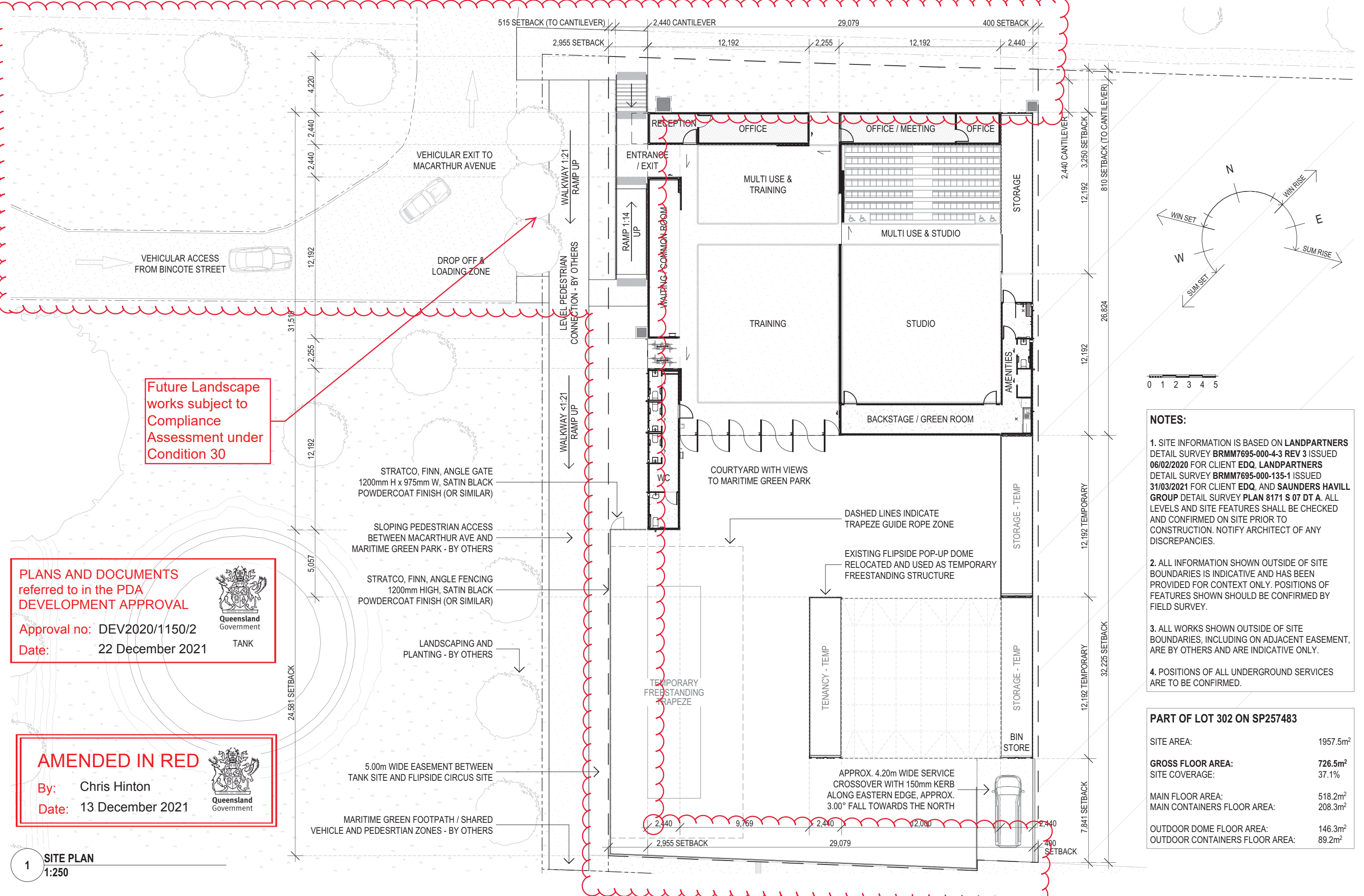




Future Landscape works subject to Compliance Assessment under Condition 30

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/2

Date: 22 December 2021


TANK

AMENDED IN RED

By: Chris Hinton

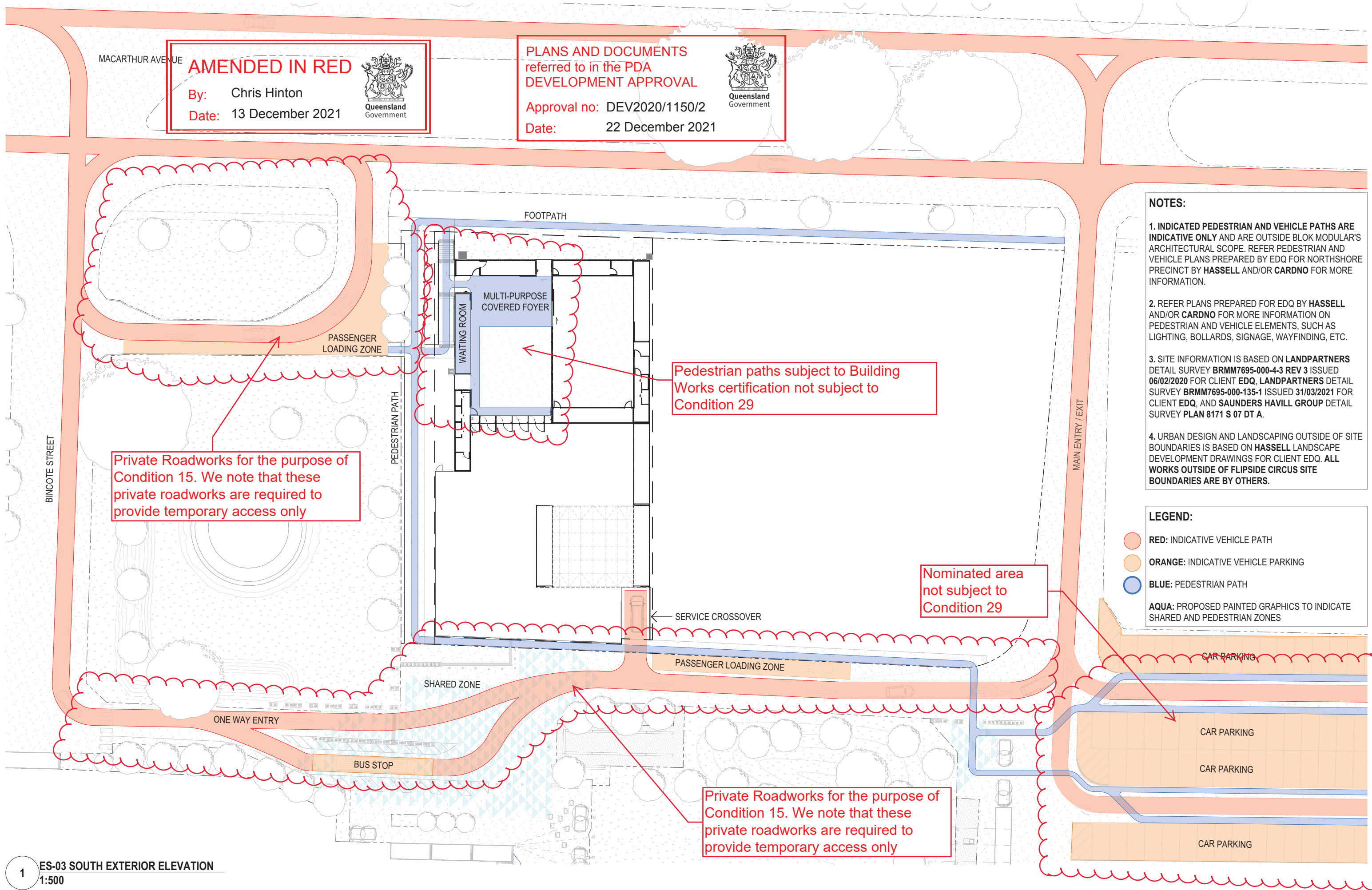
Date: 13 December 2021


TANK

- NOTES:**
1. SITE INFORMATION IS BASED ON LANDPARTNERS DETAIL SURVEY BRMM7695-000-4-3 REV 3 ISSUED 06/02/2020 FOR CLIENT EDQ, LANDPARTNERS DETAIL SURVEY BRMM7695-000-135-1 ISSUED 31/03/2021 FOR CLIENT EDQ, AND SAUNDERS HAVILL GROUP DETAIL SURVEY PLAN 8171 S 07 DT A. ALL LEVELS AND SITE FEATURES SHALL BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
 2. ALL INFORMATION SHOWN OUTSIDE OF SITE BOUNDARIES IS INDICATIVE AND HAS BEEN PROVIDED FOR CONTEXT ONLY. POSITIONS OF FEATURES SHOWN SHOULD BE CONFIRMED BY FIELD SURVEY.
 3. ALL WORKS SHOWN OUTSIDE OF SITE BOUNDARIES, INCLUDING ON ADJACENT EASEMENT, ARE BY OTHERS AND ARE INDICATIVE ONLY.
 4. POSITIONS OF ALL UNDERGROUND SERVICES ARE TO BE CONFIRMED.

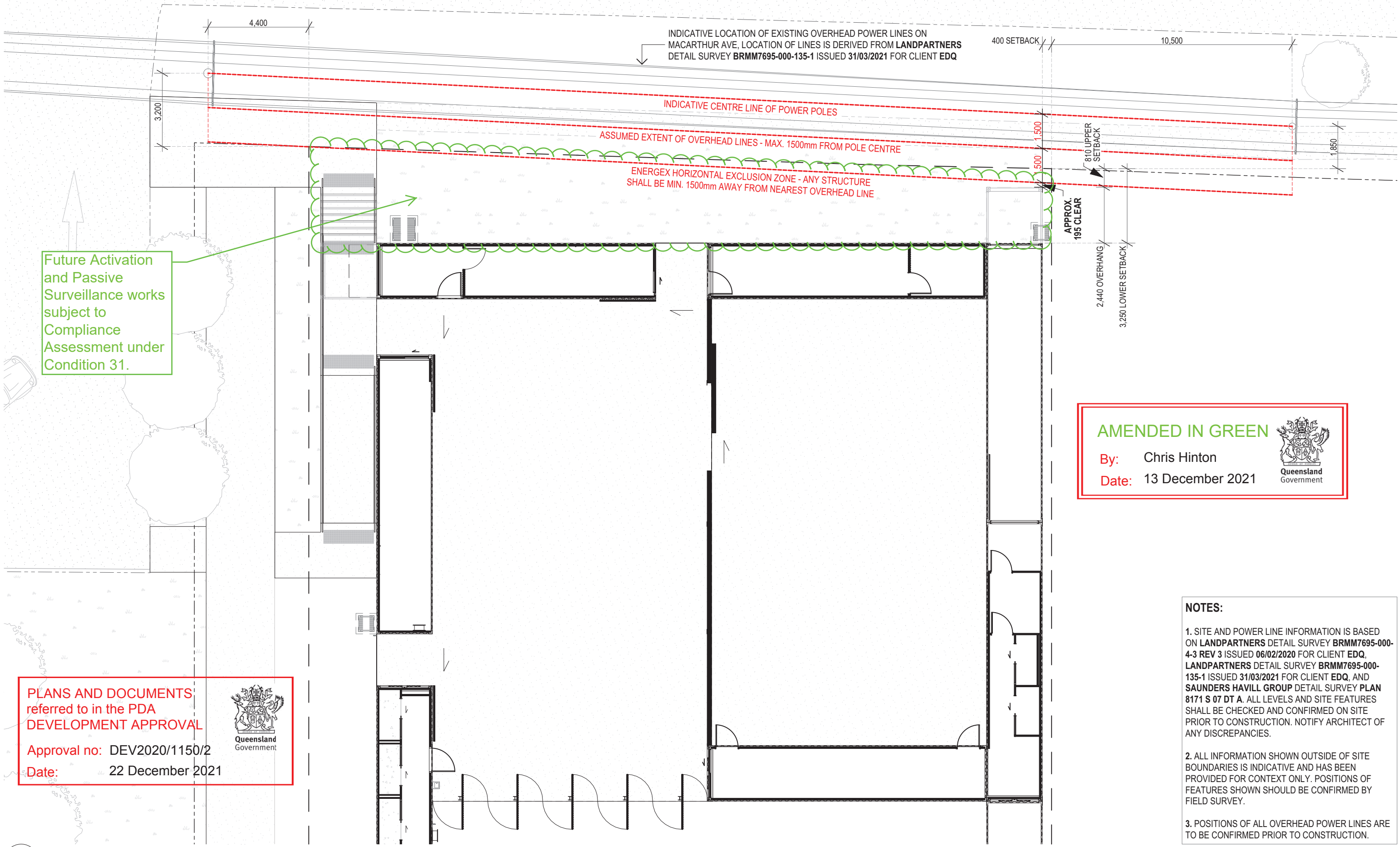
PART OF LOT 302 ON SP257483	
SITE AREA:	1957.5m ²
GROSS FLOOR AREA:	726.5m ²
SITE COVERAGE:	37.1%
MAIN FLOOR AREA:	518.2m ²
MAIN CONTAINERS FLOOR AREA:	208.3m ²
OUTDOOR DOME FLOOR AREA:	146.3m ²
OUTDOOR CONTAINERS FLOOR AREA:	89.2m ²

1 SITE PLAN 1:250



1 ES-03 SOUTH EXTERIOR ELEVATION
1:500

blok	FLIPSIDE CIRCUS NORTHSHORE				N	PROJECT 1806	DRAWING INDICATIVE PEDESTRIAN & VEHICLE MOVEMENT PLAN	SCALE: 1:500 @ A3 DATE PLOTTED: Thursday, 2 December 2021	DRAWING No. 1004	ISSUE DD16
	REV	ID	BY	DESCRIPTION						
	DD13			ISSUED FOR DA						
	DD16			STAGING PLANS ISSUED FOR DA						

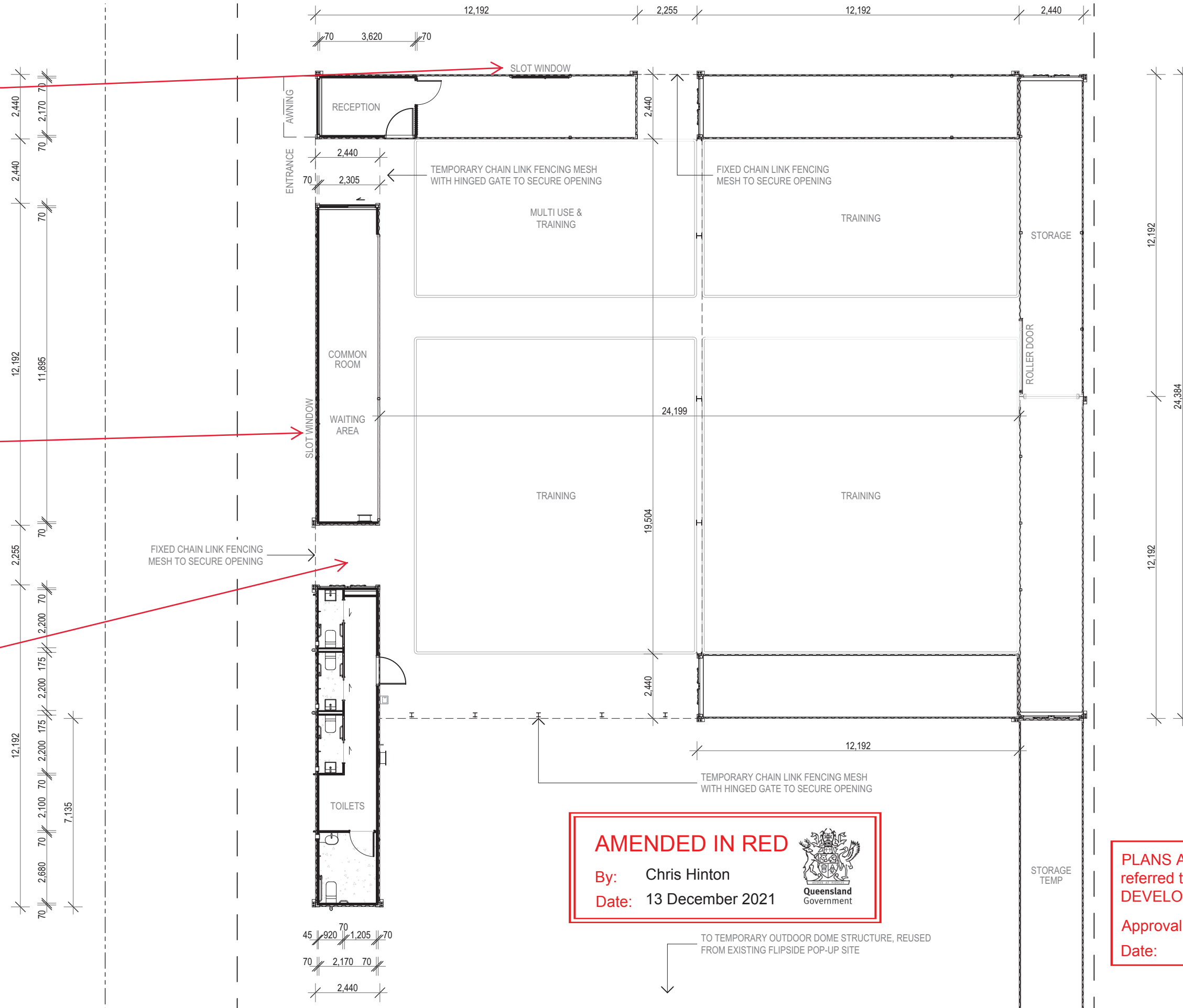


1 OVERHEAD POWER LINES PLAN
1:150

Window to be fully transparent and free from obstructions (E.g. the bars currently shown)

Window to be fully transparent and free from obstructions (E.g. the bars currently shown)

Bicycle parking to be provided in Stage 1 in accordance with approved plan 'End of Trip Plan - Stage 2' prepared by Blok (Drawing 2003, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021))



AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021



TO TEMPORARY OUTDOOR DOME STRUCTURE, REUSED FROM EXISTING FLIPSIDE POP-UP SITE

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/2
Date: 22 December 2021



1

GROUND FLOOR PLAN
1:150

blok

FLIPSIDE CIRCUS NORTHSHORE

REV	ID	BY	DESCRIPTION	DATE
DD09			ISSUED FOR CONTRACT	30/09/2021
DD11			ISSUED FOR DA	21/10/2021
DD12			ISSUED FOR CONTRACT	21/10/2021
DD16			STAGING PLANS ISSUED FOR DA	1/12/2021



PROJECT
1806

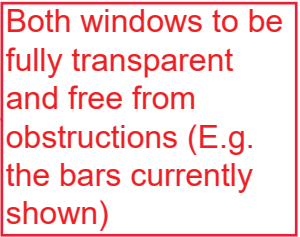
DRAWING
FLOOR PLAN - STAGE 1

SCALE: 1:150 @ A3
DATE PLOTTED:
Wednesday, 1 December 2021

DRAWING No.
2000

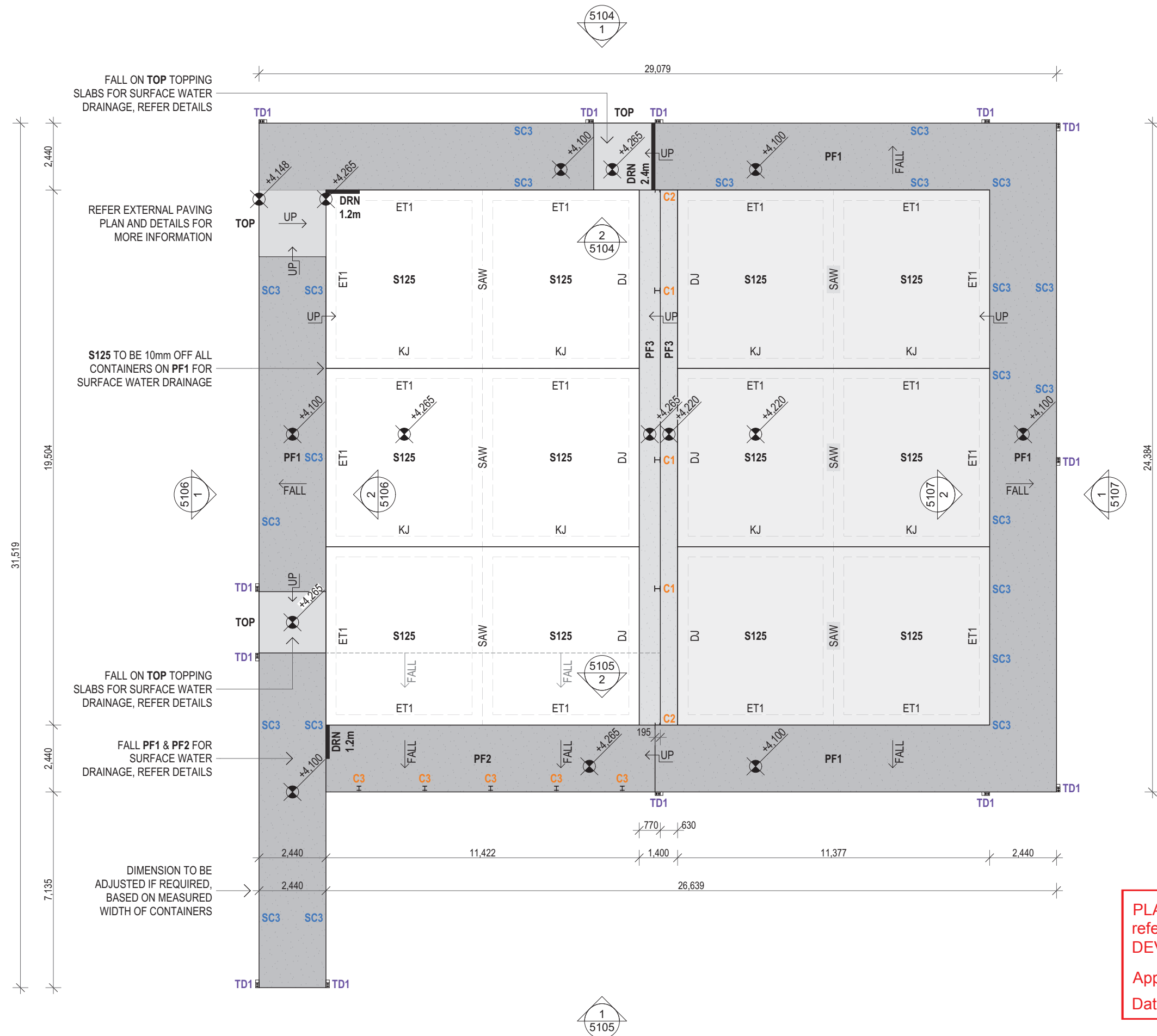
ISSUE
DD16

Window to be fully transparent and free from obstructions (E.g. the bars currently shown)



1 SLAB PLAN
1:150

blok	FLIPSIDE CIRCUS NORTHSHORE	REV	ID	BY	DESCRIPTION	DATE		PROJECT 1806	DRAWING SLAB PLAN	SCALE: 1:150 @ A3	DATE PLOTTED: Wednesday, 1 December 2021	DRAWING No. 5001	ISSUE DD16
		DD11			ISSUED FOR DA	21/10/2021							
		DD12			ISSUED FOR CONTRACT	21/10/2021							
		DD13			ISSUED FOR DA	22/10/2021							
		DD16			STAGING PLANS ISSUED FOR DA	1/12/2021							



SLAB KEY:

PF1	600mm THICK PAD FOOTING
PF2	600mm THICK RAISED PAD FOOTING
PF3	495 - 450mm THICK STEPPED PAD FOOTING
S125	125mm THICK CONCRETE FLOOR SLAB
ET1	200mm THICK x 300W SLAB THICKENING
DJ	SLAB DOWEL JOINT
KJ	SLAB KEY JOINT
TOP	TOPPING SLAB OVER PF1
DRN	THRESHOLD DRAIN, REFER DETAILS
PILE	AUGERED CONCRETE PILE

CONTAINER STEEL KEY:

BR1	100x6.0 SHS BRACED PORTAL FRAME
BR2	100x6.0 SHS DIAGONAL BRACE
EA2	45x5.0 EQUAL ANGLE SILL TRIMMER
FB1	150x6.0 FLAT BAR OPENING TRIMMER
FB2	130x6.0 FLAT BAR OPENING TRIMMER
FB3	60x6.0 FLAT BAR OPENING TRIMMER
FB4	110x6.0 FLAT BAR OPENING TRIMMER
SC1	89x5.0 SHS DIAGONAL BRACE
SC2	89x5.0 SHS COLUMN
SC3	12mm FLAT BAR GUSSET w/ PACKER UNDER
SC4	100x5.0 SHS PORTAL FRAME
SC5	100x5.0 SHS COLUMN
SL1	125PFC LINTEL
SL2	180PFC LINTEL
TD1	2/125x12.0 EQUAL ANGLE TIE DOWN

WALL STEEL KEY:

C1	250UC72 ROOF COLUMN
C2	250PFC ROOF COLUMN
C3	150UC37 ROOF COLUMN

ALL COLUMNS (C1, C2, C3) HAVE BASEPLATES BOLTED TO CHEMSET ANCHOR STUDS, TO ALLOW FUTURE JACKING AND RELEVELING OF COLUMNS.

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/2

Date: 22 December 2021



EARTHWORKS NOTES:

1. ALL GROUND CONTOUR LINES AND SPOT LEVEL ARE PROPOSED. CONTOUR LINES ARE INDICATIVELY SHOWN AT 50mm INCREMENTS. CONTOUR LINES AND EARTHWORKS LEVELS ARE INDICATIVE ONLY, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. LEVELS AND CONTOURS ARE BASED ON **LANDPARTNERS** DETAIL SURVEY **BRMM7695-000-4-3 REV 3** ISSUED 06/02/2020 FOR CLIENT **EDQ**, **LANDPARTNERS** DETAIL SURVEY **BRMM7695-000-135-1** ISSUED 31/03/2021 FOR CLIENT **EDQ**, AND **SAUNDERS HAVILL GROUP** DETAIL SURVEY **PLAN 8171 S 07 DT A**. ALL LEVELS AND SITE FEATURES SHALL BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

3. ALL FILL MATERIAL SHALL BE PLACED IN MAX. 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (APPROX. 2%) TO ACHIEVE A MIN. DRY DENSITY OF 95% IN ACCORDANCE WITH AS 1289.

4. ALL WORKS SHALL BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENTATION PREPARED BY CIVIL ENGINEERS **BORNHORST+WARD**.

5. REFER **MILANOVIC NEALE** AND **BORNHORST+WARD** CIVIL ENGINEERING, **APOD** AND **DOUGLAS PARTNERS** GEOTECH, AND **INCODE ENGINEERS** ENGINEERING DOCUMENTATION FOR MORE INFORMATION.

GEOTECH NOTES:

1. GEOTECHNICAL CONDITIONS ARE DETAILED IN **APOD SOIL TESTING, GEOTECHNICAL INVESTIGATION**, ISSUED 01/03/2021, AND **DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS**, ISSUED 01/04/2021 FOR CLIENT **FLIPSIDE CIRCUS**. IN SUMMARY:

- **APOD** TESTING COMPRISED TWO BORES TO 37.6m AND 42.2m DEPTH WHERE POSSIBLE WEATHERD ROCK AND AUGER REFUSAL WAS ENCOUNTERED. ABOVE THESE DEPTHS CLAYEY FILL WAS ENCOUNTERED TO 1.7m AND 2.2m DEPTH.
- **DP** TESTING COMPRISED TWO CONE PENETRATION TESTS AND TWO SHALLOW BORES, FOLLOWED BY SETTLEMENT ANALYSIS OF THE PROPOSED DESIGN. SETTLEMENT IS ANTICIPATED ACROSS THE SITE, WITH UP TO 80mm ANTICIPATED IN THE NORTHERN PORTION. THE MAJORITY OF SETTLEMENT IS EXPECTED TO OCCUR WITHIN ONE MONTH OF CONSTRUCTION.

2. REFER **APOD SOIL TESTING, GEOTECHNICAL INVESTIGATION**, ISSUED 01/03/2021, AND **DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS**, ISSUED 01/04/2021 FOR MORE INFORMATION, INCLUDING EXACT TESTING LOCATIONS.

GEOTECH KEY:

-  APOD BORES (APPROX.)
-  DOUGLAS PARTNERS BORES
-  DOUGLAS PARTNERS CPT TEST

FOOTPATH / EASEMENT PATH / FLIPSIDE STAIR CONNECTION BY EDQ, DESIGNED BY HASSELL

PROPOSED STORMWATER PIT, REFER MILANOVIC NEALE CIVIL ENGINEERING

GARDENS AND TREES OUTSIDE OF BOUNDARY / EXTENT OF WORKS ARE BY EDQ, DESIGNED BY HASSELL

1:14 CONCRETE ENTRANCE RAMP BETWEEN EDQ EASEMENT PATH AND FLIPSIDE ENTRANCE, REFER PLANS, DETAILS & STRUCTURAL ENGINEERING

GROUND FALLS TOWARDS PROPOSED WESTERN STORMWATER PIT, REFER MILANOVIC NEALE CIVIL ENGINEERING

PF2 RAISED 600mm THICK PAD FOOTING

GREEN FILL INDICATES APPROX. AREA OF EXISTING BITUMEN TO BE REMOVED AND REPLACED WITH **TURF** OVER TOPSOIL AND COMPACTED CLEAN FILL FROM EDQ STOCKPILE

CONNECT **TURF** TO EASEMENT PATH TURF (BY EDQ) AND SHAPE GROUND TO MATCH EDQ PATH LEVELS / CONTOURS

BATTER EXISTING GROUND DOWN TO SUITABLE LEVEL WHERE REQUIRED TO SUIT HEIGHT OF **PF1** AND **PF2**

EXISTING BITUMEN SURFACE OVER SOUTHERN PORTION OF SITE TO BE RETAINED IN STAGE 1 WORKS

STOCKPILE AREA - CONTAMINATED FILL SHALL BE TESTED AND REMOVED FROM SITE

SAFE BATTER NOTES:

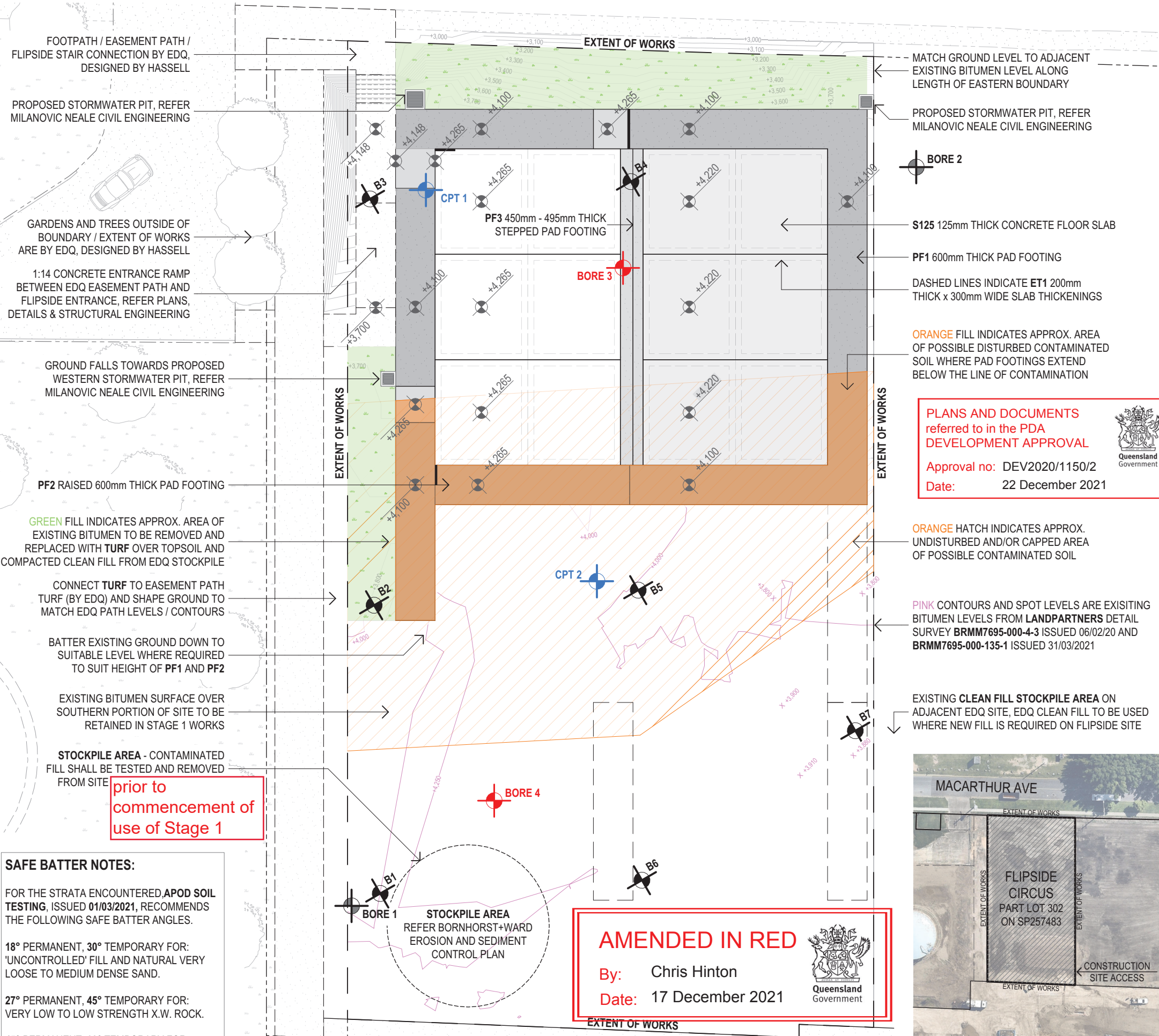
FOR THE STRATA ENCOUNTERED, **APOD SOIL TESTING**, ISSUED 01/03/2021, RECOMMENDS THE FOLLOWING SAFE BATTER ANGLES.

18° PERMANENT, 30° TEMPORARY FOR: 'UNCONTROLLED' FILL AND NATURAL VERY LOOSE TO MEDIUM DENSE SAND.

27° PERMANENT, 45° TEMPORARY FOR: VERY LOW TO LOW STRENGTH X.W. ROCK.

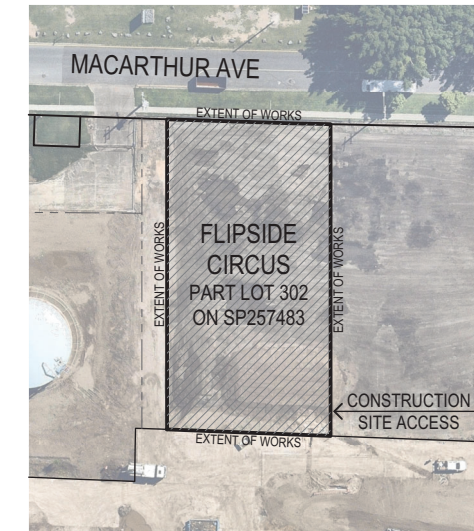
45° PERMANENT, 63° TEMPORARY FOR: MEDIUM STRENGTH OR STRONGER ROCK AND/OR BELOW POWER AUGER REFUSAL.

1 EARTHWORKS PLAN
1:250



AMENDED IN RED

By: Chris Hinton
Date: 17 December 2021



2 LOCALITY PLAN
1:1500

LANDSCAPING NOTES:

TOTAL SITE AREA (APPROX.): 1,957.50m²

1. ANY LANDSCAPING DEPICTED AND / OR SPECIFIED IS INDICATIVE ONLY, REFER LANDSCAPING PLAN FOR MORE INFORMATION. LANDSCAPING / PLANTING (WITHIN BOUNDARY) FORMS PART OF STAGE 2 WORKS AND IS BY OWNER.

2. ALL WORKS OUTSIDE OF BOUNDARY ARE BY OTHERS. FOR MORE INFORMATION REFER **HASSELL, 013792, MARITIME 03 LANDSCAPE ARCHITECTURAL PACKAGE** FOR CLIENT **EDQ**.

CONTAMINATION NOTES:

1. CONTAMINATION IS DETAILED IN **BUTLER PARTNERS, BASELINE CONTAMINATION ASSESSMENT**, ISSUED 09/10/2020 FOR CLIENT **EDQ**. IN SUMMARY:

- **BP** TESTING COMPRISED DRILLING AND SAMPLING OF SEVEN BORES TO 1.5m DEPTH. TESTING INDICATED A LAYER OF BLACK ASH AT A DEPTH OF APPROX. 0.3m BELOW THE CURRENT SITE SURFACE. THIS LAYER IN TWO SAMPLING LOCATIONS (**B2** & **B5**) EXCEEDED ADOPTED CLEAN FILL CRITERIA.
- CLEAN FILL CRITERION IS SET FOR EXPOSED MATERIAL AT THE GROUND SURFACE. IN BOTH BORES THE IMPACTED MATERIAL IS AT A DEPTH OF 0.3m. IT IS NOT CONSIDERED TO POSE A RISK TO HUMAN HEALTH IN IT'S CURRENT CAPPED SETTING.

2. CONTAMINATION MANAGEMENT IS DETAILED IN **BUTLER PARTNERS, SITE CONTAMINATION CAPPING LETTER**, ISSUED 14/10/2021. IN SUMMARY:

- THE PROPOSED SITE CAPPING OF PART CONCRETE SLAB AND PART COMPACTED CLEAN FILL / TOPSOIL / TURF, IS CONSIDERED SUFFICIENT TO PREVENT ACCIDENTAL CONTACT BETWEEN SITE USERS AND CONTAMINATED FILL MATERIAL.
- EXCESS SOIL GENERATED FROM INTERSECTED CONTAMINATED FILL SHOULD EITHER BE RETAINED WITHIN THE LOT AND SUITABLY CAPPED, OR REMOVED FROM THE SITE FOLLOWING SAMPLING AND ANALYSIS. CONTAMINATED SOIL REMOVED FROM THE SITE WILL REQUIRE A **DES** ISSUED SOIL DISPOSAL PERMIT AND WILL ALSO REQUIRE DISPOSAL AT A SUITABLE LANDFILL FACILITY.

3. BORE LOCATIONS ARE DERIVED FROM **BUTLER PARTNERS, SITE CAPPING PLAN, NO. 3 REV B**, DATED DECEMBER 2020.

4. REFER **BUTLER PARTNERS** DOCUMENTATION FOR MORE INFORMATION.

5. INDICATED AREA OF CONTAMINATION IS DETERMINED BY HALVING THE DISTANCE BETWEEN THE CONTAMINATED BORE LOCATIONS (**B2** AND **B5**) AND THE NEAREST NON-CONTAMINATED BORE LOCATION.

CONTAMINATION KEY:

-  BUTLER PARTNERS BORES
-  APPROX. CONTAMINATION AREA

REV	ID	BY	DESCRIPTION	DATE
DD16			STAGING PLANS ISSUED FOR DA	1/12/2021



PROJECT

1806

DRAWING

EARTHWORKS PLAN - STAGE 1

SCALE: 1:1500, 1:250 @ A3

DATE PLOTTED:
Wednesday, 1 December
2021

DRAWING No.

2601

ISSUE

DD16

EARTHWORKS NOTES:

1. ALL GROUND CONTOUR LINES AND SPOT LEVEL ARE PROPOSED. CONTOUR LINES ARE INDICATIVELY SHOWN AT 50mm INCREMENTS. CONTOUR LINES AND EARTHWORKS LEVELS ARE INDICATIVE ONLY, NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. LEVELS AND CONTOURS ARE BASED ON **LANDPARTNERS** DETAIL SURVEY **BRMM7695-000-4-3 REV 3** ISSUED **06/02/2020** FOR CLIENT **EDQ**, **LANDPARTNERS** DETAIL SURVEY **BRMM7695-000-135-1** ISSUED **31/03/2021** FOR CLIENT **EDQ**, AND **SAUNDERS HAVILL GROUP** DETAIL SURVEY **PLAN 8171 S 07 DT A**. ALL LEVELS AND SITE FEATURES SHALL BE CHECKED AND CONFIRMED ON SITE PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

3. ALL FILL MATERIAL SHALL BE PLACED IN MAX. 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (APPROX. 2%) TO ACHIEVE A MIN. DRY DENSITY OF 95% IN ACCORDANCE WITH AS 1289.

4. ALL WORKS SHALL BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENTATION PREPARED BY CIVIL ENGINEERS **BORNHORST+WARD**.

5. REFER **MILANOVIC NEALE** AND **BORNHORST+WARD** CIVIL ENGINEERING, **APOD** AND **DOUGLAS PARTNERS** GEOTECH, AND **INCODE ENGINEERS** ENGINEERING DOCUMENTATION FOR MORE INFORMATION.

GEOTECH NOTES:

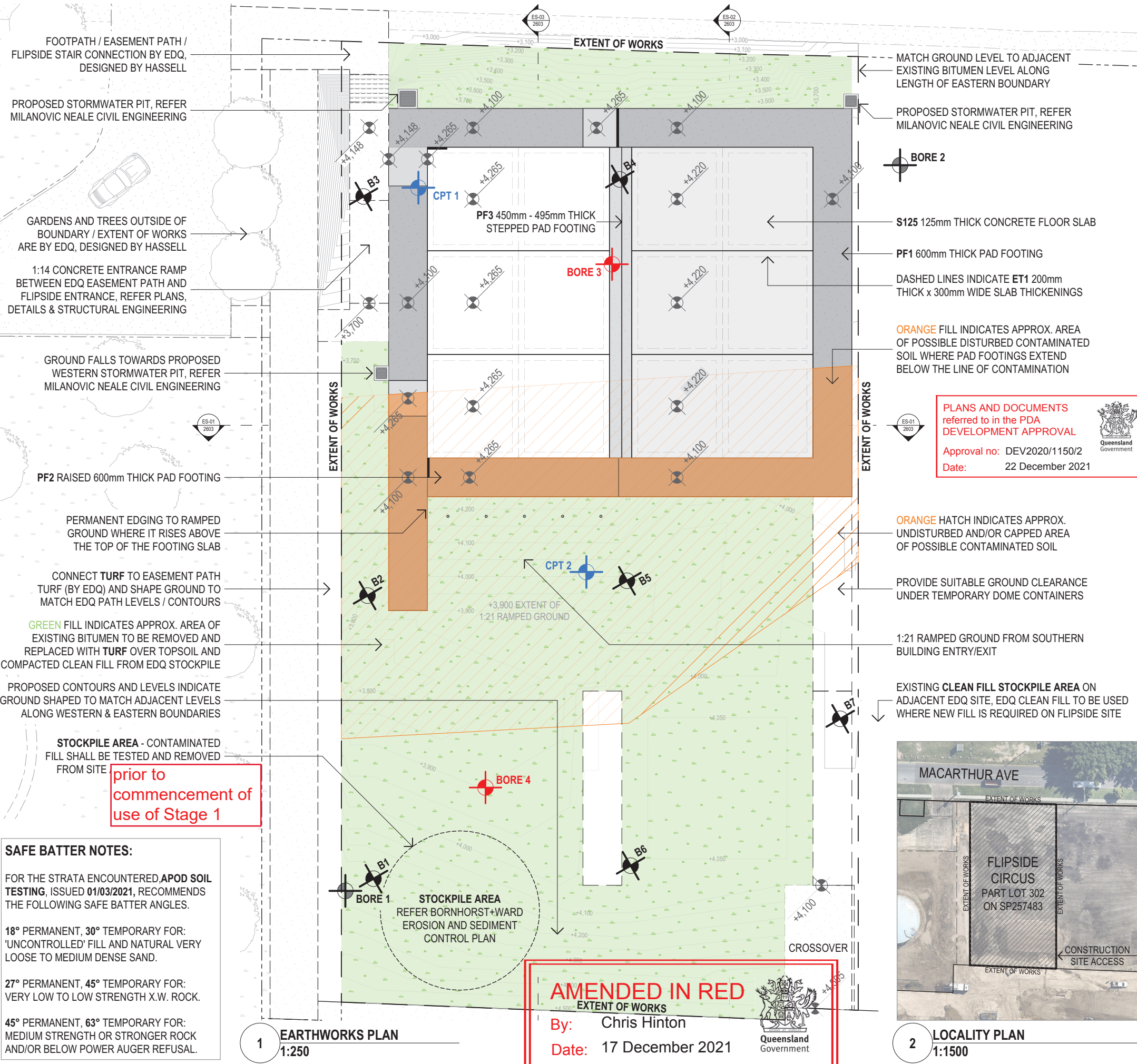
1. GEOTECHNICAL CONDITIONS ARE DETAILED IN **APOD SOIL TESTING, GEOTECHNICAL INVESTIGATION**, ISSUED **01/03/2021**, AND **DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS**, ISSUED **01/04/2021** FOR CLIENT **FLIPSIDE CIRCUS**. IN SUMMARY:

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2. REFER **APOD SOIL TESTING, GEOTECHNICAL INVESTIGATION**, ISSUED **01/03/2021**, AND **DOUGLAS PARTNERS, PRELIMINARY SETTLEMENT ANALYSIS**, ISSUED **01/04/2021** FOR MORE INFORMATION, INCLUDING EXACT TESTING LOCATIONS.

GEOTECH KEY:

-  APOD BORES (APPROX.)
-  DOUGLAS PARTNERS BORES
-  DOUGLAS PARTNERS CPT TEST



LANDSCAPING NOTES:

TOTAL SITE AREA (APPROX.): 1,957.50m²

1. ANY LANDSCAPING DEPICTED AND / OR SPECIFIED IS INDICATIVE ONLY, REFER LANDSCAPING PLAN FOR MORE INFORMATION. LANDSCAPING / PLANTING (WITHIN BOUNDARY) FORMS PART OF STAGE 2 WORKS AND IS BY OWNER.

2. ALL WORKS OUTSIDE OF BOUNDARY ARE BY OTHERS. FOR MORE INFORMATION REFER **HASSELL, 013792, MARITIME 03 LANDSCAPE ARCHITECTURAL PACKAGE** FOR CLIENT **EDQ**.

CONTAMINATION NOTES:

1. CONTAMINATION IS DETAILED IN **BUTLER PARTNERS, BASELINE CONTAMINATION ASSESSMENT**, ISSUED **09/10/2020** FOR CLIENT **EDQ**. IN SUMMARY:

- **BP** TESTING COMPRISED DRILLING AND SAMPLING OF SEVEN BORES TO 1.5m DEPTH. TESTING INDICATED A LAYER OF BLACK ASH AT A DEPTH OF APPROX. 0.3m BELOW THE CURRENT SITE SURFACE. THIS LAYER IN TWO SAMPLING LOCATIONS (**B2** & **B5**) EXCEEDED ADOPTED CLEAN FILL CRITERIA.
- CLEAN FILL CRITERION IS SET FOR EXPOSED MATERIAL AT THE GROUND SURFACE. IN BOTH BORES THE IMPACTED MATERIAL IS AT A DEPTH OF 0.3m. IT IS NOT CONSIDERED TO POSE A RISK TO HUMAN HEALTH IN IT'S CURRENT CAPPED SETTING.

2. CONTAMINATION MANAGEMENT IS DETAILED IN **BUTLER PARTNERS, SITE CONTAMINATION CAPPING LETTER**, ISSUED **14/10/2021**. IN SUMMARY:

- THE PROPOSED SITE CAPPING OF PART CONCRETE SLAB AND PART COMPACTED CLEAN FILL / TOPSOIL / TURF, IS CONSIDERED SUFFICIENT TO PREVENT ACCIDENTAL CONTACT BETWEEN SITE USERS AND CONTAMINATED FILL MATERIAL.
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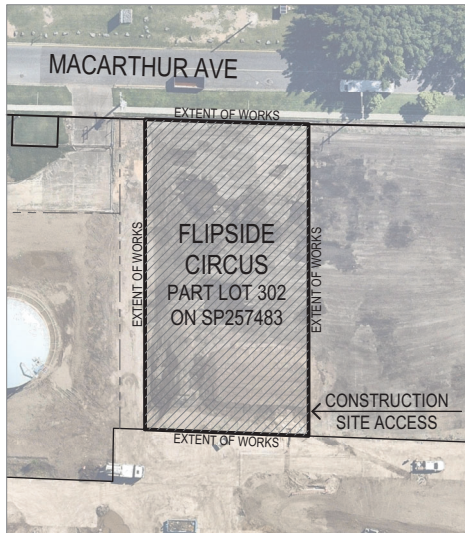
3. BORE LOCATIONS ARE DERIVED FROM **BUTLER PARTNERS, SITE CAPPING PLAN, NO. 3 REV B**, DATED DECEMBER 2020.

4. REFER **BUTLER PARTNERS** DOCUMENTATION FOR MORE INFORMATION.

5. INDICATED AREA OF CONTAMINATION IS DETERMINED BY HALVING THE DISTANCE BETWEEN THE CONTAMINATED BORE LOCATIONS (**B2** AND **B5**) AND THE NEAREST NON-CONTAMINATED BORE LOCATION.

CONTAMINATION KEY:

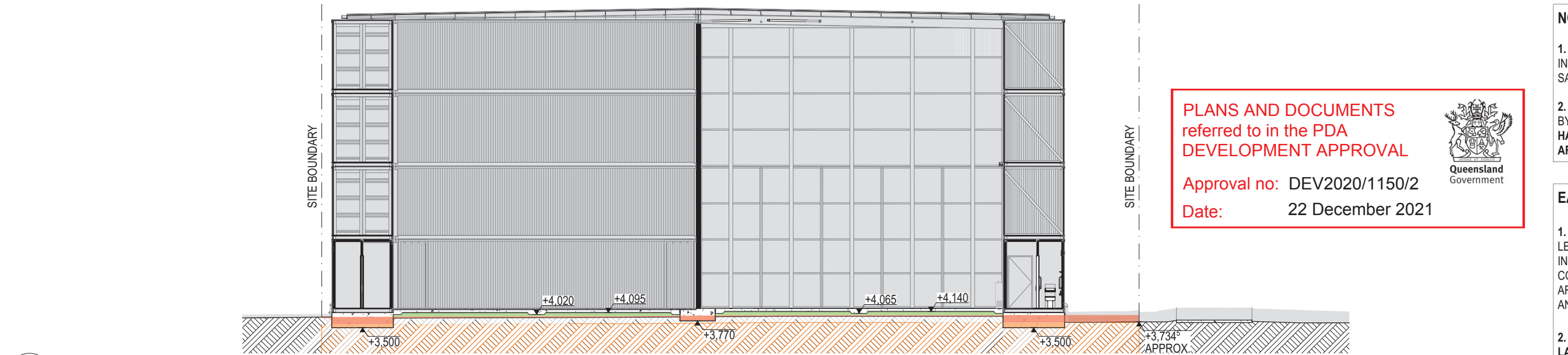
-  BUTLER PARTNERS BORES
-  APPROX. CONTAMINATION AREA



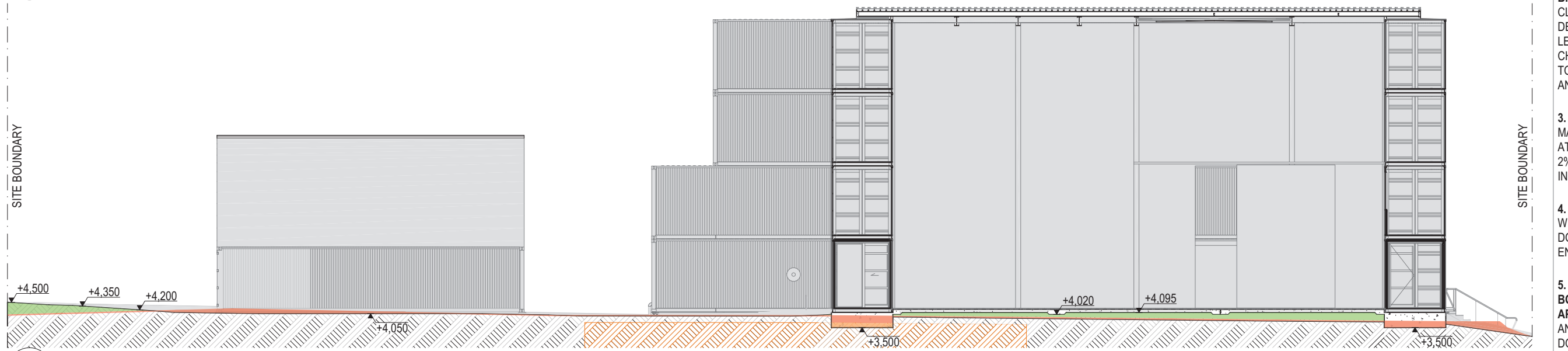
REV	ID	BY	DESCRIPTION	DATE
DD13			ISSUED FOR DA	22/10/2021
DD14			ISSUED FOR DA	19/11/2021
DD16			STAGING PLANS ISSUED FOR DA	1/12/2021

PROJECT	DRAWING
1806	EARTHWORKS PLAN - STAGE 2

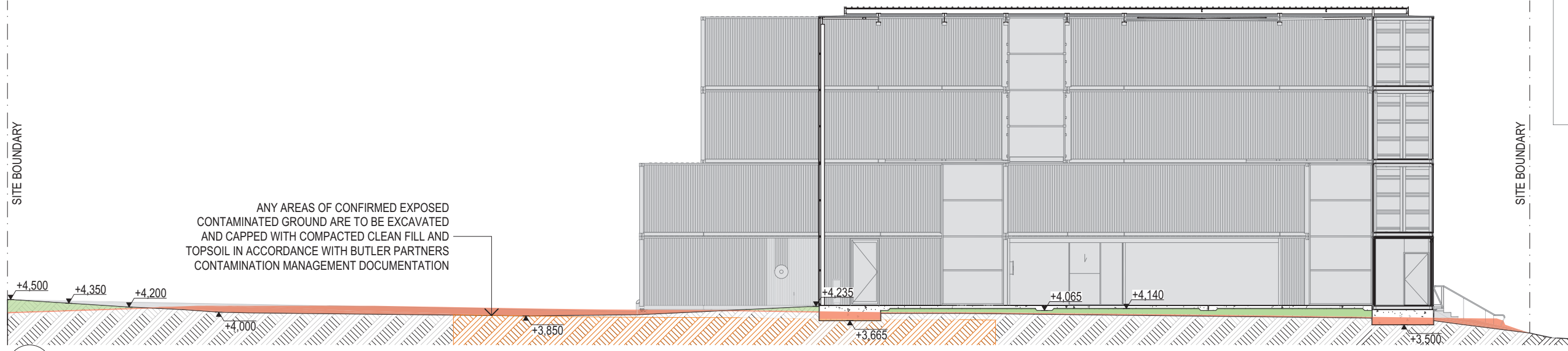
SCALE:	DRAWING No.	ISSUE
1:250, 1:1500 @ A3	2602	DD16
DATE PLOTTED:		
Thursday, 2 December 2021		



1 ES-01 EARTHWORKS SECTION
1:175



2 ES-02 EARTHWORKS SECTION
1:175



3 ES-03 EARTHWORKS SECTION
1:175

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

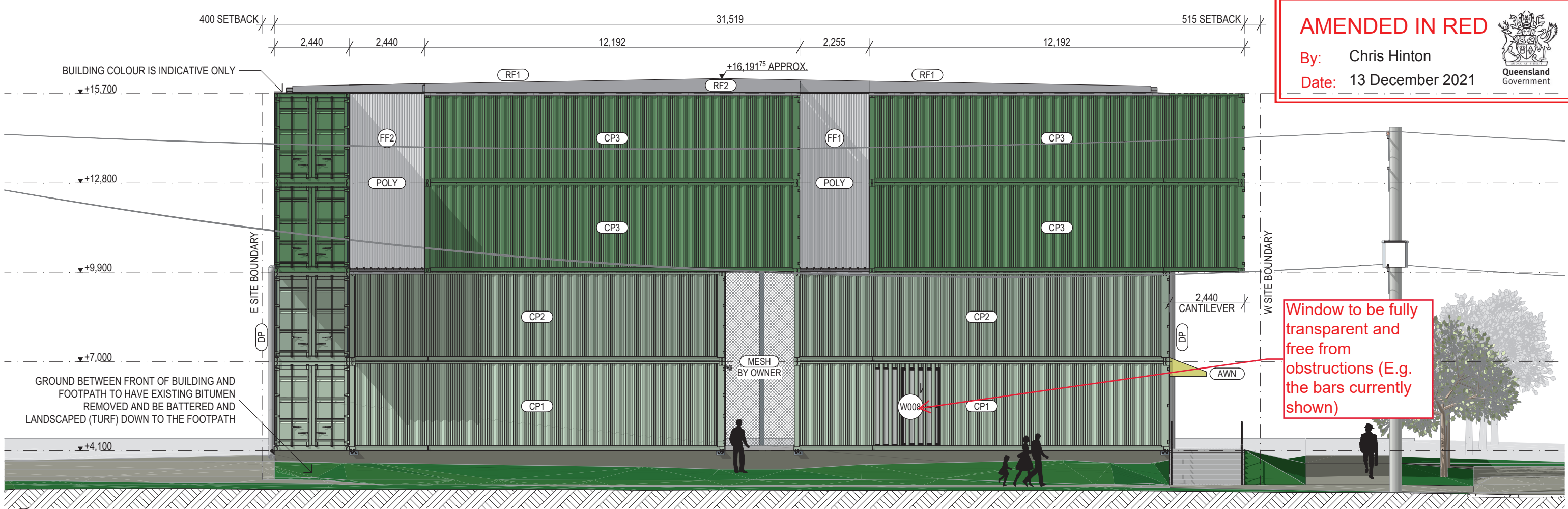
Approval no: DEV2020/1150/2
Date: 22 December 2021



- NOTES:**
1. REFER EARTHWORKS PLAN FOR MORE INFORMATION, INCLUDING CONTAMINATION, SAFE BATTER ANGLES, AND LANDSCAPING.
 2. ALL WORKS OUTSIDE OF BOUNDARY ARE BY OTHERS. FOR MORE INFORMATION REFER HASSELL, 013792, MARITIME 03 LANDSCAPE ARCHITECTURAL PACKAGE FOR CLIENT EDQ.

- EARTHWORKS NOTES:**
1. ALL GROUND CONTOUR LINES AND SPOT LEVEL ARE PROPOSED. CONTOUR LINES ARE INDICATIVELY SHOWN AT 50mm INCREMENTS. CONTOUR LINES AND EARTHWORKS LEVELS ARE INDICATIVE ONLY, NOTIFY ARCHITECT OF ANY DISCREPANCIES.
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 3. ALL FILL MATERIAL SHALL BE PLACED IN MAX. 200mm THICK LAYERS AND COMPACTED AT OPTIMUM MOISTURE CONTENT (APPROX. 2%) TO ACHIEVE A MIN. DRY DENSITY OF 95% IN ACCORDANCE WITH AS 1289.
 4. ALL WORKS SHALL BE IN ACCORDANCE WITH EROSION AND SEDIMENT CONTROL DOCUMENTATION PREPARED BY CIVIL ENGINEERS BORNHORST+WARD.
 5. REFER MILANOVIC NEALE AND BORNHORST+WARD CIVIL ENGINEERING, APOD AND DOUGLAS PARTNERS GEOTECH, AND INCODE ENGINEERS ENGINEERING DOCUMENTATION FOR MORE INFORMATION.

- EARTHWORKS KEY:**
- REMOVED FILL AND / OR BITUMEN
 - ADDED FILL
 - APPROX. CONTAMINATION AREA
 - APPROX. INTERSECTED CONTAMINATION

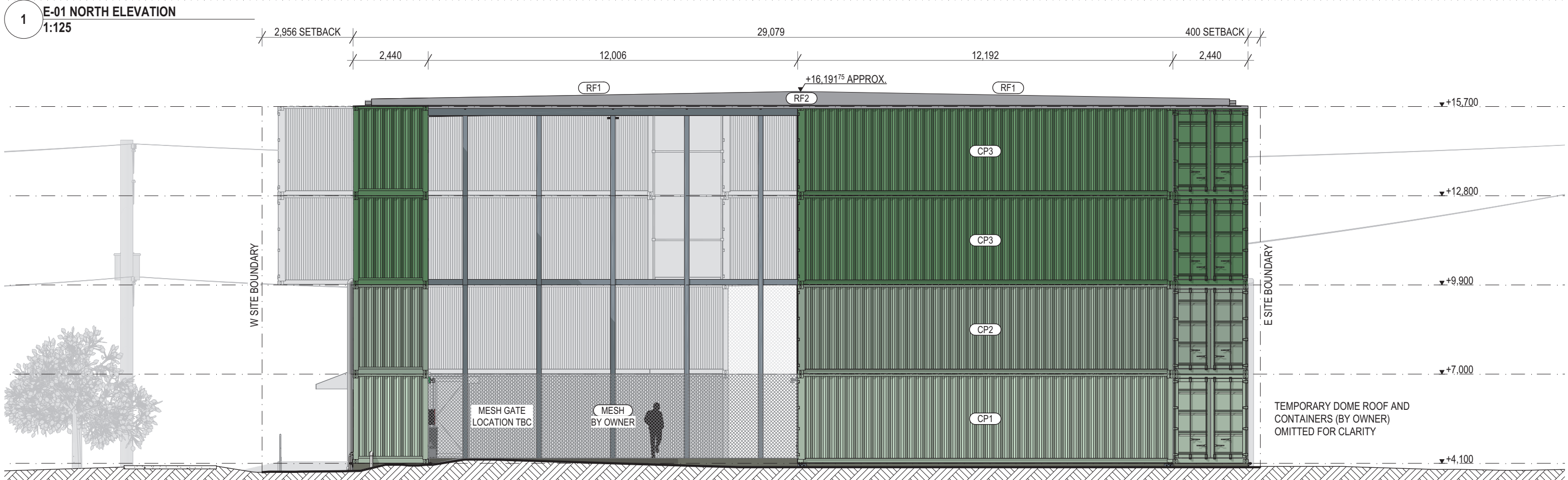


AMENDED IN RED

By: Chris Hinton

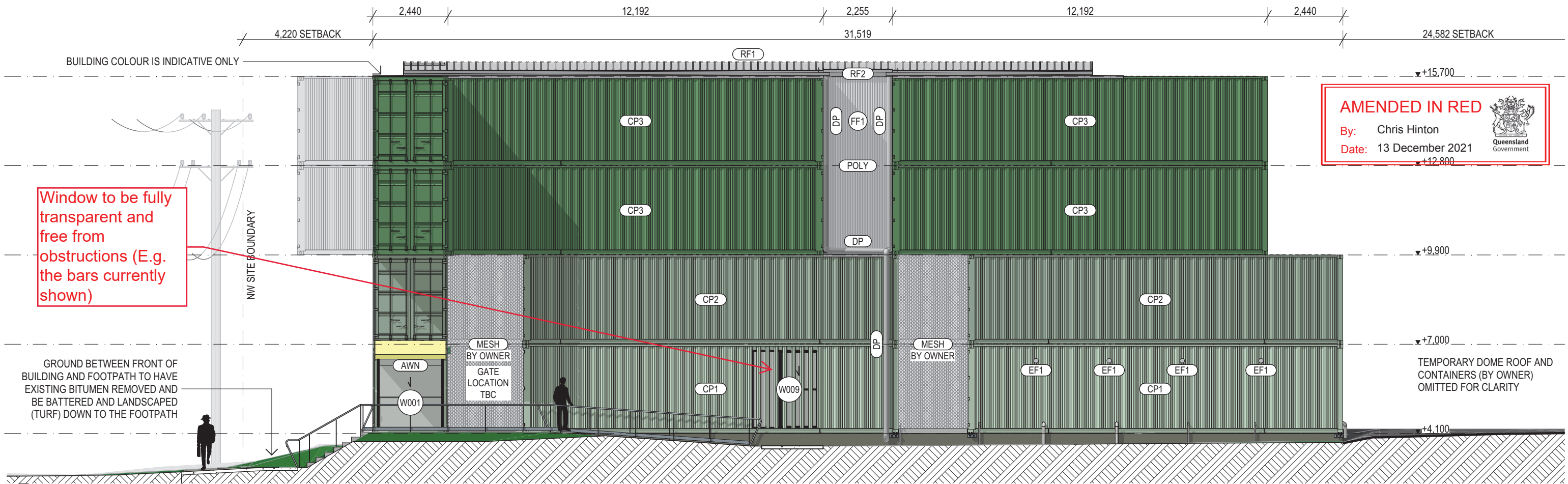
Date: 13 December 2021

Queensland Government



1 E-01 NORTH ELEVATION
1:125

2 E-02 SOUTH ELEVATION
1:125



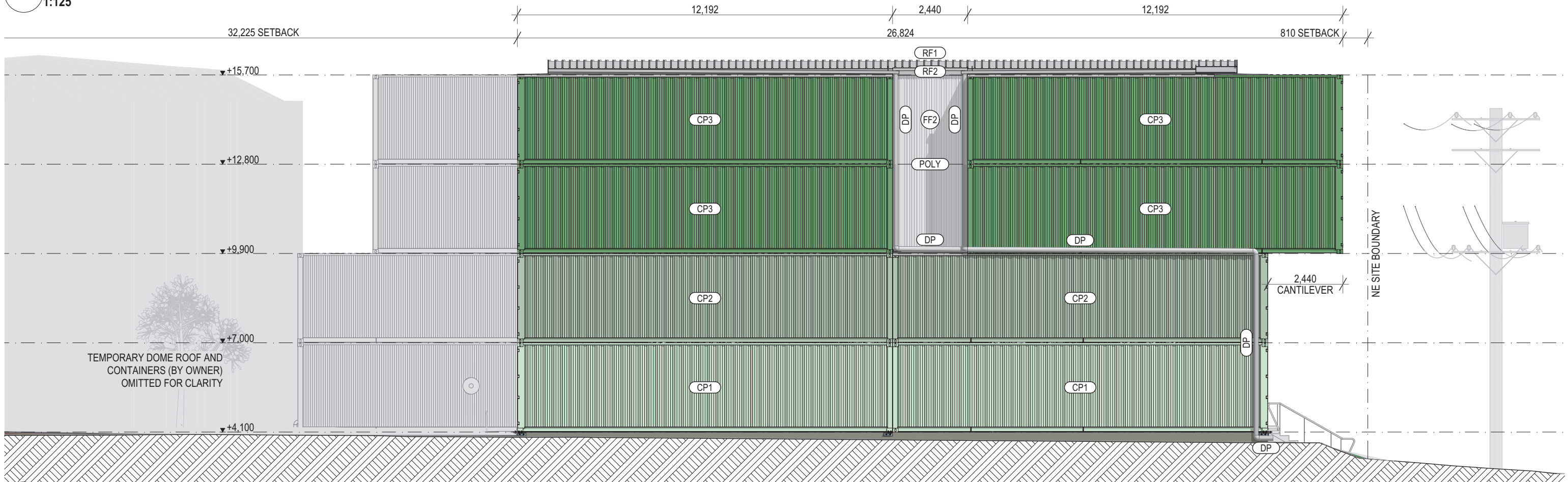
AMENDED IN RED

By: Chris Hinton

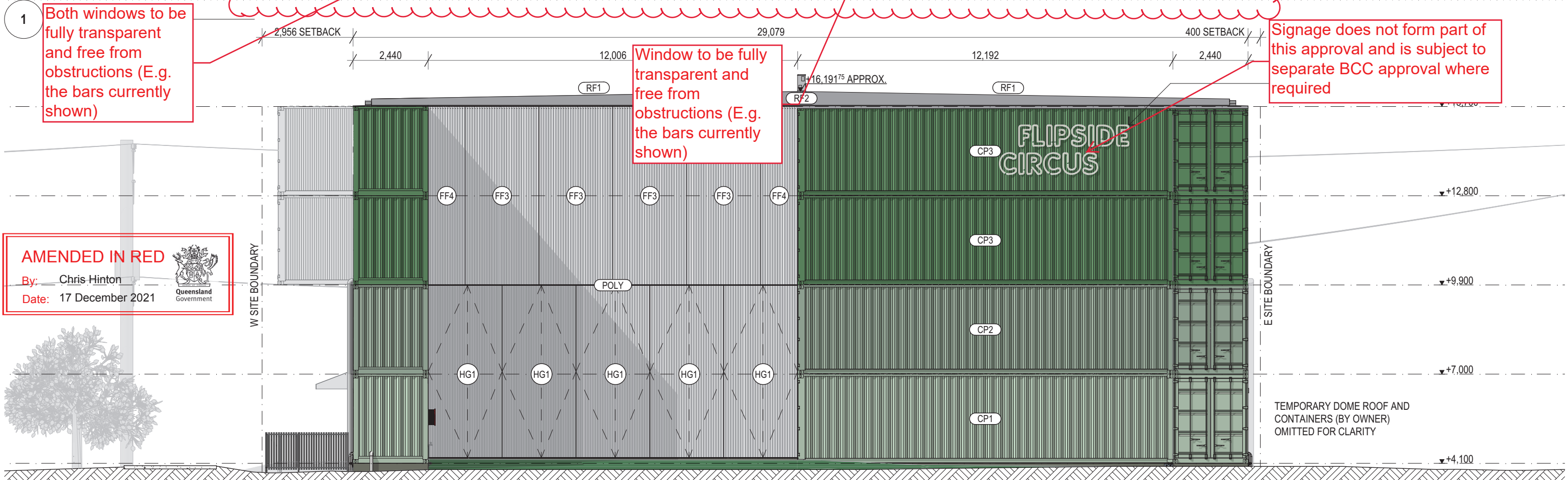
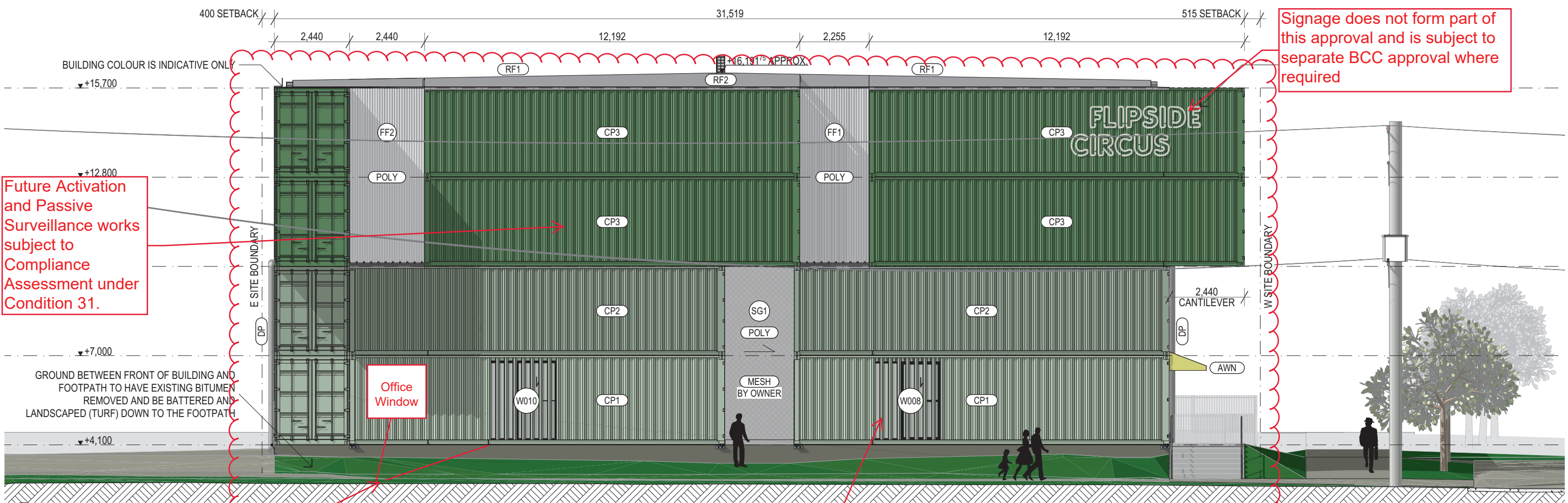
Date: 13 December 2021

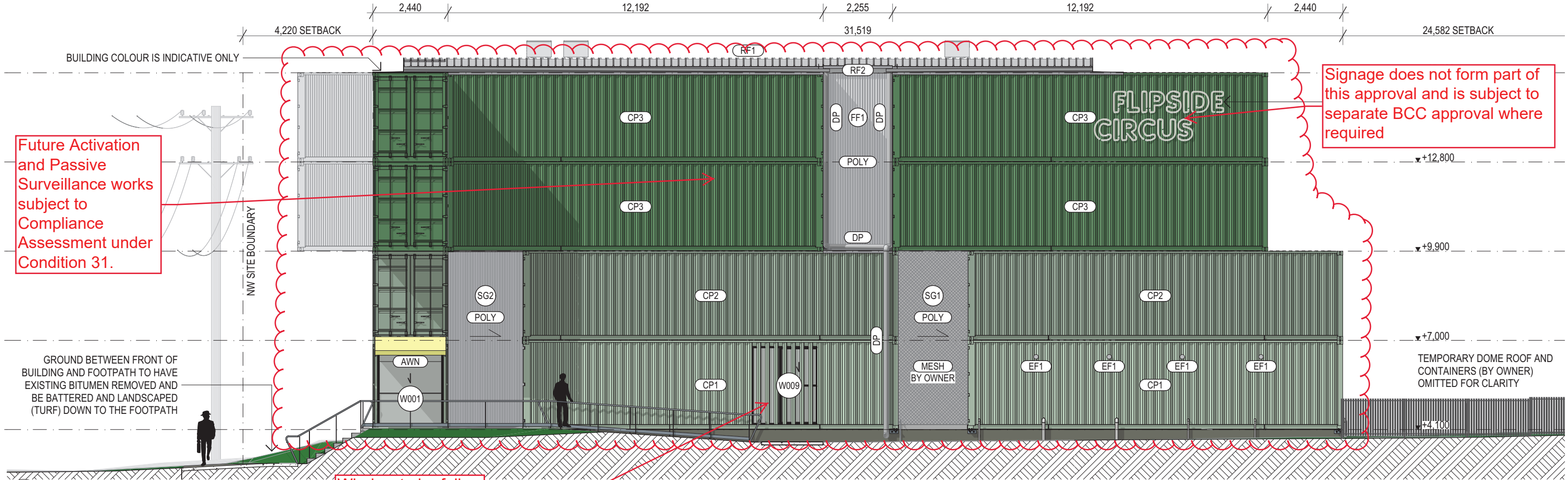
Queensland Government

1 **E-03 WEST ELEVATION**
1:125



2 **E-04 EAST ELEVATION**
1:125





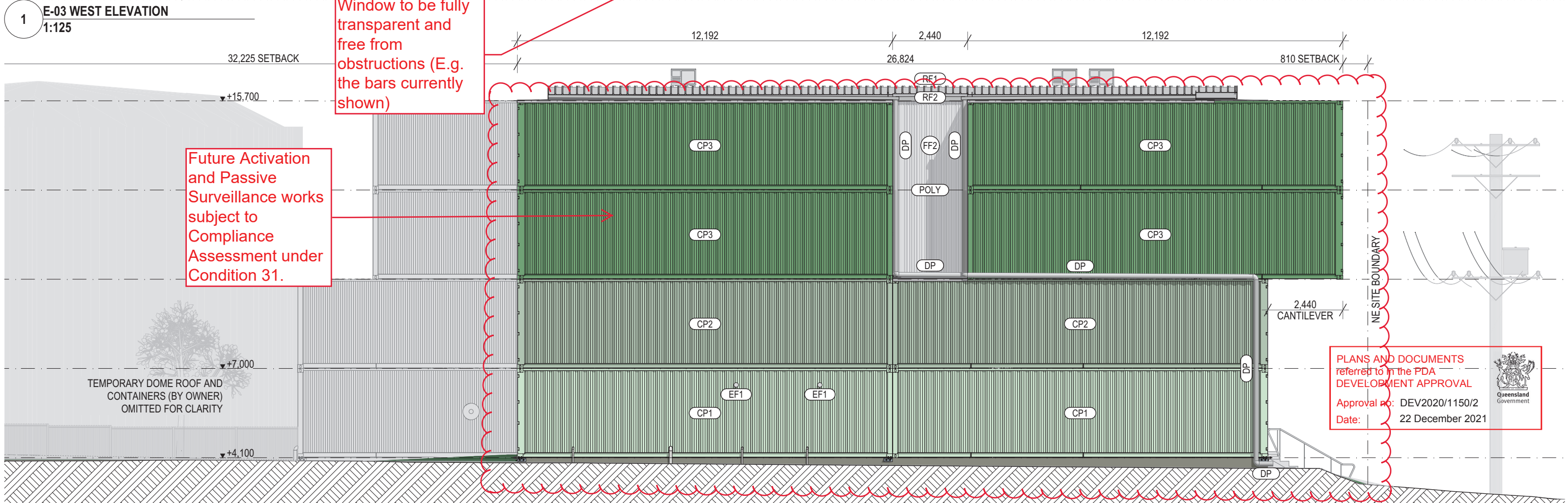
Future Activation and Passive Surveillance works subject to Compliance Assessment under Condition 31.

Signage does not form part of this approval and is subject to separate BCC approval where required

1 E-03 WEST ELEVATION
1:125

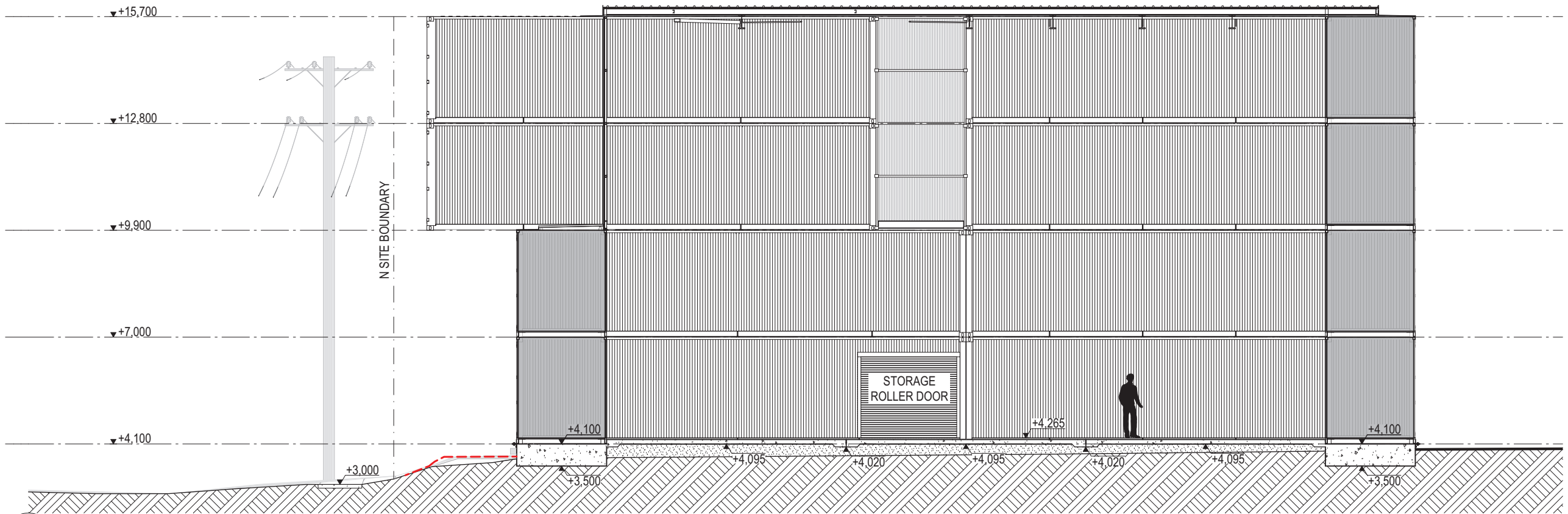
Window to be fully transparent and free from obstructions (E.g. the bars currently shown)

Future Activation and Passive Surveillance works subject to Compliance Assessment under Condition 31.



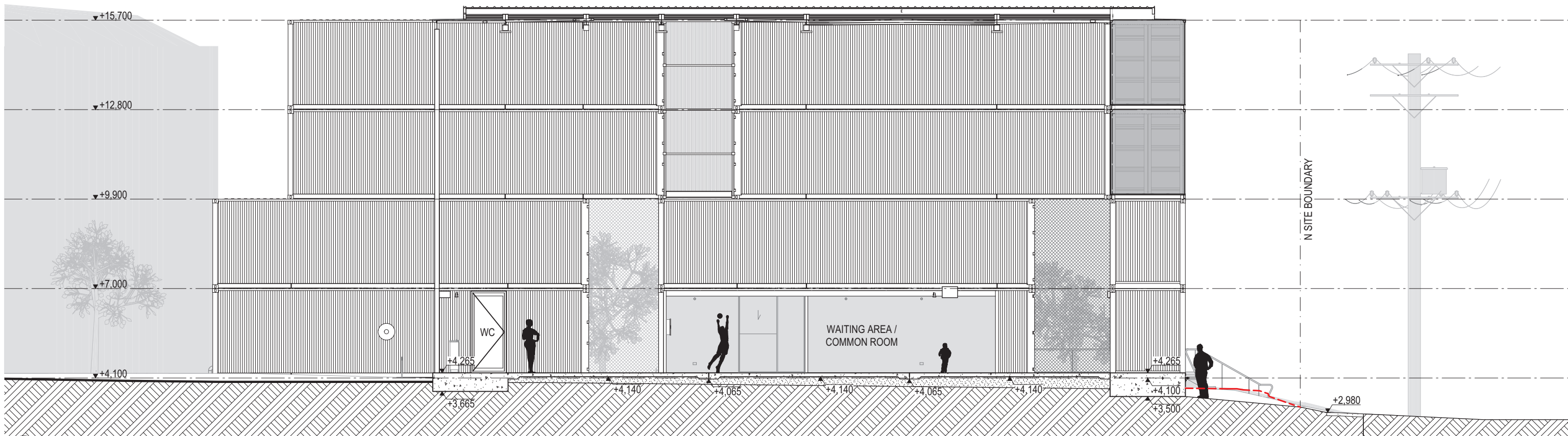
2 E-04 EAST ELEVATION
1:125

PLANS AND DOCUMENTS referred to in the PDA DEVELOPMENT APPROVAL
Approval no: DEV2020/1150/2
Date: 22 December 2021

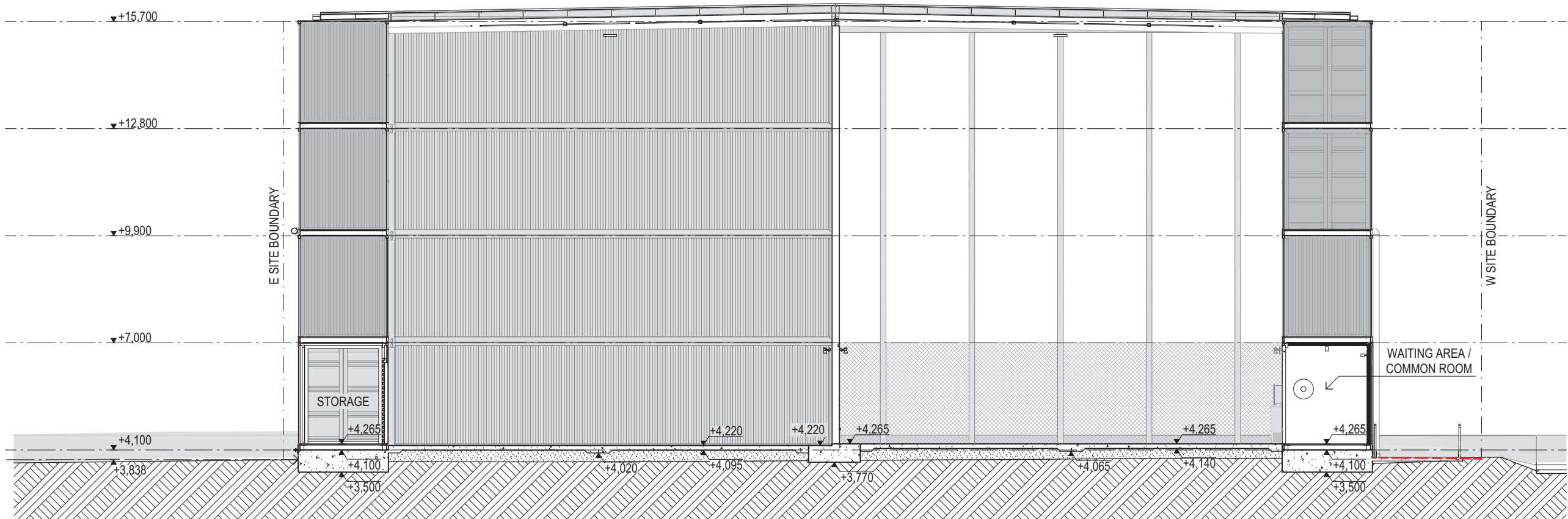


1 S-01 SECTION
1:125

- NOTES:**
1. EXISTING BITUMEN SURFACE SHALL BE REMOVED ACROSS NORTHERN PORTION OF SITE AS PART OF STAGE 1 WORKS. BITUMEN SURFACE ACROSS SOUTHERN (REAR YARD) PORTION OF SITE TO BE REMOVED AS PART OF STAGE 2 LANDSCAPING WORKS BY OWNER.
 2. MEASURE AS-BUILT FLOOR LEVEL OF CONTAINERS PRIOR TO CONSTRUCTION. UPPER INTERNAL SLAB LEVEL (NOTED AS +4,265) SHALL MATCH CONTAINER FLOOR LEVEL.
 3. LOWER INTERNAL SLAB (NOTED AS +4,220) SHALL BE 45mm BELOW UPPER SLAB TO ACCOMODATE 45mm THICK TRAINING FLOOR SUPPLIED AND INSTALLED BY OWNER.
 4. RED DASHED LINE INDICATES LEVEL OF ORIGINAL GROUND WHERE GROUND HAS BEEN ALTERED. REFER EARTHWORKS PLAN AND SECTIONS FOR MORE INFORMATION.
 5. ALL INFORMATION SHOWN OUTSIDE OF SITE BOUNDARIES IS INDICATIVE AND HAS BEEN PROVIDED FOR CONTEXT ONLY. POSITIONS OF FEATURES SHOWN SHOULD BE CONFIRMED BY FIELD SURVEY.
 6. ALL WORKS SHOWN OUTSIDE OF SITE BOUNDARIES, INCLUDING ON ADJACENT EASEMENT, ARE BY OTHERS AND ARE INDICATIVE ONLY.



2 S-02 SECTION
1:125

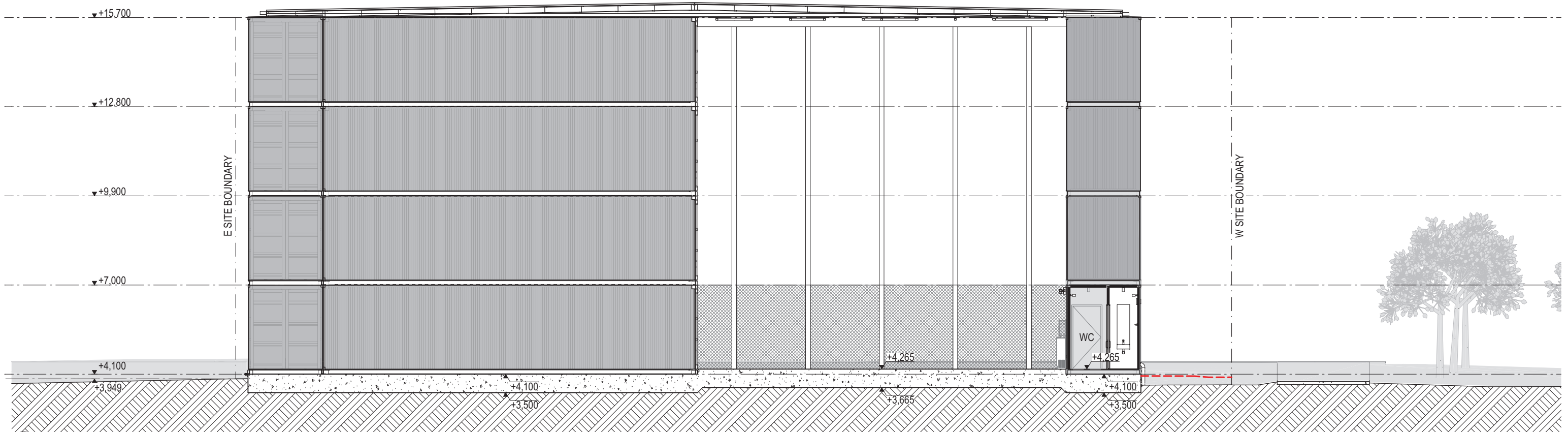


1

S-03 SECTION
1:125

NOTES:

1. EXISTING BITUMEN SURFACE SHALL BE REMOVED ACROSS NORTHERN PORTION OF SITE AS PART OF STAGE 1 WORKS. BITUMEN SURFACE ACROSS SOUTHERN (REAR YARD) PORTION OF SITE TO BE REMOVED AS PART OF STAGE 2 LANDSCAPING WORKS BY OWNER.
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3. LOWER INTERNAL SLAB (NOTED AS +4,220) SHALL BE 45mm BELOW UPPER SLAB TO ACCOMMODATE 45mm THICK TRAINING FLOOR SUPPLIED AND INSTALLED BY OWNER.
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5. ALL INFORMATION SHOWN OUTSIDE OF SITE BOUNDARIES IS INDICATIVE AND HAS BEEN PROVIDED FOR CONTEXT ONLY. POSITIONS OF FEATURES SHOWN SHOULD BE CONFIRMED BY FIELD SURVEY.
6. ALL WORKS SHOWN OUTSIDE OF SITE BOUNDARIES, INCLUDING ON ADJACENT EASEMENT, ARE BY OTHERS AND ARE INDICATIVE ONLY.



2

S-04 SECTION
1:125

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2020/1150/2
Date: 22 December 2021



SCALE: 1:125 @ A3
DATE PLOTTED:
Wednesday, 1 December
2021

DRAWING No. 4001
ISSUE DD16

blok

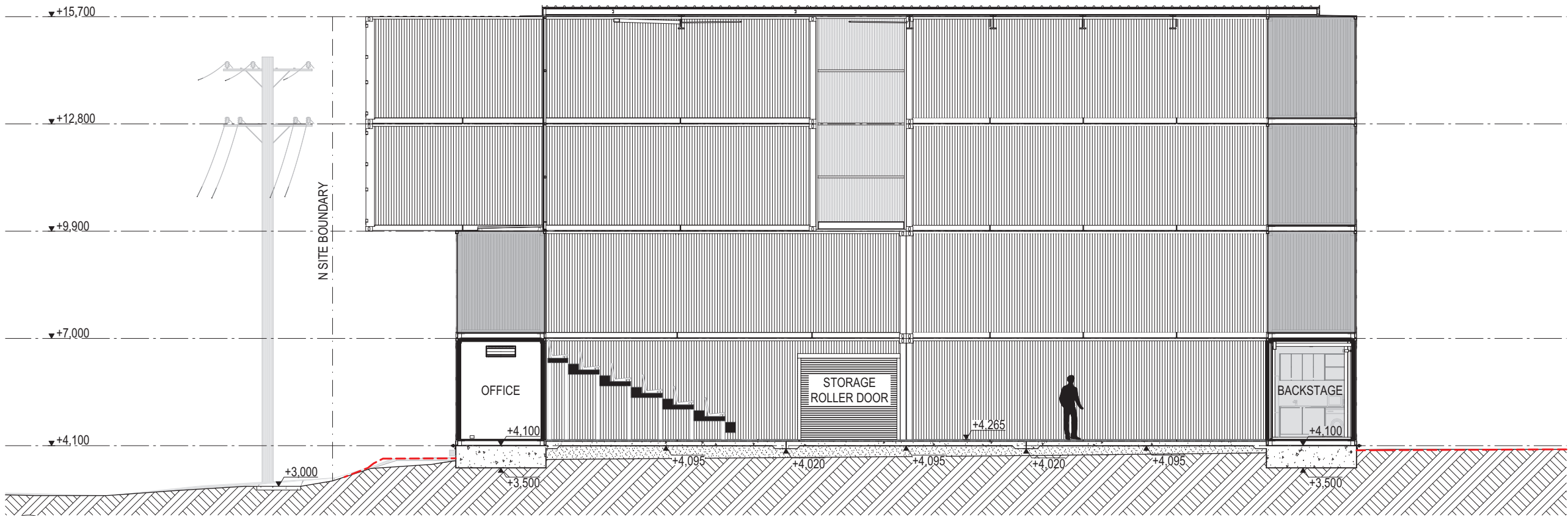
FLIPSIDE CIRCUS NORTHSORE

REV	ID	BY	DESCRIPTION	DATE
DD09			ISSUED FOR CONTRACT	30/09/2021
DD11			ISSUED FOR DA	21/10/2021
DD12			ISSUED FOR CONTRACT	21/10/2021
DD16			STAGING PLANS ISSUED FOR DA	1/12/2021



PROJECT
1806

DRAWING
SECTIONS S-03 & S-04 - STAGE 1

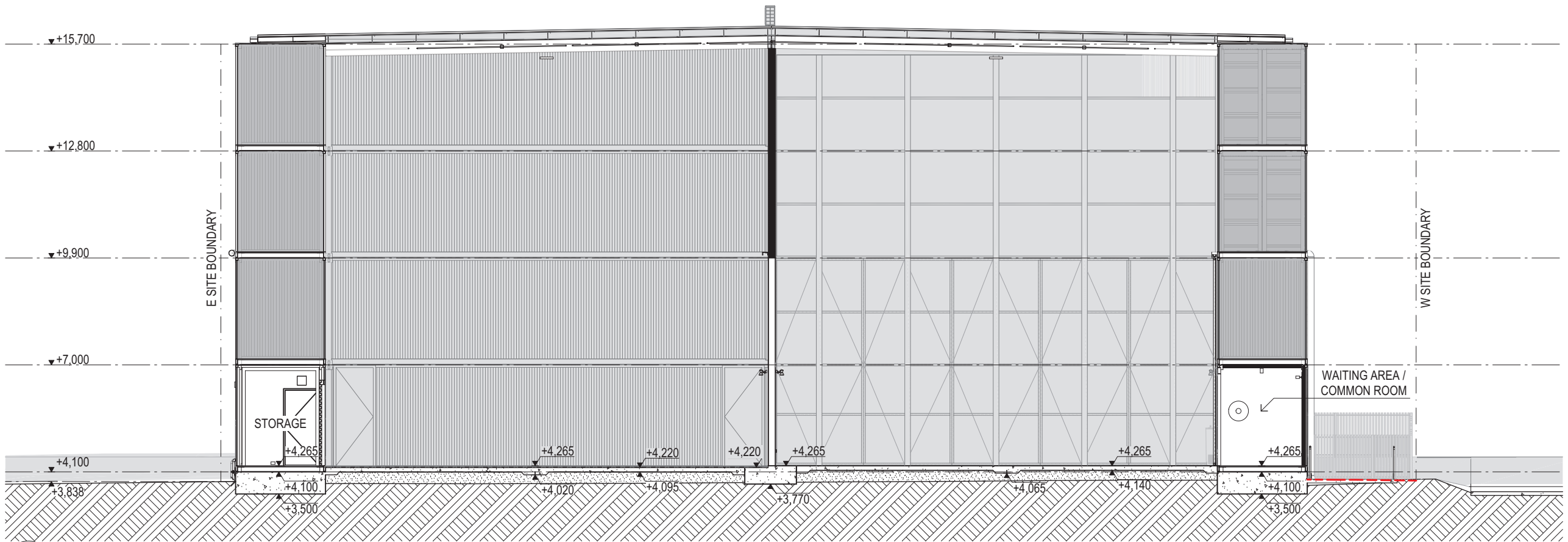


1 S-01 SECTION
1:125

- NOTES:**
1. EXISTING BITUMEN SURFACE SHALL BE REMOVED ACROSS ENTIRE SITE. BITUMEN SURFACE ACROSS SOUTHERN (REAR YARD) PORTION OF SITE TO BE REMOVED AS PART OF STAGE 2 LANDSCAPING WORKS BY OWNER.
 2. MEASURE AS-BUILT FLOOR LEVEL OF CONTAINERS PRIOR TO CONSTRUCTION. UPPER INTERNAL SLAB LEVEL (NOTED AS +4,265) SHALL MATCH CONTAINER FLOOR LEVEL.
 3. LOWER INTERNAL SLAB (NOTED AS +4,220) SHALL BE 45mm BELOW UPPER SLAB TO ACCOMMODATE 45mm THICK TRAINING FLOOR SUPPLIED AND INSTALLED BY OWNER.
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 6. ALL WORKS SHOWN OUTSIDE OF SITE BOUNDARIES, INCLUDING ON ADJACENT EASEMENT, ARE BY OTHERS AND ARE INDICATIVE ONLY.

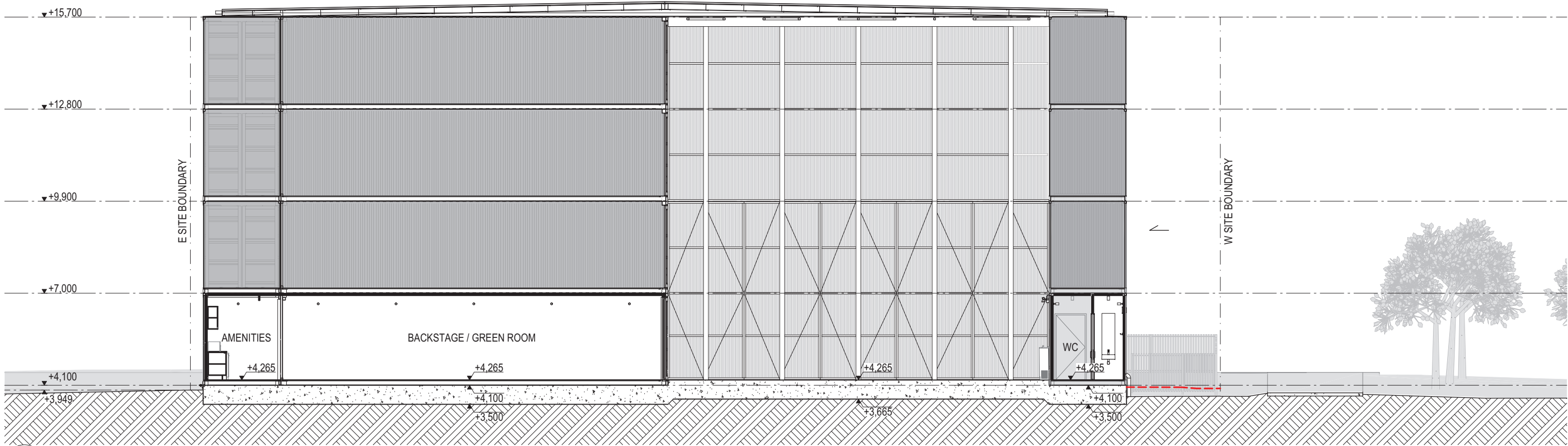


2 S-02 SECTION
1:125



1 **S-03 SECTION**
1:125

- NOTES:**
1. EXISTING BITUMEN SURFACE SHALL BE REMOVED ACROSS ENTIRE SITE. BITUMEN SURFACE ACROSS SOUTHERN (REAR YARD) PORTION OF SITE TO BE REMOVED AS PART OF STAGE 2 LANDSCAPING WORKS BY OWNER.
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2 **S-04 SECTION**
1:125

AMENDED IN RED

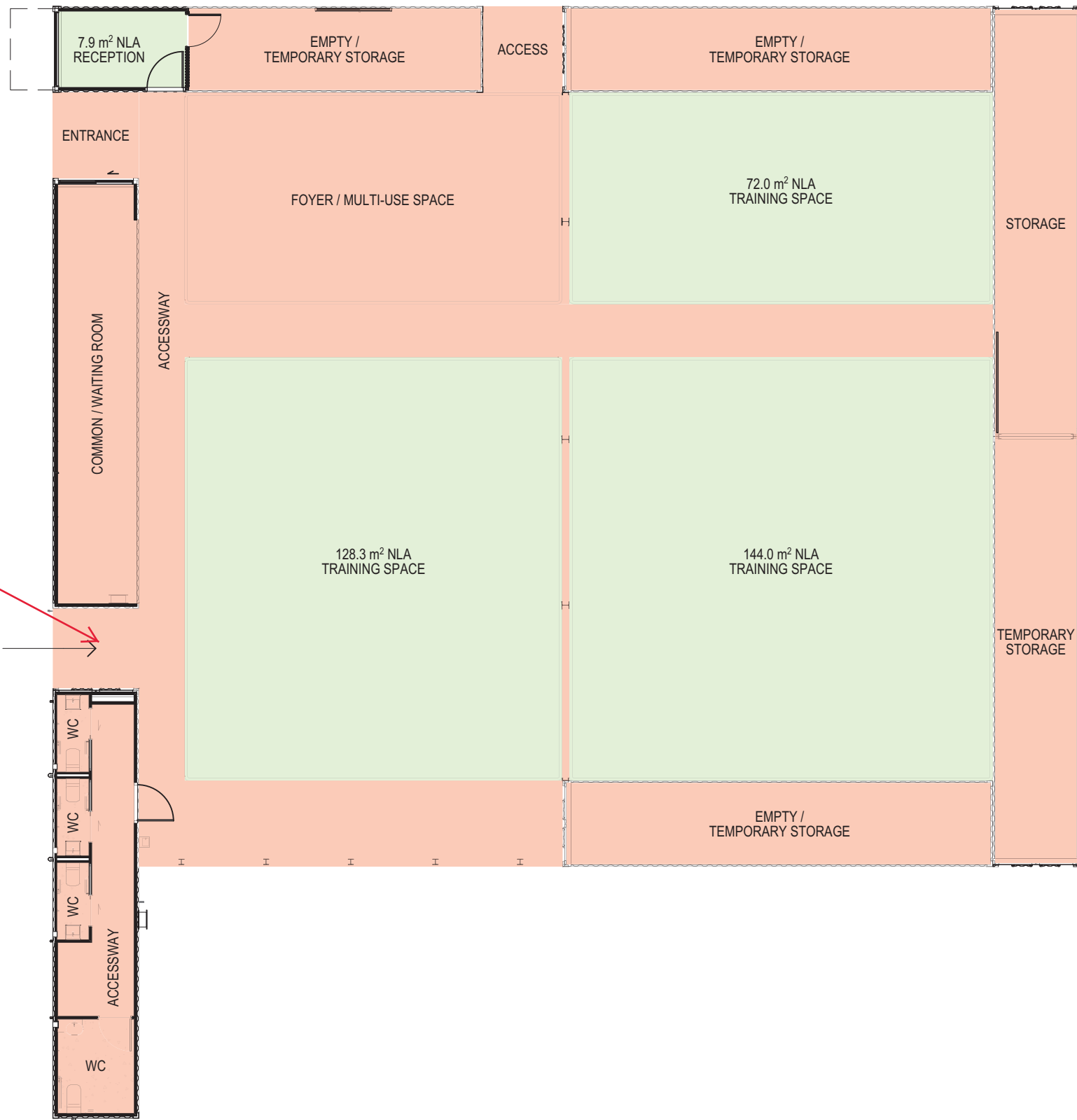
By: Chris Hinton

Date: 13 December 2021



Bicycle parking to be provided in Stage 1 in accordance with approved plan 'End of Trip Plan - Stage 2' prepared by Blok (Drawing 2003, Issue DD16, dated 1 December 2021 (Amended in Red 13 December 2021))

REFER DRAWING 2003, END OF TRIP PLAN - STAGE 2, FOR MORE INFORMATION ON END OF TRIP BICYCLE PARKING



NOTES:

1. NORTHSHORE HAMILTON DEVELOPMENT SCHEME, SECTION 3.8 END OF TRIP FACILITIES:
END OF TRIP FACILITIES FOR PEDESTRIANS AND CYCLISTS ARE TO BE PROVIDED AS PART OF DEVELOPMENT FOR NON-RESIDENTIAL USES INCLUDING SECURE, UNDERCOVER BICYCLE STORAGE FACILITIES, SHOWERS AND LOCKERS. SUCH FACILITIES ARE TO BE PROVIDED TO A STANDARD CONSISTENT WITH AS2890.3.
BICYCLE FACILITY TARGETS FOR SITES OTHER THAN APARTMENTS ARE:
- **WORKERS** TO HAVE SECURE SPACE PER 200M² NLA ACCORDING TO AS2890.3
- **VISITORS** TO HAVE SECURE SPACE PER 1000M² NLA ACCORDING TO AS2890.3

2. END OF TRIP BICYCLE PARKING FORMS PART OF STAGE 2 WORKS BY OWNER.

3. OTHER REQUIRED END OF TRIP FACILITIES INCLUDING SHOWER AND LOCKERS FORM PART OF STAGE 2 WORKS.

NLA NOTES:

STAGE 1 NLA: 344.30 m²

1. THE NET LETTABLE AREA (NLA) OF THE BUILDING IS CALCULATED BY TAKING MEASUREMENTS FROM THE INTERNAL FINISHES OF PERMANENT INTERNAL WALLS AND DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS.

2. INCLUDED IN THE NLA CALCULATION ARE:
- AREAS THAT ARE FOR THE EXCLUSIVE USE OF THE OCCUPIERS OF THE BUILDING.

3. EXCLUDED FROM THE NLA CALCULATION ARE:
- COMMUNAL, SHARED, AND PUBLIC AREAS THAT ARE NOT FOR THE EXCLUSIVE USE OF THE OCCUPIERS OF THE BUILDING.
- SERVICE AREAS THAT ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING, SUCH AS STORAGE AREAS, TOILETS, AND ACCESSWAYS.
- AREAS DEDICATED AS PUBLIC SPACES OR THOROUGHFARES SUCH AS FOYERS OR ATRIA.

NLA KEY:

- AREAS INCLUDED IN NLA TOTAL
- AREAS EXCLUDED FROM NLA TOTAL

1

END OF TRIP / NLA PLAN
1:150

blok

FLIPSIDE CIRCUS NORTHSHORE

REV	ID	BY	DESCRIPTION	DATE
DD16			STAGING PLANS ISSUED FOR DA	1/12/2021



PROJECT
1806

DRAWING
END OF TRIP PLAN - STAGE 1

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

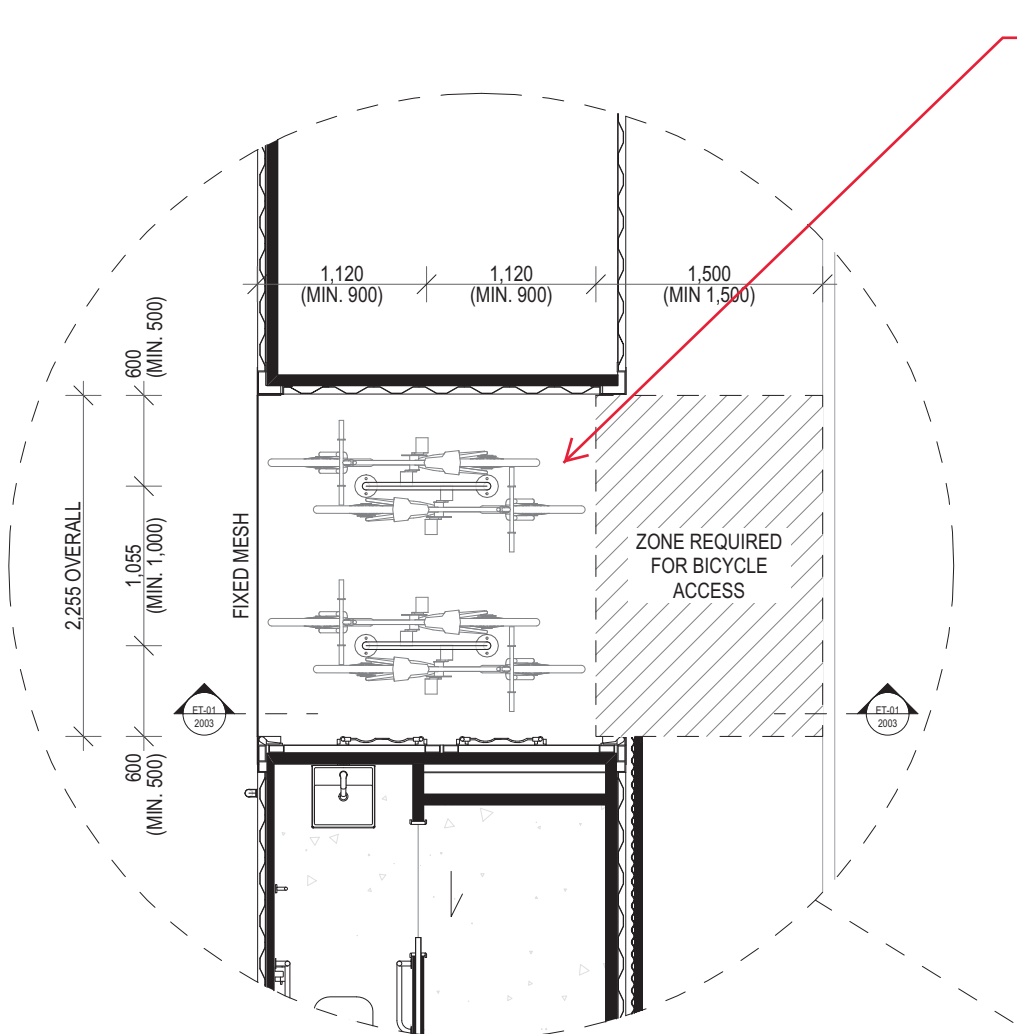
Approval no: DEV2020/1150/2
Date: 22 December 2021



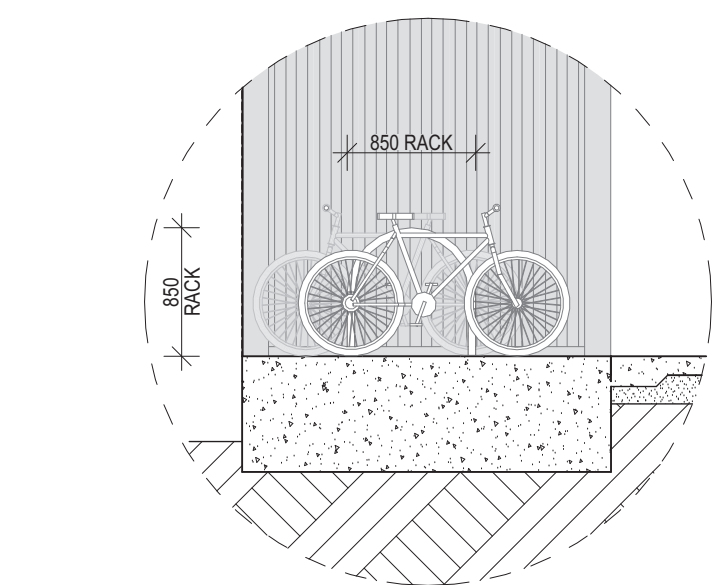
SCALE: 1:150 @ A3
DATE PLOTTED:
Wednesday, 1 December 2021

DRAWING No.
2002

ISSUE
DD16

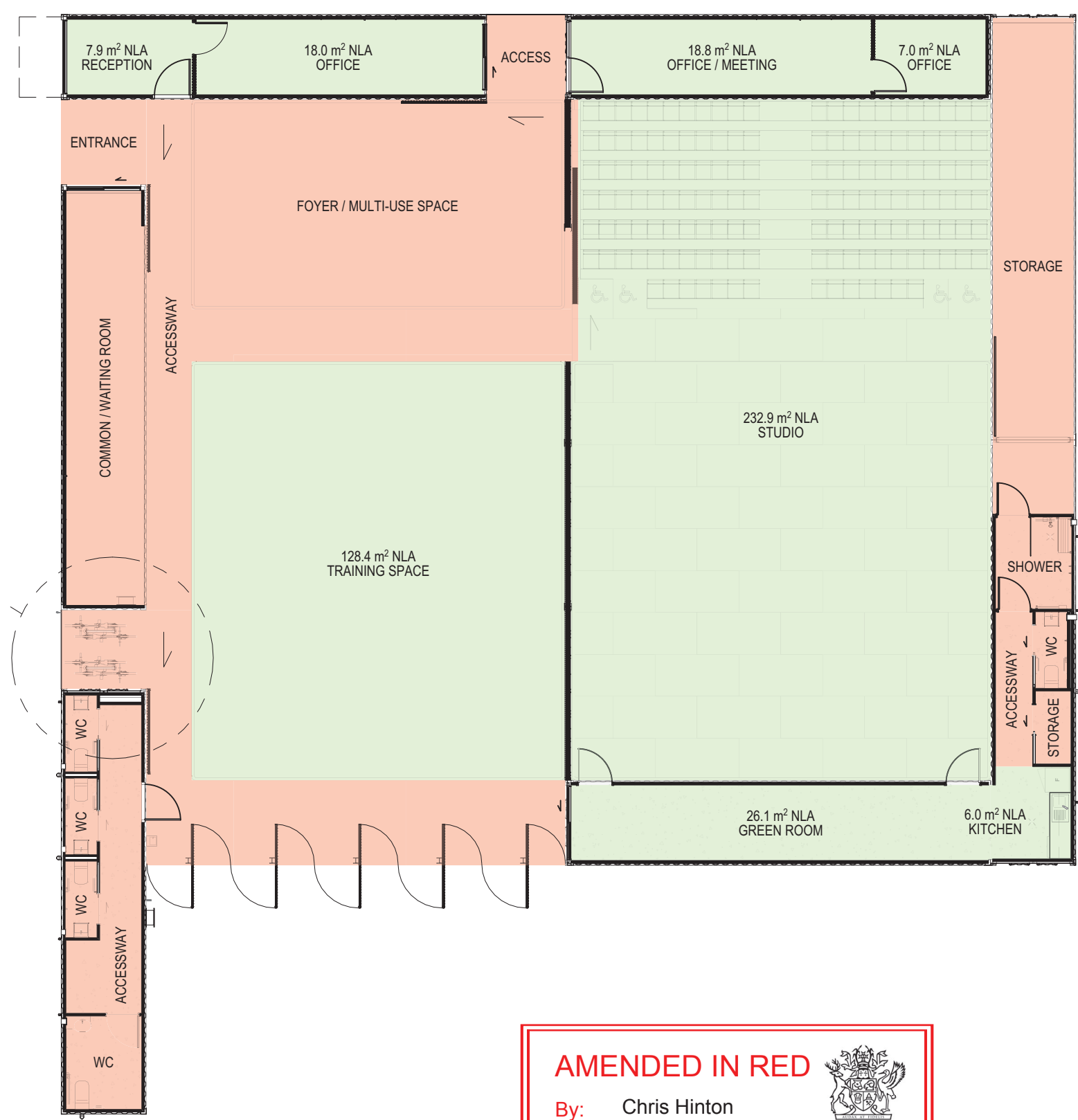


2 BICYCLE PARKING DETAIL PLAN
1:50



3 ET-01 BICYCLE PARKING DETAIL SECTION
1:50

To be delivered in Stage 1



1 END OF TRIP / NLA PLAN
1:150

AMENDED IN RED

By: Chris Hinton
Date: 13 December 2021

Queensland Government

- NOTES:**
- 1. NORTHSHORE HAMILTON DEVELOPMENT SCHEME, SECTION 3.8 END OF TRIP FACILITIES:** END OF TRIP FACILITIES FOR PEDESTRIANS AND CYCLISTS ARE TO BE PROVIDED AS PART OF DEVELOPMENT FOR NON-RESIDENTIAL USES INCLUDING SECURE, UNDERCOVER BICYCLE STORAGE FACILITIES, SHOWERS AND LOCKERS. SUCH FACILITIES ARE TO BE PROVIDED TO A STANDARD CONSISTENT WITH AS2890.3. BICYCLE FACILITY TARGETS FOR SITES OTHER THAN APARTMENTS ARE:
- **WORKERS** TO HAVE SECURE SPACE PER 200M² NLA ACCORDING TO AS2890.3
- **VISITORS** TO HAVE SECURE SPACE PER 1000M² NLA ACCORDING TO AS2890.3
 - 2. THE FOLLOWING SECURE, UNDERCOVER BICYCLE FACILITIES HAVE BEEN PROVIDED IN ACCORDANCE WITH AS2890.3 AND NORTHSHORE HAMILTON DEVELOPMENT SCHEME, SECTION 3.8:**
- 3 x **WORKER SPACES** (1 PER 200m² NLA)
- 1 x **VISITOR SPACE** (1 PER 1000m² NLA)
 - 3. BICYCLE PARKING FORMS PART OF Stage 1 WORKS BY OWNER.**
 - 4. OTHER REQUIRED END OF TRIP FACILITIES INCLUDING SHOWER AND LOCKERS FORM PART OF STAGE 2 WORKS.**
 - 5. BICYCLE PARKING RAILS ARE INDICATED AS CORA BIKE RACKS, CBR2B BIKE PARKING RAIL WITH BASE PLATE SURFACE MOUNT FIX FOR 2 BIKES, GALVANISED FINISH.**

- NLA NOTES:**
- NLA TOTAL: 445.10 m²**
- 1. THE NET LETTABLE AREA (NLA) OF THE BUILDING IS CALCULATED BY TAKING MEASUREMENTS FROM THE INTERNAL FINISHES OF PERMANENT INTERNAL WALLS AND DOMINANT PORTIONS OF THE PERMANENT OUTER BUILDING WALLS.**
 - 2. INCLUDED IN THE NLA CALCULATION ARE:**
- AREAS THAT ARE FOR THE EXCLUSIVE USE OF THE OCCUPIERS OF THE BUILDING.
 - 3. EXCLUDED FROM THE NLA CALCULATION ARE:**
- COMMUNAL, SHARED, AND PUBLIC AREAS THAT ARE NOT FOR THE EXCLUSIVE USE OF THE OCCUPIERS OF THE BUILDING.
- SERVICE AREAS THAT ARE PROVIDED AS STANDARD FACILITIES IN THE BUILDING, SUCH AS STORAGE AREAS, TOILETS, AND ACCESSWAYS.
- AREAS DEDICATED AS PUBLIC SPACES OR THOROUGHFARES SUCH AS FOYERS OR ATRIA.
- NLA KEY:**
- AREAS INCLUDED IN NLA TOTAL
 - AREAS EXCLUDED FROM NLA TOTAL