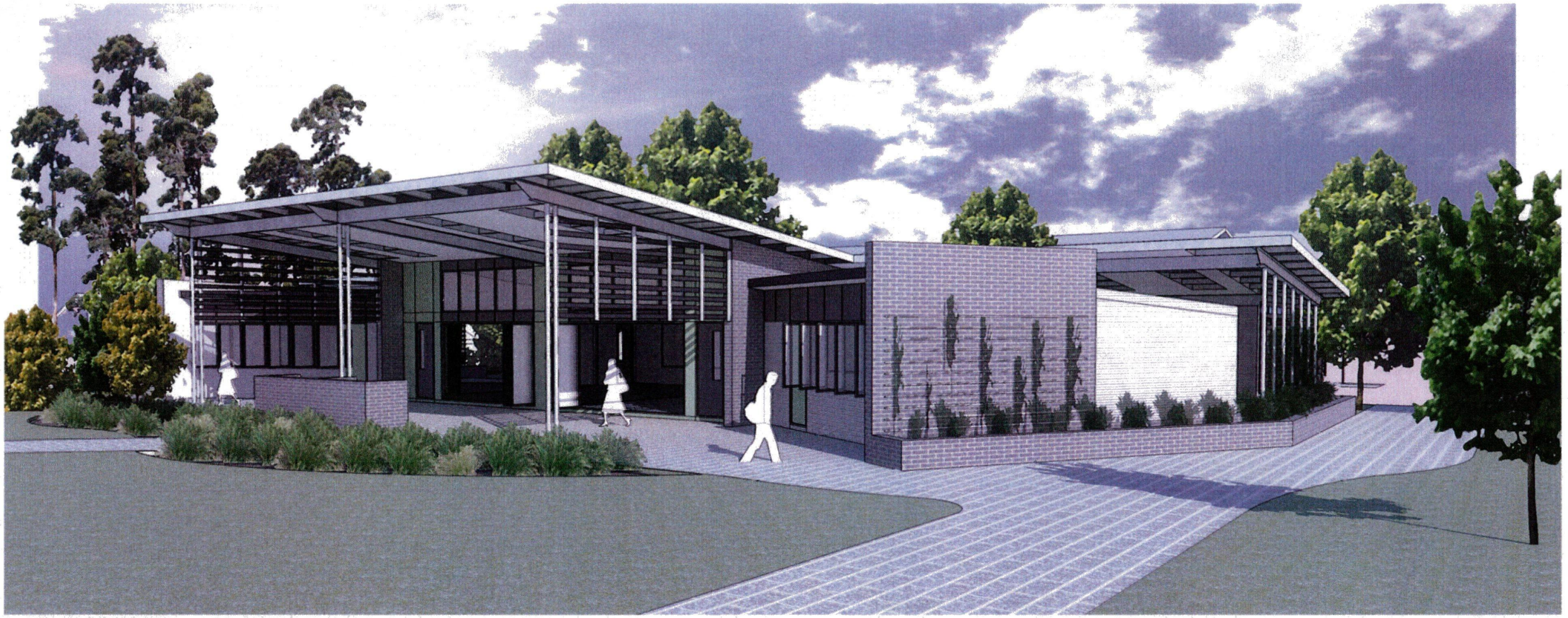
Proposed BGA 2013

St Francis College, Crestmead, Qld

Proposed GLAs & Multipurpose Room

Job: Q-B3176.01 Scale: 1:200 at A3 Date: 10/10/2013 Drawing: AS02 RA

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



South West Perspective



Internal Perspective

DECISION NOTICE
The approved Plan of Development for Development Approval
MCU1/44/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.

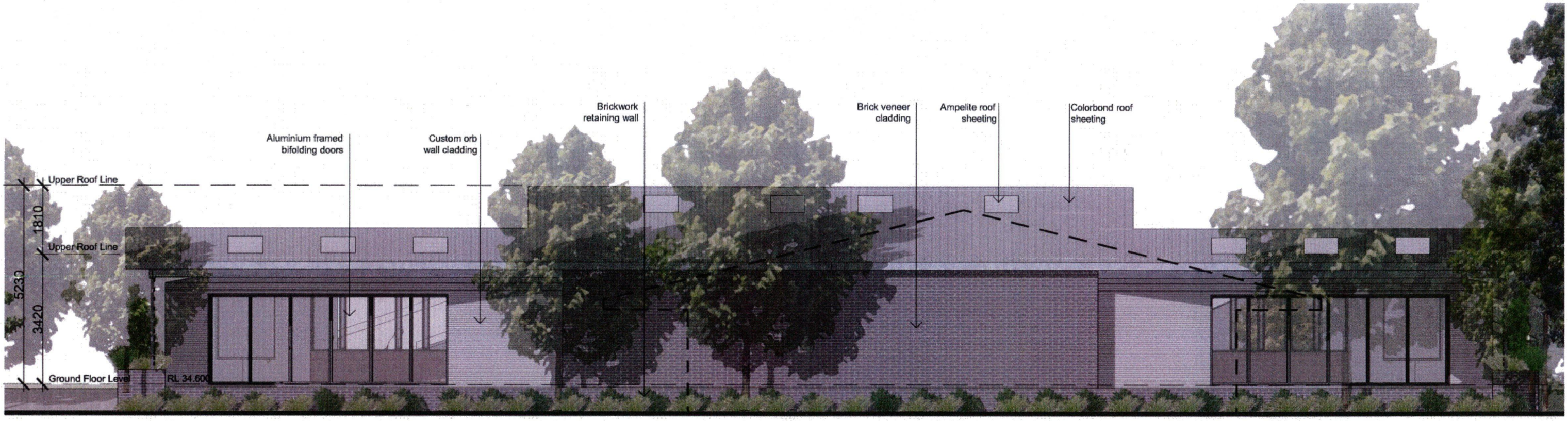
Proposed BGA 2013

St Francis College, Crestmead, Qld

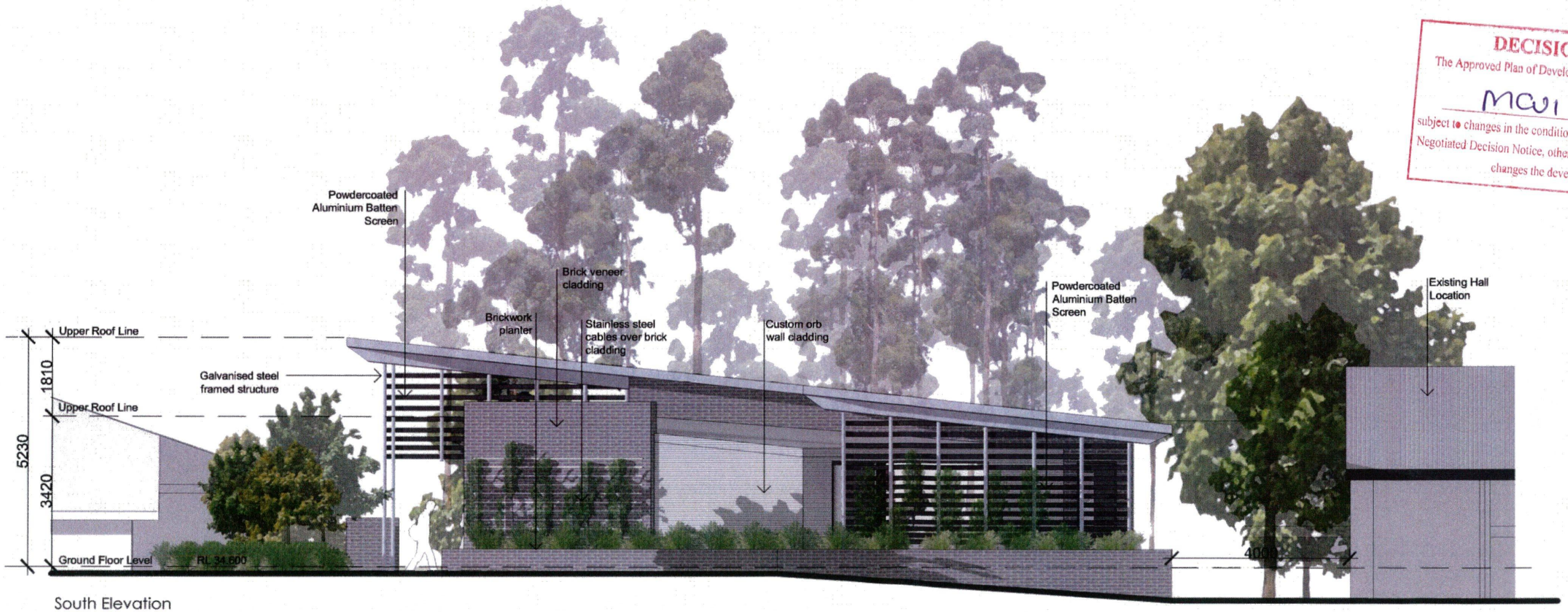
Proposed GLAs & Multipurpose Room

Job: Q-B3176.01 Scale: n/a Date: 24/09/2013 Drawing: AS03

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



East Elevation



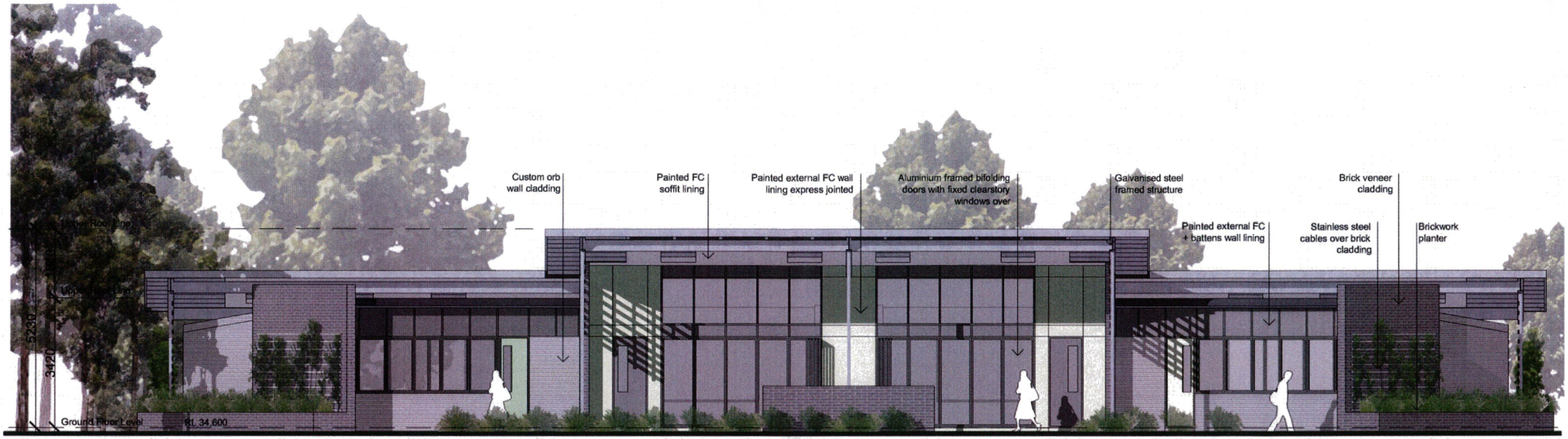
South Elevation

DECISION NOTICE
The Approved Plan of Development for Development Approval
MCU1/44/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.

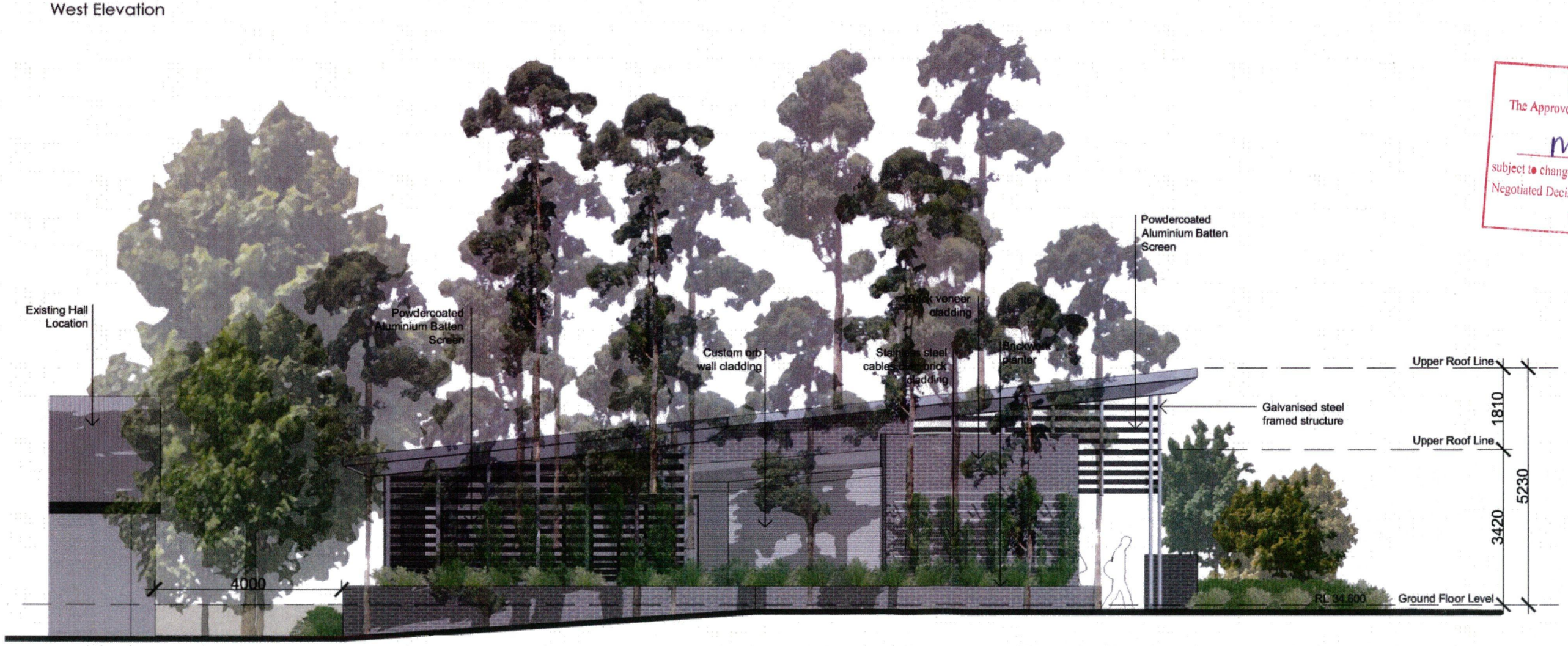
Proposed BGA 2013
St Francis College, Crestmead, Qld

Proposed GLAs South & East Elevations
Job: Q-B3176.01 Scale: 1:100 at A3 Date: 26/09/2013 Drawing: AS04

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



West Elevation



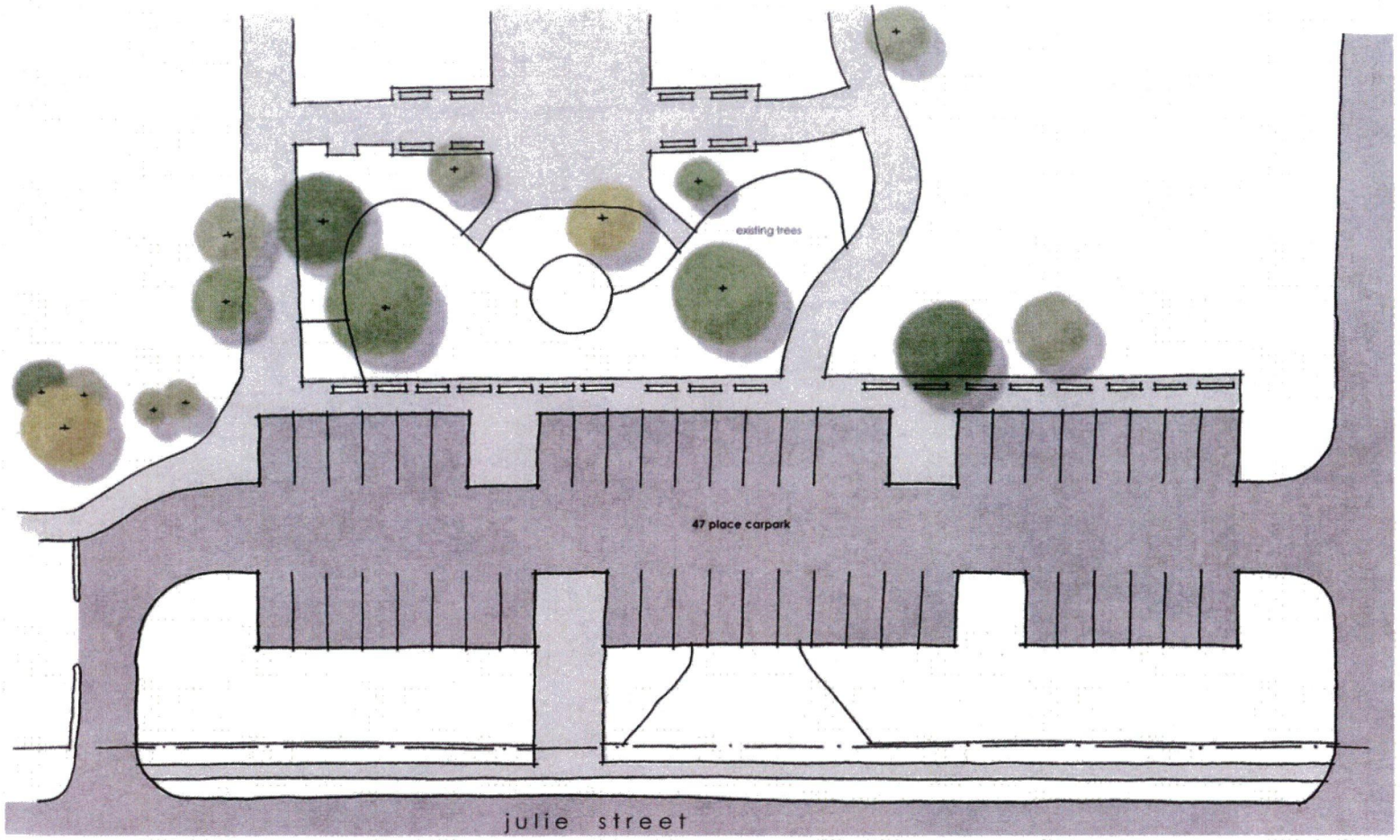
North Elevation

DECISION NOTICE
The Approved Plan of Development for Development Approval
MCU1/44/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.

Proposed BGA 2013
St Francis College, Crestmead, Qld

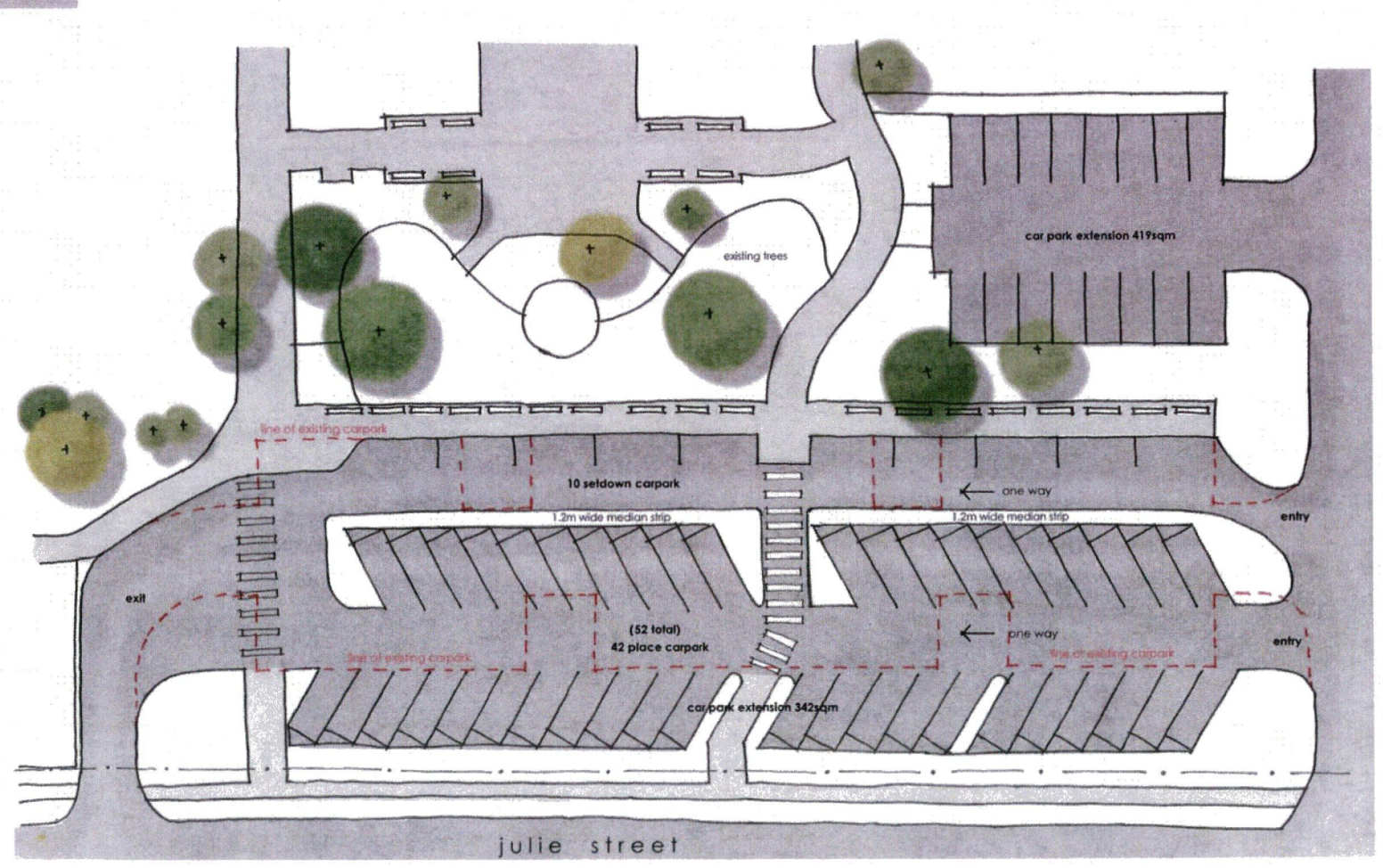
Proposed GLAs North & West Elevations
Job: Q-B3176.01 Scale: 1:100 at A3 Date: 26/09/2013 Drawing: AS05

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



existing carpark plan

DECISION NOTICE
The Approved Plan of Development for Development Approval
MCU/144/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.



proposed carpark plan

Proposed BGA 2013
St Francis College, Crestmead, Qld

Juxtapose Front Carpark Plan

Job: Q-M0426.01 Scale: 1:500 at A3 Date: 07/06/2013 Drawing: AS15_RA

OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400

DECISION NOTICE

The Approved Plan of Development for Development Approval

MCU1/44/2013

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

existing trees

car park extension 419sqm
16 place carpark

line of existing carpark

10 setdown carpark

one way

1.2m wide median strip

1.2m wide median strip

entry

exit

(52 total)
42 place carpark
car park extension 342sqm

one way

entry

line of existing carpark

line of existing carpark

retaining wall

Height: 0.6m
Area: 38sqm

retaining wall

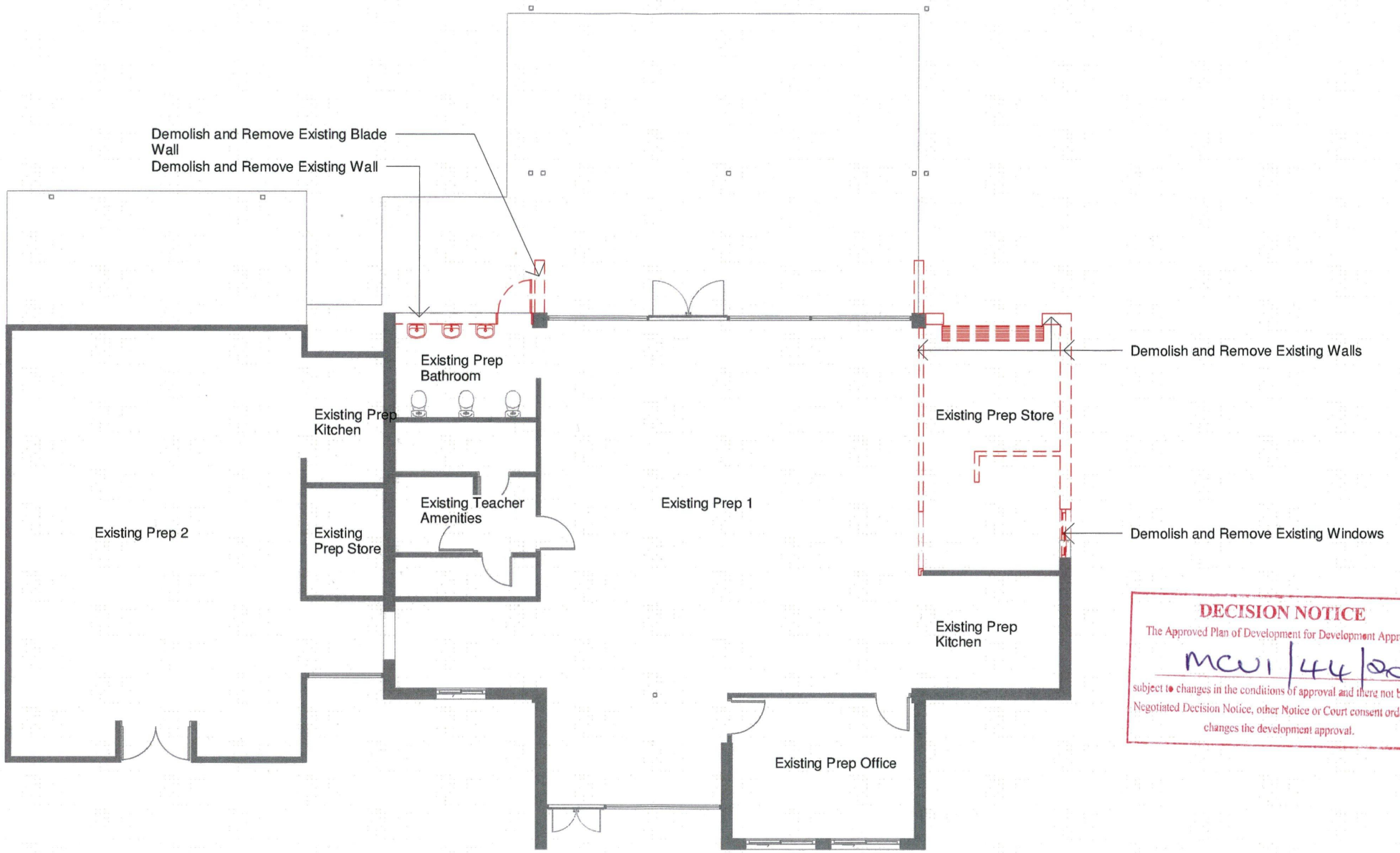
julie street

Proposed BGA 2013
St Francis College, Crestmead, Qld

Proposed Front Carpark Plan

Job: Q-B3176.01 Scale: 1:250 at A3 Date: 26/09/2013 Drawing: AS06

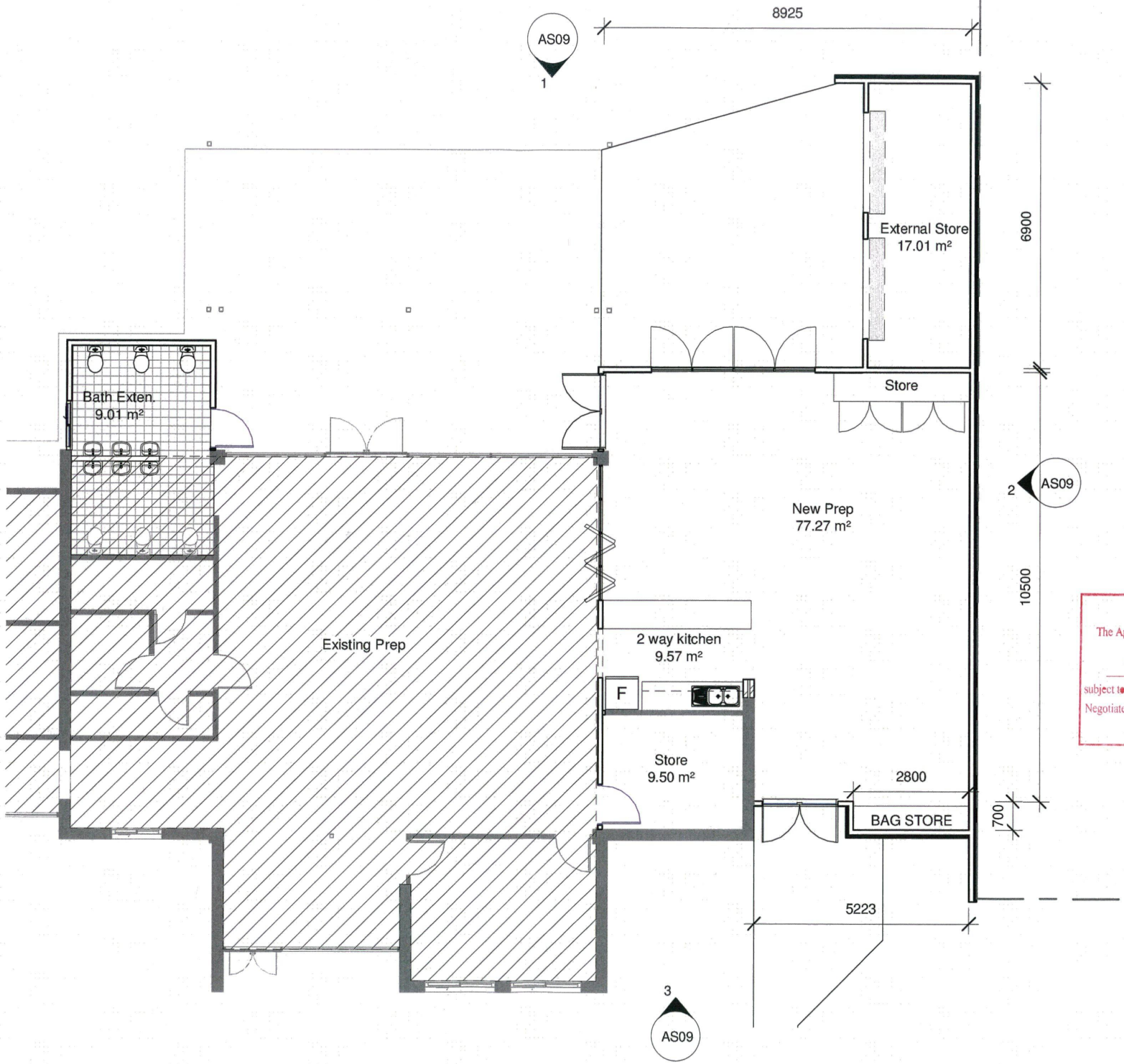
OPUS architecture
PO Box 99, Spring Hill QLD 4004 - ph 3838 2400



DECISION NOTICE
The Approved Plan of Development for Development Approval
MCU1/44/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.

Demolition Floor Plan

1 : 100



Proposed Floor Plan

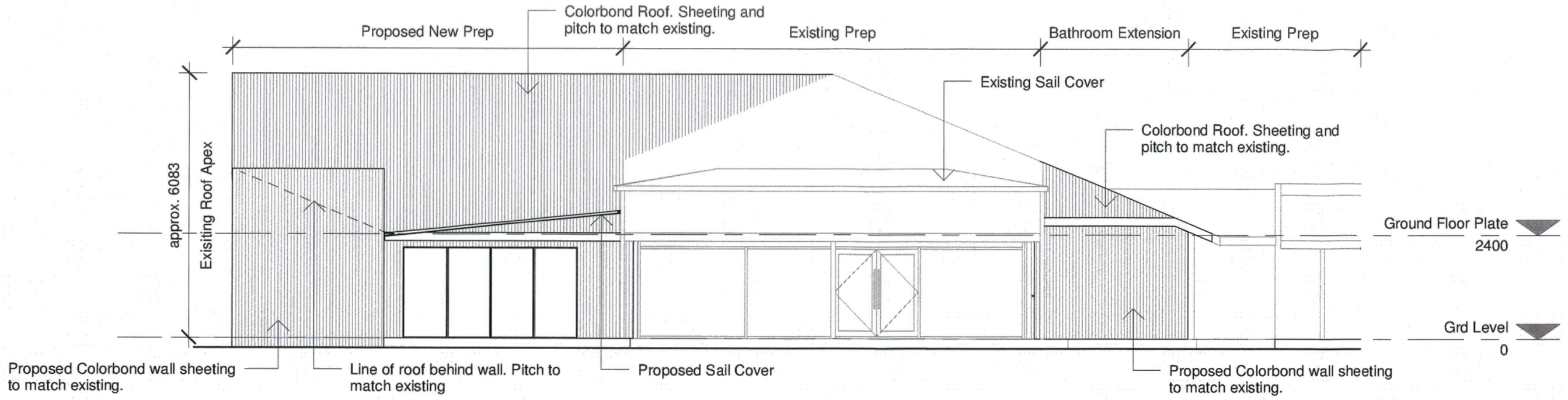
1 : 100

DECISION NOTICE

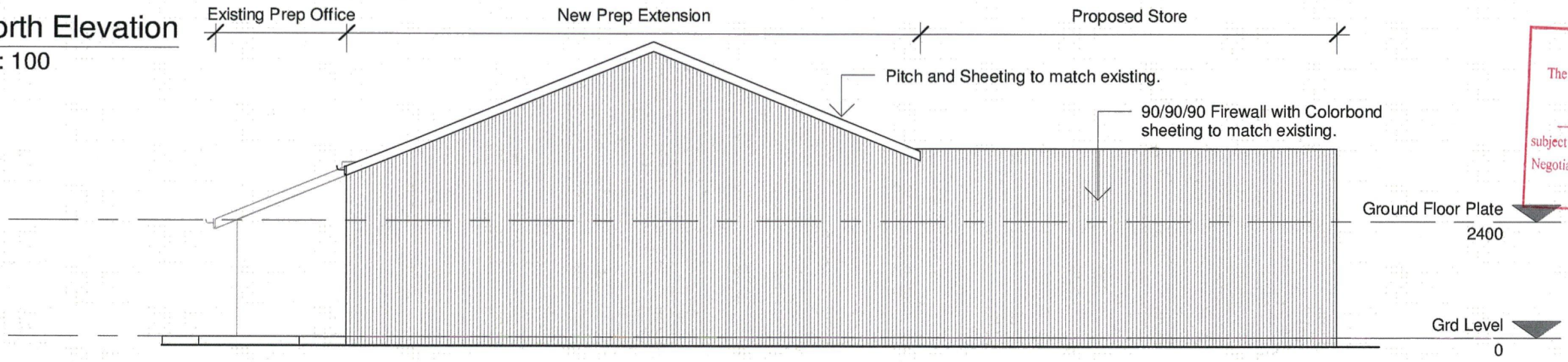
The Approved Plan of Development for Development Approval

MCU1/44/2013

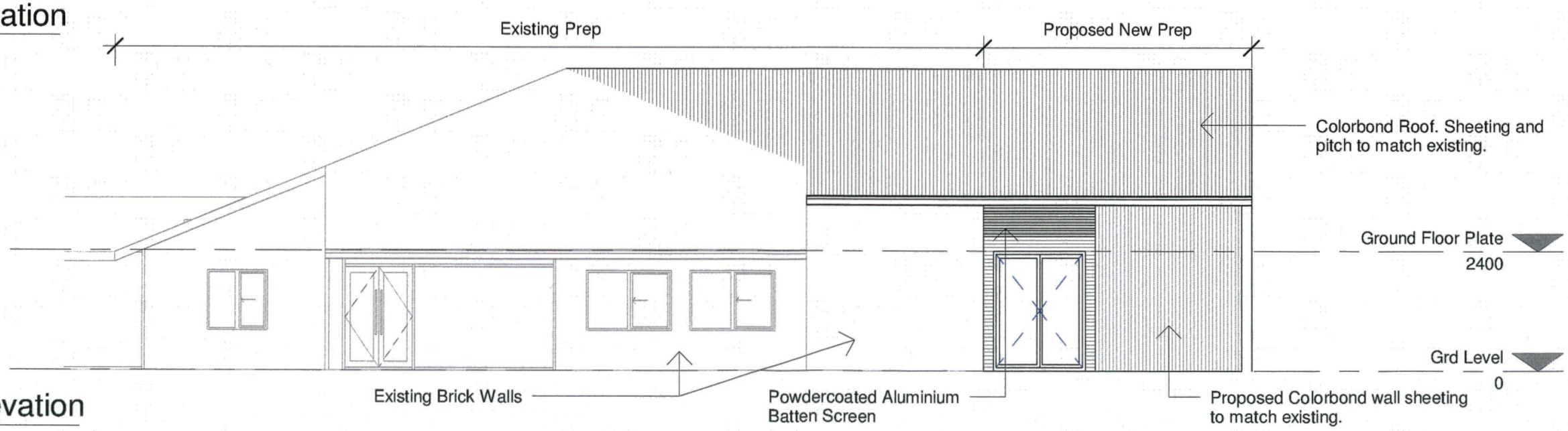
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.



1 / AS08 **North Elevation** 1 : 100



2 / AS08 **East Elevation** 1 : 100



3 / AS08 **South Elevation** 1 : 100

DECISION NOTICE
The Approved Plan of Development for Development Approval
MCU/144/2013
subject to changes in the conditions of approval and there not being a Negotiated Decision Notice, other Notice or Court consent order that changes the development approval.

OPUS architecture

St Francis BGA 2013
BNQ-B3176.01

Elevations
Development Approval

AS09
30/09/2013

Queensland Government

Department of
State Development, Infrastructure and Planning

Our reference: SDA-1113-005924
Your reference: MCUI/44/2013

6 December 2013

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

Dear Sir / Madam

Concurrence agency response—with conditions
54-76 Julie Street, Crestmead, QLD
(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 State Development, Infrastructure and Planning under section 272 of the *Sustainable Planning Act 2009* on 6 November 2013.

Applicant details

Applicant name:	Brisbane Catholic Education C/- Saunders Havill Group
Applicant contact details:	9 Thompson Street Bowen Hills, Queensland, 4006

Site details

Street address:	54-76 Julie Street, Crestmead, QLD
Real property description:	Lot 1 on RP191064
Local government area:	Logan City Council

Application details

Proposed development:	Development Permit for Material Change of Use for Educational Establishment (Extensions)

Aspects of development and type of approval being sought

Nature of Development	Approval Type	Brief Description of Proposal	Level of Assessment
Material Change of Use	Development permit	Extensions to an existing Educational Establishment (St Francis College)	Impact Assessment

SEQ South Region (Gold Coast)
Level 1, 7 Short Street, Southport
PO Box 3290
Australia Fair
Southport QLD 4215

Referral triggers

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 2 – Development impacting on state transport infrastructure and thresholds

Conditions
Under section 287(1)(a) of the *Sustainable Planning Act 2009*, the department requires that the conditions set out in Attachment 1 attach to any development approval.

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

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

If you require any further information, please contact Tim Kitzelman, Senior Planning Officer, Regional Services SEQ South on (07) 5583 7560 or by email on GCSARA@dsdip.qld.gov.au who will be pleased to assist.

Yours sincerely

Trudy Whitlow
Manager - Planning

cc: Brisbane Catholic Education C/- Saunders Havill Group
enc: Attachment 1—Conditions to be imposed
Attachment 2—Reasons for decision to impose conditions

Our reference: SDA-1113-005924
Your reference: 7009

Attachment 1—Conditions to be imposed

No.	Conditions	Condition timing
The Department of Transport and Main Roads		
1.	The development must be carried out generally in accordance with the following plan: # Proposed Site Plan, Drawing Number AS01 RB Job: Q-B3176.01, prepared by Opus Architecture and dated 11/10/2013.	Prior to the Commencement of use and to be maintained at all times

Our reference: SDA-1113-005924
Your reference: 7009

Attachment 2—Reasons for decision to impose conditions

The reasons for this decision are:

The Department of Transport and Main Roads' assessment of the development application was undertaken on the basis of the cited plan which depicts how the proposed development will be carried out.

Findings on material questions of fact

The development proposal is consistent with land use transport coordination under the Transport Planning and Coordination Act 1994.

Evidence or other material on which the findings were based

Sustainable Planning Act 2009;
Transport Planning and Coordination Act 1994;
State Development and Assessment Provisions:
Planning for Safe Transport Infrastructure at Schools, April 2011.