103639693

File: 536161-1

Doc No: _____

Action: FILE ☐

APPROVED PLAN OF DEVELOPMENT

Application: COM/98/2008

☑ Internet Ready

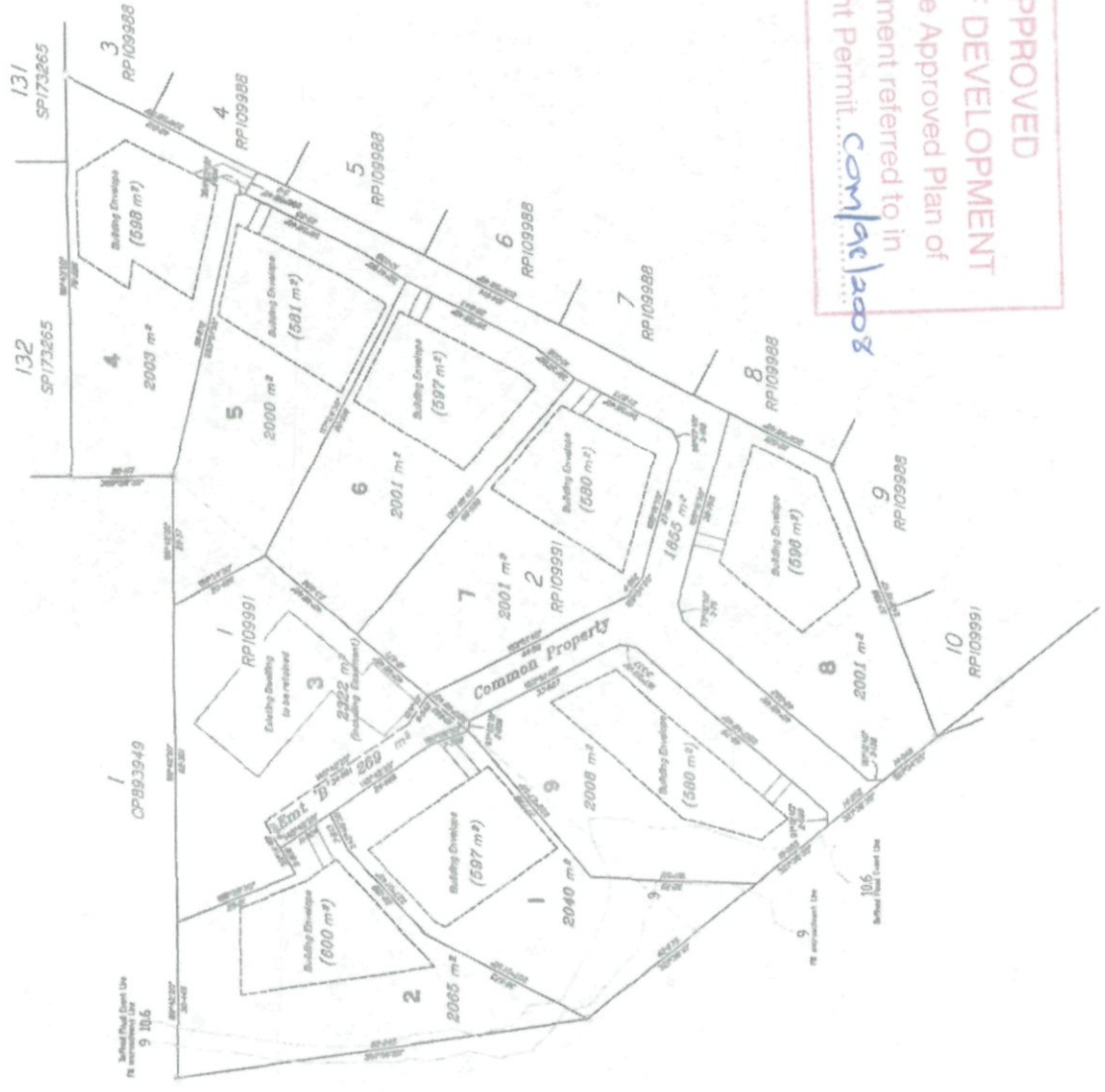
Scanned Date

Received by
Business Performance Unit

Date: / / 2009

By:

APPROVED
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This is the Approved Plan of
Development referred to in
Development Permit. COM/96/2008



N

Metres 0 50m 100m 150m

NOTE:
1. AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FIELD SURVEY.

CLIENT: Mr P. LISKUS & Mr M. BARNES
90 – 108 Norman Road
Tanah Merah Qld

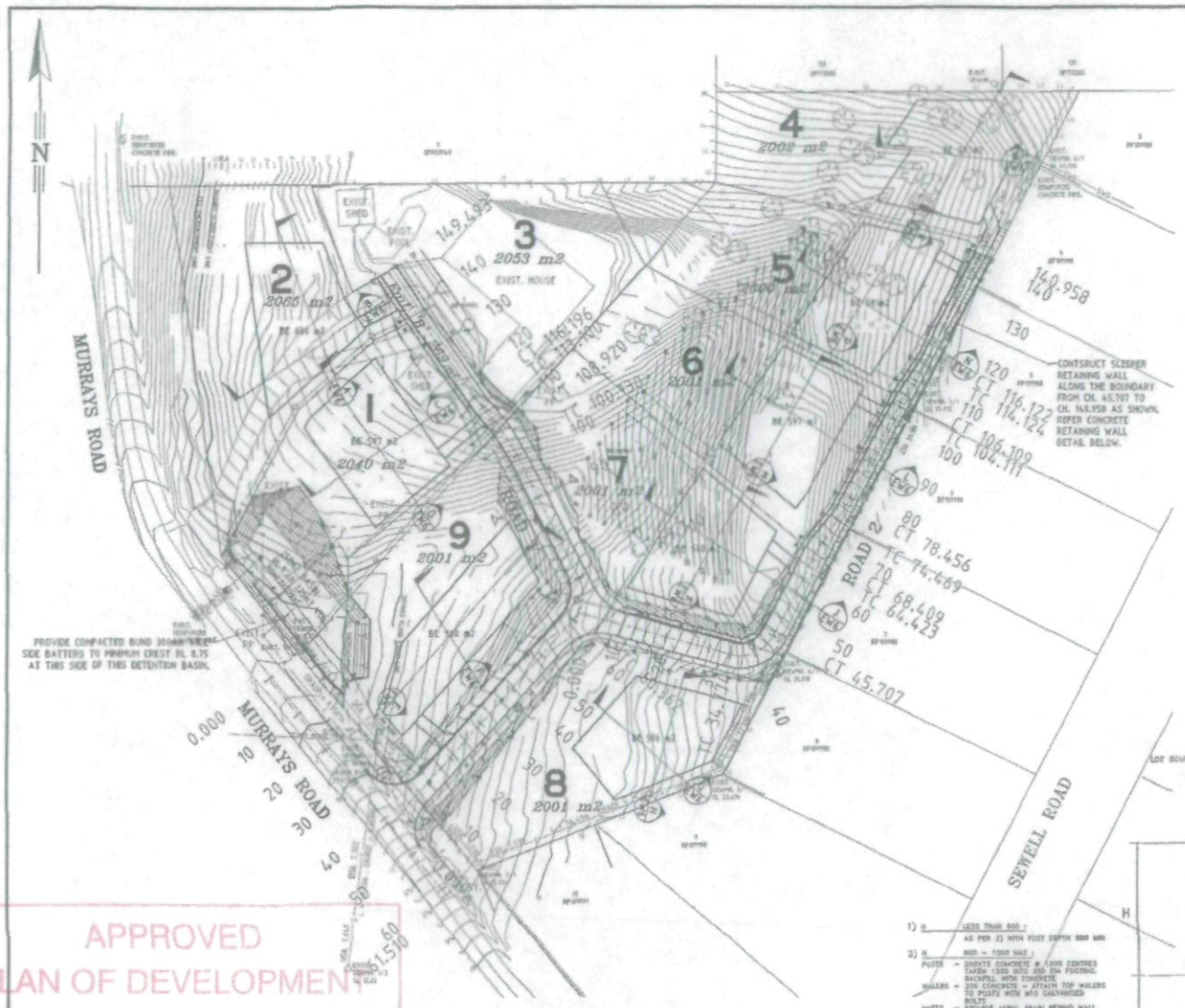
Proposed Subdivision of :
Proposed Lots 1–9
Cancelling Lots 1 & 2 on RP109991

PARISH: MACKENZIE COUNTY: Stanley

ROY SOMERVILLE SURVEYS PTY LTD
A.B.N. 68 004 150 822
Licensed Surveyors & Development Consultants
P.O. Box 1198 SPRINGWOOD 4127
Tel: 07-3423 2066 Fax: 07-3423 2077
Email: roy@roysurv.com.au

LOCAL AUTHORITY:	LOCALITY:	LEVEL DATUM	DATE 25/06/09	MAP REF
LOGAN C.C.	TANAH MERAH	ORIG	SCALE 1 : 1000 (A3)	DRAWN RS & THS

DRAWING NO: 3429-11



PLAN LAYOUT
(SCALE 1:500 - A1)
(SCALE 1:1000 - A3)

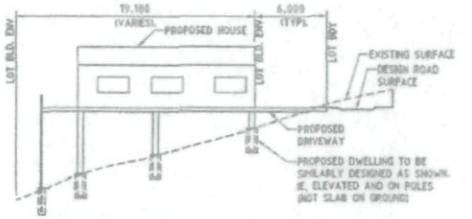
NOTES.

1. SUBGRADE TEST RESULTS SHALL BE FORWARDED TO THE SUPERINTENDENT FOR THE DETERMINATION OF PAVEMENT THICKNESS PRIOR TO THE EXCAVATION OF THE PAVEMENT BOX. TESTS SHALL INCLUDE SOAKED CBR AND/OR OTHER TESTS AS REQUESTED BY THE SUPERINTENDENT.
2. TOPSOIL SHALL BE RESPREAD, MIN 75mm AND GRASSED ON ALL FOOTPATHS, BATTERS AND LOTS WITHIN THE LIMITS OF EARTHWORKS SHOWN ON THE DRAWINGS.
3. SIDE DRAINS SHALL BE CONSTRUCTED BENEATH ALL KAC AND IN LOCATIONS DIRECTED BY THE SUPERINTENDENT IN ACCORDANCE WITH IPWEAQ STANDARD DWG R-0140B.
4. CONDUITS SHALL BE IN ACCORDANCE WITH IPWEAQ STANDARD DWG R-0160B.
5. ALL STORMWATER PIPES TO BE RCP CLASS 2 WITH RRJ JOINTS.
6. ALL ROOFWATER PIPES TO BE uPVC CLASS SN8. DRAINAGE KERB ADAPTORS SHOWN THUS ⊙. REFER ALSO IPWEAQ DWG R-0081 CONDUITS REQUIRED UNDER CONCRETE FOOTPATH.

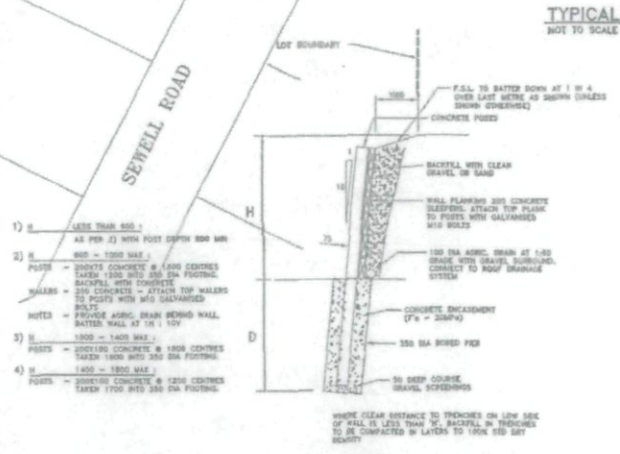
FOR ROAD CATCHMENT & DRAINAGE PLAN REFER DWG 08H-155-PC.

NOTE:
REMOVE ALL REDUNDANT ROOFWATER LINES, WATER RETICULATION, AND SEWER HOUSE DRAINAGE WITHIN THE SITE.

ALL PROPOSED DWELLINGS TO BE ELEVATED AND ON POLES (NOT SLAB ON GROUND).



TYPICAL HOUSE / DRIVEWAY ACCESS
NOT TO SCALE



CONCRETE RETAINING WALL (TYPICAL DETAILS)
NOT TO SCALE

LEGEND

- EXISTING CONTOURS (0.5m INTERVALS)
- DESIGN CONTOURS (0.5m INTERVALS)
- EXISTING KERB AND CH.
- ROAD CENTRE LINE
- BUILDING ENVELOPE
- CONCRETE SLEEPER RETAINING WALL.
- EARTH BUND

Scale 1:20 - A1 / Scale 1:500 - A1
Scale 1:40 - A3 / Scale 1:1000 - A3

APPROVED
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This is the Approved Plan of Development referred to in Development Permit Com 98/2008

No.	REVISION	BY	DATE	CAD X-REFS.
P2	POWER FOR COUNCIL'S APPROVAL	AH	14/04/09	X-08H-155
P1	PRELIMINARY ISSUE	AH	08/04/2009	

APPROVED: MICHAEL STEER 6900 | DATE: 08/04/2009

DESIGNED: BD | DRAWN: AH | CHECKED: BRD | FILE No.: 08H-155

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AUCHENFLOWER QLD 4066
Phone: (07) 3700 9791
Fax: (07) 3371 9976
website: www.csmgroup.com.au
email: info@csmgroup.net.au

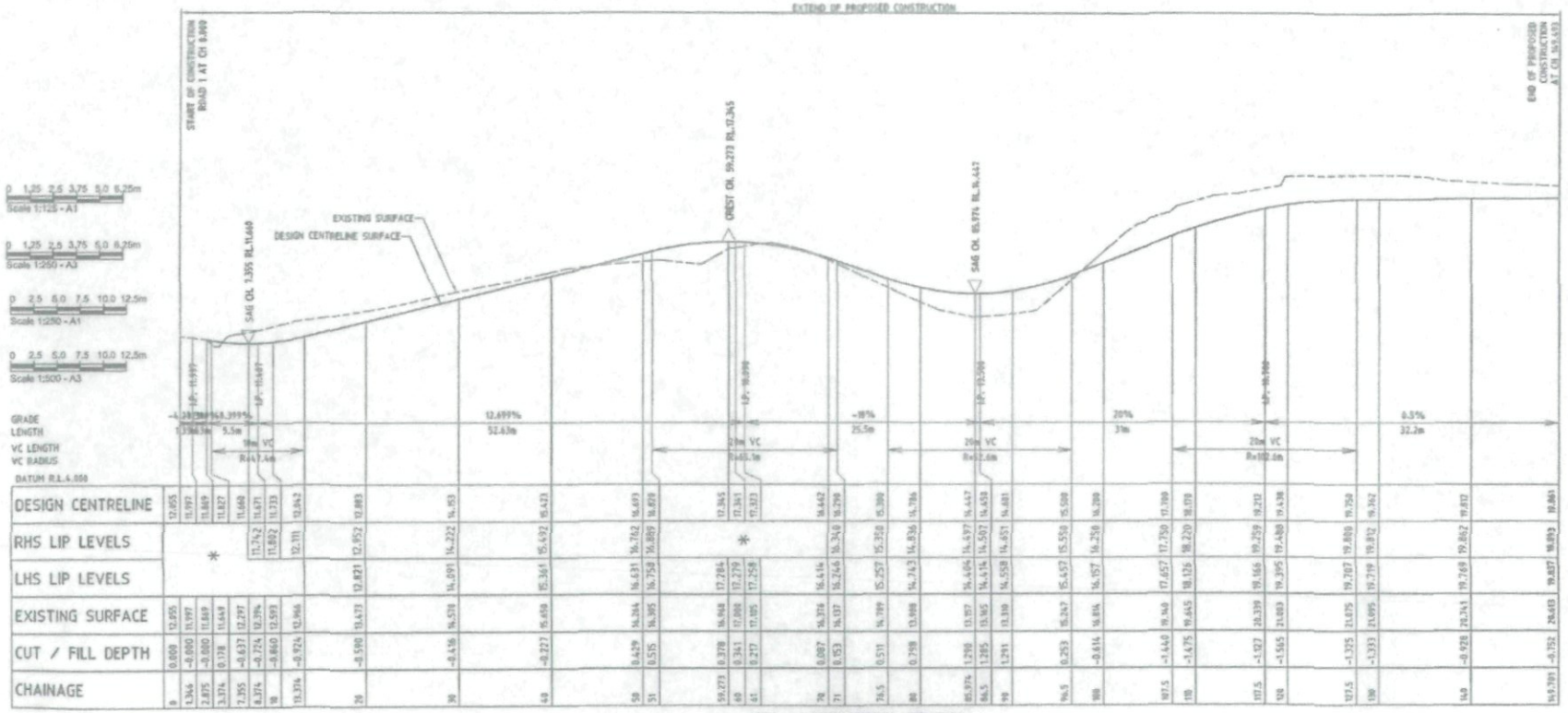
CSM Group
CIVIL | STRUCTURAL | MATERIALS HANDLING
"Complete Design and Engineering Solutions"

PROPOSED RECONFIGURATION OF A LOT
LOT 1 & LOT 2 ON RP109991
90-102 & 104-108 MURRAYS ROAD, TANAH MERAH.
EARTHWORKS & ROADWORKS LAYOUT PLAN

DRAWING NUMBER: 08H-155-EW1 | P2

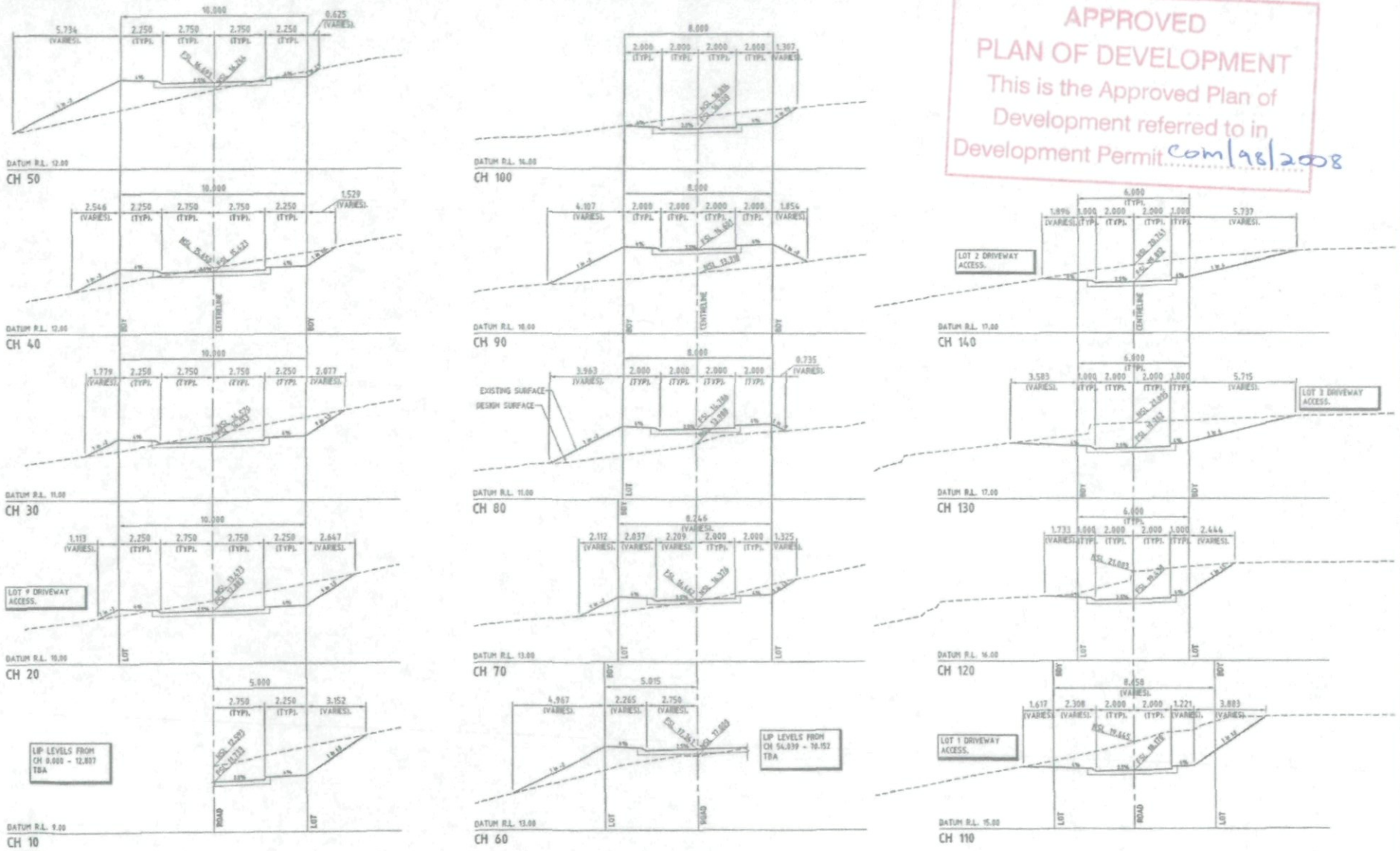
PAVEMENT STRUCTURE (ACCESS STREET)
25mm A.C. SURFACING
125mm BASE COURSE GRAVEL (TYPE 2.1) CBR80
100mm SUB BASE COURSE GRAVEL (TYPE 2.3) CBR45

APPROVED
PLAN OF DEVELOPMENT
This is the Approved Plan of
Development referred to in
Development Permit COM/98/2008



RD1 - LONGITUDINAL SECTION
(SCALE 1:250 HORIZONTAL - A1)
(SCALE 1:125 VERTICAL - A1)

| | | |



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PLAN OF DEVELOPMENT
This is the Approved Plan of Development referred to in Development Permit COM/98/2008

RD1 - CROSS SECTIONS
(SCALE 1/100 HORIZONTAL - A1)
(SCALE 1/200 VERTICAL - A3)

Scale 1:100 - A1

Scale 1:200 - A3

No.	REVISION	BY	DATE	CAD X-REFS.
P1	PRELIMINARY ISSUE	AH	08/04/2009	X-08H-155

APPROVED MICHAEL STEER 4900 | DATE 08/04/2009

DESIGNED BD | DRAWN AH | CHECKED BRD | FILE No. 08H-155

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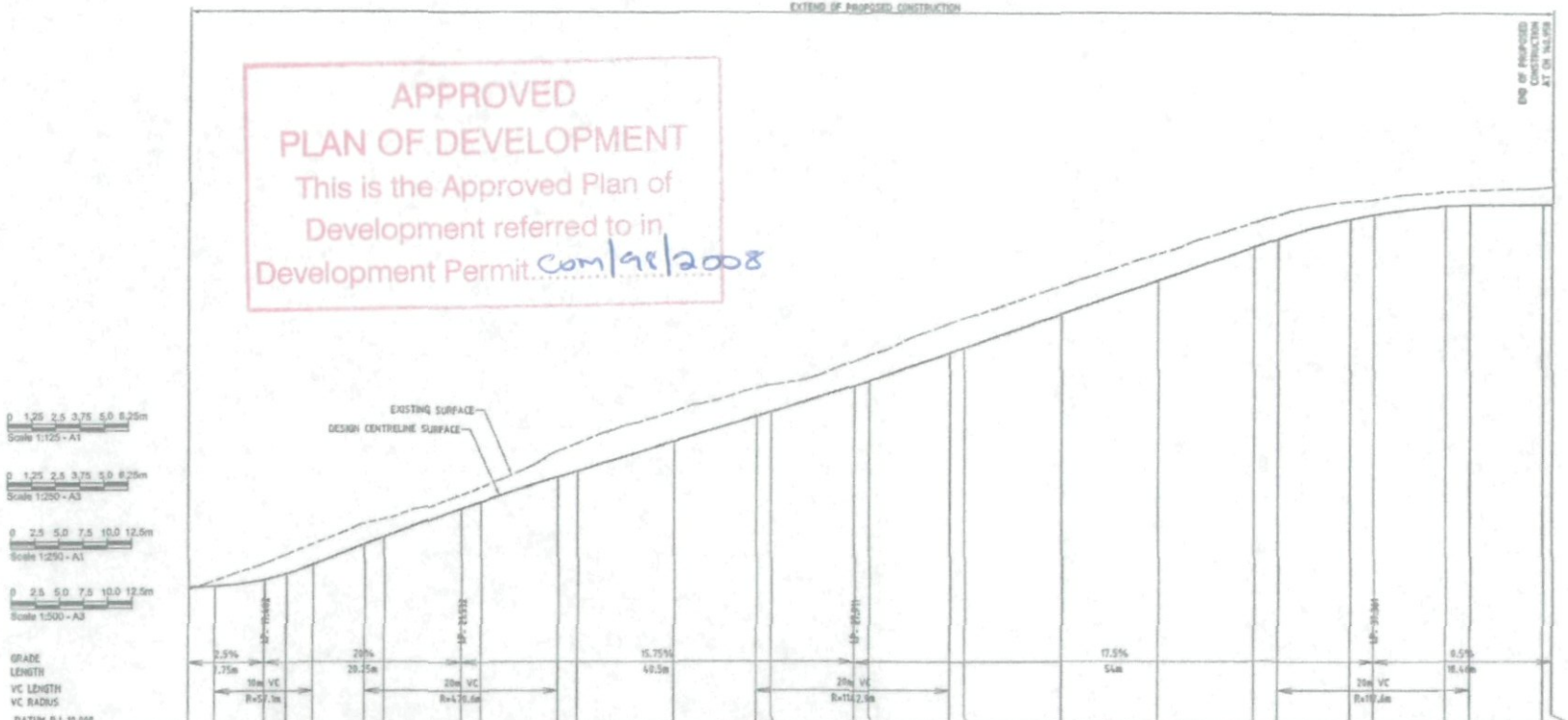
CSM Group
CIVIL | STRUCTURAL | MATERIALS HANDLING
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PROPOSED RECONFIGURATION OF A LOT
LOT 1 & LOT 2 ON RP109991
90-102 & 104-108 MURRAYS ROAD, TANAH MERAH.
ROAD 1 CROSS SECTIONS

DRAWING NUMBER 08H-155-EW3 | P1

PAVEMENT STRUCTURE (ACCESS STREET)
25mm A.C. SURFACING
125mm BASE COURSE GRAVEL (TYPE 2.1) CBR80
100mm SUB BASE COURSE GRAVEL (TYPE 2.3) CBR45

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Development Permit com/98/2008



R02 - LONGITUDINAL SECTION
(SCALE 1:250 HORIZONTAL - A1)
(SCALE 1:125 VERTICAL - A1)

No.	REVISION	BY	DATE	CAD X-REFS.
P1	PRELIMINARY ISSUE	AH	08/04/2009	X-08H-155

APPROVED: MICHAEL STEER 6980 DATE: 08/04/2009

DESIGNED: BD
DRAWN: AH
CHECKED: BRD
FILE No.: 08H-155

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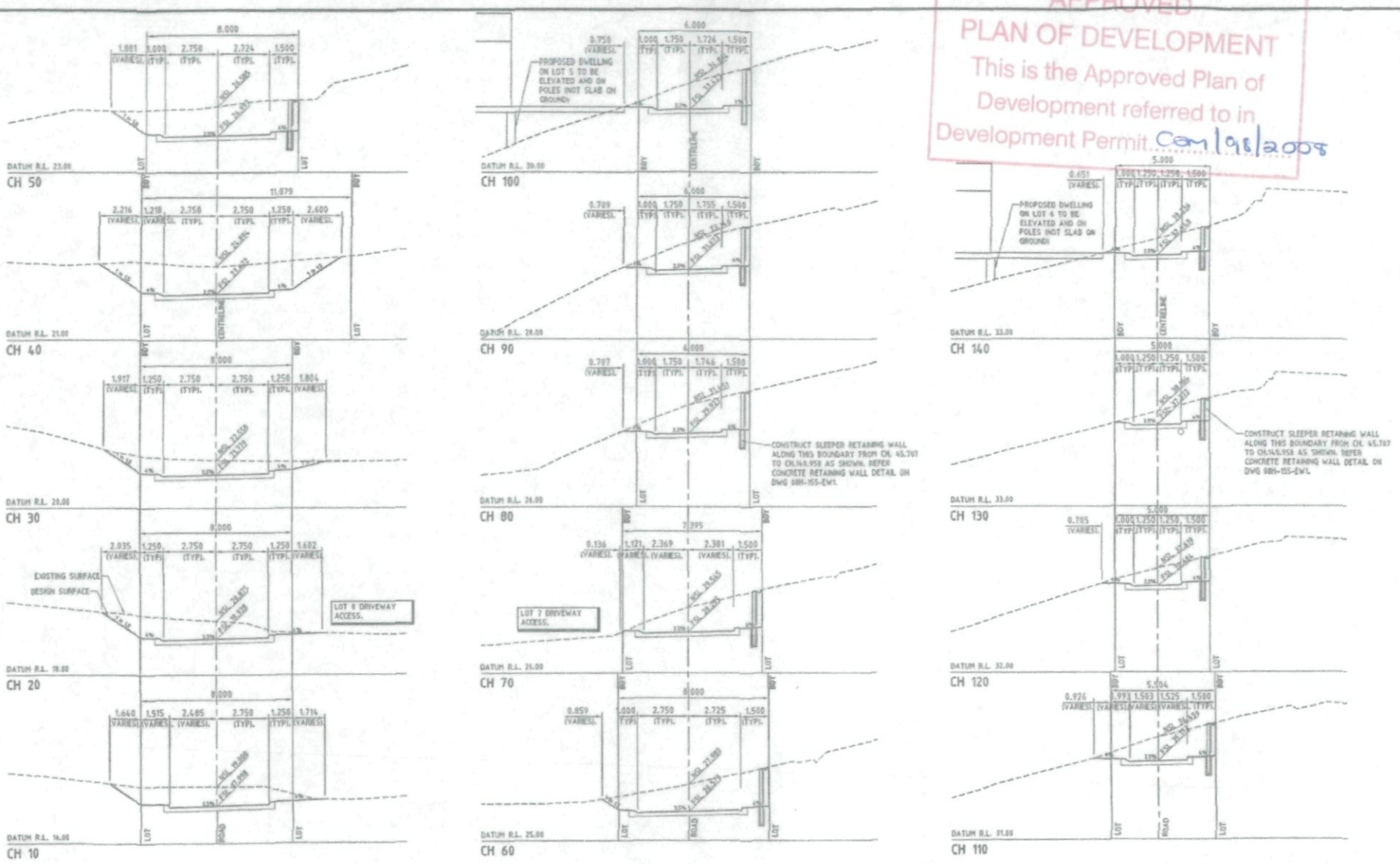
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Fax: (07) 3371 9878
website: www.csmgroup.com.au
email: info@csmgroup.net.au

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PROPOSED RECONFIGURATION OF A LOT
LOT 1 & LOT 2 ON RP109991
90-102 & 104-108 MURRAYS ROAD, TANAH MERAH.
ROAD 2 LONGITUDINAL SECTION

DRAWING NUMBER: 08H-155-EW4 P1

APPROVED
PLAN OF DEVELOPMENT
This is the Approved Plan of Development referred to in Development Permit Cam 198/2008



RD2 - CROSS SECTIONS
(SCALE 1:100 HORIZONTAL - A1)
(SCALE 1:200 VERTICAL - A3)

Scale 1:100 - A1
Scale 1:200 - A3

No.	REVISION	BY	DATE	CAD X-REFS
P2	ISSUED FOR COUNCIL'S APPROVAL	AH	21/05/09	X-08H-155
P1	PRELIMINARY ISSUE	AH	08/04/2009	

APPROVED: MICHAEL STEER 6960 | DATE: 08/04/2009 | FILE No. 08H-155

DESIGNED: BD | DRAWN: AH | CHECKED: BRD

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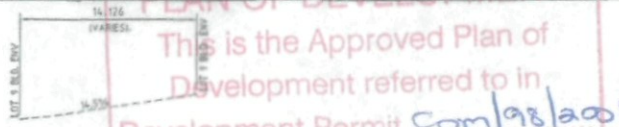
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PROPOSED RECONFIGURATION OF A LOT
LOT 1 & LOT 2 ON RP109991
90-102 & 104-108 MURRAYS ROAD, TANAH MERAH.
ROAD 2 CROSS SECTIONS

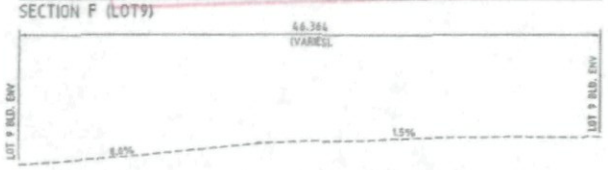
DRAWING NUMBER: 08H-155-EW5 | P2

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PLAN OF DEVELOPMENT
This is the Approved Plan of Development referred to in Development Permit Com/98/2008

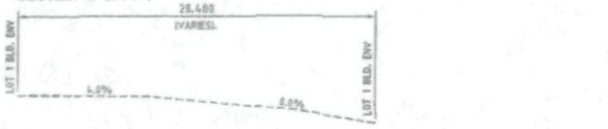
ALL PROPOSED DWELLINGS TO BE ELEVATED AND ON POLES (NOT SLAB ON GROUND).



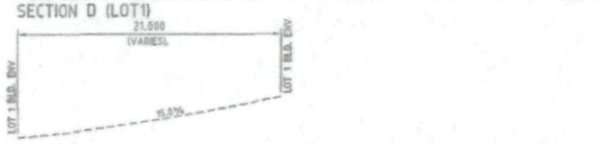
DATUM R.L. 8.00
SECTION F (LOT9)



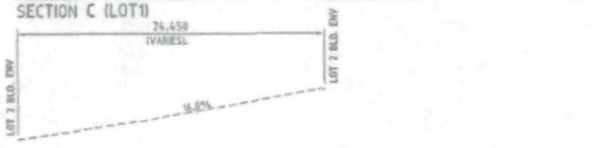
DATUM R.L. 8.00
SECTION E (LOT9)



DATUM R.L. 10.00
SECTION D (LOT1)



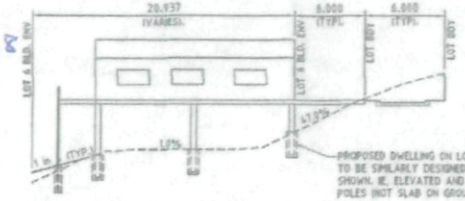
DATUM R.L. 10.00
SECTION C (LOT1)



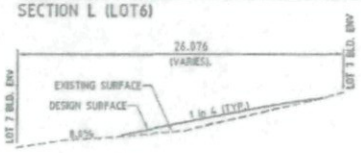
DATUM R.L. 10.00
SECTION B (LOT2)



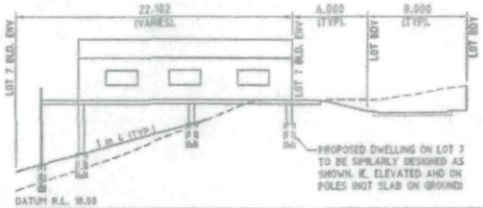
DATUM R.L. 10.00
SECTION A (LOT2)



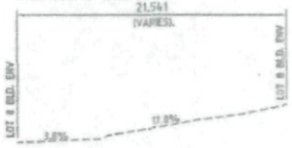
DATUM R.L. 22.00
SECTION L (LOT6)



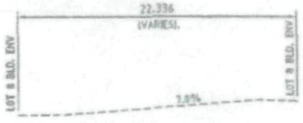
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SECTION K (LOT7)



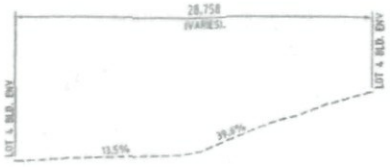
DATUM R.L. 18.00
SECTION J (LOT7)



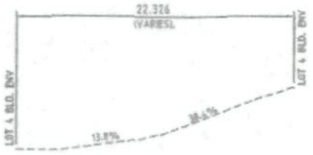
DATUM R.L. 16.00
SECTION H (LOT8)



DATUM R.L. 16.00
SECTION G (LOT8)



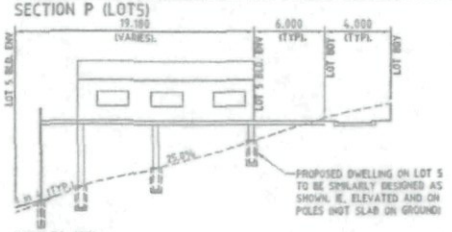
DATUM R.L. 31.00
SECTION R (LOT4)



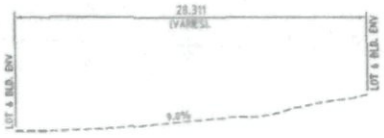
DATUM R.L. 32.00
SECTION Q (LOT4)



DATUM R.L. 27.00
SECTION P (LOT5)



DATUM R.L. 21.50
SECTION N (LOT5)



DATUM R.L. 23.00
SECTION M (LOT6)

EARTHWORKS - CROSS SECTIONS
(SCALE 1:200 HORIZONTAL - A1)
(SCALE 1:200 VERTICAL - A1)

0 2 4 6 8 10m
Scale 1:200 - A1

0 2 4 6 8 10m
Scale 1:400 - A3

No.	REVISION	BY	DATE	CAD X-REFS.
P1	PRELIMINARY ISSUE	AH	28/04/2009	X-08H-155

APPROVED MICHAEL STEER 6909 DATE 08/04/2009

DESIGNED BD
DRAWN AH
CHECKED BRD
FILE No. 08H-155

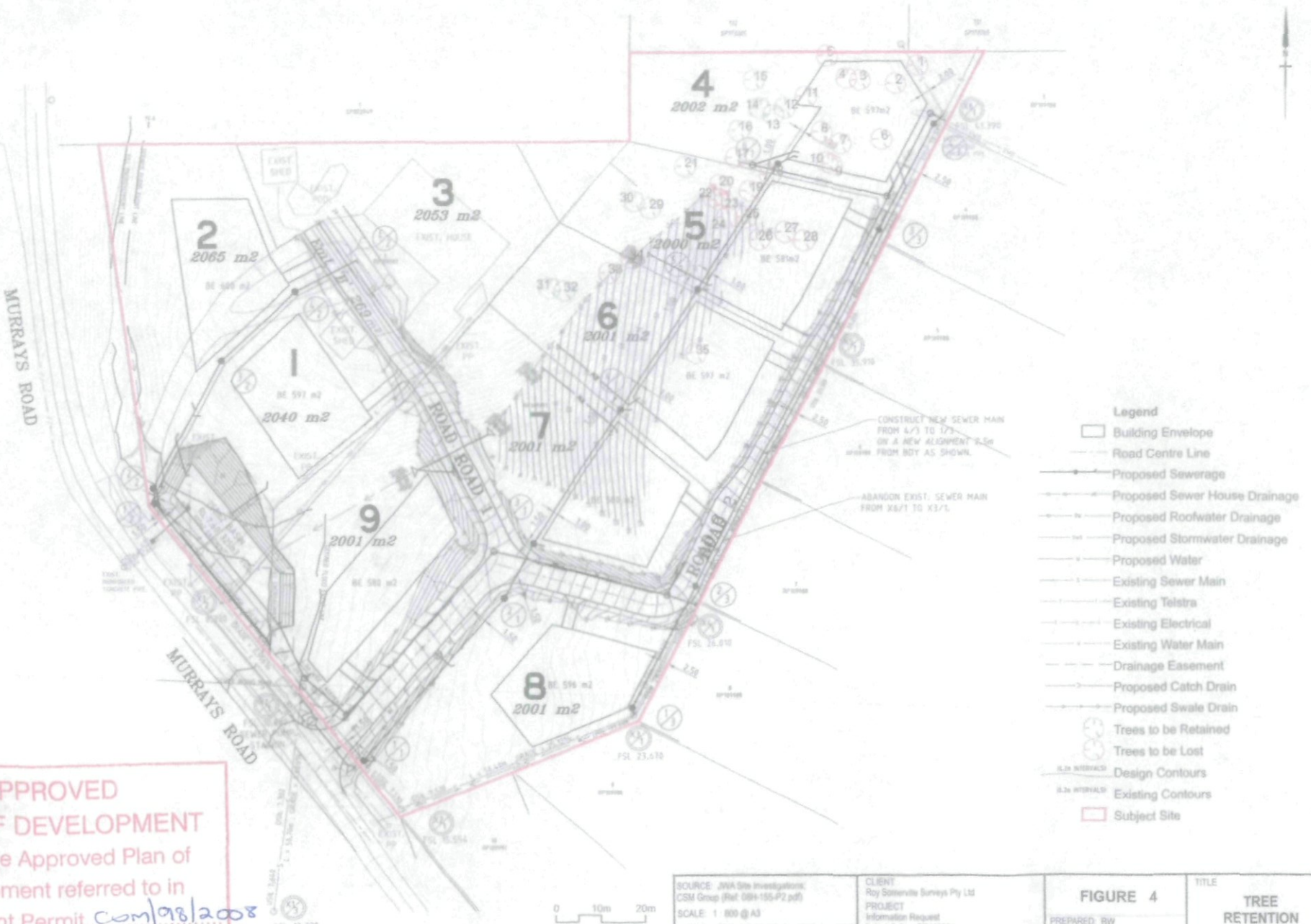
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PROPOSED RECONFIGURATION OF A LOT
LOT 1 & LOT 2 ON RP109991
90-102 & 104-108 MURRAYS ROAD, TANAH MERAH.
EARTHWORKS CROSS SECTIONS

DRAWING NUMBER 08H-155-EW6 P1



APPROVED
PLAN OF DEVELOPMENT
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SOURCE: JWA Site Investigations; CSM Group (Ref: 08H-155-P2.pdf) SCALE: 1 : 600 @ A3 JAMES WARREN & ASSOCIATES PTY LIMITED Ecological Consultants	CLIENT: Roy Sotiervile Surveys Pty Ltd PROJECT: Information Request Lots 1 & 2 on RP109991 90-102 & 104-108 Murrays Road, Tanah Merah Logan City Council LGA, QLD	FIGURE 4 PREPARED: BW DATE: 17 June 2009 FILE:Q08057_RFI_Tree retention.cdr	TITLE: TREE RETENTION PLAN



APPROVED
PLAN OF DEVELOPMENT
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SOURCE: JWA Site Investigations; CSM Group (Ref: 08H-155-P2.pdf) SCALE: 1 : 800 @ A3 JAMES WARREN & ASSOCIATES PTY LIMITED Ecological Consultants	CLIENT: Roy Somerville Surveys Pty Ltd PROJECT: Information Request Lots 1 & 2 on RP109991 90-102 & 104-108 Murrays Road, Tanah Merah Logan City Council LGA, QLD	FIGURE 5 PREPARED: BW DATE: 17 June 2009 FILE: Q08057_RFI_Impact.cdr	TITLE: IMPACT OF PROPOSED DEVELOPMENT

1302215

Queensland Government

Author Peter Black
File / Ref number 2008/005449
Directorate / Unit Vegetation Management
Phone 3884 5320

Department of
Natural Resources and Water

APPROVED
PLAN OF DEVELOPMENT
This is the Approved Plan of Development referred to in Development Permit Com/98/2008

25 July 2008

Mr Roy Sommerville
PO Box 1198
Springwood Qld 4127

Dear Mr Sommerville,

Re: Reconfiguring a Lot on Lots 1 & 2 on RP109991 – Logan City Council.

Thank you for your letter concerning the amended acknowledgement notice dated 3 July 2008 for reconfiguring a lot on Lot 1 & 2 on RP109991.

A Vegetation Management Officer has reassessed the common material in accordance with the amended acknowledgment notice against the *Concurrence Agency Policy for Reconfiguring a Lot* and has determined the application is still consistent with NRW's referral agency response of 14 July 2008

Attached for your reference is a copy of NRW's referral agency response previously sent to you and Logan City Council as per 3.3.16 of the *Integrated Planning Act 1997*.

If you wish to discuss this matter further, please contact Peter Black on telephone number 3884 5320 quoting the above reference number.

Yours sincerely

Daryl Baumgartner
Senior Vegetation Management Officer

Cc Attn: Tonnia Plail
Logan City Council
PO Box 3226
Logan City QLD 4114

Logan City Council
RECEIVED
28 JUL 2008
CENTRAL INCOMING

PO Box 864
Ipswich Qld 4305
Telephone 3884 5372
Facsimile 3884 5395
Website www.nrm.qld.gov.au

1300030

Queensland Government

Author : Melissa Barton
File / Ref number : 2008/005449:458659
Recfind No: IPS/022712
Trackjob No: IC0608IPS0021
Unit : Vegetation Management Unit
Phone : 3884 5374

Department of
Natural Resources and Water

APPROVED
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Development Permit. com/98/2008

14 July 2008

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

Attention: Tonnia Plail

Dear Sir or Madam

Application for Reconfiguration of a Lot on Lot/s 1,2 RP109991 - Logan City Council – Referral Agency Response

The Department of Natural Resources and Water (acting as a Concurrence Agency), has completed the assessment of the above application against the purposes of the Vegetation Management Act 1999 in accordance with the Concurrence Agency Policy for RaL (Concurrence-Single Issue).

The Referral Agency Response, prepared pursuant to section 3.3.16(1) of the *Integrated Planning Act 1997*, is **enclosed**. I look forward to receiving a copy of the decision notice for the application in due course.

Should you have any questions about the above, please contact Peter Black on telephone number 3884 5374, quoting the above reference number.

Yours sincerely

M Barton

Melissa Barton
Vegetation Management Administration

Att.

Logan City Council
RECEIVED
16 JUL 2008
CENTRAL INCOMING

NRW Ipswich
Floor 4, Hayden Centre
Cnr East & South Streets
PO Box 864
Ipswich QLD 4305
Telephone 07 3884 5300
Facsimile (07) 38845395
Website www.nrm.qld.gov.au
ABN 83 705 537 586

Referral Agency Response – Material Change of Use / Reconfiguring a Lot

s 3.3.16 Integrated Planning Act 1997

1. **Application information**

1.1. **Applicant's name:** Roy Sommerville Pty Ltd

1.2. **Property description:** 1,2 RP109991 - Logan City Council

1.3. **Assessment Manager/Reference:** Logan City Council ASPS/92/2007

1.4. **Date application was referred to Department:** 20/6/2008

1.5. **Departmental Reference:** eLVAS Case No: 2008/005449, File Ref. No: IPS/022712, Keeper No. IPS/004424 Trackjob No: IC0608IPS0021

1.6. **Type/s of development sought by the application:**

- Reconfiguring a Lot

2. **Concurrence Agency response:**

An officer has considered the Common Material and other relevant information and on this basis concludes the proposal for RaL is for urban purposes in an urban area that is shown on a property map of assessable vegetation as a category 2 area or a category 3 area; or if there is no property map of assessable vegetation, remnant vegetation that is not an endangered regional ecosystem.

The application is therefore exempt from requiring approval under Schedule 8, Table 4, of the *Integrated Planning Act 1997.*

Any subsequent amendment or alteration to the application which is not consistent with this response must be re-submitted for consideration to the Department of Natural Resources and Water prior to a Decision Notice being issued.

The Chief Executive of the Department of Natural Resources and Water directs that **the following condition must be imposed** on any approval given by the Assessment Manager:

2.1. Any clearing of remnant vegetation on the lots not consistent with the submitted application must be applied for as operational works that is the clearing of native vegetation unless exempt under Schedule 8, Part 1, Table 4 of the Integrated Planning Act 1997.

3. **Reasons:**

A Statement of Reasons is attached at Schedule 1.

4. **Additional comments or information:**

Aboriginal Cultural Heritage

Under section 23 of the *Aboriginal Cultural Heritage Act 2003* a person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage (the "cultural heritage duty of care"). Maximum penalties for breaching the duty of care are $750,000 for a corporation and $75,000 for an individual.

Applicants will comply with the duty of care in relation to Aboriginal cultural heritage if they are acting in compliance with cultural heritage duty of care guidelines gazetted under the *Aboriginal Cultural Heritage Act 2003*, available on the Department's website, or in accordance with an agreement with the Aboriginal party for the area or a cultural heritage management plan approved under part 7 of the *Aboriginal Cultural Heritage Act 2003*.

Applicants should also undertake a search of the Aboriginal Cultural Heritage Database and the Aboriginal Cultural Heritage Register, administered by the Cultural Heritage Coordination Unit, Department of Natural Resources and Water. Application forms to undertake a free search of the Cultural Heritage Register and the Database may be obtained by contacting the Cultural Heritage Coordination Unit on (07) 323 83838 or on the Department's website www.nrm.qld.gov.au/cultural_heritage.

5. Authorised Officer Signature:



Daryl Baumgartner
Senior Vegetation Management Officer
Southeast Queensland

14 July 2008

Att. Schedule 1 – Statement of Reasons

eLVAS Case No:	2008/005449
File Ref. No:	IPS/022712
Trackjob No:	IC0608IPS0021

Schedule 1

Statement of Reasons
Referral Agency Response
Application for Reconfiguring a Lot
Roy Sommerville Pty Ltd

The following Statement of Reasons is provided pursuant to s. 3.3.18(8) of the *Integrated Planning Act 1997*

Introduction

1. The Department of Natural Resources and Water (NRW) received an application from Roy Sommerville Pty Ltd on 20/6/2008.
2. The application is for RaL (Concurrence-Single Issue) on Lot 1, 2 RP109991 - Logan City Council.
3. The Delegate determined the Referral Agency Response on 14 July 2008.

Evidence

1. Application dated 20/6/2008.
   a) Completed IDAS Form 1 Part "F".
   b) Proposed Lot Configuration Plan – Drawing No.3429-06.
2. *Integrated Planning Act 1997& Integrated Planning Regulation 1998 (Schedule 2)*
3. *Vegetation Management Act 1999*
4. *Department of Natural Resources and Water Concurrence Agency Policy for Reconfiguring a Lot (RaL) dated* 23/8/2007.
5. Natural Resources (IPA) Delegation (No.1) 2008.
6. Smartmap 25/6/2008.
7. Regional Ecosystem mapping version 5.0.
8. Logan City Planning Scheme 2006 – Land zone mapping.

Findings of fact

1. Smartmap indicates the land tenure for lots 1, 2 RP109991 is freehold.
2. Regional ecosystem mapping indicates the subject lots 1, 2 RP109991 contain *not of concern* remnant vegetation consisting of RE 12.11.5. Current regional ecosystem mapping version 5.0 indicates that no *endangered* remnant vegetation is present on the subject lots.
3. IDAS Form 1 Part F indicates the proposed RaL will convert two existing lots into nine lots.
4. Logan City Council Planning Scheme 2006 – Land zone mapping indicates the subject lots (Lot 1, 2 RP109991) are zoned R2000 – Residential 2000 zone.
5. The *Integrated Planning Act 1997* defines an urban area to mean an area, other than rural residential or future rural residential area, identified as a priority infrastructure area in a priority infrastructure plan. Under this definition the application area is considered an **urban area**. The *Integrated Planning Act 1997* defines an urban purpose as purpose for which land is used in cities or towns, including residential,

industrial, sporting, recreation and commercial purposes, but not including environmental, conservation, rural, natural or wilderness area purposes. Under this definition the application is considered to be for an **urban purpose**.

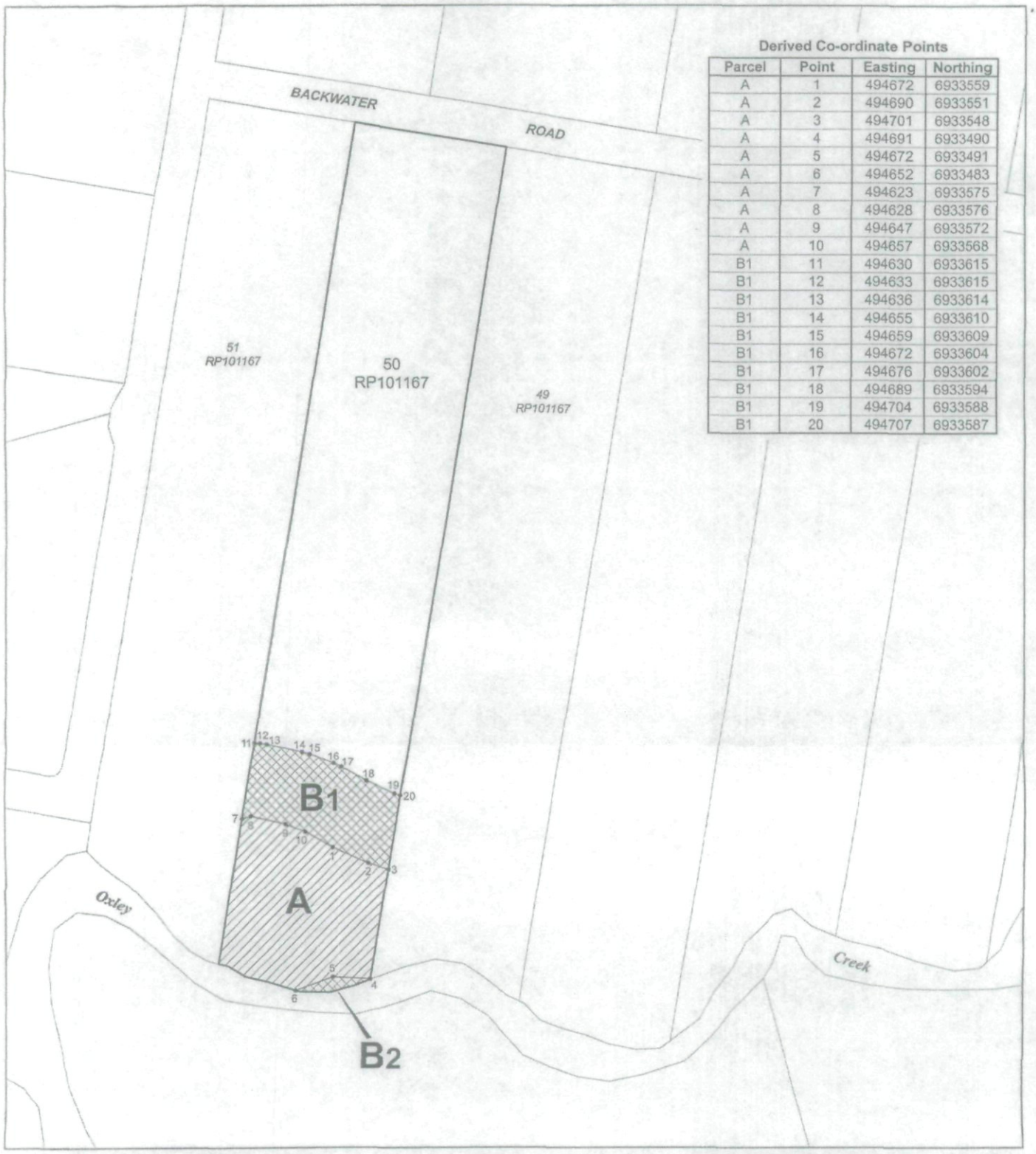
6. The application was assessed against Criteria Table B of the Concurrence Agency Policy for Reconfiguring a lot (RaL), where clearing as a result of the RaL will occur in an urban area for an urban purpose **in an area that does not contain an *endangered* regional ecosystem**.

Reasons

7. Clearing of remnant *not of concern* vegetation is exempt as clearing is for an urban purpose in an urban area on freehold land where the area subject to clearing is shown on a PMAV as a "category 2 area" or a "category 3 area" or if there is no PMAV for the area – the area subject to clearing is remnant vegetation that does not contain an *endangered* regional ecosystem.
8. The reconfiguration of a lot is consistent with the purpose of the *Concurrence Agency Policy for Reconfiguring a Lot (RaL)* 23 August 2007 that achieves the purpose of the *Vegetation Management Act 1999*.
9. To ensure that a decision regarding the application is consistent with the purpose of the *Vegetation Management Act 1999*, it is required that the above conditions be applied.

Daryl Baumgartner
Senior Vegetation Officer

14 July 2008



Derived Co-ordinate Points

Parcel	Point	Easting	Northing
A	1	494672	6933559
A	2	494690	6933551
A	3	494701	6933548
A	4	494691	6933490
A	5	494672	6933491
A	6	494652	6933483
A	7	494623	6933575
A	8	494628	6933576
A	9	494647	6933572
A	10	494657	6933568
B1	11	494630	6933615
B1	12	494633	6933615
B1	13	494636	6933614
B1	14	494655	6933610
B1	15	494659	6933609
B1	16	494672	6933604
B1	17	494676	6933602
B1	18	494689	6933594
B1	19	494704	6933588
B1	20	494707	6933587

Scale 1:2000 at A3 paper size

0 20 40 80 120 160 200 m

Projection: UTM (MGA Zone 56) **Datum: GDA94**

This is a colour plan and should only be reproduced in colour

Note: Derived Co-ordinate points are provided to aid the location of the Referral Agency Response (Vegetation) Plan. Responsibility for locating these boundaries lies solely with the landholder and delegated clearing contractor(s).

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Note: This plan must be read in conjunction with Referral Agency Response 2008/005565

LEGEND

- Derived Reference Points for GPS.
- Subject Lot.
- Area A - Specific Conditions Apply. See Referral Agency Response 2008/005565 for Details.
- Area B - Specific Conditions Apply. See Referral Agency Response 2008/005565 for Details.

Referral Agency Response (Vegetation) Plan

Plan of Area A and Area B in Lot 50 on RP101167

Trackjob No. IC0708IPS0003

N

Queensland Government
Natural Resources and Water

CENTRE: IPSWICH	REGION: SOUTH EAST
LOCALITY: GREENBANK	LGA: CITY OF LOGAN
Map Reference: 9442	For data compilation sources see IPS/004452/GIS
Keeper Reference: IPS/004452	Prepared by: NWF Date: 08 July 2008

RARP 2008/005565