

3 Commercial Circuit Flagstone

Traffic Impact Assessment

Centre Store Properties Trust

20 December 2021

PLANS AND DOCUMENTS
referred to in the PDA
DEVELOPMENT APPROVAL

Approval no: DEV2021/1226

Date: 1/04/2022



Gold Coast

Suite 26, 58 Riverwalk Avenue
Robina QLD 4226
P: (07) 5562 5377

Brisbane

Level 2, 428 Upper Edward Street
Spring Hill QLD 4000
P: (07) 3831 4442

Sydney

Studio 203, 3 Gladstone Street
Newtown NSW 2042
P: (02) 9557 6202

W: www.bitziosconsulting.com.au

E: admin@bitziosconsulting.com.au

Copyright in the information and data in this document is the property of Bitzios Consulting. This document and its information and data is for the use of the authorised recipient and this document may not be used, copied or reproduced in whole or in part for any purpose other than for which it was supplied by Bitzios Consulting. Bitzios Consulting makes no representation, undertakes no duty and accepts no responsibility to any third party who may use or rely upon this document or its information and data.

Document Issue History

Report File Name	Prepared	Reviewed	Issued	Date	Issued to
P5356.001R 3 Commercial Circuit Flagstone TIA	B. Chui	M. Davidson	M. Davidson	01/10/2021	Samuel Hutchinson via email at esamuel.h@dtsgld.com.au
P5356.002R 3 Commercial Circuit Flagstone TIA	B. Chui	M. Davidson	M. Davidson	20/12/2021	Samuel Hutchinson via email at esamuel.h@dtsgld.com.au

CONTENTS

	Page
1. INTRODUCTION	1
1.1 Background	1
1.2 Development Details	1
1.3 Scope of Works	1
1.4 EDQ's Information Request	2
2. EXISTING CONDITIONS	3
2.1 Road Network	3
2.2 Alternative Transport	3
3. TRAFFIC DESIGN REVIEW	4
3.1 Access Review	4
3.1.1 Overview	4
3.1.2 Configuration	4
3.1.3 Location	4
3.1.4 Queueing	5
3.2 Site Layout	5
3.3 Car Parking Provision	5
3.3.1 Overview	5
3.3.2 SAP Code Parking Requirements	6
3.4 Servicing	6
3.4.1 Overview	6
3.4.2 Showroom	7
3.4.3 Storage / Office	7
3.4.4 Summary	7
4. TRAFFIC ASSESSMENT	8
4.1 Traffic Generation	8
4.2 Qualitative Assessment	8
5. SUMMARY	9

Tables

Table 1.1:	Information Request Items
Table 2.1:	Key Roads
Table 2.2:	Key Intersections
Table 3.1:	Driveway Configuration Review
Table 3.2:	Site Layout Review
Table 3.3:	Car Parking Provision Review
Table 3.4:	Service Vehicle Requirements
Table 4.1:	Trip Generation Rate
Table 4.2:	Directional Splits
Table 4.3:	Estimated Traffic Demands

Figures

Figure 2.1:	Road Network
Figure 3.1:	Access Arrangement

Appendices

Appendix A:	Proposed Development Plans
Appendix B:	EDQ Information Request
Appendix C:	Swept Path Diagrams

1. INTRODUCTION

1.1 Background

Bitzios Consulting has been engaged by Centre Store Properties Trust to prepare a traffic impact assessment (TIA) for a proposed self-storage / showroom development to be located at 3 Commercial Circuit, Flagstone (subject site). The subject site is formally described as Lot 25024/SP311389 and is located within the Logan City Council (Council) LGA and within the Greater Flagstone Priority Development Area (PDA) under the jurisdiction of Economic Development Queensland (EDQ).

1.2 Development Details

Key traffic engineering related elements of the proposed development are outlined below:

- **Yield:**
 - Self Storage: 6,974m² Gross Floor Area (GFA) plus ancillary Office of 126m² GFA
 - Showroom: 589m² GFA within a standalone building
- **Access:** via proposed all movements driveway to Commercial Circuit
- **Parking:** 37 car parking bays including two (2) PWD bays
- **Servicing:** On-site serving for Heavy Rigid Vehicle (HRV) and Refuse Collection Vehicles (RCV).

A copy of the development plans is included at **Appendix A**.

1.3 Scope of Works

The scope of this Traffic Impact Assessment (TIA) included the following tasks:

- Reviewing the proposed site access arrangement against Council's 'Servicing, Access and Parking Code' (SAP Code) and relevant Australian Standards (AS2890)
- Reviewing the car parking provisions Council's SAP Code and relevant industry research regarding typical parking demand at self-storage developments
- Reviewing the proposed site layout against Council's SAP Code and AS2890
- Reviewing the ability for the proposed design vehicle to access and manoeuvre within the site, including preparing swept paths using AutoTURN software
- Estimating potential peak hour traffic demands generated by the development and undertaking a qualitative assessment of potential development related traffic impacts.

1.4 EDQ's Information Request

On 22nd November 2021 Economic Development Queensland (EDQ) issued a Further Issues Letter regarding the subject development. Table 1.1 presents the relevant items and brief responses, which are expanded on within the body of the report. A copy of the letter is included at **Appendix B**.

Table 1.1: Information Request Items

ID	Item	Reference Section
5i	Update trip generation rates based on Showroom use rather than shop	The Retail Use has been adopted as Showroom for the calculation of parking demands and traffic generation. Refer to Section 3.3 and 4.1 for further details.
5ii	Update GFAs of proposed uses consistently with Architectural Plans	This has been updated accordingly. Refer to Appendix A .
5iv	Provide a driveway Type B flare (general wide flayed) to meet requirements of IPWEA RS-051 as recommended in section 3.1.2 of the TIA	A compliant 8.0m wide Type B driveway has been proposed and shown on plans. Refer to Section 3.1 for further details.
5v	Relocate driveway further west along Commercial Circuit to ensure that flares are clear of existing parking and vegetation along the site's frontage, as recommended in section 3.1.2 of the TIA	The driveway location has been revised and shifted ~3m west to ensure that it is clear of existing parking and vegetation on Commercial Circuit. Refer to Section 3.1 and Appendix C for further details.
5vi	Provide a shared zone for the proposed PWD parking bay near the retail use in accordance with AS2890.6 as recommended in section 32 of the TIA	A compliant PWD bay and shared zone has been provided for the Retail Use. Refer to Section 3.2 for further details.
5vii	Provide car parking rates in accordance with Logan City Council's (Council) Services and Parking (SAP) Code applying the minimum requirements rather than the Centre Zone for consistency with surrounding approved land uses	The proposed development will provide 37 on-site car parking spaces. This exceeds Council's standard minimum and Centre Zone requirements. Refer to Section 3.3 for further details.

2. EXISTING CONDITIONS

2.1 Road Network

Figure 2.1 identifies the key roads surrounding the subject site.



Source: Nearmap

Figure 2.1: Road Network

Table 2.1 includes details of the key roads close to the subject site.

Table 2.1: Key Roads

Road Name	Jurisdiction	Hierarchy	Cross Section	Posted Speed
Commercial Circuit	Council	Local Road	2 lanes, undivided	50km/h
Branson Street	Council	Local Road	2 lanes, undivided	50km/h
Homestead Drive	Council	Urban Arterial Dual Carriageway	4 lanes, divided	60km/h

Table 2.2 provides a summary of the key intersections close to the subject site.

Table 2.2: Key Intersections

ID	Name	Jurisdiction	Intersection Type
1	Commercial Circuit / Branson Street	Council	Roundabout

In summary, the subject site is located within a centre which benefits from convenient access to the higher order road network.

2.2 Alternative Transport

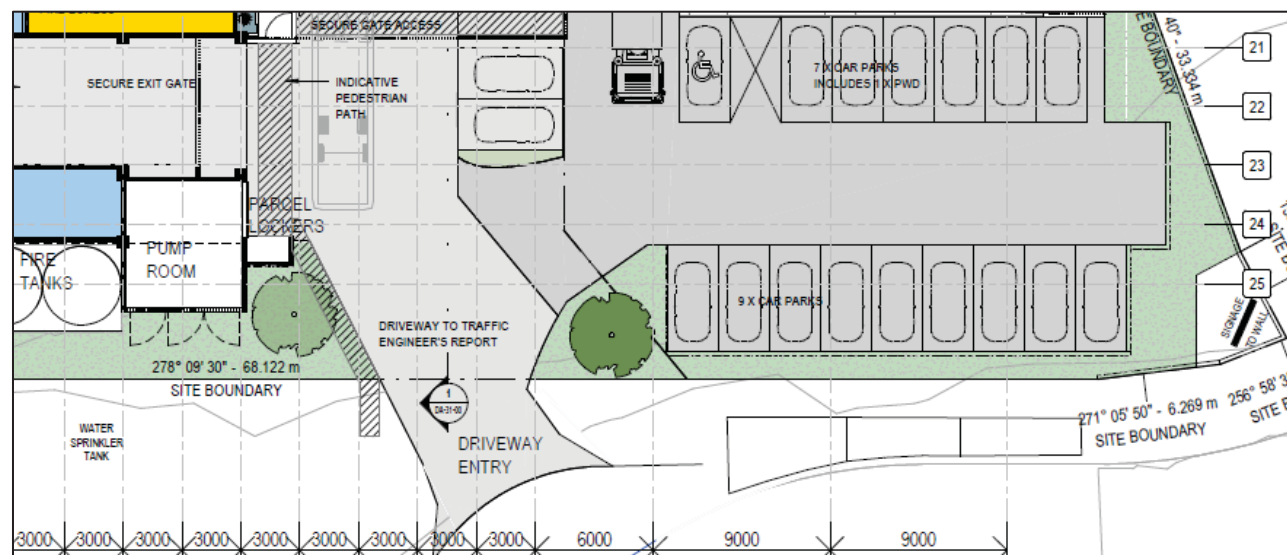
The subject site is located within the Greater Flagstone Priority Development Area which is anticipated to provide approximately 50,000 dwellings to house a population of up to 120,000 people. The Greater Flagstone PDA is to include both active and public transport provisions which will allow alternative transport methods to the site. As such, the site is expected to have a high level of connectivity to active and public transport networks as they develop.

3. TRAFFIC DESIGN REVIEW

3.1 Access Review

3.1.1 Overview

Figure 3.1 illustrates the proposed vehicular site access arrangements.



Source: Ellivo

Figure 3.1: Access Arrangement

A review of the proposed vehicular access arrangement has been undertaken as detailed herein.

3.1.2 Configuration

Table 3.1 summarises our review of the proposed configuration against Council's SAP code and IPWEA Standard Drawing RS-051.

Table 3.1: Driveway Configuration Review

ID	Design Vehicle	Required Configuration	Proposed Configuration
1	Heavy Rigid Vehicle (HRV)	6.5m Type B2	8.0m Type B2

Swept path diagrams have been prepared demonstrating design service vehicle turning movements at the access and are included at **Appendix C**.

In summary the access configuration complies with Council's SAP Code.

3.1.3 Location

The proposed driveway is located ~41m west of the nearby Commercial Circuit / Branson Street roundabout which exceeds the requirements of AS2890.

It is noted that three (3) street parking spaces are located between the proposed access driveway and the roundabout along the site boundary. The proposed driveway will not impact on the existing parking and vegetation along the site's frontage.

In summary, the proposed access location complies with AS2890 requirements.

3.1.4 Queueing

As per AS2890, based on the number of parking spaces accessed, the required queueing for the site is 12m. This is typically measured between the property boundary and the first control point.

The proposed layout provides the following queueing distances:

- 6m between the first control point and the property boundary (1 car)
- ~12m between the first control point and the kerb (2 cars)
- ~16m between first control point and the travel lanes.

Whilst the above provision is below the AS2890 requirements, the proposed queueing provision is considered suitable noting the following:

- One car can store within the site at all times
- The first control point in the internal intersection to the showroom parking area. Inbound vehicles will generally have right of way on the approach to this internal intersection, except for when a vehicle is exiting from the north simultaneously. This likelihood of this occurring is low
- Furthermore, and the likelihood of two vehicles entering (with the front vehicle seeking to turn into the showroom parking area) whilst another vehicle is exiting is considered remote
- As noted in Section 4, the site has relatively low traffic generation (less than two (2) vehicles per minute on average), with the likelihood of more than one vehicle queueing expected to be low
- The site has suitable provision for two (2) vehicles to store clear of the roadway.

In summary, the proposed queueing is considered suitable from a traffic engineering perspective.

3.2 Site Layout

Table 3.2 summarises our review of the site layout against AS2890 requirements.

Table 3.2: Site Layout Review

Design Element	Proposed	AS2890 Requirement	Compliant
Parking Spaces (Staff)	2.4m x 5.4m	2.4m x 5.4m	Yes
Parking Spaces (Visitor)	2.6m x 5.4m	2.6m x 5.4m	Yes
Parking Spaces (PWD)	2.4m x 5.4m with shared zone	2.4m x 5.4m with shared zone	Yes
Two-Way Aisle Width	>6.5m	5.8m	Yes
Height Clearance (Parking Spaces)	>2.5m	General Spaces – 2.2m PWD Spaces – 2.5m	Yes
Height Clearance (Loading Zone)	4.5m	4.5m	Yes

In summary, the parking layout complies with AS2890 requirements.

3.3 Car Parking Provision

3.3.1 Overview

The subject site is located within the Greater Flagstone PDA. As per the Greater Flagstone Urban Development Area Development Scheme (Flagstone Scheme), the subject site is located within the Major Centre Zone. The Flagstone Scheme refers to Council's SAP Code in regard to parking requirements. Based on the location of the site within the Major Centre Zone, the rates in Column 3 of Table 9.4.7.3.2 of Council's SAP Code are applicable.

3.3.2 SAP Code Parking Requirements

As noted in EDQ's Information Request, the Retail Use has been adopted as Showroom for the calculation of parking demands and traffic generation. Furthermore, to address EDQ's concerns, the parking rates have been reviewed against minimum rates as well as the Centre Zone rates.

Table 3.3 summarises the required car parking supply in accordance with Council's SAP Code.

Table 3.3: Car Parking Provision Review

Level	Land Use	GFA	Rate (Column 2 – General Minimum)	Required Spaces	Rate (Column 3 – Centre Zone)	Required Spaces
Ground	Showroom	589m ²	1 space 35m ²	17	1 space 100m ²	6
	Office	126m ²	1 space 20m ²	7	1 space 100m ²	2
	Storage (Warehouse (being a mini-storage establishment))	1,491m ²	1 space per 100 storage units; plus 1 space per employee	11	1 space per 100 storage units; plus 1 space per employee	11
1		2,747m ²				
2		2,736m ²	See Note 1		See Note 1	
TOTAL		7,689m²		35		19

Note 1: It has been conservatively assumed that there will be 734 self storage units based on an approximate size of 10m² per unit. It has also been assumed that there will be three (3) staff on-site, based on the Aurecon Self Storage Facility Traffic and Parking Study, 2009.

The proposed development will provide 37 on-site car parking spaces. This exceeds Council's standard minimum requirements (35 spaces) and Centre Zone requirements (19 spaces).

In summary, the proposed car parking supply exceeds the requirements of Council's SAP Code.

3.4 Servicing

3.4.1 Overview

The proposed development includes three (3) loading bays, two provided with direct access to the Storage and Office uses (both accessible via HRV's) and one provided at the Showroom use.

Table 3.4 outlines service vehicle requirements required by Council's SAP Code.

Table 3.4: Service Vehicle Requirements

Land Use	Required	Proposed
Showroom	HRV	Standalone loading bay (4.0m x 13.5m) suitable for MRV and RCV servicing
Office	MRV	Two (2) loading bays (10.0m x 13.0m) suitable for independent HRV access
Storage (Warehouse (where a mini storage establishment))	HRV	

3.4.2 Showroom

It is noted that the proposed showroom use servicing bay is not suitable to accommodate a HRV. The use of this bay via MRV/RCV vehicles is considered appropriate based on the following:

- The site is just above the threshold to allow for a HRV (500m²)
- Tenants will be informed of the design vehicle restriction and will be able to schedule deliveries etc. to occur via MRV sized (or smaller) vehicles
- The loading bay is suitable to accommodate RCV's.

Swept path diagrams have been prepared demonstrating that a standard Council RCV can suitably enter the site, access the loading bay, undertake necessary duties and exit in a forward gear.

A copy of the swept path diagrams is included at **Appendix C**.

3.4.3 Storage / Office

Adjacent to the office a loading bay has been provided which is suitable to accommodate two (2) HRV's servicing simultaneously. This is also where both uses will have refuse collection collected. This meets Council's requirements for Storage and Office uses.

Furthermore, a 6.5m wide aisle has been provided within the Storage area allowing for Small Rigid Vehicles (SRV) and smaller to circulate through the area in accordance with Council's requirements.

Swept path diagrams have been prepared demonstrating that relevant design vehicles can suitably enter the site, access the loading bay, undertake necessary duties and exit in a forward gear.

A copy of the swept path diagrams is included at **Appendix C**.

3.4.4 Summary

In summary, the proposed servicing provisions are considered acceptable from a traffic engineering perspective and can suitably satisfy tenancy requirements.

4. TRAFFIC ASSESSMENT

4.1 Traffic Generation

As noted in EDQ's Information Request, the Retail Use has been adopted as Showroom for the calculation of parking demands and traffic generation.

Table 4.1 provides a summary of the 95th percentile trip generation rates based on industry rates and from Aurecon's Self-Storage Facility Traffic and Parking Studies (2009 and 2016).

Table 4.1: Trip Generation Rate

Land Use	AM Peak Trip Generation Rate	PM Peak Trip Generation Rate	Source
Office (0-3,000m ²)	7 Trips	8 Trips	Aurecon Self Storage Facility Traffic and Parking Study, 2009
Storage (6,000-9,000m ²)	21 Trips	22 Trips	
Showroom (Bulky goods retail stores)	3.9 Trips / 100 ² GFA		RMS GTGD TDT 2013/04

Table 4.2 summarises the adopted directional distribution splits based on typically industry rates

Table 4.2: Directional Splits

Land Use	AM Inbound	AM Outbound	PM Inbound	PM Outbound
Storage / Showroom / Office	50%	50%	50%	50%

Table 4.3 summarises the estimated traffic demands for the proposed development.

Table 4.3: Estimated Traffic Demands

Land Use	Yield (m ²)	AM Peak (Trips)			PM Peak (Trips)		
		IN	OUT	Total	IN	OUT	Total
Office	126	4	3	7	4	4	8
Storage	6,974	11	10	21	11	11	22
Showroom	589	12	11	23	11	12	23
TOTAL	7,689	27	24	51	26	27	53

4.2 Qualitative Assessment

The estimated peak hour demands are low, and the subject site is located within the Major Centre zone of the Greater Flagstone PDA. The development is expected to generate less than one (1) trip per minute. It is expected that this quantum of trips has been suitably forecast for the surrounding road network and the proposed development will not have any operational, safety or amenity impacts on the surrounding local road network.

Based on the above, we are of the view that:

- The development would have negligible operational impacts on the surrounding road network
- Detailed traffic analysis (SIDRA) is not warranted
- Road upgrades are not warranted to offset development traffic impacts.

5. SUMMARY

Key findings are summarised below:

- A self storage, office and showroom development is proposed at 3 Commercial Circuit, Flagstone
- The proposed development is located within the Major Centre Zone of the Greater Flagstone PDA and is expected to have negligible impacts on the surrounding road network
- The proposed access arrangements comply with Council's SAP and AS2890 requirements
- The proposed site layout complies with AS2890
- The proposed car parking provision complies with Council's SAP requirements
- The proposed servicing arrangements generally comply with Council's SAP requirements and are considered appropriate for the proposed development.

Based on the findings of this report, we are of the view that there are no traffic engineering related matters to preclude approval of this development application.

Appendix A: Proposed Development Plans

PROJECT INFORMATION

PROJECT ADDRESS
1 HOMESTEAD DRIVE, JIMBOOMBA

REAL PROPERTY DATA
LOT 2824 ON SP 303119

OVERALL SITE AREA (STORAGE + RETAIL)
694.6m²

STORAGE - SITE AREA
593.7 m²

RETAIL SITE AREA
138.9 m²

LANDSCAPE PERCENTAGE
(STORAGE AREA) 12.1%

RETAIL SITE AREA 1%

SITE COVERAGE
(STORAGE AREA) 46.25%
(RETAIL SITE AREA) 46.2%

DRAWING LIST

SHEET NUMBER	SHEET NAME	Current Revision	Date
DA-00-01	SITE PLAN & PROJECT INFORMATION	11	15/12/21
DA-00-02	AREAS	1	15/12/21
DA-00-03	3D VIEWS	14	15/12/21
DA-00-04	3D VIEWS	12	15/12/21
DA-00-05	3D VIEWS	6	15/12/21
DA-00-06	GROUND LEVEL	19	15/12/21
DA-00-07	LANDSCAPE PLAN	18	15/12/21
DA-00-08	LEVEL 02	16	15/12/21
DA-00-09	ROOF PLAN	17	15/12/21
DA-00-10	BUILDING ELEVATIONS	11	15/12/21
DA-00-11	BUILDING ELEVATIONS	4	15/12/21
DA-00-12	RETAIL SECTIONS	3	15/12/21
DA-00-13	BUILDING SECTIONS	2	15/12/21

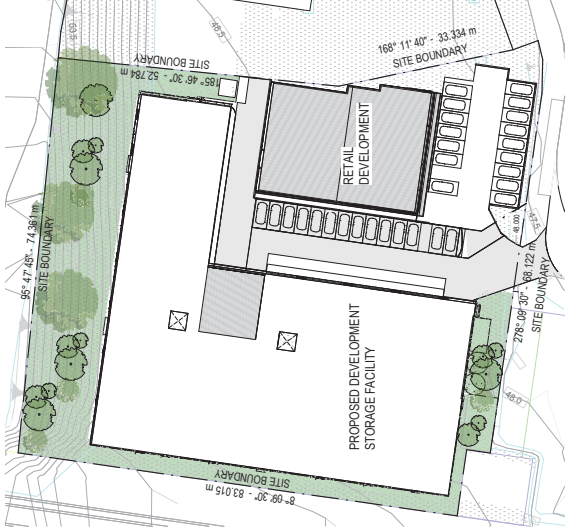
PROPOSED SITE
(INDICATIVE OUTLINE -
STORAGE)

PROPOSED SITE
(INDICATIVE OUTLINE -
RETAIL)

LOCATION - AERIAL VIEW



SITE PLAN



AREAS

OFFICE AREA	126.48
TOTAL	126.48

STORAGE AREA	593.70
GROUND LEVEL	158.20
LEVEL 01	200.22
LEVEL 02	126.28
TOTAL	514.70

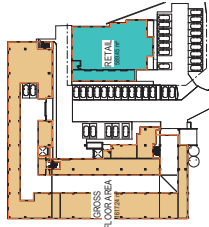
GFA CALCULATIONS

LEVEL	AREA
GROUND LEVEL	167.24
LEVEL 01	274.72
LEVEL 02	278.05
STORAGE - TOTAL GFA	857.40
GROUND LEVEL (RETAIL)	388.45
TOTAL GFA	1245.85

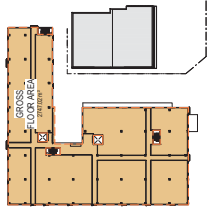
NOTE: GFA EXCLUDES CAR PARKING, INTERNAL
MANOEUVERING, EXTERNAL CIRCULATION, LIFT CORE,
STAIRS

PARKING

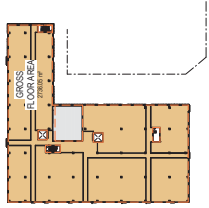
LEVEL	COUNT
GROUND LEVEL	16
TOTAL CARSPACES	37



1 GROUND LEVEL GFA
1:1000



2 LEVEL 01 GFA
1:1000



3 LEVEL 02 GFA
1:1000

PROJECT NUMBER

210013

Flagstone Centrestore

1 Homestead Dr, Jimboomba QLD 4280



SCALE 841:44
INDICATIVE

SITE PLAN & PROJECT INFORMATION

DRAWING NUMBER
DA-00-10

REVISION
11

DRAWING STATUS
DEVELOPMENT APPLICATION

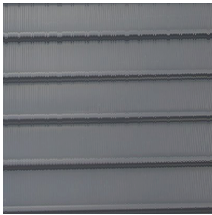
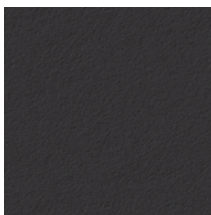
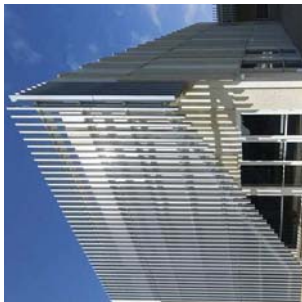
DRAWN BY: RP

15/12/2021 11:11:09 PM

ellivo

LEVEL 4, 68 CREEK STREET, BRISBANE QLD 4000
L: 06 71 38 879 W: www.ellivo.com E: ellivo@ellivo.com
ABN: 18 351 271 ACN: 103 512 71
We warrant that the information contained in this document was prepared by us or on our behalf by a qualified professional and that the information was prepared in accordance with the relevant standards and codes of practice and that the information was prepared in accordance with the relevant standards and codes of practice and that the information was prepared in accordance with the relevant standards and codes of practice.

PROPOSED MATERIAL PALLET

 FCV1 VERTICAL FEATURE CLADDING TYPE 1 - KLIPLOK OR SIMILAR, MONUMENT  FCV2 VERTICAL FEATURE CLADDING TYPE 2 - KLIPLOK OR SIMILAR, SURFMIST  CP CONCRETE PANEL  RB PAINTED RENDERED BLOCKWORK - PAINT DULUX DOMINO <td data-cs="2" data-kind="parent">WALLS/CLADDING</td> <td data-kind="ghost"></td>	WALLS/CLADDING	
 AB1 ALUMINIUM BATTENS TYPE 1 NATURAL ANODISED FINISH  AB2 ALUMINIUM BATTENS TYPE 2 BLACK POWDERCOAT FINISH  AF ALUMINIUM FINS FIXED TO CONCRETE PANELS NATURAL ANODISED FINISH WIDER SPACING THAN IMAGE <td data-cs="2" data-kind="parent">FEATURE</td> <td data-kind="ghost"></td>	FEATURE	
 GLAZING SUITE TO INCORPORATE BLACK POWDERCOAT ALUMINIUM LOUVRES, IN BLACK POWDERCOAT FRAME. SIZES VARY AS PER ELEVATIONS.	WINDOWS	
 BLACK POWDERCOAT ALUMINIUM WINDOW BOX SURROUND TO LARGER FEATURE WINDOWS	WINDOW BOX SURROUND	
 AW1 BLACK POWDERCOAT ALUMINIUM AWNING ABOVE WINDOW  AW2 BLACK POWDERCOAT ALUMINIUM AWNING FIN TO SIDE OF WINDOW ON WESTERN ELEVATION  AW3 AWNING FASCIA POWDERCOAT DULUX DURATEC ETERNITY PEARLESCENT RANGE - CHAMPAGNE KINETIC, OR SIMILAR <td data-cs="2" data-kind="parent">WINDOW AWNINGS</td> <td data-kind="ghost"></td>	WINDOW AWNINGS	

DRAWING NAME
MATERIALS



PROJECT NUMBER
2100013

Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280

3D VIEWS

DRAWING NUMBER
DA-00-30

REVISION
14

DRAWING ISSUE
13.12.21

DRAWING STATUS
DEVELOPMENT APPLICATION

DRAWN BY: RP

15/12/2021 1:11:20 PM

ellivo

LEVEL 4, 68 CREEK STREET, BRISBANE QLD 4000
L 4617 2388 8791 W www.ellivo.com E info@ellivo.com
ABN 18 395 527 ACN1035323
We warrant that the information contained in this report is true and correct to the best of our knowledge and belief at the time of preparation of this report and that the information is not misleading or deceptive and that the information is not false or fraudulent.



WESTERN VIEW



PROJECT NUMBER
210003

VIEW FROM HOMESTEAD DRIVE

Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280

3D VIEWS

DRAWING NUMBER
DA-00-31

REVISION
12

DRAWN BY
RP

DATE ISSUE
13.12.21

DEVELOPMENT APPLICATION

15/12/2021 1:11:24 PM

ellivo

LEVEL 4, 68 CREEK STREET, BRISBANE QLD 4000
TEL: 07 7 388 8791 W: www.ellivo.com E: info@ellivo.com
ABN: 18 351 271 ACN: 103 531 271
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the time of preparation and that the information has not been materially altered since that time. We do not warrant that the information is complete or that it is free from error or omission. The information is provided for your information only and should not be relied upon for any other purpose. The information is provided on an "as is" basis and without any warranty, express or implied. The information is provided for your information only and should not be relied upon for any other purpose. The information is provided on an "as is" basis and without any warranty, express or implied.



VIEW FROM FRONT DRIVEWAY



VIEW FROM REAR OF DRIVEWAY TO FRONT

PROJECT NUMBER
210003

Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280

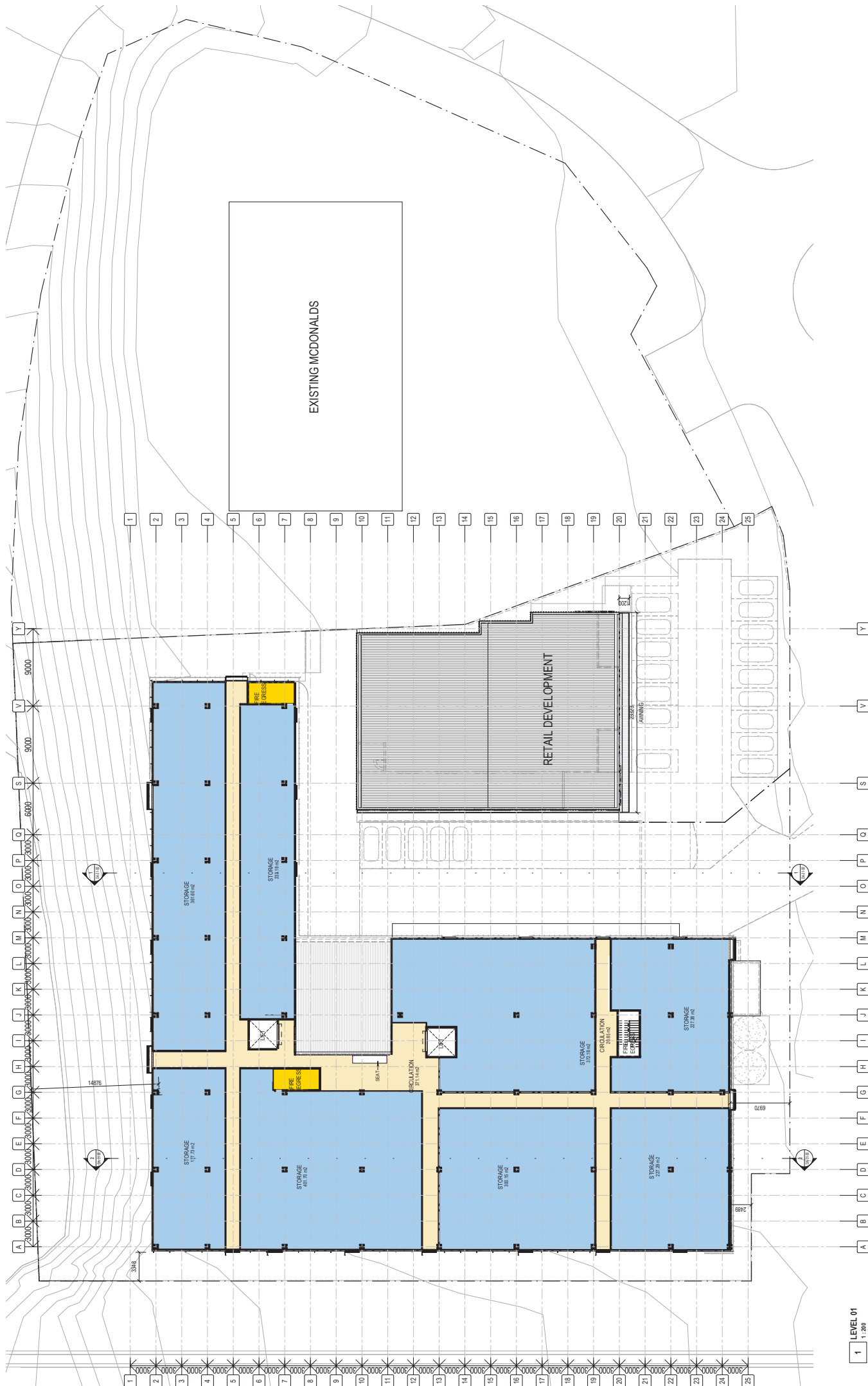
3D VIEWS

DRAWING NUMBER	REVISION
DA-00-33	6
DATE ISSUE	15.12.21

DRAWING STATUS
DEVELOPMENT APPLICATION
DRAWN BY: Author
15/12/2021 1:22:19 PM

ellivo
LEVEL 4, 68 CREEK STREET, BRISBANE QLD 4000
T: 07 7 388 8791 W: www.ellivo.com E: ellivo@ellivo.com
48/61 18 35 279 ACN100351279
We warrant that the information contained in this document is true and correct to the best of our knowledge and belief at the time of preparation and that it has not been altered or tampered with since it was prepared.
This document is prepared without the prior written consent of Ellivo Architects.





1 LEVEL 01
1:200

PROJECT NUMBER

210003

Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280



LEVEL 01

DRAWING NUMBER
DA-12-03

REVISION
18

DRAWING STATUS
DEVELOPMENT APPLICATION

DATE ISSUE
15.12.21

DRAWN BY
RP

19/12/2021 1:12:11 PM

ellivo
LEVEL 4, 68 CREE STREET, BRISBANE QLD 4000
TEL: 07 7388 8791 W: www.ellivo.com E: ellivo@ellivo.com
ABN: 18 351 271 4201035270

ellivo is a registered trademark of ellivo Pty Ltd. All rights reserved.
This drawing is the property of ellivo Pty Ltd. It is to be used for the purpose for which it was prepared and no other use without the prior written consent of ellivo Pty Ltd.



1 LEVEL 02
1:200
PROJECT NUMBER
210003

DRAWING NAME

LEVEL 02

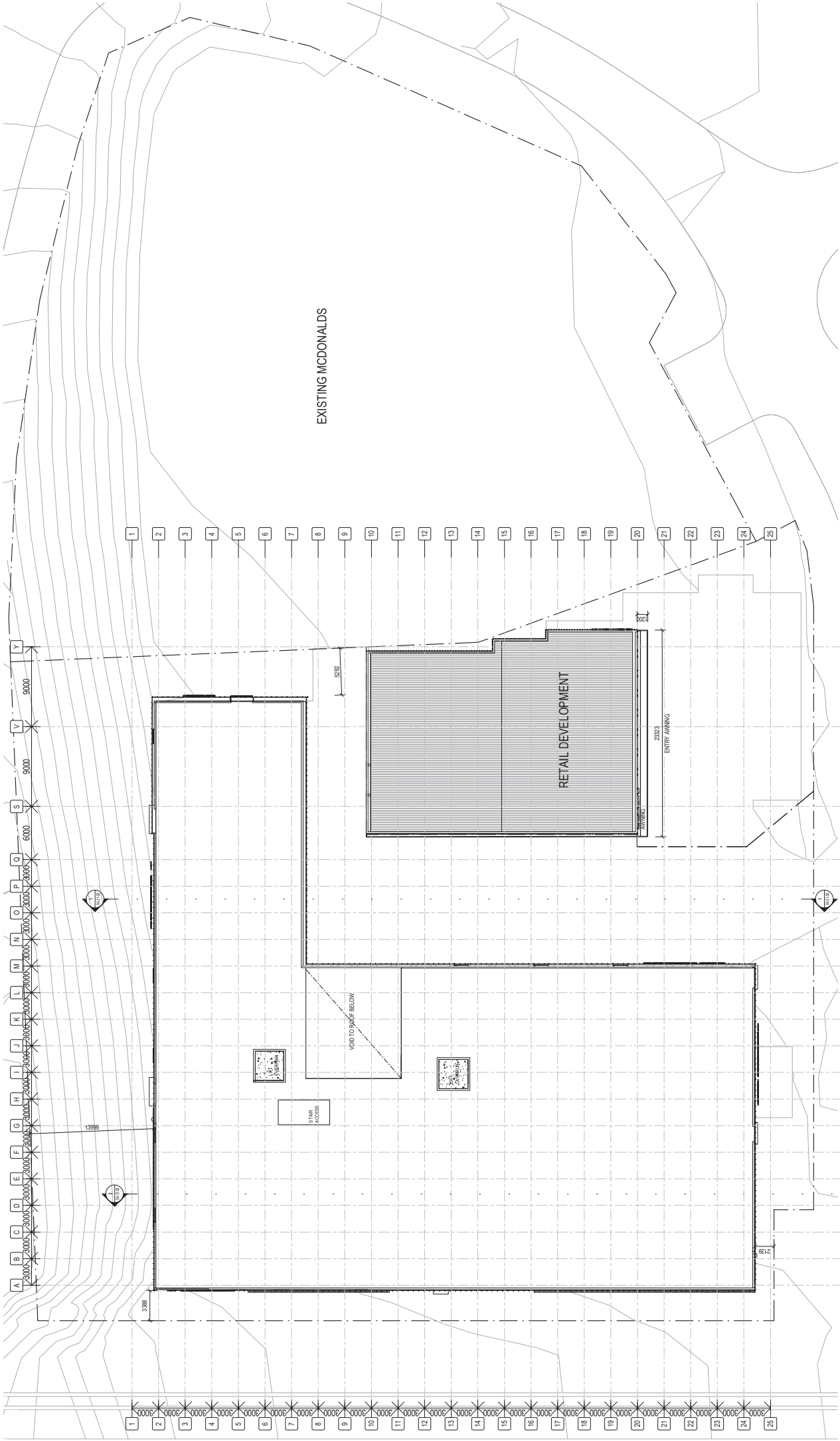
Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280

DRAWING NUMBER
DA-12-04
REVISION
16
DATE ISSUE
15.12.21
DRAWN BY: RP

DRAWING STATUS
DEVELOPMENT APPLICATION
15/12/2021 1:12:17 PM



SCALE @A1: 1:100



1 ROOF LEVEL
1:200

PROJECT NUMBER
210013

Flagstone Centrestore
1 Homestead Dr, Jimboomba QLD 4280



SCALE @A1: 1:100

ROOF PLAN

DRAWING NUMBER
DA-12-05

REVISION
17

DATE ISSUE
15.12.21

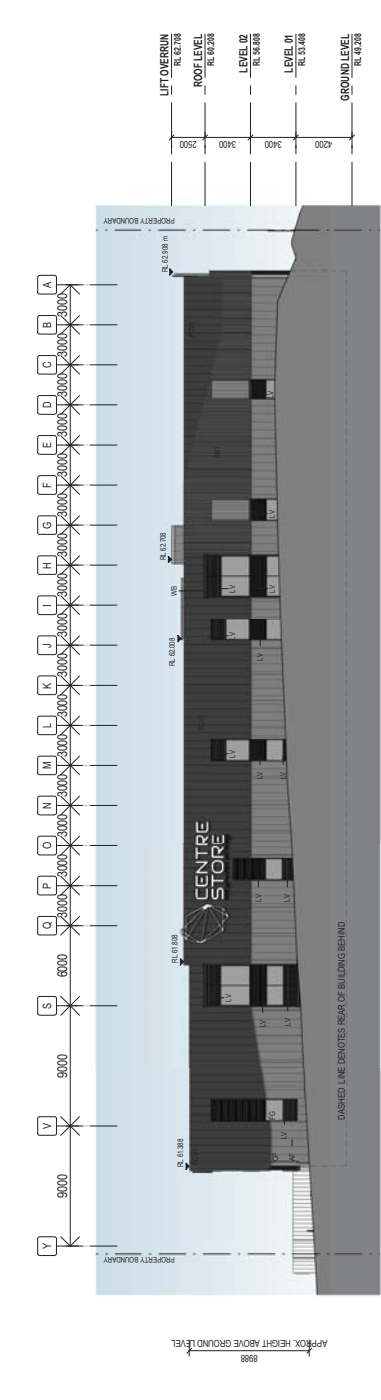
DRAWING STATUS
DEVELOPMENT APPLICATION

DATE
19/12/2021 11:22:27 PM

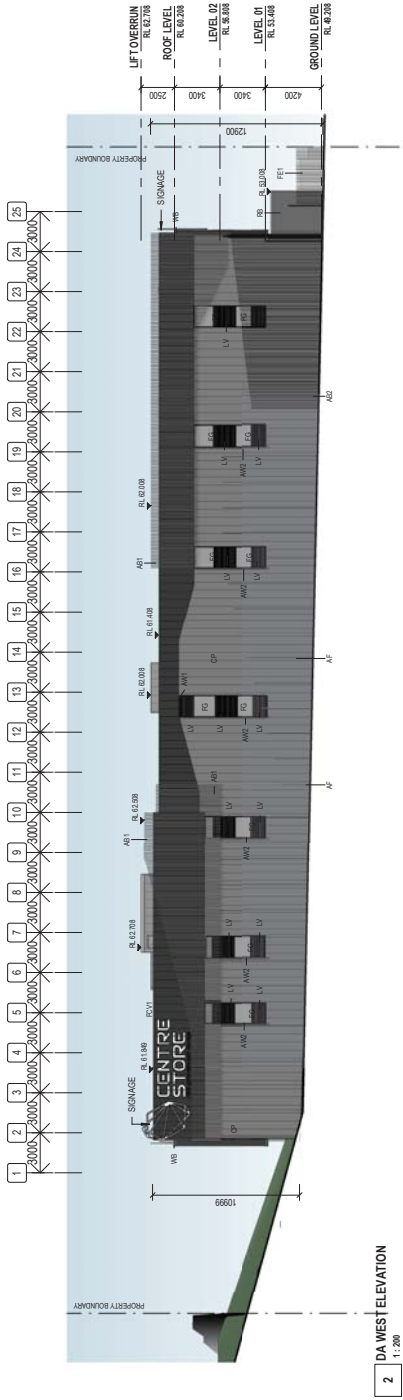
ellivo

LEVEL 4, 68 CREEK STREET, BRISBANE QLD 4000
L 61 73 98 879 W www.ellivo.com E ellivo@ellivo.com
ABN 18 951 279 ACN1035329
We warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief at the time of preparation and that it complies with the requirements of the relevant legislation.
We warrant that the information contained in this drawing is true and correct to the best of our knowledge and belief at the time of preparation and that it complies with the requirements of the relevant legislation.

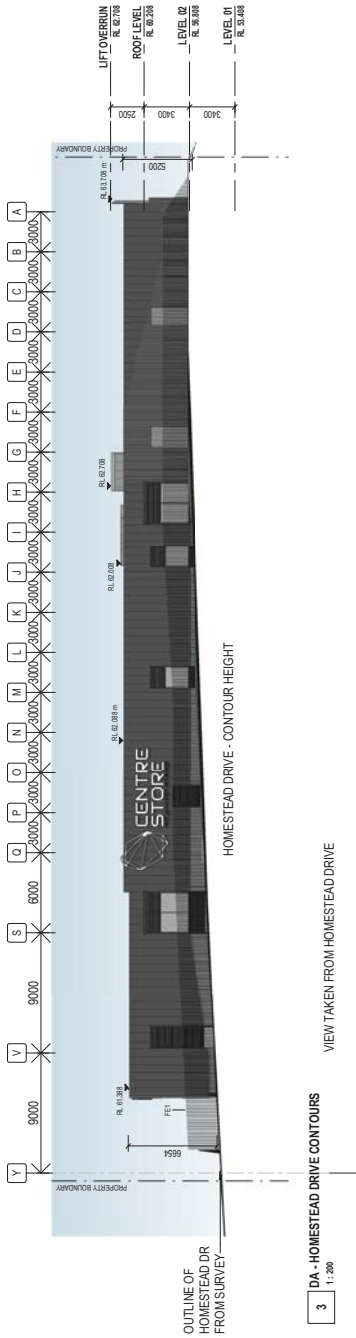
MATERIALS LEGEND	
ALU1	ALUMINIUM EXTERIOR TYPE 1
ALU2	ALUMINIUM EXTERIOR TYPE 2
ALU3	ALUMINIUM EXTERIOR TYPE 3
ALU4	ALUMINIUM EXTERIOR TYPE 4
ALU5	ALUMINIUM EXTERIOR TYPE 5
ALU6	ALUMINIUM EXTERIOR TYPE 6
ALU7	ALUMINIUM EXTERIOR TYPE 7
ALU8	ALUMINIUM EXTERIOR TYPE 8
ALU9	ALUMINIUM EXTERIOR TYPE 9
ALU10	ALUMINIUM EXTERIOR TYPE 10
ALU11	ALUMINIUM EXTERIOR TYPE 11
ALU12	ALUMINIUM EXTERIOR TYPE 12
ALU13	ALUMINIUM EXTERIOR TYPE 13
ALU14	ALUMINIUM EXTERIOR TYPE 14
ALU15	ALUMINIUM EXTERIOR TYPE 15
ALU16	ALUMINIUM EXTERIOR TYPE 16
ALU17	ALUMINIUM EXTERIOR TYPE 17
ALU18	ALUMINIUM EXTERIOR TYPE 18
ALU19	ALUMINIUM EXTERIOR TYPE 19
ALU20	ALUMINIUM EXTERIOR TYPE 20
ALU21	ALUMINIUM EXTERIOR TYPE 21
ALU22	ALUMINIUM EXTERIOR TYPE 22
ALU23	ALUMINIUM EXTERIOR TYPE 23
ALU24	ALUMINIUM EXTERIOR TYPE 24
ALU25	ALUMINIUM EXTERIOR TYPE 25
ALU26	ALUMINIUM EXTERIOR TYPE 26
ALU27	ALUMINIUM EXTERIOR TYPE 27
ALU28	ALUMINIUM EXTERIOR TYPE 28
ALU29	ALUMINIUM EXTERIOR TYPE 29
ALU30	ALUMINIUM EXTERIOR TYPE 30
ALU31	ALUMINIUM EXTERIOR TYPE 31
ALU32	ALUMINIUM EXTERIOR TYPE 32
ALU33	ALUMINIUM EXTERIOR TYPE 33
ALU34	ALUMINIUM EXTERIOR TYPE 34
ALU35	ALUMINIUM EXTERIOR TYPE 35
ALU36	ALUMINIUM EXTERIOR TYPE 36
ALU37	ALUMINIUM EXTERIOR TYPE 37
ALU38	ALUMINIUM EXTERIOR TYPE 38
ALU39	ALUMINIUM EXTERIOR TYPE 39
ALU40	ALUMINIUM EXTERIOR TYPE 40
ALU41	ALUMINIUM EXTERIOR TYPE 41
ALU42	ALUMINIUM EXTERIOR TYPE 42
ALU43	ALUMINIUM EXTERIOR TYPE 43
ALU44	ALUMINIUM EXTERIOR TYPE 44
ALU45	ALUMINIUM EXTERIOR TYPE 45
ALU46	ALUMINIUM EXTERIOR TYPE 46
ALU47	ALUMINIUM EXTERIOR TYPE 47
ALU48	ALUMINIUM EXTERIOR TYPE 48
ALU49	ALUMINIUM EXTERIOR TYPE 49
ALU50	ALUMINIUM EXTERIOR TYPE 50
ALU51	ALUMINIUM EXTERIOR TYPE 51
ALU52	ALUMINIUM EXTERIOR TYPE 52
ALU53	ALUMINIUM EXTERIOR TYPE 53
ALU54	ALUMINIUM EXTERIOR TYPE 54
ALU55	ALUMINIUM EXTERIOR TYPE 55
ALU56	ALUMINIUM EXTERIOR TYPE 56
ALU57	ALUMINIUM EXTERIOR TYPE 57
ALU58	ALUMINIUM EXTERIOR TYPE 58
ALU59	ALUMINIUM EXTERIOR TYPE 59
ALU60	ALUMINIUM EXTERIOR TYPE 60
ALU61	ALUMINIUM EXTERIOR TYPE 61
ALU62	ALUMINIUM EXTERIOR TYPE 62
ALU63	ALUMINIUM EXTERIOR TYPE 63
ALU64	ALUMINIUM EXTERIOR TYPE 64
ALU65	ALUMINIUM EXTERIOR TYPE 65
ALU66	ALUMINIUM EXTERIOR TYPE 66
ALU67	ALUMINIUM EXTERIOR TYPE 67
ALU68	ALUMINIUM EXTERIOR TYPE 68
ALU69	ALUMINIUM EXTERIOR TYPE 69
ALU70	ALUMINIUM EXTERIOR TYPE 70
ALU71	ALUMINIUM EXTERIOR TYPE 71
ALU72	ALUMINIUM EXTERIOR TYPE 72
ALU73	ALUMINIUM EXTERIOR TYPE 73
ALU74	ALUMINIUM EXTERIOR TYPE 74
ALU75	ALUMINIUM EXTERIOR TYPE 75
ALU76	ALUMINIUM EXTERIOR TYPE 76
ALU77	ALUMINIUM EXTERIOR TYPE 77
ALU78	ALUMINIUM EXTERIOR TYPE 78
ALU79	ALUMINIUM EXTERIOR TYPE 79
ALU80	ALUMINIUM EXTERIOR TYPE 80
ALU81	ALUMINIUM EXTERIOR TYPE 81
ALU82	ALUMINIUM EXTERIOR TYPE 82
ALU83	ALUMINIUM EXTERIOR TYPE 83
ALU84	ALUMINIUM EXTERIOR TYPE 84
ALU85	ALUMINIUM EXTERIOR TYPE 85
ALU86	ALUMINIUM EXTERIOR TYPE 86
ALU87	ALUMINIUM EXTERIOR TYPE 87
ALU88	ALUMINIUM EXTERIOR TYPE 88
ALU89	ALUMINIUM EXTERIOR TYPE 89
ALU90	ALUMINIUM EXTERIOR TYPE 90
ALU91	ALUMINIUM EXTERIOR TYPE 91
ALU92	ALUMINIUM EXTERIOR TYPE 92
ALU93	ALUMINIUM EXTERIOR TYPE 93
ALU94	ALUMINIUM EXTERIOR TYPE 94
ALU95	ALUMINIUM EXTERIOR TYPE 95
ALU96	ALUMINIUM EXTERIOR TYPE 96
ALU97	ALUMINIUM EXTERIOR TYPE 97
ALU98	ALUMINIUM EXTERIOR TYPE 98
ALU99	ALUMINIUM EXTERIOR TYPE 99
ALU100	ALUMINIUM EXTERIOR TYPE 100



1 DA NORTH ELEVATION
1:200

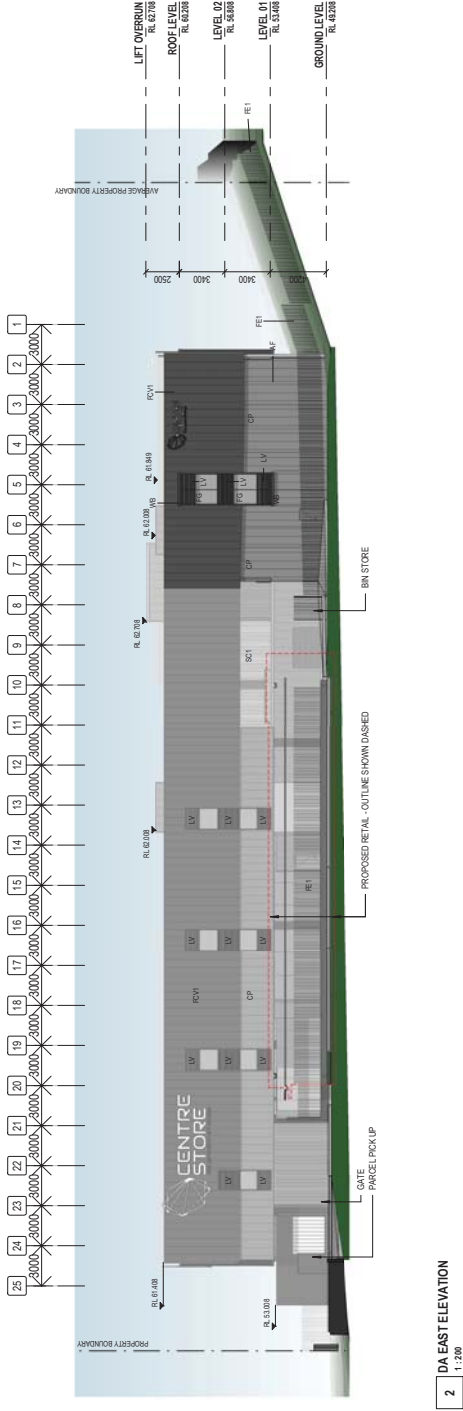
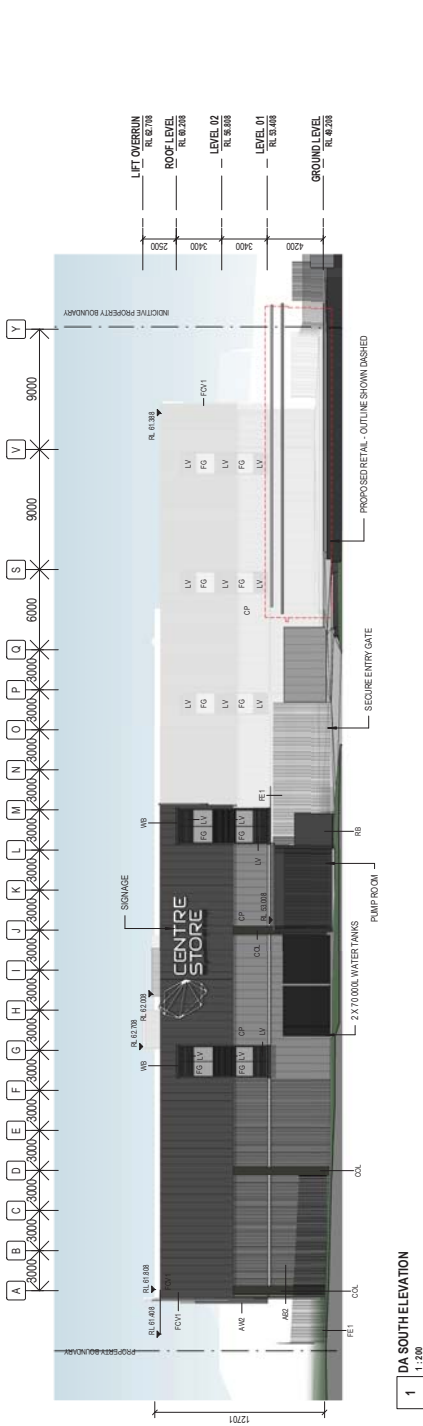


2 DA WEST ELEVATION
1:200

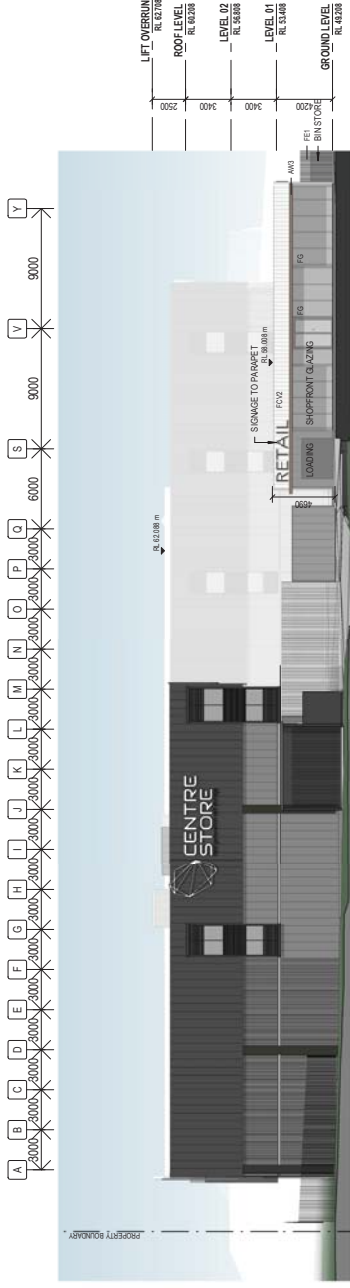


3 DA - HOMESTEAD DRIVE CONTOURS
1:200

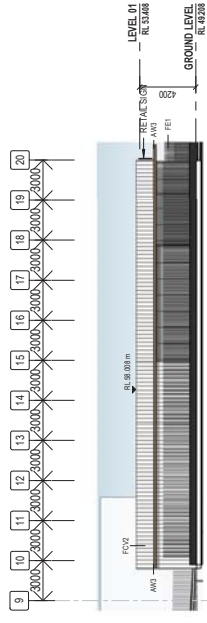
MATERIALS LEGEND	
A&Z	ALUMINUM BATTENS TYPE 2
AF	ALUMINUM FINS
AW2	AWNING TYPE 2
COL	CONCRETE COLUMN
FCV1	VERTICAL FEATURE GLAZING 1
FE1	FENCE TYPE 1
FG	FIXED GLAZING
LV	LOUVER WINDOWS
SC1	SCREEN TYPE 1
WB	WINDOW BOX ALUMINUM SURROUND



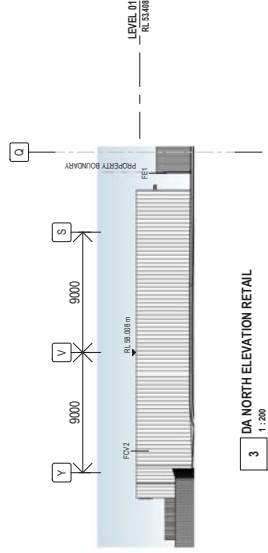
MATERIALS LEGEND	
AW3	AWNING TYPE 3
FCV2	VERTICAL FEATURE CLADDING 2
FE1	FENCE TYPE 1
FG	FIXED GLAZING



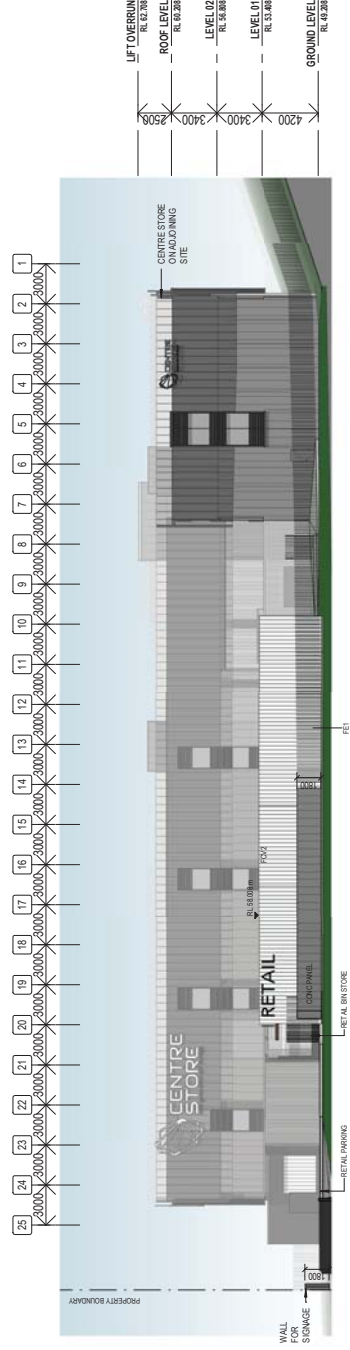
1 DA SOUTHELEVATION RETAIL 1:200



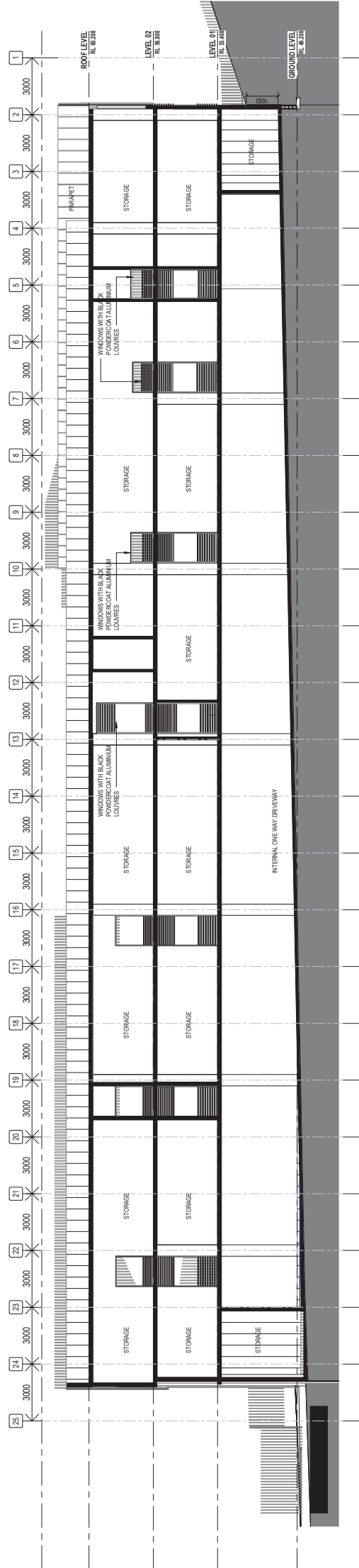
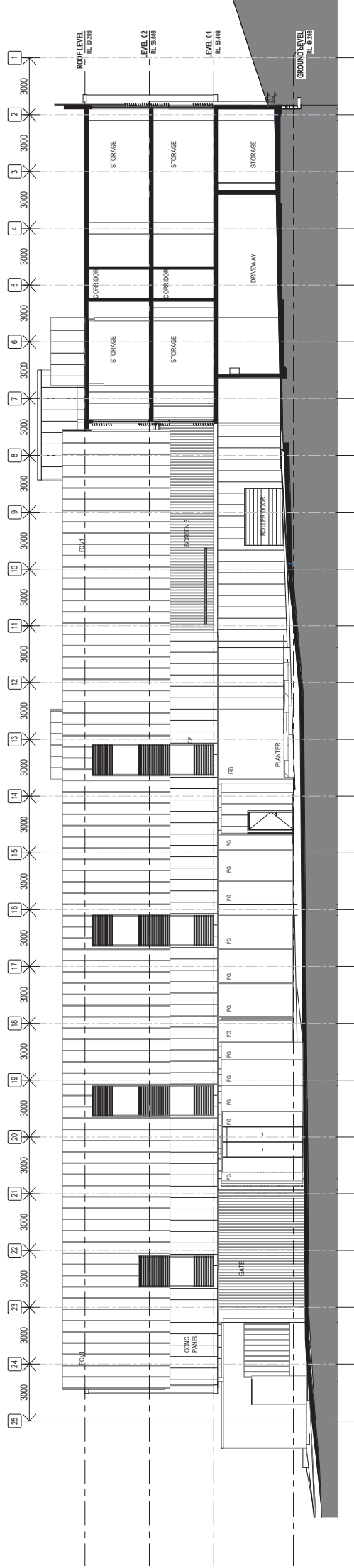
2



3



4 DA EAST ELEVATION RETAIL 1:200



Appendix B: EDQ Information Request



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2021/1226

22 November 2021

IRBS Properties Pty Ltd
C/- DTS Group
Att: Nick Bailey and Sam Hutchinson
PO Box 3128
WEST END QLD 4101

Email: planning@dtsqld.com.au

Dear Nick and Sam

FURTHER ISSUES

Development Permit for a Material Change of Use for Warehouse (Self Storage), Retail (Showroom) and Business (Office) and Reconfiguring a Lot for 1 lot into 2 lots and access easement at 3 Commercial Circuit, Flagstone described as Lot 25024 on SP311389

After undertaking an assessment of the PDA development application, the Minister for Economic Development Queensland (MEDQ) has identified the following further issues:

Homestead Drive Batter

The site includes a batter that supports Homestead Drive.

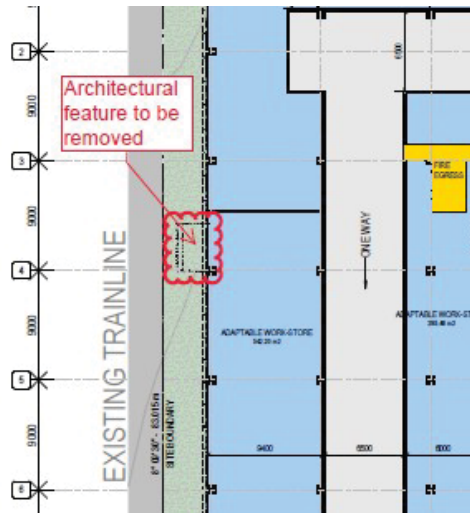
1. It is noted that the building is to be built partially on the Homestead Drive batter. This may impact on the long-term stability and integrity of the batter and ultimately Homestead Drive. Demonstrate how the proposed development will maintain the stability and integrity of the batter. This may require the relocation of the building outside the batter. Where an engineering solution is proposed, then it must be certified an RPEQ.
2. The batters to support Homestead Drive are located within the site and therefore the maintenance of the batters will be a requirement of the landowner. Demonstrate how the batters are intended be maintained to ensure the stability and integrity of the batters and ultimately Homestead Drive.
3. Submit a certified geotechnical report that includes engineer's recommendations on the excavation and compaction of fill within the vicinity of the existing batter, assessment of the risk of slip failure and the method of batter protection.

Engineering

4. Submit preliminary services plans, certified by an RPEQ for earthworks, stormwater, and water and sewer connections. The water and sewer connections shall be in accordance with SEQ Water Supply and Sewer Construction Code.
5. Submit an amended Traffic Impact Assessment (TIA) to:
 - i. Update trip generation rates based on Showroom use rather than Shop.
 - ii. Update GFAs of proposed uses consistently with Architectural Plans
 - iii. Update proposed total car parking bays consistently with Architectural Plans. Page 1 of the TIA proposes 37 car parking bays, however the Planning Report states 39 and later 40 car parking bays.
 - iv. Provide a driveway Type B flare (general wide flayed) to meet requirements of IPWEA RS-051 as recommended in section 3.1.2 of the TIA.
 - v. Relocate driveway further west along Commercial Circuit to ensure that flares are clear of existing parking and vegetation along the site's frontage, as recommended in section 3.1.2 of the TIA.
 - vi. Provide a shared zone for the proposed PWD parking bay near the retail use in accordance with AS2890.6 as recommended in section 3.2 of the TIA.
 - vii. Provide car parking rates in accordance with Logan City Council's (Council) Services and Parking (SAP) Code applying the minimum requirements rather than the Centre Zone for consistency with surrounding approved land uses.

Planning

6. Confirm the intended use and function of the 'adaptable work-store' use. If the adaptable work-store is to be utilised for any purpose that is not storage, then additional carparking may be required and an updated traffic report needs to be submitted that confirms sufficient car parking is available.
7. Provide greater variation in built form particularly for the self-storage and office building to create visual interest and break up the bulk of the building. Noting the proposal is now a maximum of three storeys, a greater level of variation is still sought. Include a materials pallet, dimensions for any proposed awnings and clearly identify glazed areas to demonstrate passive surveillance opportunities.
8. There appears to be an architectural feature to the western side of the proposed warehouse building which is setback from the rail corridor approximately 1.125m² (shown in the image below). To ensure the development does not create a safety hazard in the railway corridor, submit amended plans to remove this feature. EDQ supports the incorporation of this feature into the façade of the building to provide variation on this side of the building per item 8 above.



9. Confirm the location of fire services for both proposed lots. It is noted a water sprinkler tank is proposed to the east of the self storage and office uses, confirm the purpose and function of this. This sprinkler tank will need to be relocated on-site to allow for access to the Homestead Drive batter for maintenance purposes.
10. Submit amended plans that show the location of shade trees within the car parking areas of each proposed lot. One (1) shade tree is to be provided for every six (6) car spaces.
11. Provide detailed floor plans for showroom use including amenities and awnings to the entry of the building.
12. Provide a detailed assessment of the proposed development against PDA Guideline No 10 – Industry and Business Areas.
13. Update plans to include location of outdoor lighting proposed.
14. It is noted that there appears to be signage on the buildings. Confirm if signage is to be placed on the buildings as identified on the architectural plans and confirm if there is to be any form of pylon signs. If signage is to be provided, submit details of signage and an assessment of the proposed signage against Council's Advertising Devices Code.
15. Confirm if a pad-mounted transformer is still required for the proposed development as previously discussed in the pre-lodgement meeting held 9 June 2021.
16. Demonstrate bins and refuse will be screened or hidden from view. Confirm how refuse collection will occur for the showroom use.
17. Demonstrate how the development provides separated access for pedestrians to each of the buildings from Commercial Circuit and how pedestrians will circulate around the site.

Advice notes

Advice from Department of Transport and Main Roads suggests that widening of the rail corridor for the future Salisbury to Beaudesert Rail Corridor will encroach approximately 2.3m into the site. Further information concerning this future railway corridor is available at:

<https://www.tmr.qld.gov.au/projects/salisbury-to-beaudesert-rail-business-case>

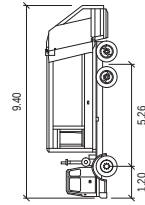
Should you have any queries in relation to this matter, please do not hesitate to contact Marissa Bais, Planner, Development Assessment, Economic Development Queensland at Marissa.Bais@dsdilgp.qld.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Bouda', with a long horizontal stroke extending to the right.

Brandon Bouda
Manager
Development Assessment
Economic Development Queensland

Appendix C: Swept Path Diagram



LCC Site Load RCV
meters
Width : 2.47
Track : 2.47
Lock to Lock Time : 6.0
Steering Angle : 32.0

DESIGN VEHICLE



Gold Coast
Suite 25, 58 Riverwalk Avenue, Robina QLD 4226
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Suite 103, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202

REVISIONS

No.	Drawn	Date
001	B.C.	10/02/2021
002	B.C.	20/12/2021

Scale @ A3

ENGINEERING CERTIFICATION (RECQ)		
Signature	No.	Date

Project

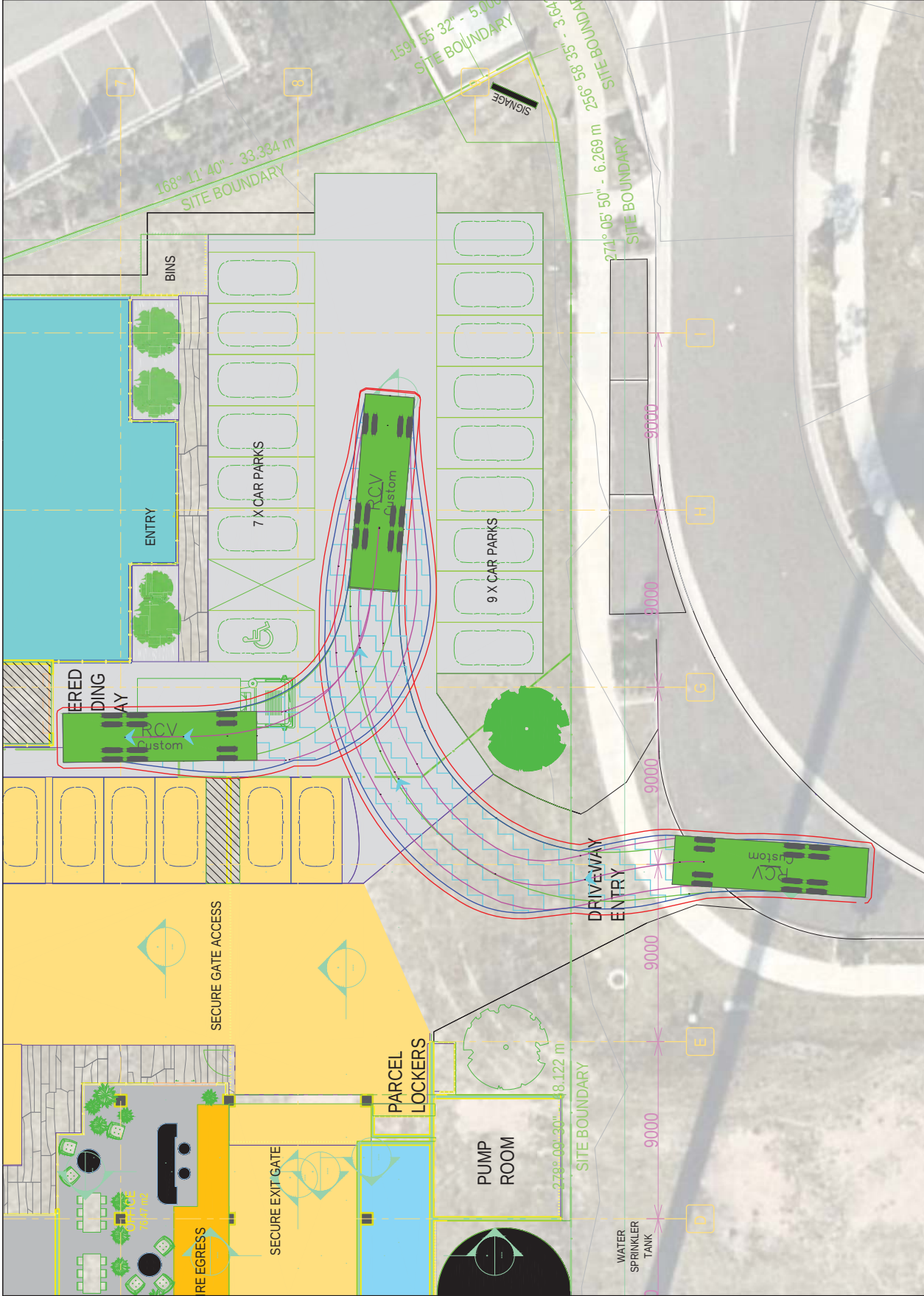
Commercial Circuit Flagstone TIA
Title
Retail Area Access and Service - RCV - In

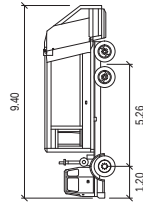
Design

B.C.	B.C.
CONCEPT ONLY	Sheet Number
P5356	1

Checked

M.D.	Date
	20/12/2021
	Issue
	002



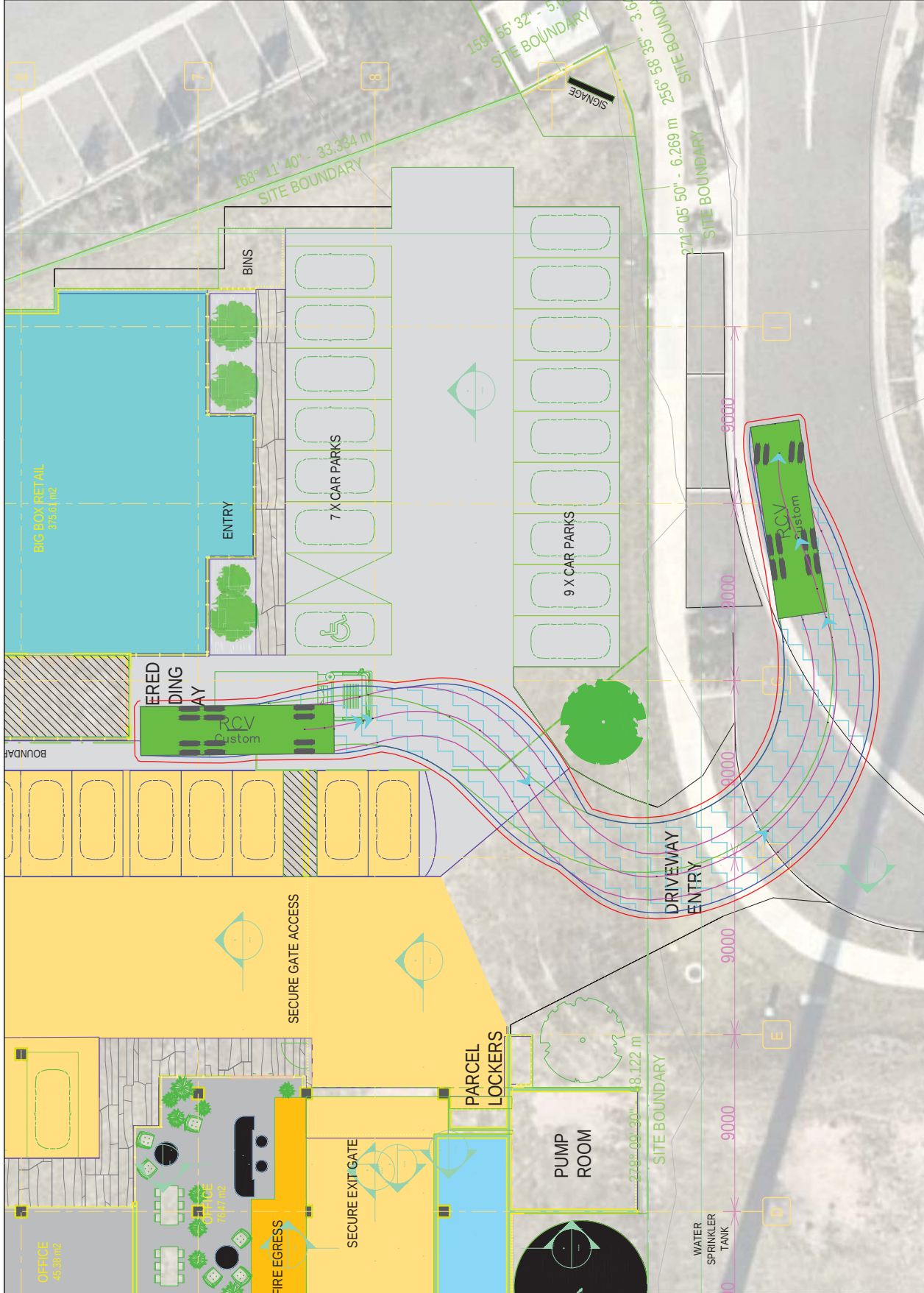


LCC Site Load RCV

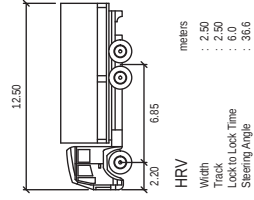
Width : 2.47
Track : 2.47
Lock to Lock Time : 6.0
Steering Angle : 32.0

DESIGN VEHICLE

Gold Coast
Suite 25, 58 Riverwalk Avenue, Robina QLD 4226
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Suite 103, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202



REVISIONS		Drawn	Date	Project		Design		Checked	
Name	Drawn	B.C.	20/12/2021	Commercial Circuit Flagstone TIA		B.C.		M.D.	
001	Swept Paths for DA	B.C.	20/12/2021	Scale @ A3		CONCEPT ONLY		Date	
002	Updated Plans	B.C.	20/12/2021	ENGINEERING CERTIFICATION (RECQ)		P5356		20/12/2021	
				Title		Retail Area Access and Service - RCV - Out		Issue	
				Name		Sheet Number		2	
				Signature		P5356		002	
				No					
				Date					

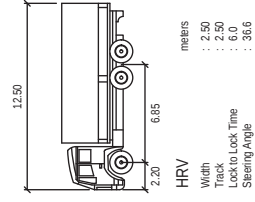


DESIGN VEHICLE

Gold Coast
Suite 28, 58 Riverwalk Avenue, Robina QLD 4226
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Suite 103, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202



REVISIONS		Drawn	Date
No.	Revised	B.C.	on
001	Swept Paths for DA	B.C.	10/03/2021
002	Updated Plans	B.C.	20/12/2021
Project		Commercial Circuit Flagstone TIA	
Title		Storage Area Access and Service - HRV - In	
Design		B.C.	B.C.
Drawn		CONCEPT ONLY	
Project Number		P5356	Issue
Sheet Number		3	Date
Issue		002	20/12/2021

The logo for BITZIOS consulting, featuring the company name in a bold, sans-serif font with a red dot above the 'i' in 'consulting'.

Gold Coast
Suite 26, 58 Riverwalk Avenue, Robina QLD 4226
P: (07) 5592-5377
W: www.biztosconsulting.com.au

Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@biztosconsulting.com.au

Sydney
Studio 203, 3 Gladstone Street, Newtown NSW 2040
P: (02) 9557 6202

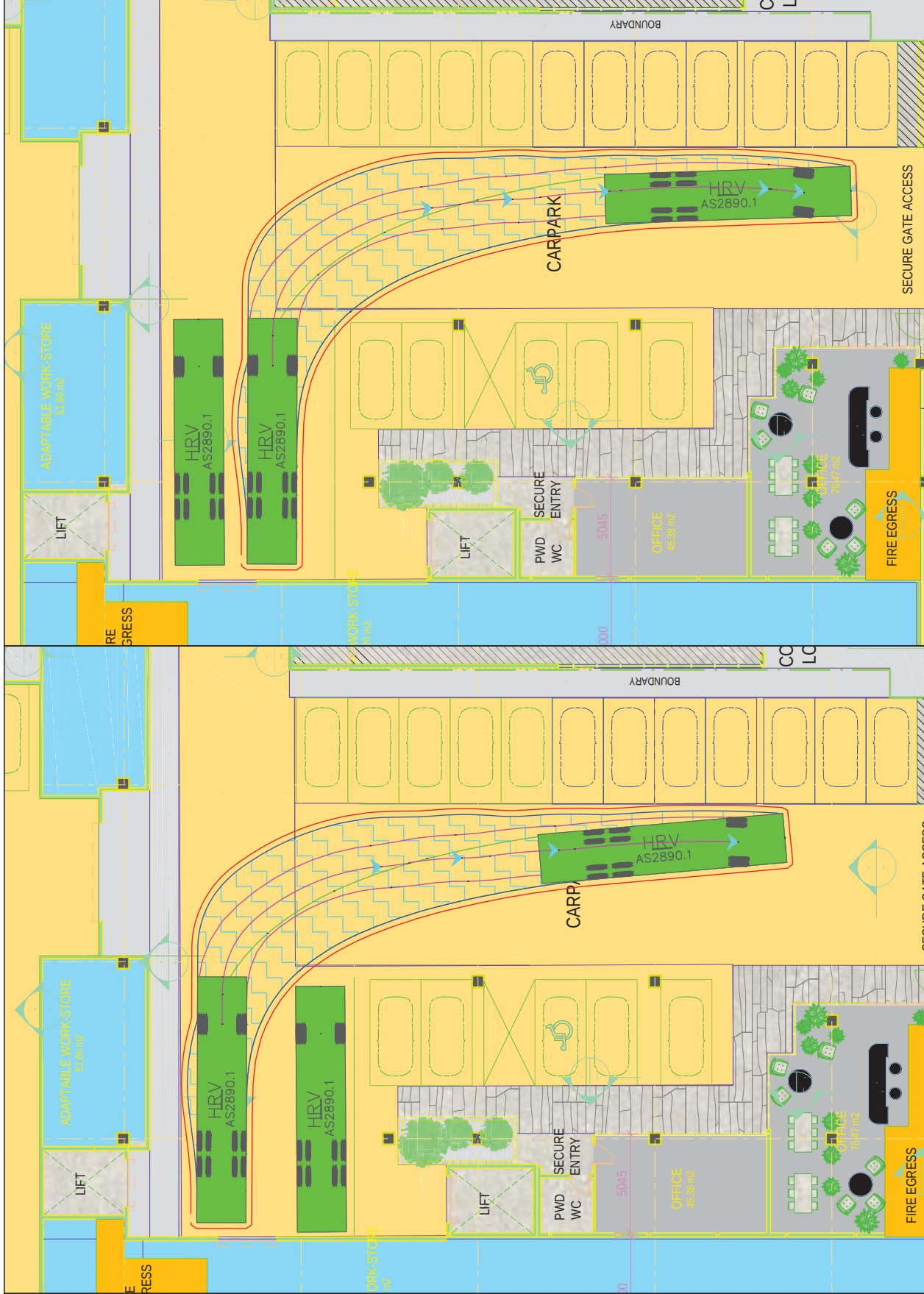
[illegible]

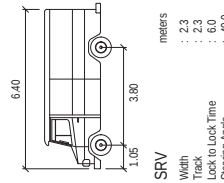
Name	Signature	No.	Date

Storage Area Access and Service - HRV - Out

Project Number	Sheet Number
----------------	--------------

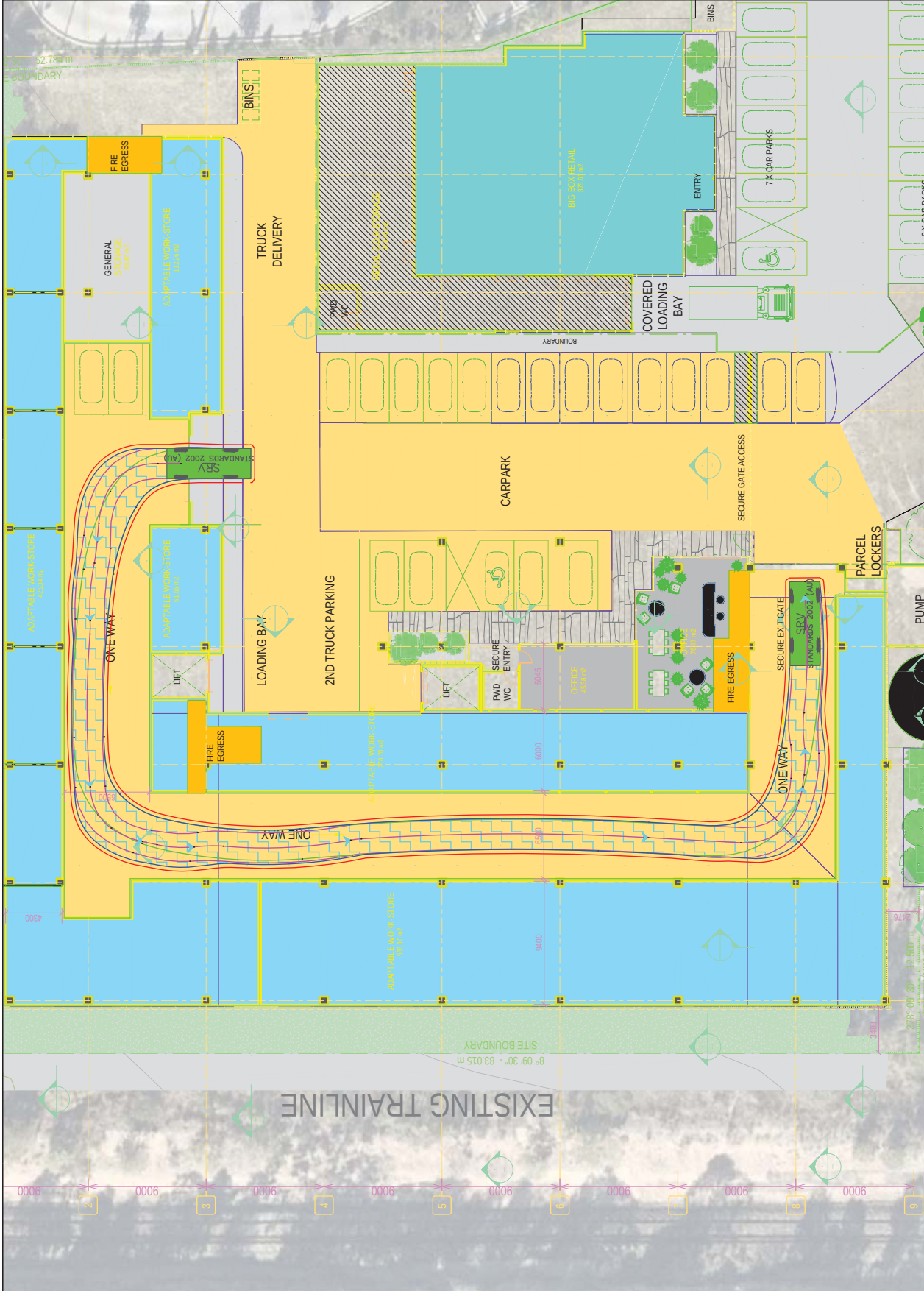
00759





DESIGN VEHICLE

Gold Coast
Suite 25, 58 Riverwalk Avenue, Robina QLD 4226
W: www.bitziosconsulting.com.au
Brisbane
Level 2, 428 Upper Edward Street, Spring Hill 4000
P: (07) 3831-4442
E: admin@bitziosconsulting.com.au
Sydney
Suite 103, 3 Gladstone Street, Newtown NSW 2042
P: (02) 9557 6202



				REVISIONS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
--	--	--	--	-----------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--